

AGENDA

**TROUTDALE PLANNING COMMISSION
REGULAR MEETING
TROUTDALE CITY HALL
104 SE KIBLING AVENUE
TROUTDALE, OR 97060**

**WEDNESDAY, MAY 20, 2009
7:00 P.M.**

- I. ROLL CALL**
- II. PLEDGE OF ALLEGIANCE**
- III. AGENDA UPDATE**
- IV. APPROVAL OF MINUTES - February 18, 2009**
- V. CITIZEN COMMUNICATION – NON-AGENDA ITEMS**
- VI. HEARING PROCEDURE**
- VII. CASE FILE NO. 09-007** **TYPE III HEARING**
Harvest Christian Church
Mike Halstead, Applicant

Conditional Use with concurrent Site and Design Review for a church at 624 SW Halsey Street with a 700 square foot apartment, tree removal, and *six* variances:

- To exceed the maximum building footprint of 20,000 sf in the Mixed-Office Housing zone to allow a 28,782 sf building footprint.
- To exceed the maximum number of parking spaces permitted in the Town Center from 139 to 263 for a 500-seat church auditorium.
- Dimensional variance from the TDC 3.144(C) Setbacks, to reduce the required minimum side yard setback from the adjoining A-2 residential zoning district on the west side of the site as it applies to the building, from 20 feet to three feet.
- Dimensional variance from TDC 9.140(A) Setbacks, to reduce the minimum side yard setback from the adjoining A-2 residential zoning district on the west side of the site as it applies to the parking lot from five feet to four feet
- Special variance from TDC 8.058 (A)(3) Building Orientation/Building Entrances, which requires a public entrance on the facade of a building nearest to a transit street to face the transit street: the public entrance does not face the nearest transit street, which is SW 257th Avenue

- Dimensional variance from TDC 8.058 B(1) Building Orientation/Setbacks from Transit Streets, to increase the maximum setback from the nearest transit street (SW 257th Avenue) from 50 feet to 61 feet

VIII. CASE FILE NO. 09-021 TYPE IV HEARING
Troutdale Development Code Text Amendment #42

Proposed amendments to the Troutdale Development Code and the Troutdale Municipal Code pertaining to Title 3, Water Quality, Flood Management and Fish and Wildlife Conservation and Title 13, Nature in Neighborhoods, of the Metro Urban Growth Management Functional Plan

IX. DEPARTMENT REPORTS

X. COMMISSION INITIATIVES AND CONCERNS

XI. ADJOURNMENT

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made in writing at least 48 hours prior to the meeting to Rita Correy, 503-674-7256 or by email rcorrey@ci.troutdale.or.us