

# NOTICE OF A PUBLIC HEARING

A public hearing will be held before the  
**GRESHAM HEARINGS OFFICER** regarding a proposal for:  
**Eastside Timbers Soccer Complex, including a parking lot and a pad for a future Futsal building, and modification of an existing future street plan.**

**Applicant:** Eastside Timbers, Butch Pollard

**Representative:** Ray Moore, All County Surveyors and Planners, PO Box 955, Sandy OR 97055

**File No.:** DRD/FS/SUR2/MIS3 16-26000122

**Location:** East side of 174<sup>th</sup> Avenue, south of Powell and the western terminus of SW 11<sup>th</sup> Street

**State ID:** 1S3E18A 01500

**Land Use District:** General Industrial (GI)

**City Staff Representative:** Jim Wheeler, Urban Design Mgr., 503-618-2881

**Review:** Special Use and Design Reviews for a 2-phase soccer field development, including a request to modify an existing future street plan and request for higher level review before the Hearings Officer instead of a staff administrative decision.

**Comments:** Any person may submit comments in writing prior to or at the hearing, or persons may present oral comments at the hearing. Only persons participating verbally or in writing may appeal. Hearing testimony and evidence must address applicable criteria or other criteria a person believes apply. Failure to specify criteria you are addressing or provide specific information to enable the decision authority to respond may preclude appeal based on that criterion.

Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in enough detail to allow the Hearings Officer to respond may preclude action for damages in circuit court.

## Hearing Process:

- City Staff presents a staff report
- Applicant presents his or her proposal
- Public testimony is taken
- Hearings Officer deliberates and decides on the application

Visit [www.GreshamOregon.gov](http://www.GreshamOregon.gov) or contact staff for more information.

## Meeting Details:

**Tuesday, Nov. 29, 2016 - 9:30 AM**

Gresham City Council Chambers - Public Safety & Schools Building  
1333 NW Eastman Parkway  
Gresham OR 97030

## Applicable Code Review Criteria:

**Procedures** - 11.0100, 11.0200, 11.0500, 11.1000.

### **Standards** -

- Definitions/ Classifications - Article 3;
- **GI District** - 4.0311, 4.0320, 4.0330-4.0331;
- **Design Review** - 7.0001-7.0004, 7.0202, 7.0212, 7.0220-7.0224;
- **Special Use Review** - 8.0103, 8.0112;
- **Future Street Plans** - 9.0710, 9.0712;
- **Request for higher level review** - 11.0203.B.5;
- **Other Requirements: Buffers/Screening** - 9.0100; **Clear Vision** - 9.0200, **Easements** - 9.0300, **Grading/Drainage/Stormwater** - 9.0500, **Parking** - 9.0800; **Tree Regulations** - 9.1000; and
- **Public Facilities**-Appendix 5.000 (as applicable).

## Application Materials:

- Staff report is available 7 days before the hearing at no cost.
- Applications and evidence submitted by applicant are available for review. Copies may be obtained at cost.

CITY OF  
GRESHAM

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11/8/2016