

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

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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.....

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 (lup-hearings@multco.us). 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 Thursday, 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 - <https://www.multco.us/landuse/public-notices>.

Appeal: 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 R961150770 R961160590	Property ID #: R324300 R501639 R324339

Appellant: Scott Reed

Owner(s): Scott and Stacey Reed

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 <https://multco.us/landuse/zoning-codes/> 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.

PARCEL ID	INFO1	NAME	ADDRESS	CITY/STATE/ZIP
	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	PORT 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	BEAVERTON OR 97006-5941
JIM CATHCART		WMSWCD	2701 NW VAUGHN ST STE 450	PORTLAND OR 97210
GEORGE SOWDER		SKYLINE RIDGE	17817 NW SKYLINE BLVD	PORTLAND OR 97231
JERRY GROSSNICKLE		FPNA LAND USE COMMITTEE	13510 NW OLD GERMANTOWN RD	PORTLAND OR 97231
CAROL CHESAREK		FPNA	13300 NW GERMANTOWN RD	PORTLAND OR 97231
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

Land Use Contact
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