

PUBLIC COMMENT OPPORTUNITY

PLEASE NOTE: This hearing will be held remotely. Please check the City of Gresham website calendar event at <https://greshamoregon.gov/Calendar/HearingOfficer> for details on how to attend closer to the meeting date. Persons unable to access the meeting remotely must contact PlanningTech@GreshamOregon.gov at least 24 hours in advance of the hearing so that the City can provide alternate arrangements.

NOTICE OF A PUBLIC HEARING before the
Hearing Officer regarding a proposal for:

Blaine 1-Lot Partition and Variance

File: VAR-23-00081

Location: R993160960 (west of 1125 SW Blaine Ct)

State ID: 1S3E16AA 01100

Project: To establish the 0.58-acre subject tax lot as a single legal lot of record under *GCDC 6.0213, Review of Lots Not Lawfully Created*. The applicant seeks a variance to the minimum average lot size (Table 4.1311.A) and minimum frontage (Table 4.0130.G) standards. No other development or physical site changes are proposed at this time.

District: Low Density Residential-5 – Gresham Butte (LDR-5/GB)

Applicant: Charles and Marilyn Olsen Family Trust

Representative: Jordan Ramis PC

City Staff Representative: Tabitha Boschetti, Planner 2,
503-618-2243, Tabitha.Boschetti@GreshamOregon.gov

Review: Design Review using the discretionary track process. The applicant must meet Design Guidelines and other Code Standards.

Comments: All persons interested in accessing the hearing must contact PlanningTech@GreshamOregon.gov for hearing information and instructions. **Any persons wishing to provide oral comments during the hearing must register by sending their name, email, phone number, and the subject matter of their comment to**

PlanningTech@GreshamOregon.gov at least 24 hours before the hearing.

Any person may submit comments in writing at least 24 hours before the hearing. Only people participating orally 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 allow 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 sufficient detail to allow the Hearing Officer to respond may preclude action for damages in circuit court.

Hearing Process:

- City staff presents a staff report
- Applicant presents their proposal
- Public testimony is taken
- Hearing Officer deliberates and decides on the application

Visit www.GreshamOregon.gov or contact staff for more information.

Meeting Details:

Friday, April 14, 2023 2:00 PM

Remote Hearing Zoom

Applicable Code Review Criteria:

Procedures: 11.0100, 11.0200, 11.0500, 11.0800, 11.0900.

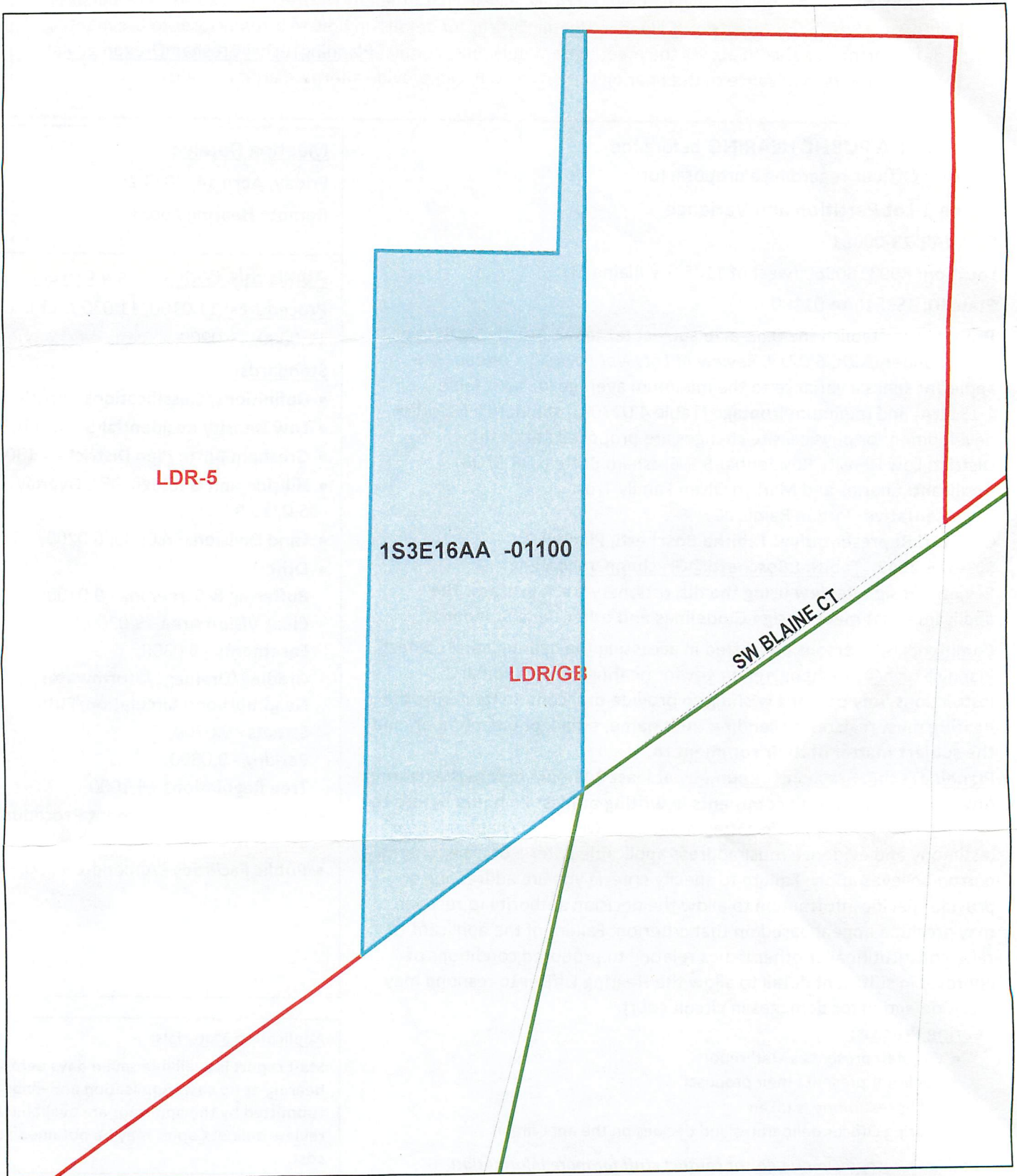
Standards:

- **Definitions/Classifications** - Article 3;
- **Low Density Residential-5** - 4.0110;
- **Gresham Butte Plan District** - 4.1300;
- **Hillside and Geologic Risk Overlay** – 5.0210.B
- **Land Division** – 6.0000; 6.0200.
- **Other:**
 - Buffering & Screening** - 9.0100;
 - Clear Vision Area** - 9.0200;
 - Easements** - 9.0300;
 - Grading/Drainage/Stormwater** - 9.0500;
 - Neighborhood Circulation/Future Streets** - 9.0700;
 - Parking** - 9.0800;
 - Tree Regulations** - 9.1000;
- **Variance and Adjustment Procedures** – 10.1500;
- **Public Facilities** - Appendix 5.000.

Application Materials:

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

VICINITY MAP



FILE NUMBER: VAR 23-00081
PROJECT: Blaine Partition



CITY OF GRESHAM
URBAN DESIGN & PLANNING
Date: Tuesday, March 21, 2023