



M 522

**Multnomah
County**

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

RETURN SERVICE REQUESTED

NOTICE OF PUBLIC HEARING



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

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

CASE FILE: T3-2024-0006 **APPLICANT:** Kim Hancock

LOCATION: 19114 NW Sauvie Island Road, Portland **Property ID #** R325011
 Map, Tax lot: 2N1W17B -00100 **Alt. Acct. #** R971170520

BASE ZONE: Multiple Use Agriculture (MUA-20)

OVERLAYS: Wetlands

PROPOSAL: Request for a Lot of Record Determination, Accessory Use Determination, and
Variance for the retroactive approval of an accessory building in the Multiple Use
Agriculture – 20 Zone.

HEARING TIME AND PLACE

Friday, July 11, 2025 at 1:00 pm

The referenced Hearing is scheduled before one of the County's Hearing's Officers via
virtual hearing.

Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notice

To register for this event, provide your name, phone number, and email address either by
email to LUP-hearings@multco.us or phone to 503-988-3043 **no later than 12:00 pm on Thursday,
July 10, 2025.**

-
- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the application and all
supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer.
Paper copies of all documents are \$0.46/page. For further information on this case, contact [LUP-
hearings@multco.us](mailto:LUP-hearings@multco.us).

All interested parties may appear and testify virtually or submit written comment on the proposal at or
prior to the hearing. Comments should be directed toward the approval criteria listed below and must
be received prior to the close of the Hearing. The Hearing 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.

Any issue that is intended to provide a basis for an appeal to the Land Use Board of Appeals (LUBA) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.



❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20

Multiple Use Agriculture (MUA-20): MCC 39.4310 Allowed Uses, (F) Accessory Structures, MCC 39.4325(C), (D), (E), (G), (I) (J) Dimensional Requirements and Development Standards

Accessory Use Determination: MCC 39.4315 Review Use, (H) Accessory Structures

Variance: MCC 39.8200 Adjustments and Variances; Generally, MCC 39.8205 Scope, MCC 39.8215 Variance Approval Criteria

Copies of the referenced Multnomah County Code sections 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 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

❖ **ENCLOSURES:**

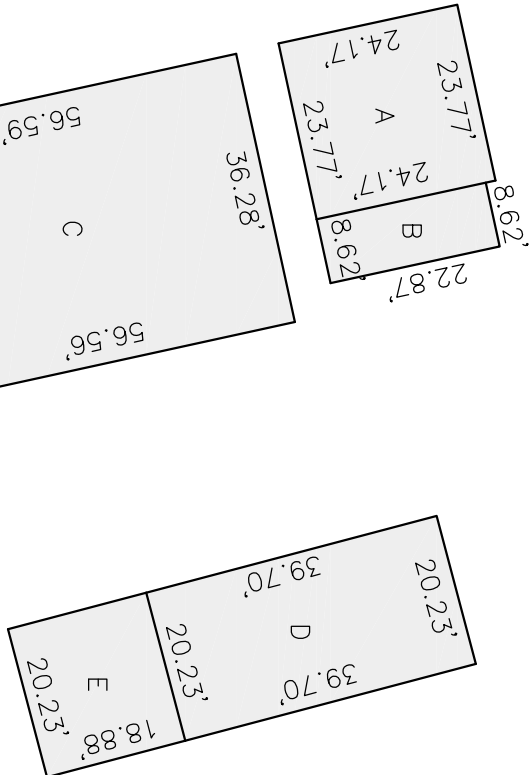
Site Plan / Floor Plan / Building Elevation

