

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



First American

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

Property Search (Fees may apply. Not available where prohibited by law.)

* OR

▼

Multnomah

▼

OR

*

zip

street #

street name

unit #

city

APN

Owner

APN

vincent

Brian





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	View	298	300
Transaction History	View	299	300
Comparable Sales	Edit Run	300	300
Tax Map	Run	300	300
School Information	Run	300	300
Neighbors	Run	300	300
Street Map	View	298	300