

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF PUBLIC HEARING

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

Case File: T3-2019-11682

The Public Hearing is scheduled before one of the following County Hearings Officer's:
Liz Fancher or Joe Turner

The hearing is to be held on **August 23, 2019**, at **10:30 am** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233

Proposal: Applicant is requesting approval of a conditional use permit, significant environmental concern permit for wildlife habitat and other required approvals to construct a 1,832-ft long public trail segment within the BPA owned parcel adjacent to 14344 NW Springville Road. The property is located in the Exclusive Farm Use (EFU) zoning district.

Location: BPA Transmission Line Property to the east of 14344 NW Springville Road, Portland
Adjacent to Tax Lot 2800, Section 16C, Township 1 North, Range 1 West, W.M.
Adjacent to Alternate Tax Account #R961160340 or Property ID #R324317

Applicant: WH Pacific, Inc. c/o David Bantz

Property Owner: Bonneville Power Admin.



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 (Tues – Fri 8am to 4pm). 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 Lisa Estrin, Staff Planner at 503-988-0167 or at lisa.m.estrin@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, 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 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.

Multnomah County Code (MCC) Approval Criteria:

General Provisions: MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – EFU, MCC 39.6850 Dark Sky Lighting Standards

Administration and Procedures: MCC 39.1515 Code Compliance and Applications

Exclusive Farm Use (EFU) Zone: MCC 39.4230(R) Conditional Uses – Transportation facilities, MCC 39.4245 Dimensional Requirements and Development Standards

Significant Environmental Concern for Wildlife Habitat: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5545 Definitions, MCC 39.5580 Nuisance Plant List, MCC 39.5850 – 39.5860 Criteria for Approval of SEC-H Permit

Conditional Uses: MCC 39.7005 – MCC 39.7035

Parking, Loading, Circulation and Access: MCC 39.6500 – MCC 39.6600

Design Review: MCC 39.8005 – 39.8050, MCC 39.6700 through MCC 39.6820 Signs

Comprehensive Plan Policies: Exclusive Farm Use Policy 3.8 and 3.10

Multnomah County Road Rules (MCRR) Approval Criteria:

