



# NOTICE OF LAND USE APPLICATION

DATE OF NOTICE January 25, 2024

COMMENT DEADLINE February 9, 2024

<b>FILE NUMBER / NAME</b>	<b>LU-0002-2024 Jackson Park Road Bridge</b>		
<b>APPLICATION TYPE</b>	Type II Site Development Review		
<b>PROJECT APPLICANT</b>	Peter Gyerko	<b>PROPERTY OWNER</b>	None
<b>PROJECT LOCATION</b>	SE Jackson Park Rd Bridge Across Beaver Creek	<b>TAX MAP / TAX LOT #</b>	1N3E25DC-STR
<b>COMPREHENSIVE PLAN DESIGNATION</b>	Low Density Residential (LDR)	<b>LAND USE ACTIVITY</b>	Bridge Replacement
<b>ZONING DISTRICT</b>	LDR-1, Low-Density Residential	<b>OVERLAY DISTRICT</b>	VECO, Floodplain

## PROPOSAL

The Applicant is proposing to repair an existing privately owned bridge approximately 32 feet in length on SE Jackson Park Road. The proposed work includes replacing two failing wooden beams with steel I beams and replacing the existing decking with new wooden deck boards. The applicant is not proposing any change to the existing cement abutments. The applicant has also submitted a Floodplain Development permit (Case File No. FLD-0003-2024) to be reviewed concurrently. No other site improvements are proposed with this application.

## VICINITY MAP



Location of Street View perspective

**STREET VIEW – Google 2023**



View of the Subject Property looking southeast from SE Jackson Park Road.

**APPLICATION HISTORY**

A pre-application meeting was held for this application on November 30, 2023. The Applicant submitted materials for this application on January 9, 2024, and it was deemed complete January 19, 2024.

**PROCEDURE**

This application will undergo a Type II review procedure as required in Troutdale Development Code (TDC) Chapters 2 & 6. No public hearing is required unless the Community Development Director deems it necessary. Nearby property owners, relevant review entities, and interested parties are hereby notified of this application and invited to submit written comments to the City.

**APPLICABLE CRITERIA**

Listed below are governing standards that shall apply:

- *Troutdale Development Code (TDC): Ch. 1* Introductory Provisions; *Ch. 2* Procedures for Decision Making; **Sec. 3.111** Low-Density Residential (LDR-1); **Sec. 4.300** Vegetation Corridor & Slope District; **Sec. 5.600** Erosion Control and Water Quality Standards; **Sec. 5.700** Stormwater Management; **Sec. 5.800** Public Improvements; **Sec. 6.900** Site Development Review; **Ch. 8** Development and Design Standards; **Ch. 14** Flood Management; **Ch. 17** General Provisions;
- *Construction Standards for Public Works Facilities*
- Building and Fire Codes
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

**REVIEWING & OBTAINING FILES**

Interested parties may review the application files at no cost by formally requesting access to digital files or by arranging an appointment with City Staff to review the application at the Community Development Department office. Obtaining paper copies of files can be made available at a reasonable fee by contacting Staff.

**PROVIDING COMMENTS**

Interested parties may provide comments in regards to this application. Comments must be received by 5:00 p.m. PT on **Friday, February 9, 2024** for inclusion in the Staff Report and may be submitted by any of these methods:

**Email**

comdev@troutdaleoregon.gov

**Fax**

(503) 667-0524

**Mail**

Community Development Dept.  
City of Troutdale  
219 E Historic Columbia River Hwy  
Troutdale, OR 97060

**Delivery (package/drop-off)**

Community Development Dept.  
City of Troutdale  
2200 SW 18<sup>th</sup> Way  
Troutdale, OR 97060

**DECISION**

A decision shall be administratively rendered no later than 45 days from the date the application was deemed complete. The review shall be in accordance with the standards established in the TDC Section 2.055. Upon review, a finding shall be issued approving, conditionally approving, or denying the application. Upon a full review of the application and received comments, City staff shall issue a *Notice of Decision* on this application no later than **Monday, March 4, 2024**. A copy of the Notice will be sent to all who submitted comments.

**APPEAL PROCESS & RIGHTS**

A decision on a Type II proposal may be appealed to the Planning Commission by an affected party by filing an appeal and paying the applicable fee with Staff within ten (10) days of the Notice of Decision. [TDC 2.195 A]

**GENERAL INQUIRIES**

For more information, please contact Dakota Meyer at dakota.meyer@troutdaleoregon.gov or at (503) 674-7249.