



M 522

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED



NOTICE OF PUBLIC HEARING

A public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2021-14961

Scheduled Before one of the following County Hearings Officer's on
Friday, January 14, 2021, at 9:00 am or soon thereafter. The hearing will be held virtually.

Participation Options and Instructions: This hearing will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to (503) 988-3043 or by email to land.use.planning@multco.us **no later than noon on Wednesday, January 12, 2021**

Proposal: The applicant is requesting an Administrative Decision by the Planning Director to implement a Measure 49 Final Order and a Category 1 Land Division. The land division will create two (2) parcels, which requires a Hearing to authorize a parcel that does not abut a street and multiple variances to the minimum front lot line length.

Location: 13801 NW Charlton Road, Portland
Alternate Account #: R971160060
Map, Tax Lot: 2N1W16 -00900
Property ID #: R324933

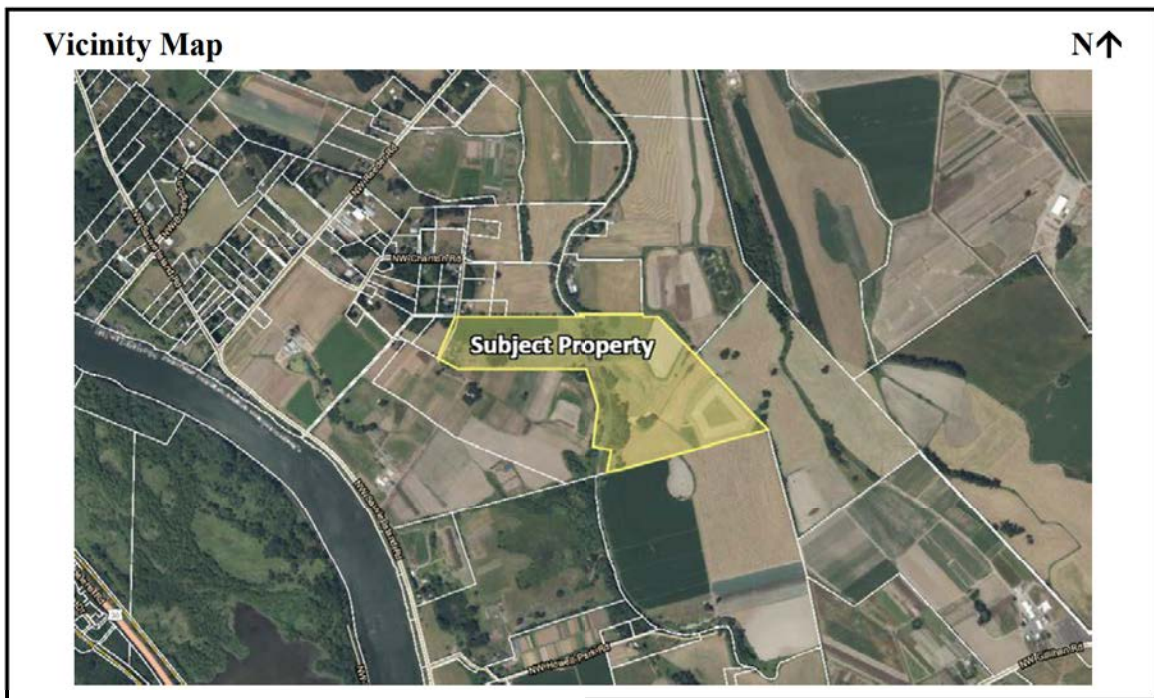
Applicant(s): Mercedes Serra, 3J Consulting, Inc.

Owner(s): Wiley Farm Enterprises LLC

Zoning: Exclusive Farm Use (EFU)

Site Size: 103.04 acres

Overlay(s): Significant Environmental Concern for Wetlands (SEC-w)



Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available digitally for inspection, at no cost, by contacting Rithy Khut, Staff Planner at 503-988-0176 or rithy.khut@multco.us. A staff report will be available digitally seven (7) days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of \$0.40/per page.

Public Participation: All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

Hearing Process: 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 certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant, the County, or other participants at the hearing.

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 (LUBA).