MCRR 4.000 Access to County Roads

MCRR 5.000 Transportation Impact

MCRR 6.000 Improvement Requirements

MCRR 7.000 Transportation Impact Studies

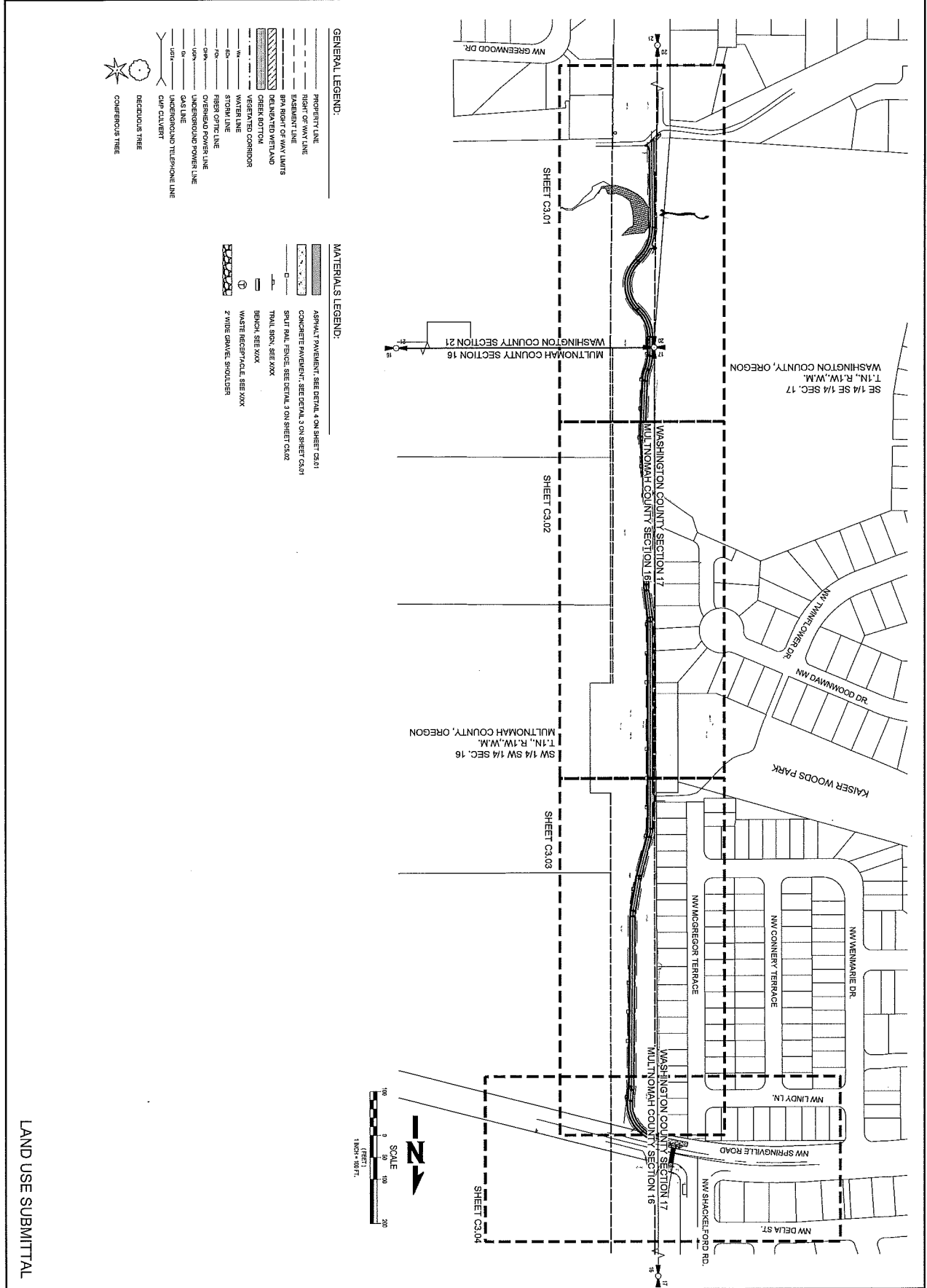
MCRR 8.000 Off-site Improvement Requirements

MCRR 9.000 Compliance Method

MCRR 17.000 Appeals

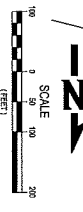
MCRR 18.000 Right-of-Way Use Permits

MCRR 26.000 Stormwater and Drainage



- GENERAL LEGEND:**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - BPA RIGHT OF WAY LIMITS
 - DEGRAVED WETLAND
 - CREEK BOTTOM
 - VEGETATED CORRIDOR
 - WATER LINE
 - STORM LINE
 - FIBER OPTIC LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - UNDERGROUND TELEPHONE LINE
 - CAP CALVERT
 - RECLAMOUS TREE
 - CONIFEROUS TREE

- MATERIALS LEGEND:**
- ASPHALT PAVEMENT, SEE DETAIL 4 ON SHEET C3.01
 - CONCRETE PAVEMENT, SEE DETAIL 3 ON SHEET C3.01
 - SPRIT RAIL FENCE, SEE DETAIL 3 ON SHEET C3.02
 - TRAIL SIGN, SEE XXX
 - BENCH, SEE XXX
 - WASTE RECEPTACLE, SEE XXX
 - 2' WIDE GRAVEL SHOULDER



LAND USE SUBMITTAL

SHEET NUMBER C3.00	OVERALL SITE PLAN TUALATIN HILLS PARK & RECREATION DISTRICT BETHANY CREEK TRAIL 2 SEGMENT 3		SHEET INFO DESIGNED: --- DRAWN: TJO CHECKED: --- APPROVED: --- LAST EDIT: 3/2/2019 PLOT DATE: 3/2/2019 SUBMITTAL: 3/2/2019	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	BY	DATE	REMARKS													 9755 SW Barnes Rd, Suite 300 Portland, OR 97225 503-652-0455 Fax 503-628-0775 www.whpacific.com
	NO.	BY	DATE	REMARKS																	
PROJECT NUMBER P0021407	DRAWING FILE NAME P0021407W-C3-SP01	SCALE 1"=100'																			