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

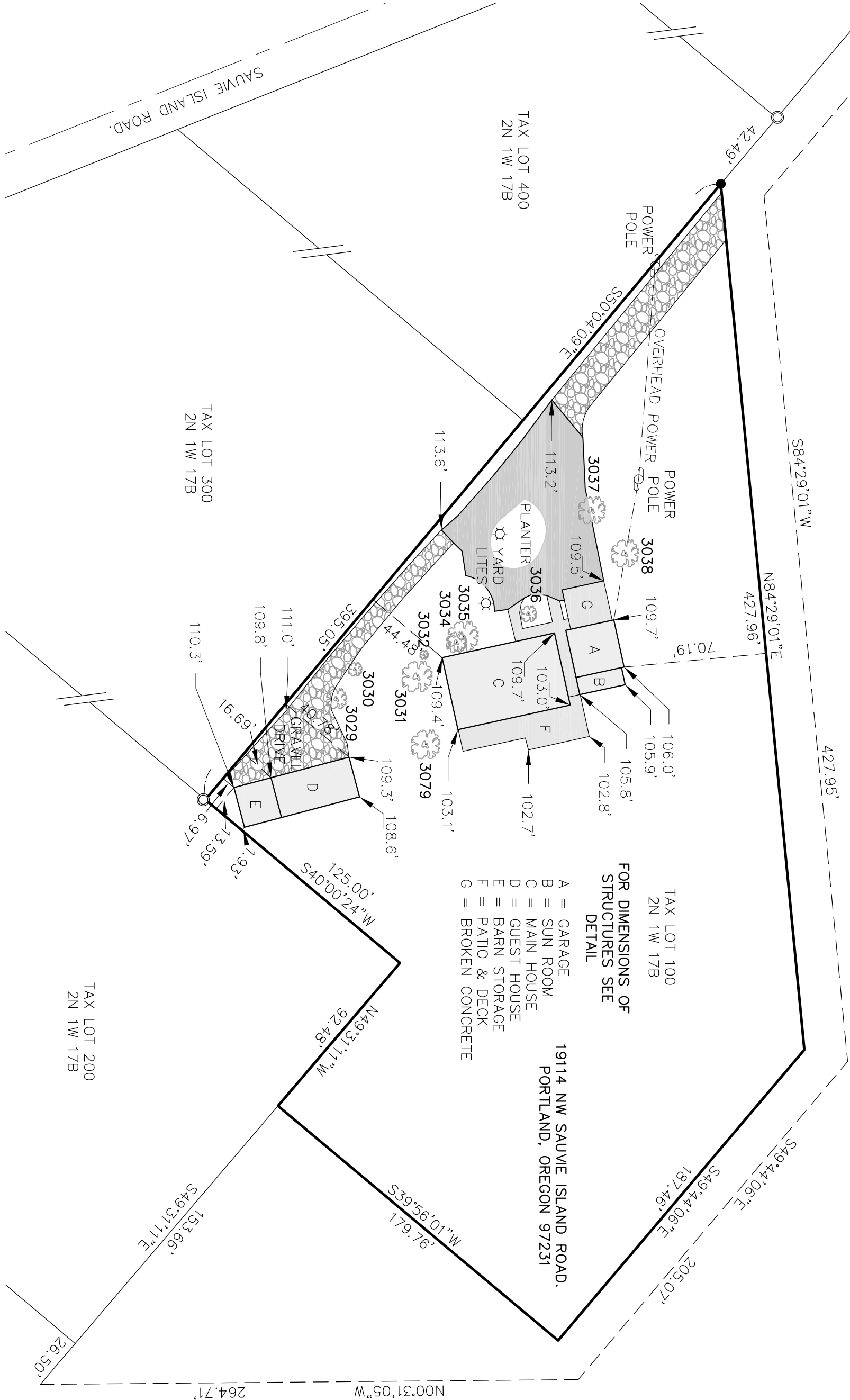
LEGEND:

