
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 Files: T3-2019-11864/ EP-2018-10461

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 **Friday, September 13, 2019**, at **9:00 am** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233

Proposal: The applicants request a Variance to allow the proposed single family dwelling, attached garage and elevated driveway structure within the Rural Residential's required 30-ft front yard. If approved, the variance will allow 18 feet between the dwelling and garage and the north lot line adjacent to SE Red Elder Drive. The elevated driveway structure will have a zero foot setback that will connect the second floor garage to the SE Red Elder Drive. In addition, a Geologic Hazards Permit is required to allow development on slopes of 25 percent or more.

A Transportation Planning Road Rules Variance is requested to deviate from the 22-foot wide standard to a 15-ft wide gravel roadway for SE Red Elder Dr. from the property frontage to the intersection of SE Hemlock Rd. From the intersection of SE Hemlock Rd, SE Red Elder Dr. will be improved to 20 feet wide to its intersection with E. Larch Mountain Rd.

Location: 65 SE Red Elder Tax Lot 1000, Section 35CC, Township 1 North, Range 5 East, W.M.
Alternate Account #R289900050 Property ID# R164715

Applicants/ Owners: Juliana and Carl Wallace



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 Katie Skakel, Staff Planner at 503-988-0213 or at katie.skakel@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:

Code Compliance: MCC 39.1515

Lot of Record: MCC 39.3005 Lot of Record-generally, MCC 39.3090 Lot of Record- Rural Residential.

Rural Residential: MCC 39.4360 (A) Allowed Uses – Single Family Residence on a LOR, MCC 39.4375 Dimensional Requirements and Development Standards

Geologic Hazards Permit: MCC 39.5075 Permits Required, MCC 39.5085 Geologic Hazards Permit Application Information Required; MCC 39.5090 Geologic Hazards Permit Standards

Variance: MCC 39.8205 Scope, MCC 39.8215 Variance Approval Criteria

Multnomah County Road Rules (MCRR) Approval Criteria

Road Rules Variance: MCRR 16.200 Applicable Approval Criteria

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

Copies of the referenced Multnomah County Road Rules (MCRR) sections can be obtained by contacting Transportation Planning at (503) 988-3582 or by visiting the website at <https://multco.us/transportation-planning/>.

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.