



Notice of Application and Public Hearing

Notice Date: May 12, 2020
Meeting Date: June 17, 2020

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|---------------------------|------------------------------------|----------------------------|-------------------------------------|
| FILE NUMBER / NAME | LU-0006-2020 13 Bridges LLC | | |
| APPLICATION TYPE | Type III Conditional Use Permit | | |
| PROJECT APPLICANT | Tim Messelt, 13 Bridges LLC | PROPERTY OWNER | David Bruce, Troutdale Property LLC |
| PROJECT LOCATION | 1057 NW Corporate Dr | TAX MAP / TAX LOT # | 1N3E26A -01311/R412000550 |
| LAND USE MAP | Industrial (I) | LAND USE ACTIVITY | Industrial/offices |
| ZONING DISTRICT | General Industrial (GI) | OVERLAY DISTRICT | Airport Landing Field (ALF) |

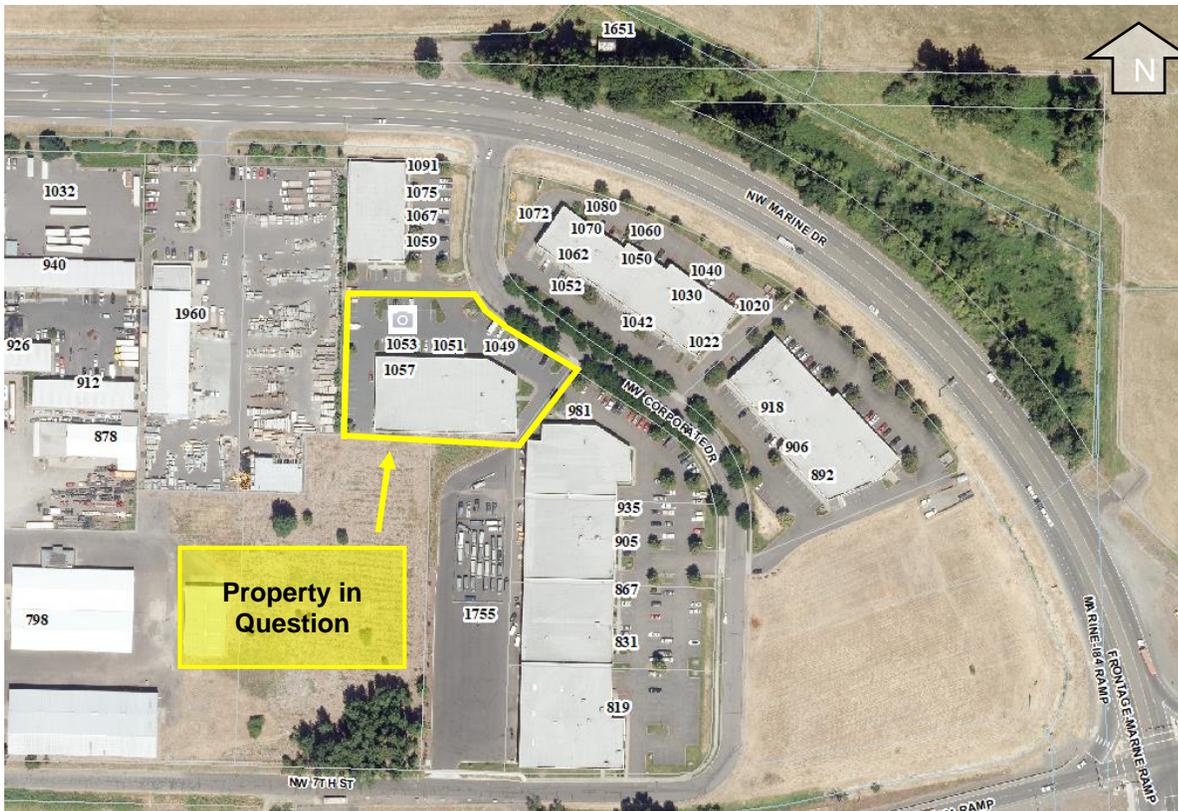
PROPOSAL

The Applicant, 13 Bridges is requesting a Conditional Use Permit a cannabis production business. The facility is OLCC licensed and has no plans to expand to retail or processing. The business has been in operation since January 2016; however it never acquired a Conditional Use Permit as required per TDC Section 3.173.O.