- 5/8" IRON ROD FOUND
- IRON PIPE FOUND



DETAIL NOT TO SCALE

TAX LOT 100
2N 1W 8



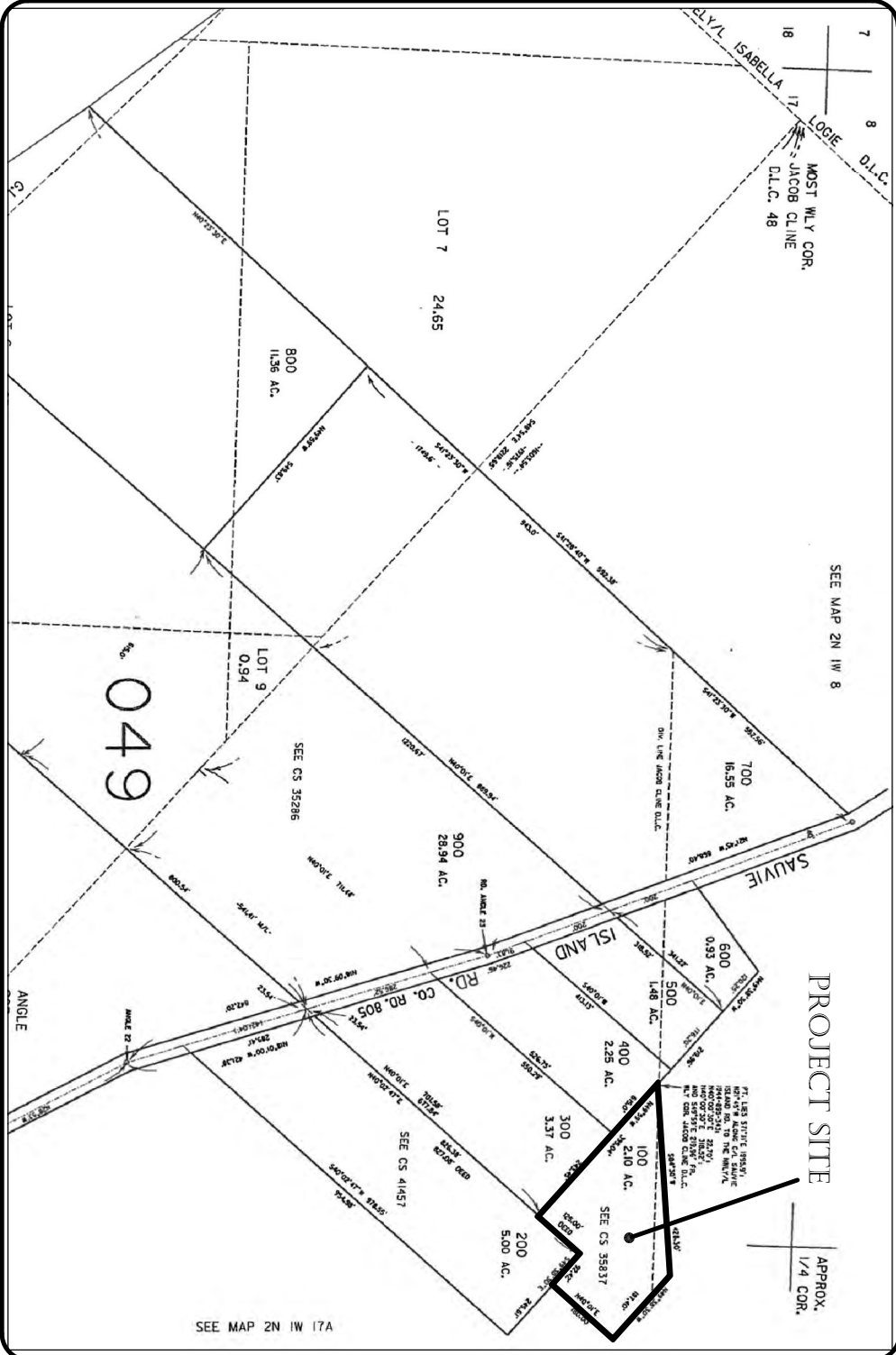
TAX LOT 100
2N 1W 17B

FOR DIMENSIONS OF
STRUCTURES SEE
DETAIL

19114 NW SAUVIE ISLAND ROAD,
PORTLAND, OREGON 97231

A = GARAGE
B = SUN ROOM
C = MAIN HOUSE
D = GUEST HOUSE
E = BARN STORAGE
F = PATIO & DECK
G = BROKEN CONCRETE

VICINITY MAP NOT TO SCALE

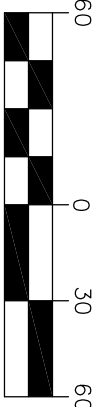


TREE SCHEDULE:

- 3029-6" DECIDUOUS
- 3030-4" DECIDUOUS
- 3031-18" BIRCH
- 3032-12" & 14" BIRCH
- 3034-12" BIRCH
- 3035-18" BIRCH
- 3036-(2)-10" DECIDUOUS
- 3037-16" PLUM
- 3038-16" PLUM
- 3079-17" LOCUST

SCALE: 1" = 60'

GRAPHIC SCALE



NOTE:

THIS EXHIBIT IS NOT INTENDED TO IMPLY THAT A RECORD OF SURVEY WAS CONDUCTED. HOWEVER, CARE WAS TAKEN TO RECOVER AND VERIFY EXISTING MONUMENTATION THAT IS OF RECORD IN ORDER TO ACCURATELY RETRACE THE TITLE LINES OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 2023-036985.