Applicable Approval Criteria:

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC): Multnomah County Code (MCC): General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – Exclusive Farm Use (EFU)

Exclusive Farm Use (EFU): MCC 39.4245 Dimensional Requirements and Development Standards, MCC 39.4260 Access

Parking, Loading, Circulation and Access: MCC 39.6560 Access

Variances: MCC 39.8205 Scope, MCC 39.8215 Variance Approval Criteria

Category 1 Land Division: MCC 39.9035(D) Category 1 Land Divisions; MCC 39.9400 Criteria for Approval, Category 1 and Category 2 Tentative Plan and Future Street Plan; MCC 39.9405 Contents Of Category 1 and Category 2 Tentative Plan; MCC 39.9410 Category 1 and Category 2 Tentative Plan Map Specifications; MCC 39.9415 Category 1 and Category 2 Tentative Plan Map Contents; MCC 39.9420 Written Information: Category 1 and Category 2 Tentative Plan; MCC 39.9425 Supplementary Material: Category 1 and Category 2 Tentative Plan; MCC 39.9500 Application of General Standards and Requirements; MCC 39.9505 Land Suitability; MCC 39.9510 Lots and Parcels; MCC 39.9515 Acreage Tracts; MCC 39.9520 Street Layout; MCC 39.9525 Street Design; MCC 39.9530 Street Reserve Strips; MCC 39.9535 Temporary Turnarounds; MCC 39.9540 Street Names; MCC 39.9545 Required Improvements; MCC 39.9550 Streets, Sidewalks, Pedestrian Paths and Bikeways; MCC 39.9555 Easements; MCC 39.9560 Street Trees; MCC 39.9565 Street Lighting; MCC 39.9570 Water System; MCC 39.9575 Sewage Disposal; MCC 39.9580 Surface Drainage and Storm Sewer Systems; MCC 39.9585 Electrical and Other Wires; MCC 39.9587 Required Improvements; MCC 39.9588 Streets, Sidewalks, Pedestrian Paths and Bikeways, Water System, Sewage Disposal, Surface Drainage and Storm Water Systems, 39.9590 Other Utilities

Comprehensive Plan Policies: Chapter 3 – Farm Land: Policy 3.11, Policy 3.12

Chapter 11 – Public Facilities: Policy 11.17

Oregon Revised Statutes (ORS): Measure 49 Final Order Approval E129631: ORS 195.300 through ORS 195.336

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

Copies of the referenced Oregon Revised Statutes (ORS) sections are available by visiting our Oregon State Legislature website at https://www.oregonlegislature.gov/bills_laws/pages/ors.aspx under the link **Volume: 05 - State Government, Government Procedures, Land Use - Chapters 171-200 (31)**

Enclosures:

Zoning Map

Tentative Plan Map

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.



