



M 522

**Multnomah
County**

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED

EXHIBIT G.2

NOTICE OF PUBLIC HEARING

For an Appeal of a Transportation Director/County Engineer's Decision

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

Case File: EP-2020-13167

Decision was issued on October 1, 2020.

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, November 13, 2020, at 9 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 November 12, 2020.**

Appeal: The Appellant in the above case has appealed the Transportation Director's Decision for denial of Road Rules Variance from County standards, including not making required improvements to SE Victory Rd and establishing a second access at the subject property for a fire truck turnaround. The appeal has been lodged as the appellants object to the County's decision regarding:

- a) the application of the Oregon Fire Code standard width rather than the lower width deemed acceptable by the local fire service;
- b) the accepted geometry of the proposed fire truck turn around; and
- c) the cost of building the road within the SEC-wr overlay.

Location: Public right-of-way known as Victory Road west of 317th Avenue, Troutdale
Road Rules Variance is to allow for development of 31330 SE Victory Rd
Tax Lot 600, Section 08DC, Township 1 South, Range 4 East, W.M.
Alternate Account #R751705100 Property ID #R266609

Appellant: Abigail Freeland

Owner(s): Abigail and Daniel Freeland

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 Graham Martin, Transportation Planner at 503-988-0204 or via email at graham.martin@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:

Road Rules Variance: MCRR 4.000-4.500; MCRR 5.000; MCRR 6.000; MCRR 11.000; MCRR 16.200 A-D; MCRR 16.225 A-C; MCRR 16.250; MCRR 18.250.

Multnomah County Road Rules (MCRR):

Copies of the referenced Multnomah County Road Rules (MCRR) sections can be obtained by contacting our office at (503) 988-5050 or by visiting the Transportation website at:

<https://multco.us/transportation-planning/> under the link: **Multnomah County Road Rules**

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.



SITE PLAN

A PORTION OF LOTS 37 & 38,
"SECTION LINE ROAD FRUIT TRACT"
SITUATED IN THE SOUTHEAST
QUARTER OF SECTION 8, TOWNSHIP 1
SOUTH, RANGE 4 EAST OF THE
WILLAMETTE MERIDIAN, COUNTY OF
MULTNOMAH, STATE OF OREGON.

SCALE: 1" = 150'



