

NOTICE OF PUBLIC HEARING

For an Appeal of a Planning Director's Decision

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

Case File: T2-2019-12701

COVID-19 NOTICE:

Due to the County's Emergency Response to COVID-19, the referenced Hearing will be limited to remote participation. At this time, Hearings are not available for in-person attendance.

Scheduled before one of the following County Hearings Officer's on **Friday, October 16, 2020, at 10:30 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 **Thursday, October 15, 2020**.

Appeal: The Appellant in the above case has appealed the Planning Director's Decision for an Administrative Decision by the Planning Director, Design Review and a Lot of Record verification to establish and construct a wireless communications facility (WCF) utilizing concealment technology.

Location: 29421 E Woodard Road, Troutdale
Tax Lot 600, Section 31DB, Township 1 North, Range 4 East, W.M.
Alternate Account #R944310660 Property ID #R322458

Appellant(s): JoAnne Vincent and Alison Knieriem

Owner(s): Doreen F. Hegstad Trust

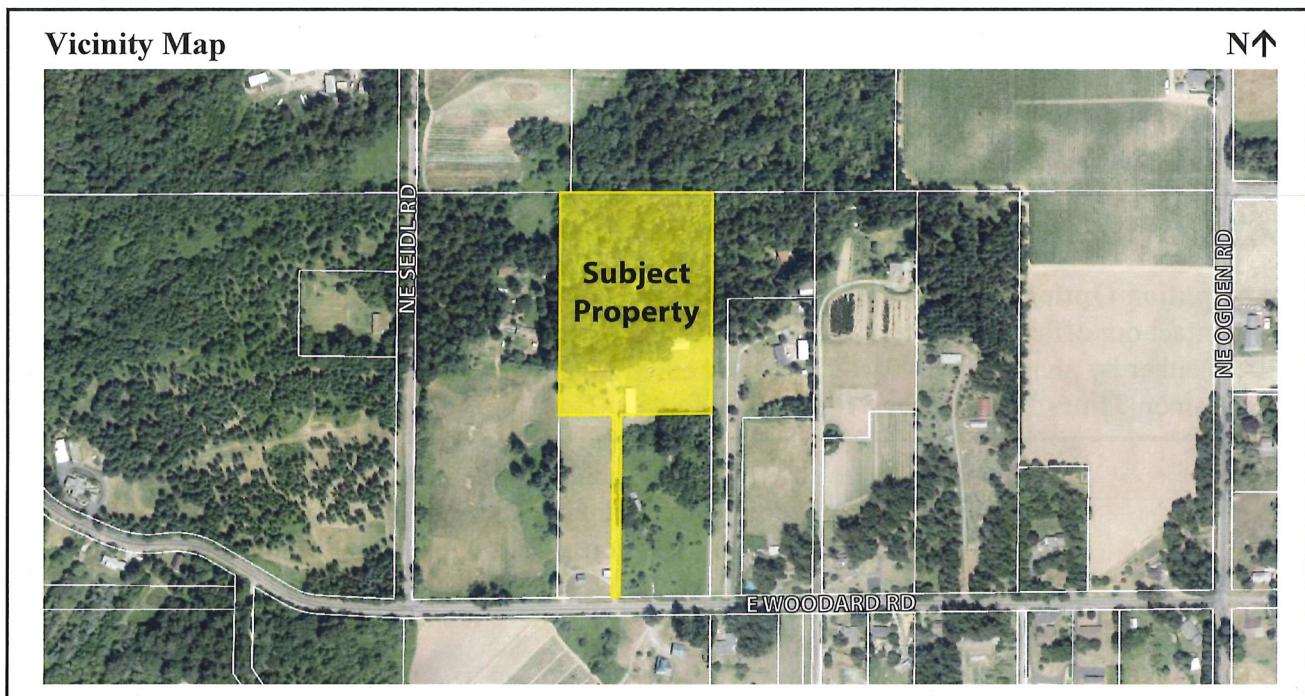
Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, by contacting the staff planner. The County's decision on this matter will be used as the staff report and is available digitally at no cost, if requested. Copies of all documents may be purchased at the rate of 35-cents per page. For further information on this case, contact Rithy Khut, Staff Planner at 503-988-0176 or via email at rithy.khut@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 (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.