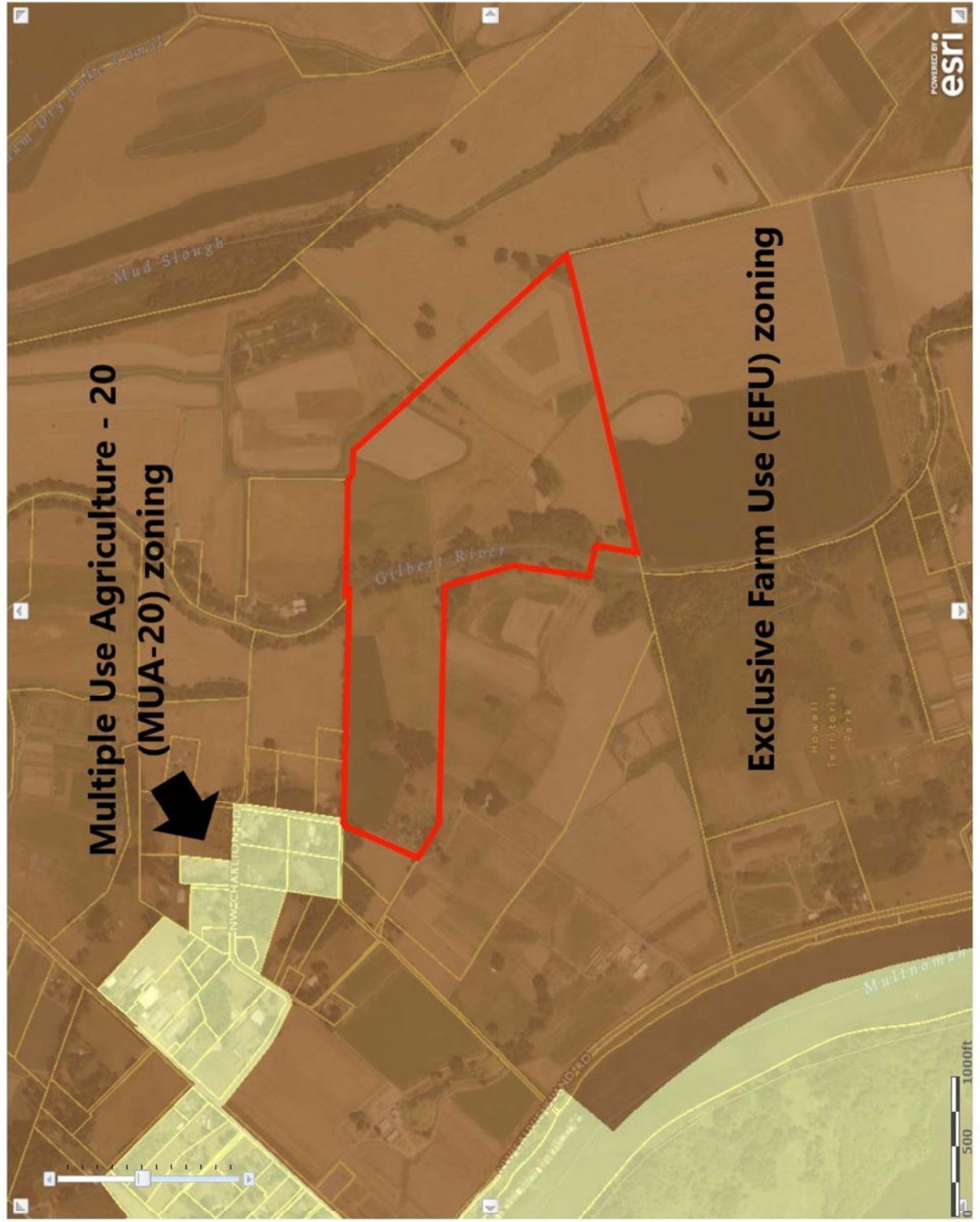
Department of Community Services
 Land Use Planning and Transportation
 Program
 1600 SE 190th Ave.
 Portland, OR 97233
 Ph 503.988.3043
 Fax 503.988.3389
 Email: land.use.planning@multico.us

This map is based on data from non county sources.
 This map is not printed to scale and should not be used for measurement.
 Multnomah County cannot accept responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.

Map Comments:

Map showing zoning of 13801 NW Chariton Road, Portland, OR 97231 (R971160050 / R324933) and surrounding properties.

[Web Layout](#)