PARCEL INFORMATION

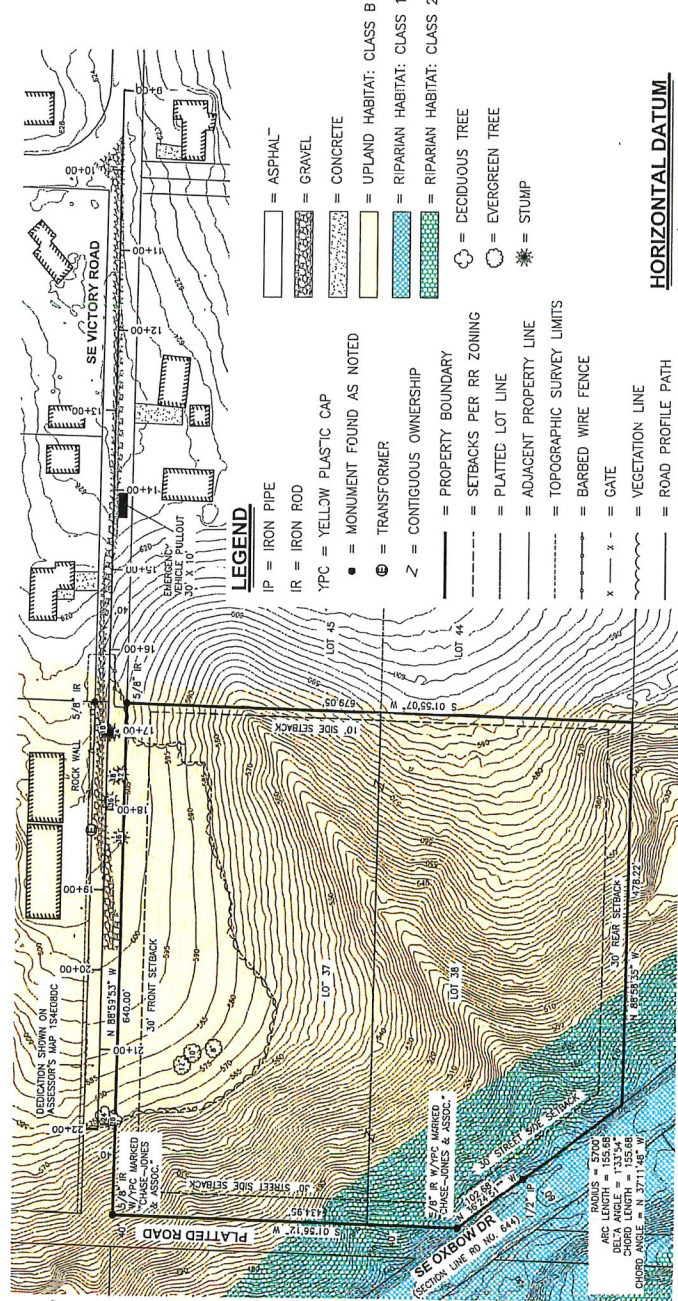
PROPERTY ID: P266609
MAP TAX LOT: 154ED08000600
ALTERNATE ACCOUNT NO: P266609
ASSESSOR: SECTION LINE RD FRUIT TR,
LOTS 37&38
OWNERS: DANIEL AND ABIGAIL FREELAND
ADDRESS: SE OXBOW DR, TROUTDALE, OR
ZONING: RR-RURAL RESIDENTIAL
FIRE DISTRICT: #10
WATER DISTRICT: LISTED WATER DISTRICT

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF
1988 (NAVD88) (GEOIC2012B)

NOTES

- THIS SITE PLAN FROM PUBLIC AVAILABLE INFORMATION ONLY, WITH PERMISSION OF CLIENT/OWNER. ROAD WIDTHS PROVIDED BY CLIENT/OWNER.
- CONTOURS ARE AT 1' INTERVALS WITHIN THE TOPOGRAPHIC SURVEY BOUNDS (SEE LEGEND) AND ARE COMPUTER GENERATED.
- CONTOURS ARE AT 2' INTERVALS OUTSIDE OF THE TOPOGRAPHIC SURVEY BOUNDS (SEE LEGEND) AND ARE GENERATED USING THE OREGON DEPARTMENT OF GEOLOGY AND MINERAL RESOURCES LIDAR DATA. UTILITIES SHOWN ON THE SURVEY HEREON WERE BASED UPON GROUND/VISUAL OBSERVATIONS ONLY. THERE MAY BE UTILITIES ON THE SITE THAT WERE NOT VISIBLE AND THUS NOT SHOWN. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY.
- HABITAT BOUNDARIES ARE DETERMINED USING METRO DATA RESOURCE CENTER.
- PROPERTY BOUNDARY DELINEATED PER SN51586, MULTNOMAH COUNTY SURVEY RECORDS
- SURROUNDING STRUCTURES AND ROADWAYS ARE DIGITIZED FROM AERIAL IMAGERY.
- TREE DIAMETER MEASUREMENTS TAKEN AT BREAST HEIGHT.