APPLICATION HISTORY

No formal pre-application meeting was held for this application, however informal meetings were held. The applicant submitted their application on March 25, 2020 and it was deemed incomplete on April 6, 2020. After additional review, the application was deemed complete May 7, 2020. The public hearing is scheduled for June 17, 2020.

VICINITY MAP



📷 Location of street view

STREET VIEW (Google 2015)



Looking southwest from the parking off of NW Corporate Drive

APPLICABLE CRITERIA

- *Troutdale Development Code (TDC): Ch. 1* Introductory Provision; *Ch. 2* Procedures for Decision Making; *Sec. 3.170* General Industrial (GI); *Sec. 4.100* Airport Landing Field; *Sec. 5.600* Erosion Control and Water Quality Standards; *Sec. 5.700* Stormwater Management; *Sec 5.1000* Public Improvements; *Sec. 6.300* Conditional Use; *Ch. 9* Off-Street Parking & Loading; *Ch. 11* Landscaping and Screening; *Ch. 17* General Provisions; **Appendix A** Design Standards for Central Business District
- *Troutdale Municipal Code: 8.26* Outdoor Lighting; *13.10.270* Tree Removal
- *City of Troutdale Comprehensive Land Use Plan*
- *Construction Standards for Public Works Facilities*
- Building and Fire Codes
- Multnomah County Transportation / Road Rules
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

PUBLIC HEARING

The 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 order to ensure safety due to COVID-19, access to the Kellogg Room may be limited. Please visit our website at troutdaleoregon.gov or contact us for an updated list on methods to view and participate in the hearing. The public hearing will be conducted by the City of Troutdale Planning Commission. The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the Planning Division at planning@troutdaleoregon.gov or call 503-674-7229 at least one (1) week prior to the hearing.

PROCEDURE

This application will undergo a Type III quasi-judicial procedure which requires a public hearing prior to a decision being rendered [TDC 2.060]. The Planning Commission is the decision-making entity for this application. Nearby property owners, relevant review entities, and other stakeholders are hereby notified of the application. [TDC 2.075, 2.080, 2.085]

REVIEWING & OBTAINING FILES

A copy of the application, submittal items, and applicable criteria are available for inspection at no cost at the Community Development office at 2200 SW 18th Way in Troutdale. Obtaining paper or digital files for review can be arranged at a reasonable cost. A Staff Report will be produced and can be made available no later than **Wednesday, June 10, 2020**.

PROVIDING COMMENTS

Interested parties may provide comments in regard to this application. Comments must be received by 5:00 p.m. PT on **Tuesday May 26, 2020** for inclusion in the Staff Report and may be submitted by any of these methods:

Email

planning@troutdaleoregon.gov

Fax

(503) 667-0524, Attn: Planning Dept

Mail

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

Delivery *(package/drop-off)*

City of Troutdale
Community Development Dept.
2200 SW 18th Way
Troutdale, OR 97060

APPEAL PROCESS & RIGHTS

Appeals of a decision of the Planning Commission shall be to the City Council. Those recipients who raised an issue with the application have appeal rights in the event there is a disagreement with the decision. Appeal procedures are found in TDC Sections 2.195 through 2.215. Failure of an issue to be raised in a hearing, in person, or by letter; or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the particular issue. [TDC 2.080.E]

GENERAL INQUIRIES

For more information, please contact Arini Farrell at arini.farrell@troutdaleoregon.gov or at (503) 674-7230.