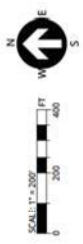
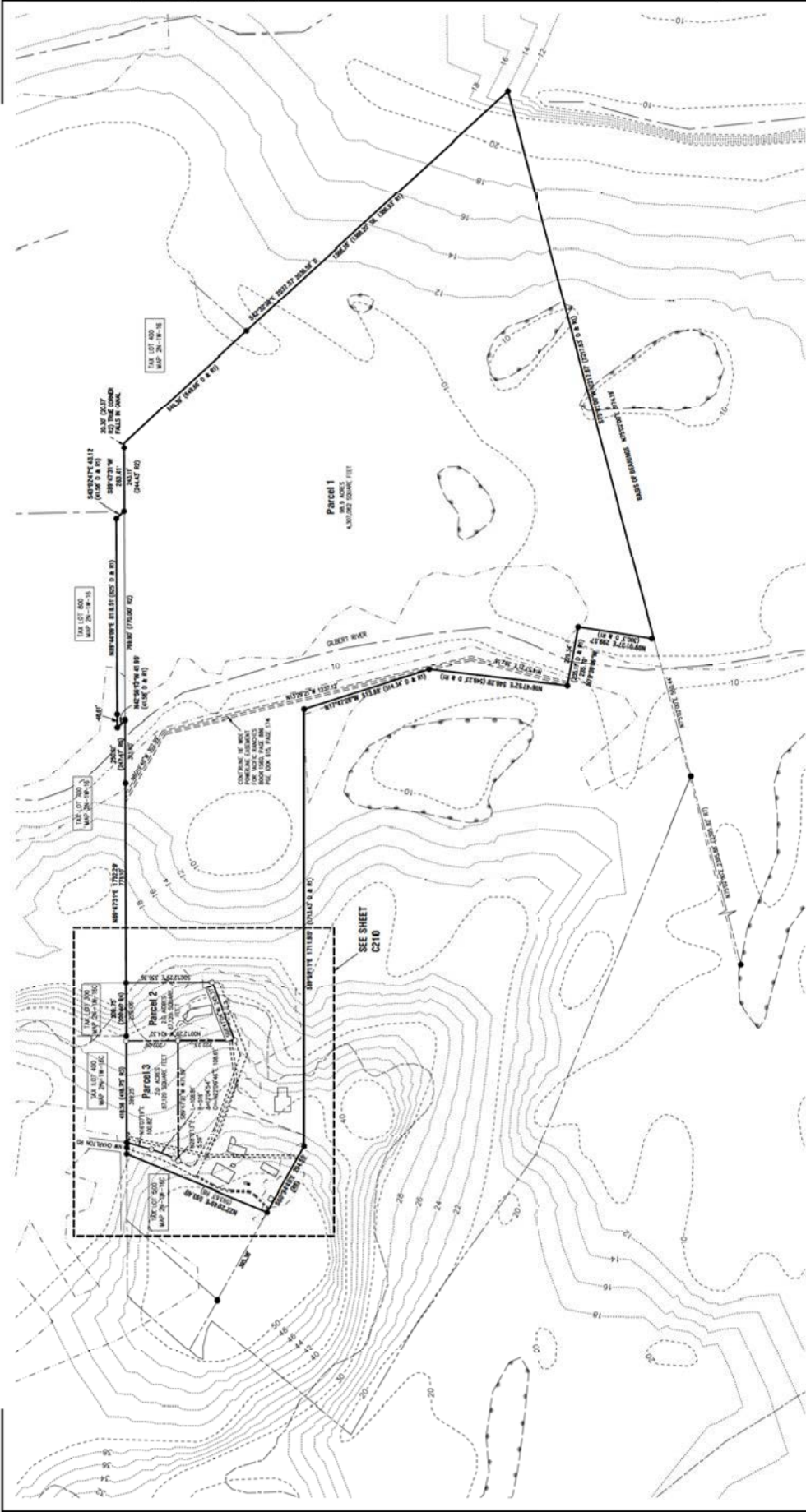
Map Legend

WILEY M49 PARTITION OVERALL TENTATIVE PLAN

13801 NW CHARLTON ROAD
PORTLAND, OR 97231



PROJECT INFORMATION
SUBJECT: WILEY M49 PARTITION
LAND USE: M49 PARTITION
DRAWN BY: JMM
CHECKED BY: JMM
SHEET NUMBER: C200