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:

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

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Definitions: MCC 39.2000 Definitions

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4315(F) Review Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4340 Off-Street parking and Loading, MCC 39.4345 Access

Parking, Loading, Circulation and Access: MCC 39.6505 General Provisions, MCC 39.6510 Continuing Obligation, MCC 39.6515 Plan Required, MCC 39.6520 Use of Space, MCC 39.6525 Location of Parking and Loading Spaces, MCC 39.6530 Improvements Required, MCC 39.6535 Change of Use, MCC 39.6540 Joint Parking or Loading Facilities, MCC 39.6555 Design Standards: Scope, MCC 39.6560 Access, MCC 39.6565 Dimensional Standards, MCC 39.6570 Improvements, MCC 39.6580 Design Standards: Setbacks, MCC 39.6585 Landscape and Screening Requirements, MCC 39.6590 Minimum Required Off-Street Parking Spaces, MCC 39.6595 Minimum Required Off-Street Loading Spaces

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

Wireless Communication Facilities: MCC 39.7710 Review Procedures Distinguished, MCC 39.7715 Definitions, MCC 39.7725 General Requirements, MCC 39.7735(B) Application Submittal Requirements, MCC 39.7740 Approval Criteria for Lands Not Zoned Exclusive Farm Use

Design Review: MCC 39.8010 Design Review Plan Approval Required, MCC 39.8020 Application of Regulations, MCC 39.8040(A)(1)(a) and (1)(c), (4) and (7)

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**.

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.

T2-2019-12701
COVINGTON AUDREY
29620 E WOODARD RD
TROUTDALE OR 97060

Returned to sender

T2-2019-12701
HAUCK SCOTT & CAMILE
29629 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
HUTCHISON LONNY & SHERRI
PO BOX 836
TROUTDALE OR 97060

T2-2019-12701
KNIERIEM MARK & ALISON
29805 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
MC DANIEL JEFFREY & JAMIE
29625 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
SHERMAN TIMOTHY & KATHLEEN
29720 E WOODARD RD
TROUTDALE OR 97060-9311

T2-2019-12701
VINCENT BRIAN & JO ANNE
330 NE SEIDL RD
TROUTDALE OR 97060-9315

T2-2019-12701
WINTERS MARVEN
705 NE SEIDL RD
TROUTDALE OR 97060-9315

T2-2019-12701
NEMCCA
ATTN: VICTORIA PURVINE
PO BOX 125
CORBETT OR 97019

T2-2019-12701
FLOOD DAVE
31708 NE WAND RD
TROUTDALE OR 97060

T2-2019-12701
DAVIS DONNA
29610 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
HEGSTAD DOREEN
1334 SW NANCY CT
GRESHAM OR 97080

T2-2019-12701
IMES JERRY
325 NE SEIDL RD
TROUTDALE OR 97060-9315

T2-2019-12701
KNOPF GREGORY & BONNIE
1001 NE OGDEN RD
TROUTDALE OR 97060-9338

T2-2019-12701
RAGALIE DANIELA & NARCIS
29622 E WOODARD RD
TROUTDALE OR 97060-8314

T2-2019-12701
SPONGBERG KIMBERLY
BLACKROCK LLC
13183 SW BRIANNE WY
PORTLAND OR 97223

T2-2019-12701
WINTERS CHRIS
29446 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
CORBETT COMMUNITY ASSOC
DALE BURKHOLDER
PO BOX 305
CORBETT OR 97019

T2-2019-12701
RANKIN JOHN
JOHN A RANKIN LLC
5 CENTERPOINTE DR STE 400
LAKE OSWEGO OR 97035

T2-2019-12701
FULKS GORDON
28812 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
FAIRCHILD ROBERT
29501 E WOODARD RD
TROUTDALE OR 97060-8317

T2-2019-12701
HELUS JANET
PO BOX 505
TROUTDALE OR 97060

T2-2019-12701
KNIERIEM GEORGE & DONNA
29735 E WOODARD RD
TROUTDALE OR 97060-9313

T2-2019-12701
LARSON FREDERICK
525 NE OGDEN RD
TROUTDALE OR 97060

T2-2019-12701
SCHREINER CARL & MIA
28725 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
TESENIAR PAMELA
29635 E WOODARD RD
TROUTDALE OR 97060-9313

T2-2019-12701
WINTERS HOWARD
19108 NE HASSALO ST
PORTLAND OR 97230

T2-2019-12701
EMSWCD
ATTN: ANDREW BROWN
5211 N WILLIAMS AVE
PORTLAND OR 97217

T2-2019-12701
RANKIN JOHN
JOHN A RANKIN LLC
42194 CALLE CORRIENTE
MURRIETA CA 92562

T2-2019-12701
ZIMMER-STUCKY JASMINE
30134 E WOODARD RD
TROUTDALE OR 97060