



NOTICE OF LAND USE APPLICATION

DATE OF NOTICE February 16, 2024

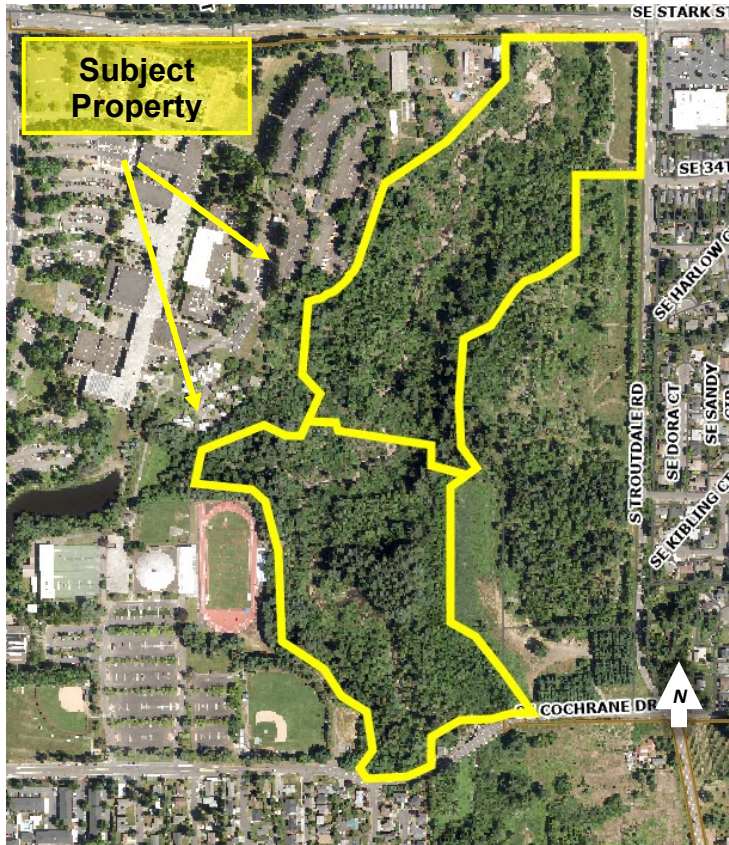
COMMENT DEADLINE March 4, 2024

FILE NUMBER / NAME	LU-0004-2024 South Beaver Creek Restoration		
APPLICATION TYPE	Type II Site Development Review and Flood Hazard Permit		
PROJECT APPLICANT	Gary Shepherd, Metro	PROPERTY OWNER	Metro
PROJECT LOCATION	See Tax Map Information	TAX MAP / TAX LOT #	1S3E01 lots -00300, and -00700
Comprehensive Plan Designation	OS – Open Space	LAND USE ACTIVITY	Fish and wildlife habitat restoration.
ZONING DISTRICT	OS – Open Space	OVERLAY DISTRICT	Floodplain, VECO

PROPOSAL

The Applicant is seeking site development approval and floodplain development permit for fish and wildlife habitat restoration work. Specifically, metro is proposing to construct habitat and restoration improvements including removal/demo of cement weir and cistern, stormwater outfall improvements, installation of large wood log structures, and restoration of riparian vegetation. The restoration work will occur within the stream channel located on the above Mero owned tax maps. Tax lots 1S3E01 -00400, and -01900, owned by Mt Hood Community College, will be used for access and construction staging only.

VICINITY MAP



📍 Location of Street View perspective



STREET VIEW – Google 2023

View of the Subject Property looking North from SE Cochran Rd.

APPLICATION HISTORY

No pre-application meeting was held for this application. The Applicant submitted materials for this application on January 18, 2024, and it was deemed complete February 13, 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. 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. 3.520** Open Space, **Sec. 4.300** Vegetation Corridor and Slope District (VECO), **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.14** – Flood Management, **Ch. 17** General Provisions;
- *City of Troutdale Comprehensive Land Use Plan*
- 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 **Monday, March 4, 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 18th 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 2.050. 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 **Friday, March 29, 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 Nik Ramstad at nik.ramstad@troutdaleoregon.gov or at (503) 674-7261.