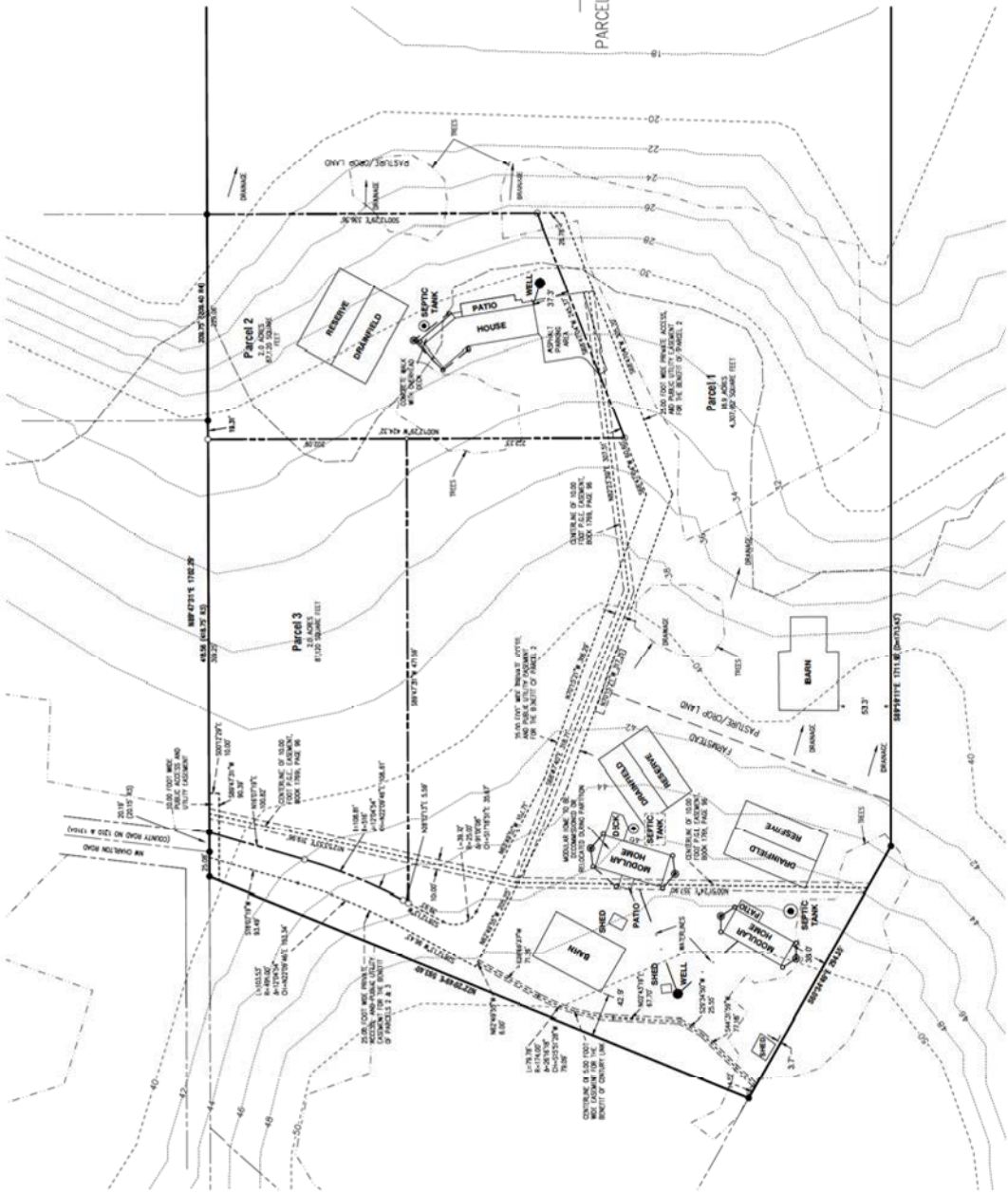
EXISTING CONDITIONS PLAN

THIS PLAN HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY AND SHOWS THE EXISTING CONDITIONS OF THE SITE. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE PLANNING PLAN WAS DEVELOPED FROM GIS DATA AND A TOPOGRAPHIC SURVEY PROVIDED BY COMPASS LAND SURVEYORS, DATED 06/20/2018. THE PLAN IS NOT TO BE USED FOR UTILITIES. NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED.

