



# CITY OF TROUTDALE

## Community Development Department

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**THIS IS TO NOTIFY YOU THAT THE CITY OF TROUTDALE  
HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT  
THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES**

May 13, 2020

Dear Property Owner,

This land use hearing notice is being sent to you to comply with Oregon Revised Statute (ORS) 227.186 (Measure 65) with the following required language:

On Wednesday, June 17, 2020, the City of Troutdale ("City") will hold a public hearing regarding adoption of an ordinance amending the Troutdale Development Code ("TDC"). The City has determined that adoption of this ordinance may affect the permissible uses of your property and other properties in the affected zone, and may change the value of your property.

This ordinance will be available for inspection at the City of Troutdale Community Development Department, located at 2200 SW 18<sup>th</sup> Way, Troutdale, OR 97060. A copy of the ordinance is also available online at [www.troutdaleoregon.gov](http://www.troutdaleoregon.gov) or can be requested by calling 503-665-5175 or emailing [comdev@troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov)

**What is being proposed:**

The City of Troutdale is proposing to amend Troutdale Development Code ("TDC") Section 1.020 (General Definitions) and Section 3.160 (LI – Light Industrial) in the following manner:

- establish definitions for storage, outdoor storage, and storage facilities,
- modify definition for warehouse, and
- allow storage facilities to be listed as either a permitted or conditional use in the Light Industrial (LI) zoning district.

**Why are you receiving this notice?**

Your property is zoned Light Industrial (LI) within the City of Troutdale. As a result, the proposed ordinance would affect permissible uses and could change your property value.

**When and where is the hearing?**

The initial public hearing will be held at 7:00 p.m. on **Wednesday, June 17, 2020** in the Kellogg Room of the Troutdale Police Community Center, located at 234 SW Kendall Court in downtown Troutdale. The Troutdale Planning Commission will conduct the hearing.

*(continued on next page)*

**Participating in the hearing:**

The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the City at [comdev@troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) or call 503-665-5175 at least one (1) week prior to the hearing. Due to the public health situation presented by the COVID-19 pandemic, in-person attendance at the hearings may be restricted or limited, in which case the hearing may be conducted in a virtual setting. Please contact the City for further details if this occurs.

**How to provide testimony:**

You may comment in writing to the Community Development Department prior to the hearing and/or present written and/or verbal testimony to the Planning Commission at the hearing.

**Can a decision be appealed?**

Yes, however the appeal is subject to standards outlined in local ordinance and state law. Failure (1) to raise an issue in the hearing in person or by letter to the address above or (2) provide sufficient detail and clarity to enable a decision-maker to respond to the issue precludes appeal to the Oregon Land Use Board of Appeals (LUBA) on that issue.

**How do view the application in its entirety?**

All relevant documents including the staff report, proposed findings, and proposed draft of the amendments shall be made available to the public no later than Wednesday, June 10, 2020. Please contact Chris Damgen at [comdev@troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) for any questions or further details.

**Attachments**

Notice of Application and Public Hearing