NOTICE OF PUBLIC HEARING



Email: land.use.planning@multco.us • Phone (503) 988 - 3043 • www.multco.us/landuse

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

CASE FILE: T3-2023-17090 APPLICANT: Adam Riffle

LOCATION: 17235 NW Lucy Reeder Road **Property ID** # R324832

Portland, OR 97231

Map, Tax lot: 2N1W06A -01000 Alt. Acct. # R971060240

BASE ZONE: Multiple Use Agriculture – 20 (MUA-20)

OVERLAYS: None

PROPOSAL: Request for a Variance to the 10-foot side yard setback on the west property line for an

existing 320 square-foot tool shed.

HEARING TIME AND PLACE

April 12, 2024 at 9:00 am

The referenced Hearing is scheduled before one of the County's Hearing's Officers via virtual hearing. Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notices.

To register for this event, provide your name, phone number, and email address either by phone to 503-988-3043 or by email to *lup-hearings@multco.us* no later than 12:00 PM on April 11, 2024.

PUBLIC PARTICIPATION AND HEARING PROCESS:

A copy of the application and all supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents are \$0.40/page. For further information on this case, contact Anna Shank-Root at 503-988-4159 or via email at anna.shank-root5@multco.us.

All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must be received prior to the close of the Hearing. The Hearing will follow the Hearing Officer's Rules of Procedure and will be explained at 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 certain. Notice of the decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comment 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 or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Any issue that is intended to provide a basis for an appeal to the Land Use Board of Appeals (LUBA) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.

❖ APPLICABLE APPROVAL CRITERIA [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20 (MUA-20), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

<u>Multiple Use Agriculture – 20 (MUA-20) Criteria</u>: MCC 39.4310(F)(1)(e)-Allowed Uses Accessory Storage Shed, MCC 39.4325(C), (G), (J) Dimensional Requirements and Development Standards

<u>Variance Criteria</u>: 39.8200 Adjustments and Variances; Generally, MCC 39.8205(B), (C) Scope, Variances, MCC 39.8215 Variance Approval Criteria

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.



Enclosures: Site Plan Structure photograph

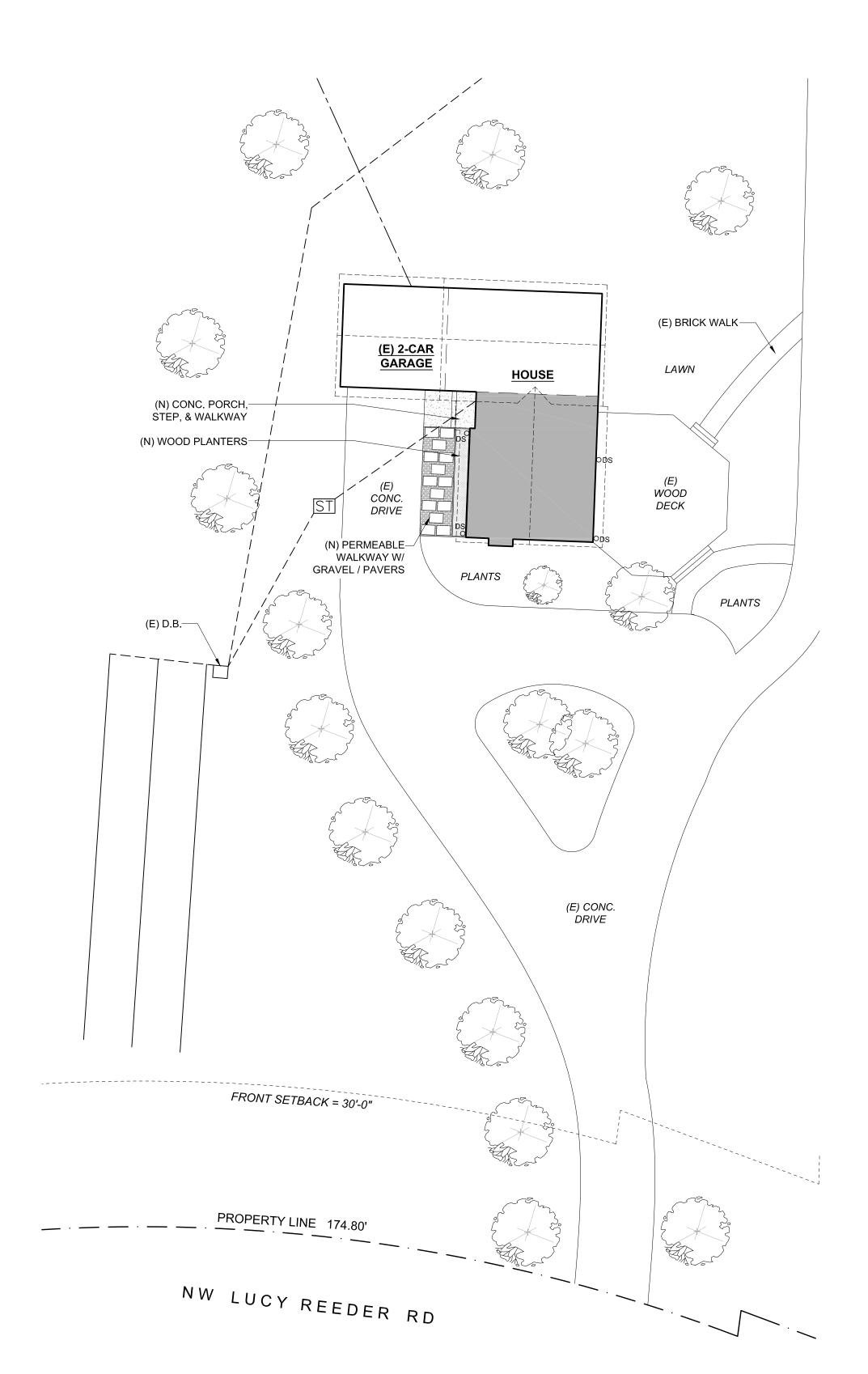
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