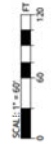
LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING WETLAND
- EXISTING WATERWAY
- EXISTING FLOODPLAIN
- EXISTING VEGETATION BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

- LEGEND**
- PROJECT BOUNDARY
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 - PROPOSED LOT LINE
 - EXISTING FLOODPLAIN
 - EXISTING VEGETATION BOUNDARY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

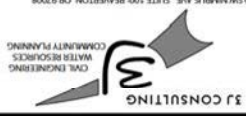


PARCEL 1 CONTINUED



C210
SHEET NUMBER

PROJECT INFORMATION
 3J CONSULTING
 CIVIL ENGINEERING
 400 SW MARLBOROUGH AVE., SUITE 100 BEAVERTON, OR 97008
 PHONE: 503.768.1100
 FAX: 503.768.1101
 WWW: 3JCONSULTING.COM
 DESIGNED BY: I. BAKI
 CHECKED BY: I. BAKI



**WILEY M49 PARTITION
 TENTATIVE PLAN**

1801 NW CHARLTON ROAD
 PORTLAND, OR 97231

PUBLISH DATE
 2021.07.26
 ISSUED FOR
 LAND USE
 REVISIONS

PROPERTY ID	INFO1	NAME	ADDRESS	CITYSTATEZIP
T3-2021-14961 NOH	APPLICANT	MERCEDES SERRA	9600 SW NIMBUS AVE STE 100	BEAVERTON OR 97008
T3-2021-14961 NOH	OWNER	WILEY FARM ENTERPRISES LLC	13801 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R423000010 ETC	MCBRIDE DONNA	14300 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R423000810	BRUNNER KARLYN	14214 NW CHARLTON RD	PORTLAND OR 97231-1402
T3-2021-14961 NOH	R423002860	LARKIN TR GEOFFREY & ANNE	13946 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R423002880	DE BONI FAMILY REV TR	13818 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R423003000	WEHNER KELLY & BEACH MICHAEL	13810 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R423003100	EAKIN BECKY	14021 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R971160020	18TH & OVERTON LLC ET AL	17517 NW SAUVIE ISLAND RD	PORTLAND OR 97231
T3-2021-14961 NOH	R971160280 ETC	POWELL BETSY ET AL	13829 NW CHARLTON RD	PORTLAND OR 97231-1414
T3-2021-14961 NOH	R971160290 & R971160330	SEAY ADAM & JESSICA	13807 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R971160310	HERRICK MICHAEL & JENNIFER	13831 NW CHARLTON RD	PORTLAND OR 97231
T3-2021-14961 NOH	R971160360 & R971160400	CHARLTON CHARISSE & POWELL BETSY	13825 NW CHARLTON RD	PORTLAND OR 97231-1414
T3-2021-14961 NOH	R971160370	WILEY ROBERT	255 CAPES DR W	TILLAMOOK OR 97141
T3-2021-14961 NOH	R971160380	GLASER MARTHA	31915 SEVEN MILE LN	TANGENT OR 97389
T3-2021-14961 NOH	R971160440	GRANDE NANCY TR ET AL	13743 NW CHARLTON RD	PORTLAND OR 97231-1414
T3-2021-14961 NOH	R971170270	BAILEY NURSERIES INC	1325 BAILEY RD	ST PAUL MN 55119-6313
T3-2021-14961 NOH	R971210050	DOUGLAS HARRIET & JODI	12954 NW HOWELL PARK RD	PORTLAND OR 97231-1303
T3-2021-14961 NOH	R971210120	METRO - LEASED MULTIPLE TENANTS	600 NE GRAND AVE	PORTLAND OR 97232-2736
T3-2021-14961 NOH	R971220180	BEALL HOLDINGS LLC	11840 SE SOLOMON CT	HAPPY VALLEY OR 97086
Land Use Contact	TIM COUCH DIST MGR	SAUVIE ISLAND DRAINAGE CO	26994 W TONTO LN	BUCKEYE AZ 85396
Land Use Contact	JIM CATHCART	WMSWCD	2701 NW VAUGHN ST STE 450	PORTLAND OR 97210
Land Use Contact	JULI VALESKI	WEST HILLS & ISLAND	13010 NW MARINA WY	PORTLAND OR 97231
Land Use Contact	JOHN HOULE	SAUVIE ISLAND COMM ASSOC	PO BOX 83554	PORTLAND OR 97283
Land Use Contact	MARK GREENFIELD	SICA LAND USE COMMITTEE	14745 NW GILLIHAN RD	PORTLAND OR 97231
	T3-2021-14961 NOH 12-15-2021	MULT COUNTY LAND USE PLNG DIV	1600 SE 190TH AVENUE	PORTLAND OR 97233