ELEVATIONS ARE BASED UPON A RANDOM DATUM

THE PERIMETER OF THE PROPERTY AND BEARINGS WERE ESTABLISHED USING MULTNOMAH COUNTY SURVEY OF RECORD NO. 64266

SITE PLAN

A PARCEL OF LAND AS DESCRIBED IN DEED DOCUMENT NO. 2023-036985 OF THE MULTNOMAH COUNTY DEED RECORDS LOCATED IN THE NW 1/4 OF SECTION 17, T. 2N., R. 1W., W.M., MULTNOMAH COUNTY, OREGON.

PROJECT CASEY/DAWSON	NO.	TYPE
107-060-23	107-060-23	SITE PLAN

SHEET 1 OF 1

REGISTERED
PROFESSIONAL
LAND SURVEYOR

COPY

OREGON
JULY 13, 1999
ROBERT A. JOHNSON, JR.
43595

RENEWAL 7-01-25

DESIGNED BY RAJ OCT 2023

DRAWN BY RAJ DATE

REVIEWED BY DATE

PROJECT NO. 107-060-23
SCALE 1" = 60'

CASEY / DAWSON

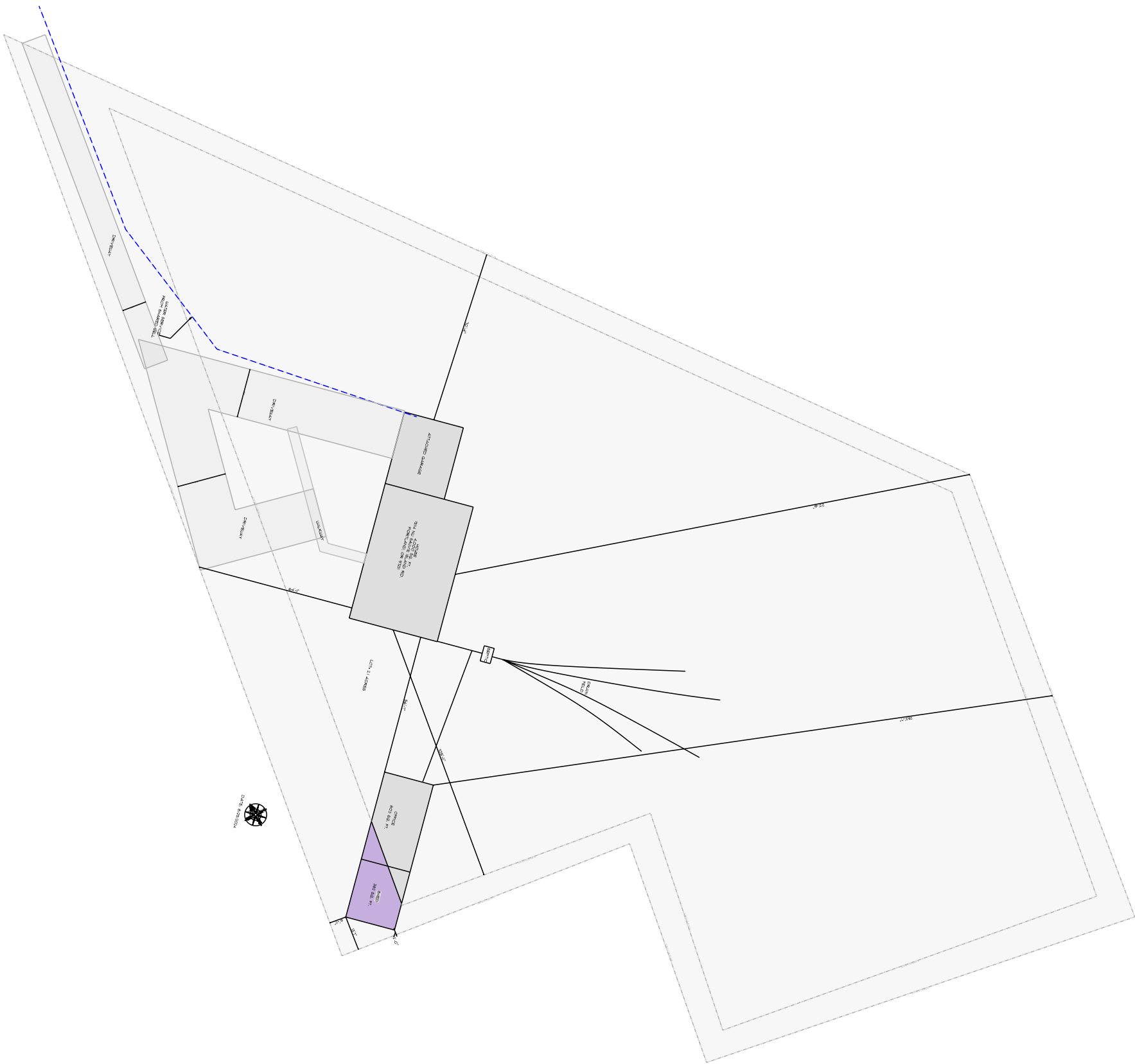
NO.	DATE	REVISION	BY



HERITAGE LAND
SURVEYING, INC.

CONSULTING, GPS, SURVEYING SERVICES
8413 N.E. HUMBOLDT ST. PORTLAND, OREGON 97220
OFFICE 503-255-6558 FAX 503-255-6765

SITE PLAN
SCALE: 1" = 50'-0"