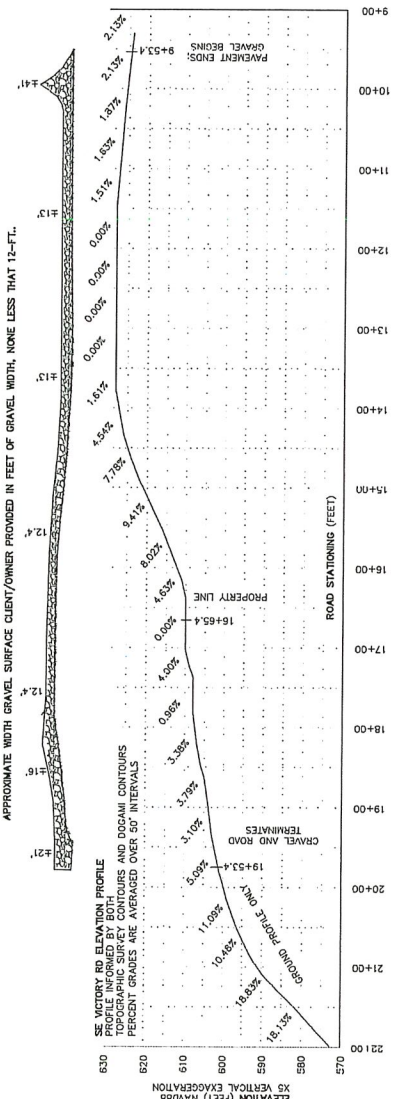


LEGEND

- IP = IRON PIPE
- IR = IRON ROD
- YPC = YELLOW PLASTIC CAP
- = MONUMENT FOUND AS NOTED
- ⊕ = TRANSFORMER
- Z = CONTIGUOUS OWNERSHIP
- = PROPERTY BOUNDARY
- = SETBACKS PER RR ZONING
- = PLATTED LOT LINE
- = ADJACENT PROPERTY LIMITS
- = TOPOGRAPHIC SURVEY LIMITS
- = BARBED WIRE FENCE
- X — X = GATE
- = VEGETATION LINE
- = ROAD PROFILE PATH
- = INDEX CONTOUR LINE
- = CONTOUR LINE
- = ASPHALT
- ▨ = GRAVEL
- ▩ = CONCRETE
- = UPLAND HABITAT: CLASS B
- = RIPARIAN HABITAT: CLASS 1
- = RIPARIAN HABITAT: CLASS 2
- = DECIDUOUS TREE
- = EVERGREEN TREE
- ✱ = STUMP

HORIZONTAL DATUM

NAD 83/2011 EPOCH 2010.0000 OREGON
STATE PLANE COORDINATE SYSTEM
OREGON NORTH ZONE 3601
WITH UNITS IN INTERNATIONAL FEET



STATEWIDE LAND SURVEYING INC.



