

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

RETURN SERVICE REQUESTED





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T2-2021-14768 NOH 08202021 MULTNOMAH COUNTY LAND USE PLNG DIV 1600 SE 190TH AVENUE PORTLAND OR 97233

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BY: HK

## Department of Community Services Land Use Planning Division www.multco.us/landuse



1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

# 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:

T2-2021-14768

#### **COVID-19 NOTICE:**

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

Scheduled before one of the County Hearings Officers on Friday, September 10, 2021, at 9:00am or soon thereafter. The hearing will be held virtually.

Attendance and Participation Options and Instructions: This Hearing will be open to the public. Interested parties may contact our office to register for this event or obtain more information about attending either by calling 503-988-3043 or emailing (<a href="mailto:lup-hearings@multco.us">lup-hearings@multco.us</a>). You are not required to register for this event. However, if you do, please provide your name, phone number, and email address no later than noon on <a href="mailto:Thursday">Thursday</a>, September 9, 2021. The Virtual Meeting link and call-in information is found in the public notice under the subject property address at the following webpage - <a href="https://www.multco.us/landuse/public-notices">https://www.multco.us/landuse/public-notices</a>.

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The Appellant in the above case has appealed the Planning Director's June 4, 2021 Decision that the permits issued in Case No. T2-2014-3377, which included permits for a customary farm dwelling on not high-value soils (*former* MCC 33.2625(D)(3)), Significant Environmental Concern-Wildlife Habitat (SEC-h) (*former* MCC 33.4570), and Hillside Development (*former* MCC 33.5505, *et. seq.*) ("the Permit"), have expired under the terms of the Permit because the Owners did not commence construction within the time period in *former* MCC 37.0690. The Appellant argues that the Decision does not explain the application of MCC 37.0690, that the Owners did timely commence construction, and that the Owners have a vested right to complete the development authorized under the Permit.

Subject Property:

Address: 12424 NW Springville Road

Map, Tax Lot: 1N1W16D -02800

1N1W15C -00600 1N1W16D -03100

Alternate Account #: R961160130

Property ID #: R324300 R501639

R961150770 R961160590

R324339

Appellant:

Scott Reed

Owner(s):

Scott and Stacey Reed

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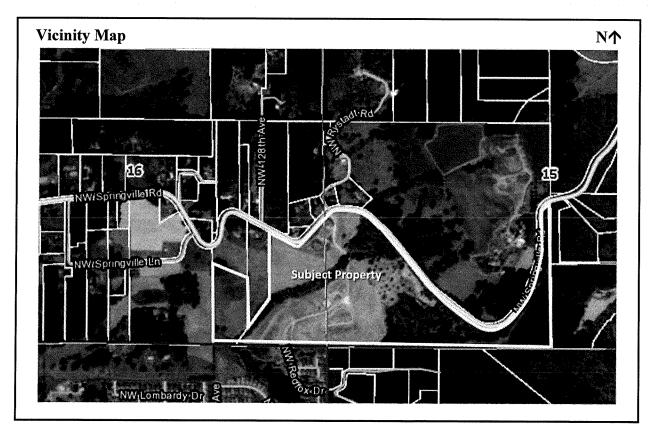
### **Public Participation and Hearing Process:**

A copy of the appeal and all evidence submitted in support of the appeal is available for inspection, at no cost, by contacting the Planning Director. The County's staff report will be made available digitally on the Land Use Planning Division website (<a href="https://www.multco.us/landuse/public-notices">https://www.multco.us/landuse/public-notices</a>) under the subject property address shown above at least seven (7) days prior to the hearing, and will also be available for inspection, at no cost, by contacting the Planning Director. Printed copies of all documents may be purchased at the rate of \$0.40/page. For further information on this case, contact Carol Johnson, Planning Director, at 503-988-0218 or via email at <a href="mailto:carol.johnson@multco.us">carol.johnson@multco.us</a>.

Any interested party may appear and testify or submit written comment on the appeal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the appeal. The hearing procedure will follow the process set forth in MCC 39.1140 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 date, time, and location certain. Notice of the decision will be mailed to the appellant, 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 appellant 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.



Notice: Case No. T2-2021-14768

## **Applicable Approval Criteria:**

Multnomah County Code (MCC): Expiration of Type II or Type III Decisions: former MCC 37.0690

Copies of the referenced Multnomah County Code section are available by contacting our office at (503) 988-3043 or by visiting our website at <a href="https://multco.us/landuse/zoning-codes/">https://multco.us/landuse/zoning-codes/</a> under the link **Chapter 37: Administrative Procedures**.

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.