DATE:
9/2/2024
PAGE:4
SITE PLAN

DAWSON EXISITNG

VANESSA AND GRANT CASEY
1914 NW SAUVIE ISLAND RD
PORTLAND OR 97231
CLIENT PHONE #

DRAWN BY:
IVAN FRANCE 503.944.9294
ANNA WHEATON 360.649.6479

SCALE CORRECT @ 11 X 17 ANSI B

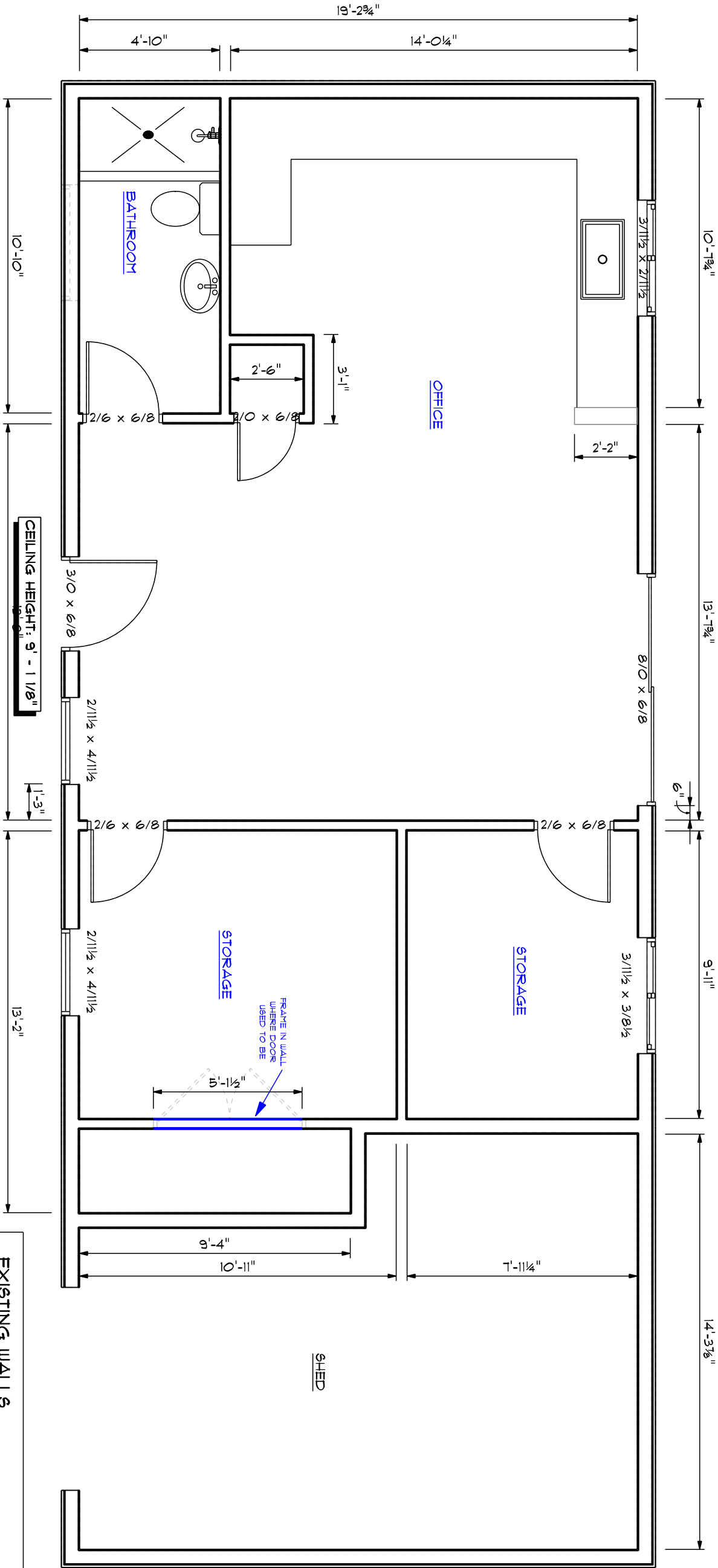


mountainwood homes

11675 SW 66TH AVE
TIGARD, OR 97223
503.746.7338
MOUNTAINWOODHOMES.COM CCB# 184317 WA*MOUNTH1918FW

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TO STARTING ANY WORK AND WILL NOTIFY MOUNTAINWOOD HOMES OF ANY AND ALL DISCREPANCIES.

Exhibit D



PROPOSED OFFICE
SCALE: 1/4" = 1'-0"