43 NW AVA AVE. GRESHAM, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

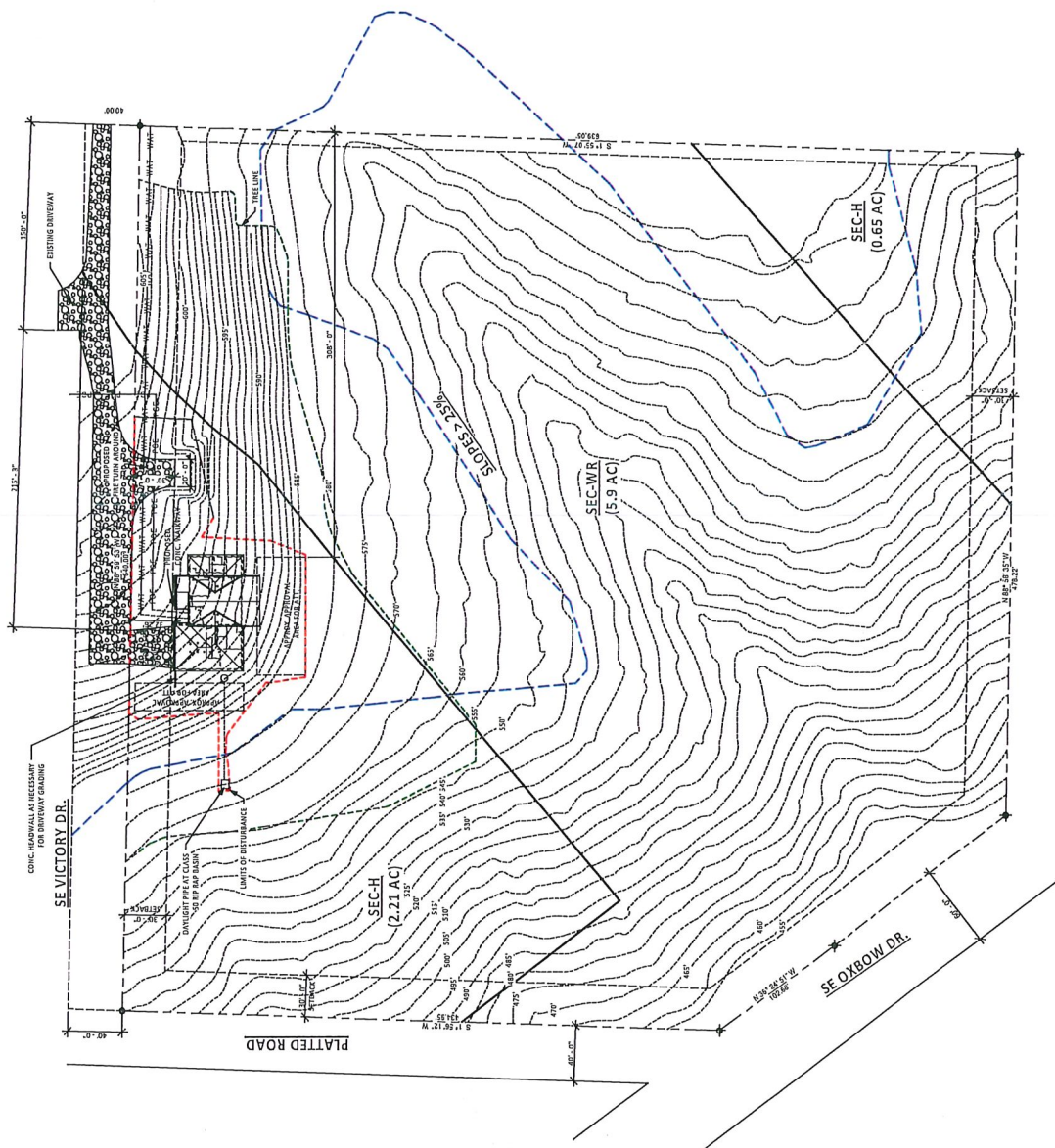
CLIENT: DANIEL FREELAND
JOB NUMBER: 2019-021
SCALE: 1" = 150'
DRAWN: AAO
REVIEWED: GDS
SHEET: 1 OF 1
REVIEW DATE: 02-20-20
SURVEY DATE: 01-15-19

As shown, topography, drainage and other site data are the engineer's work product, provided by and for the client. The engineer is not responsible for the accuracy or completeness of the data. The engineer is not responsible for the accuracy or completeness of the data. The engineer is not responsible for the accuracy or completeness of the data.

REELAND RESIDENCE
SE OXBOW DR.
SITE PLAN

No.	Date	Issued By
1	04/20/2024	Author
2	04/20/2024	Checker
3	04/20/2024	Engineer

0.S.P.
1" = 40'-0"



SE VICTORY DR.	
Property ID:	TR001001
City:	TR001001
Use:	VACANT LAND
County:	Washington
State ID:	15400000
AN Account Number:	8721700000
AN Account Number:	8721700000
Total Land Area:	8.76 acres

LOT AREA -	38327 sq ft
BUILDING COVERAGE (FUT. G.A.)	4,275 sq ft
MOBILE BUILDING AREA	111,000
MOBILE BUILDING AREA	428 sq ft
MOBILE BUILDING AREA	2440 sq ft

1 SITE PLAN
0.S.P. 1" = 40'-0"