

NOTICE OF PUBLIC HEARING For an Appeal of a Notice of Violation

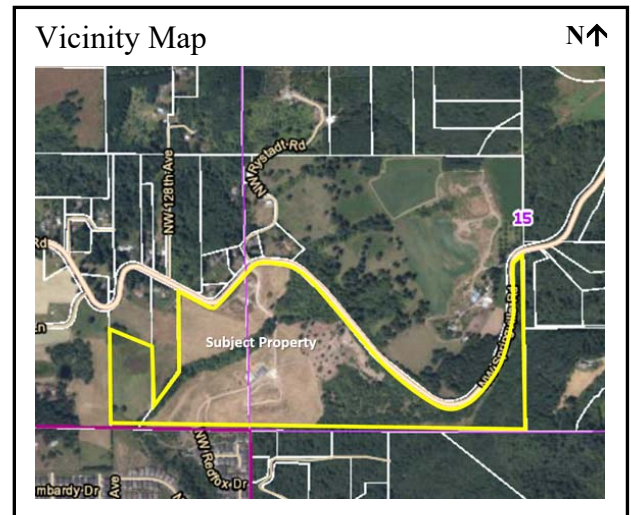
This notice concerns a public hearing scheduled to consider the land use case(s) cited and described below.

Case File: Zoning Violation (ZV)-2021-15025
pertaining to failure to comply with
conditions 8, 11, 16 and 17 from
Agricultural Fill Permit T1-2020-13263
dated March 19, 2021

Scheduled before County Hearings Officer
Dan Kearns

The virtual hearing is to be held on **November 19, 2021**, at **11:00 am** or soon thereafter. Instructions for how to attend, participate, and submit written comments are available via:

<https://www.multco.us/landuse/public-notice> by clicking on the box labeled 12424 NW Springville Road



Location 12424 NW Springville Road, Portland, OR 97229
of Subject 1N 1W 16D -02800, 1N 1W 15C -00600, 1N 1W 16D -0300
Property: Alternate Tax Account Number #R961160130, R961150770, R961160590

Owner/ Scott & Stacy Reed
Appellant: 13305 NW Cornell Road, Suite C
Portland, OR 97229

Public Participation and Hearing Process: A copy of the Notice of Violation and appeal documents are available for inspection, at no cost, at the Land Use Planning Division office during normal business hours. A staff report with supporting evidence will be available for inspection 7 days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of 40-cents per page. For further information on this case, contact Joreen Whitson, Code Compliance Specialist, at 503-988-0184.

All interested parties may appear and testify or submit written comment on the appeal at or prior to the hearing. Comments should be directed toward the Code provisions and conditions of approval cited in the Notice of Violation, including MCC 39.6230(B)(2), (13), and (14); MCC 39.2000; Multnomah County Road Rule 3.000; and Conditions 8, 11, 16, and 17 of Agricultural Fill Permit T1-2020-13263. The hearing procedure will follow MCC 39.1550 and will be explained at the hearing. The hearing will open with a description of the hearing procedures, followed by a staff report, the appellant's presentation, opportunity for public testimony, rebuttal, and, unless the hearing is continued to a time, date, and location certain, or the record is left open, the record will be closed at the conclusion of the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time, date, and location certain. Regardless of whether a decision is announced at the hearing, the Hearings Officer subsequently will issue an order in writing, which may be accompanied by an opinion. Notice of the decision will be mailed to the appellant, parties within 750 feet of the subject property, and any other persons who submitted written comment or provided oral testimony at the hearing.

Judicial review of the final order of a Hearings Officer by any aggrieved party shall be by writ of review as provided in ORS 34.010 through 34.100, unless the Hearings Officer makes a land use decision, in which case the land use decision may be reviewed by the Land Use Board of Appeals pursuant to ORS Chapter 197. A statement of appeal rights will be included in the Hearings Officer's order.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.