Exhibit L - Appeal

Executive Summary

Conditional Use & Code Compliance

MCC 39.4310 (F) (6), MCC 39.1515, MCC 39.8300, MCC39.8305, MCC 39.8315

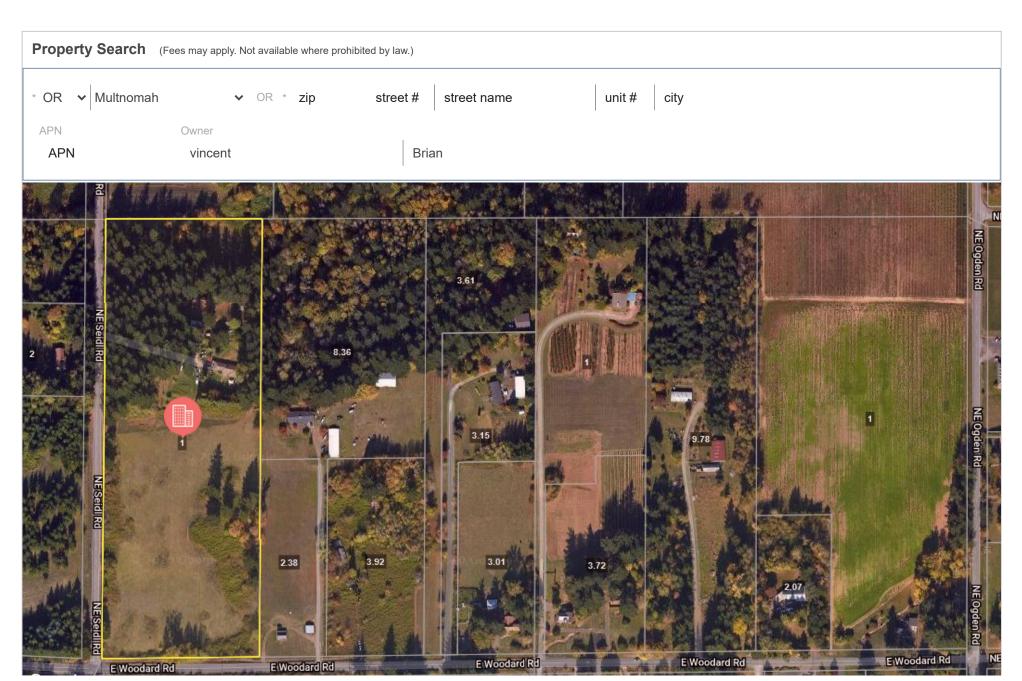
The property on which the proposed cell tower is to be constructed are two tax lots, 500 & 600. From a Land Use point of view, they are not subdivided. They are a single lot of record. Tax lot 500 has a 480 square foot outbuilding and house. Tax lot 600 has a residence and a permitted 1800 square foot outbuilding and a non-permitted 2400 square foot outbuilding for a total square footage of outbuildings is 4200 square feet. The unpermitted pole barn (60' x 40') addressed in the "Notice of Decision", the owner said was a farm building but Land use noted that there was no farming and according to Land Use, it needs to be permitted/brought up to code. This would mean that the Lot of Record would exceed their 2,500 square foot outbuilding criteria. This should trigger a public hearing. Land Use did not follow this procedure. According to Exhibit CC1, it needs to be brought up to code which would mean a review of the square footage of the outbuildings of the Lot of Record. The way we understand it, if total non-farming outbuilding square footage exceeds 2500 square feet for the lot of record, there needs to be a public hearing.

In summary, given the information that we have, it doesn't seem that Land Use has followed the correct Land Use procedure.

See Exhibits: CC1, CC2, CC3, CC4



Exhibit M - Aerial Photo Showing Existing Tree Canopy and Wildlife Habitat



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA Fa Report a map errory



Vincent Brian S / Vincent Jo

330 Ne Seidl Rd Troutdale, OR 97060 Multnomah County

APN: R322416 **Zone:** NULL **Built:** 1968

Type: Commercial / Farms Bldg Sq Ft: 3,574 Lot Sq Ft: 598,950

Report Name	Actions	Available	Allowance
Combined Report	Edit View		
Property Profile	<u>View</u>	298	300
Transaction History	<u>View</u>	299	300
Comparable Sales	<u>Edit</u> <u>Run</u>	300	300
Тах Мар	Run	300	300
School Information	Run	300	300
Neighbors	Run	300	300
Street Map	<u>View</u>	298	300