Notice: Case No. T3-2023-17090 Page 2 of 2

PARTIAL SITE PLAN

SCALE: 1/16" = 1'-0" (WHEN PLOTTED FULL SCALE TO 22X34)



SITE PLAN NOTES

1) DIRECT ALL STORMWATER FROM NEW, REPLACED, AND EXISTING DOWNSPOUTS TO EXISTING CONVEYANCE SYSTEM. 2) CONVEY ALL NEW AND EXISTING PERIMETER FOUNDATION DRAINS TO DAYLIGHT.

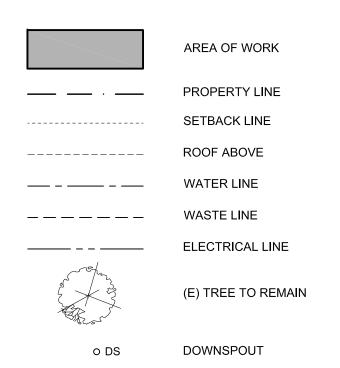
3) NO NEW TREES REQUIRED. 4) SITE MEETS REQUIREMENTS FOR SIMPLE EROSION

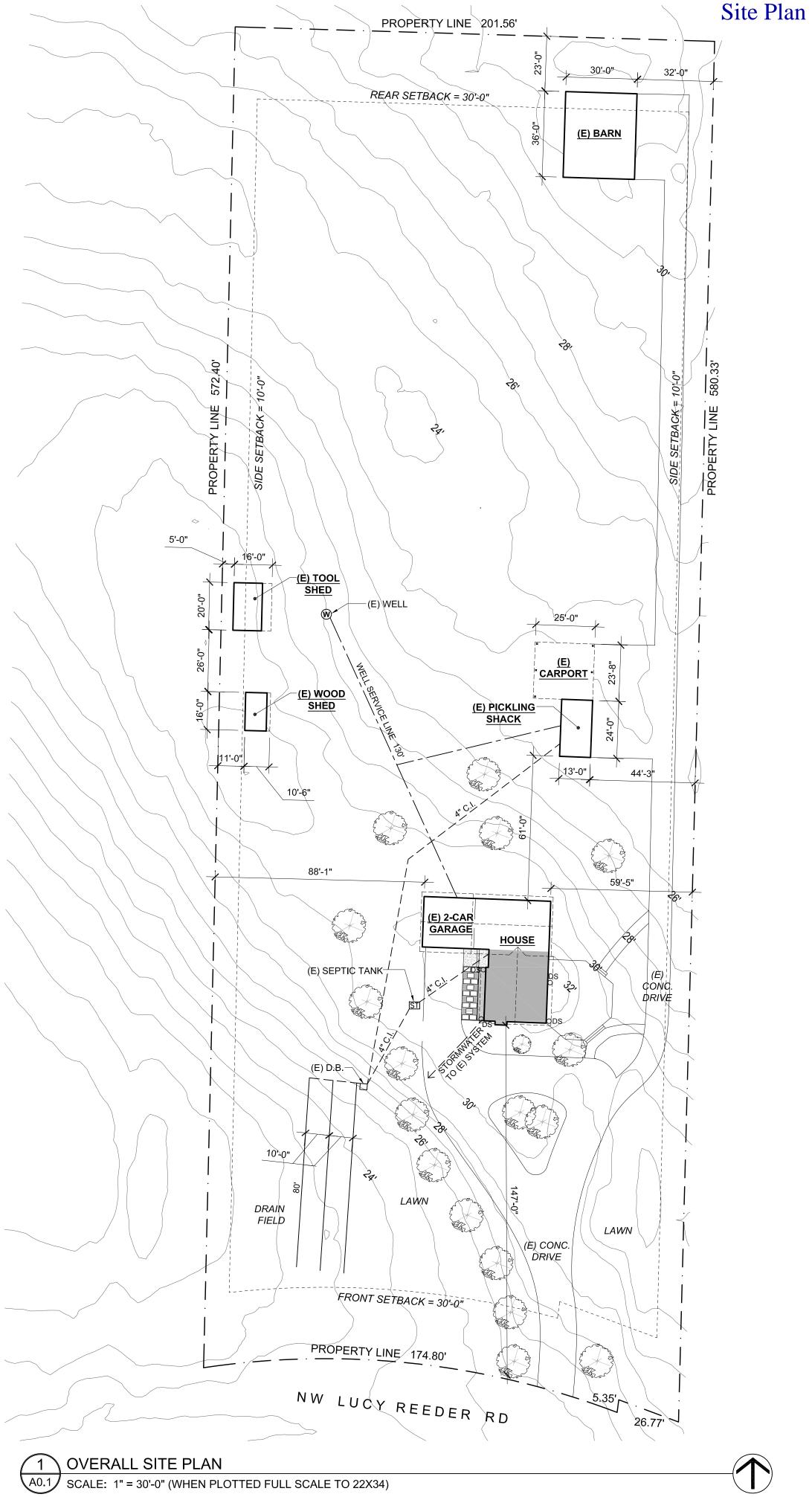
CONTROL MEASURES. 5) TREE PROTECTION FENCING IS REQUIRED ALONG THE RPZ OF EACH TREE TO BE PRESERVED. THE FENCE MUST BE 6-FOOT HIGH CHAIN LINK AND BE SECURED TO THE GROUND

WITH 8-FOOT METAL POSTS DRIVEN INTO THE GROUND. 6) DO NOT ENCROACH MORE THAN 25% INTO RPZ OF ANY PROTECTED TREE.

7) THIS DOCUMENT IS NOT INTENDED TO ALLOW A SITE PLAN TO BE USED WHEN A SURVEY, PREPARED BY A LICENSED SURVEYOR, IS REQUIRED.

SITE PLAN LEGEND





PERMIT DRAWING SET

HOLLY FRIXIONE 3425 NE 45TH AVE PORTLAND, OR 97213 cell: (503) 679-6118 email: hollyfrixione@gmail.com

ISSUES & REVISIONS: Permit Set: 12/09/21 Permit Set: 05/18/23

 \Box

SHEET INFO:

SITE PLAN

Job No: 21:BARB

Building B

Building B is a 3 side open structure that sits on a concrete foundation. This building was here prior to us purchasing the property. It appears to have been there for some time and, per Land Use Planner Mr. Rithy Khut, it was mentioned in an early document describing the property but never permitted nor drawn into any site plans.

There was an easement on the property directly behind the structure in 1999 to accommodate a driveway for the lot north of our property. It is likely that this structure was built prior to 1999, and if this is the case the building would have originally been 10 feet from the original property line and in compliance.

We are applying for a variance for this structure as it is not 10 feet from the current property line. We use the building to store all our irrigation and hand tools for our small farm plot where we grow the vegetables we use in our small farm direct business. Additionally, it would be very difficult to move because it is on a concrete foundation.

