

NOTICE OF PUBLIC HEARING

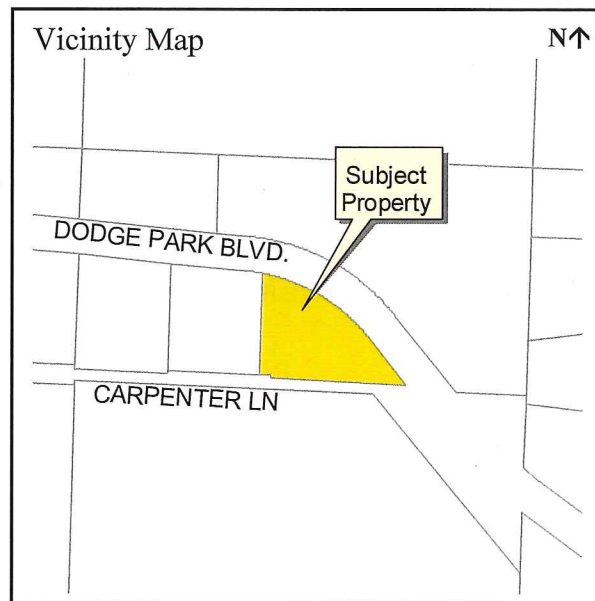
This notice concerns a public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2015-3953

Scheduled Before one of the following County Hearings Officer's:

Dan Olsen
Liz Fancher

The hearing is to be held on **July 10, 2015**, at **9 am** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233



Proposal: Conditional Use for Type C Home Occupation for a home office for a construction business.

Location: 35321 SE Carpenter Lane
Tax Lot 500, Section 22DB
Township 1 South, Range 4 East, WM
Tax. Acct. R994220630

Applicants

Owners: Michael & Carol Kost

Public Participation and Hearing Process: A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, at the Land Use Planning Division office during normal business hours. A staff report 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 30-cents per page. For further information on this case, contact George Plummer, planner at (503) 988-0202 or george.a.plummer@multco.us.

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.

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 (or the Columbia River Gorge Commission) by the applicant, the County, or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

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.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 36.2800 et. al: MUA-20
MCC 36.6660: Home Occupation Criteria and MCC 36.4100 et. al: Off-Street Parking

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.multco.us/landuse..>

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.