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PARCEL ID	INFO1	NAME	ADDRESS	CITYSTATEZIP
	ATT	GARRETT STEPHENSON	1211 SW 5th AVE #1900	PORTLAND OR 97204
	OWNER	SCOTT & STACY REED	13305 NW CORNELL RD STE C	PORTLAND OR 97229
	R151500300	CAVE MICHAEL & DIANNA	13145 NW SPRINGVILLE RD	PORTLAND OR 97229-1609
	R649722660 & R649722670	PUNTNEY MICHAEL	8005 N JOHN AVE	PORTLAND OR 97203
	R649722680	WAGNER CRAIG	866 N COLUMBIA BLVD #B211	PORTLAND OR 97217
	R649722700	KIRKHAM WILLIAM	5919 NW SKYLINE BLVD	PORTLAND OR 97229-1330
	R649729140	ZEIPELT MAURA ET AL	11175 NW SALTZMAN RD	PORTLAND OR 97229-2599
	R649729160	BOWEN WALTER TR	1455 SW BROADWAY #1700	PORTLAND OR 97201
	R649744570	VICTORIA TAYLOR REV TR	5757 NW SKYLINE BLVD	PORTLAND OR 97229
	R649774490	GUNN CHARLES	BRIESELANGER WEG 1	14612 FALKENSEE GERMANY
	R649774500	STORC LISE & COMEAU ANDREW	6021 NW SKYLINE BLVD	PORTLAND OR 97229-1328
	R961150120	VATNE FAMILY TR	12321 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961150130	BEOVICH EVANKA TR	11525 NW SPRINGVILLE RD	PORTLAND OR 97229-1315
	R961150260	PHILIP TYLER SILVER REV TR	5837 NW SKYLINE BLVD	PORTLAND OR 97229-1332
	R961150280 & R961160250	DOUGLAS DANIEL & JUDI	12455 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961150380	TALBOT JOHN & LINDA	12421 NW SPRINGVILLE RD	PORTLAND OR 97229-1350
	R961150500	PAMPLONA TR & KACAL PROPERTIES LLC	301 COMMERCE ST #1900	FORT WORTH TX 76102
	R961150520	WINKLER KARL ET AL	6335 NW SKYLINE BLVD	PORTLAND OR 97229-1306
	R961150710	STANLEY ROY & NEWCOMB- DIANNA	7015 NW SKYLINE BLVD	PORTLAND OR 97229-1201
	R961150770 ET AL	REED SCOTT & STACY	12521 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160150	TUALATIN VALLEY WATER DISTRICT	1850 SW 170TH AVE	BEAVERTON OR 97006-4211
	R961160230	ZIZYS GIEDRIUS & ZIZIENE AUSRA	12931 NW SPRINGVILLE RD	PORTLAND OR 97229-1645
	R961160240	SPRINGVILLE FARMS LLC	12821 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160280 & R961160940	MALINOWSKI FERN TR	13450 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160310	AZHAR FARHAT TR	12900 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160320	COWLING CHARLENE	12820 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160600	WEBSTER JUDY	12749 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160630 & R961160980	DEHNER MICHAEL & MARYANNE	4321 N 13TH ST	TACOMA WA 98406-4203
	R961160650	BELL NOAH	13150 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160780 ET AL	PLEP HERBERT & OLIVE	13011 NW SPRINGVILLE RD	PORTLAND OR 97229
	R961160810	RAMIREZ YURI W & SMITH IDA	12839 NW SPRINGVILLE RD	PORTLAND OR 97229-1605
	R961160830	STOLLBERG ERIC TR	6140 NW SKYLINE BLVD	PORTLAND OR 97229-1327
	R961160880	HAZEL JOSEPH LEE	12535 NW SPRINGVILLE RD	PORTLAND OR 97229-1642
	R961220270 ET AL	TUALATIN HILLS PARK & RECREATION DISTRICT	15707 SW WALKER RD	<b>BEAVERTON OR 97006-5941</b>
Land Use Contact	JIM CATHCART	WMSWCD	2701 NW VAUGHN ST STE 450	PORTLAND OR 97210
Land Use Contact	GEORGE SOWDER	SKYLINE RIDGE	17817 NW SKYLINE BLVD	PORTLAND OR 97231
Land Use Contact	JERRY GROSSNICKLE	FPNA LAND USE COMMITTEE	13510 NW OLD GERMANTOWN RD	PORTLAND OR 97231
Land Use Contact	CAROL CHESAREK		13300 NW GERMANTOWN RD	PORTLAND OR 97231
Land Use Contact	NEIGHBORS WEST/NORTHWEST	C/O FOREST PARK NA REQUIRED/GENERAL/CERTIFIEDCONTACT	2257 NW RALEIGH ST	PORTLAND OR 97210
	T2-2021-14768 NOH CASE FILE DATE TBD	MULTNOMAH COUNTY LAND USE PLNG DIV	1600 SE 190TH AVENUE	PORTLAND OR 97233