



NOTICE OF LAND USE APPLICATION

DATE OF NOTICE January 03, 2024

COMMENT DEADLINE January 19, 2024

FILE NUMBER / NAME	LU-0001-2024 Sandy River Multi-Use Path		
APPLICATION TYPE	Type II Site Development Review		
PROJECT APPLICANT	Kelli Grover - Firwood Design, Erich Mueller – City of Troutdale	PROPERTY OWNER	City of Troutdale - Erich Mueller
PROJECT LOCATION	See Tax Map Information	TAX MAP / TAX LOT #	1N3E25BD -00104 and -00106, -1401, and -1402
Comprehensive Plan Designation	C – Commercial, OS – Open Space	LAND USE ACTIVITY	Multi-use Path (passive recreation)
ZONING DISTRICT	MU – 1 (mixed use), MU – 3 (mixed use), OS (open space)	OVERLAY DISTRICT	VECO, Floodplain, Town Center

PROPOSAL

The Applicant is seeking site development approval and floodplain development permit for the construction of a multi-use pathway on the subject property. The proposed path is 12ft wide with a 1ft shoulder on each side. One segment of the proposed path will be elevated when the trail passes under the UPRR Bridge. The majority of the path will be made of pervious concrete, with small sections of impervious concrete. The proposed plans also include two small playgrounds along the path. This project site is within the 100-year floodplain and is within the VECO and Town Center overlays.

VICINITY MAP



📍 Location of Street View perspective



STREET VIEW – Google 2023

View of the Subject Property looking south from East I-84.

APPLICATION HISTORY

No pre-application meeting was held for this application. The Applicant submitted materials for this application on December 01, 2023, and it was deemed complete December 29, 2023.

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. 3.200** Mixed Use Zoning District, **Sec. 3.520** Open Space; **Sec. 4.300** Vegetation Corridor and Slope District (VECO), **Sec. 4.600** Town Center (TC) **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; **Sec.8.200** Mixed Use Development and Design Standards, **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 **Friday, January 19, 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 **Tuesday, February 13, 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.