EXISTING WALLS

4.5" 2x4 INT. DIMENSIONS: TO DRYWALL
6" 2x6 EXT. DIMENSIONS: TO FRAMING

NEW WALLS

3.5" 2x4 INT. DIMENSIONS: TO FRAMING
5.5" 2x6 EXT. DIMENSIONS: TO FRAMING

REMOVED WALLS

4.5" 2x4 INT. DIMENSIONS: TO DRYWALL
6" 2x6 EXT. DIMENSIONS: TO FRAMING

DATE:
8/29/2024
PAGE:3
PROPOSED OFFICE

DAWSON EXISITNG

YANESSA AND GRANT CASEY
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SCALE CORRECT @ 1/4" = 1' ANS! B

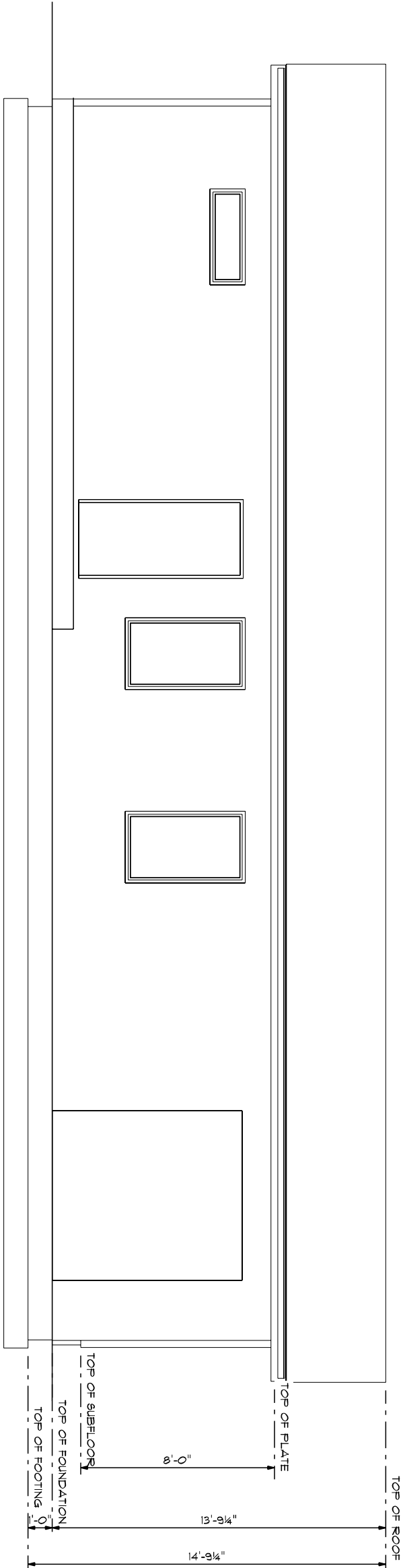


mountainwood homes

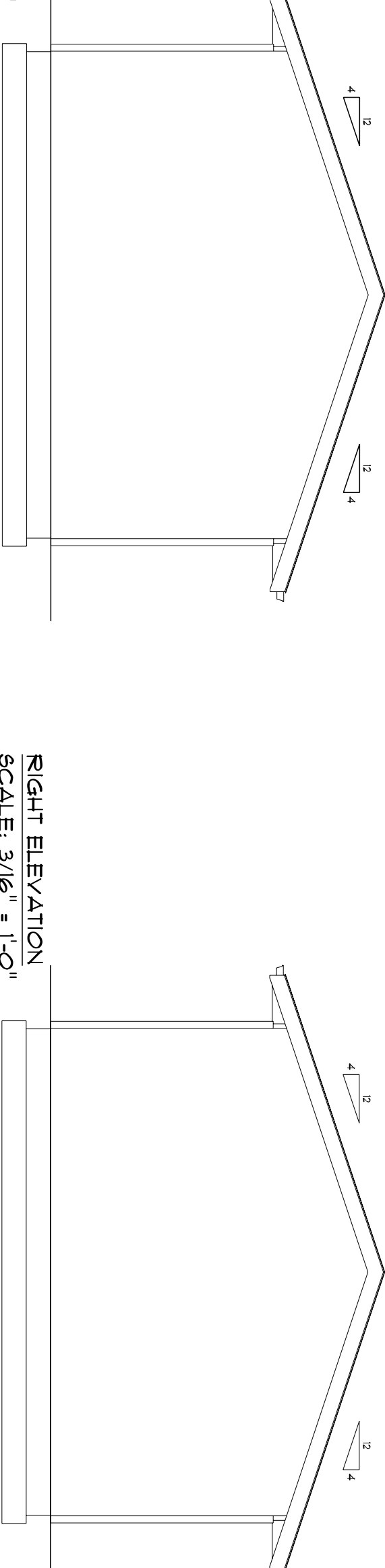
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TIGARD, OR 97223
503.746.7338
MOUNTAINWOODHOMES.COM CCB* 184317 WA*MOUNTH918FW

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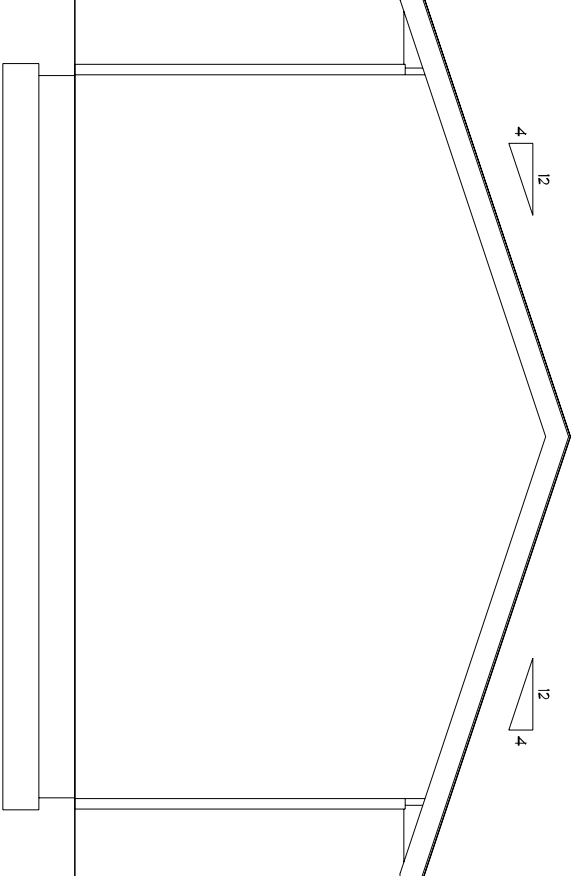
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



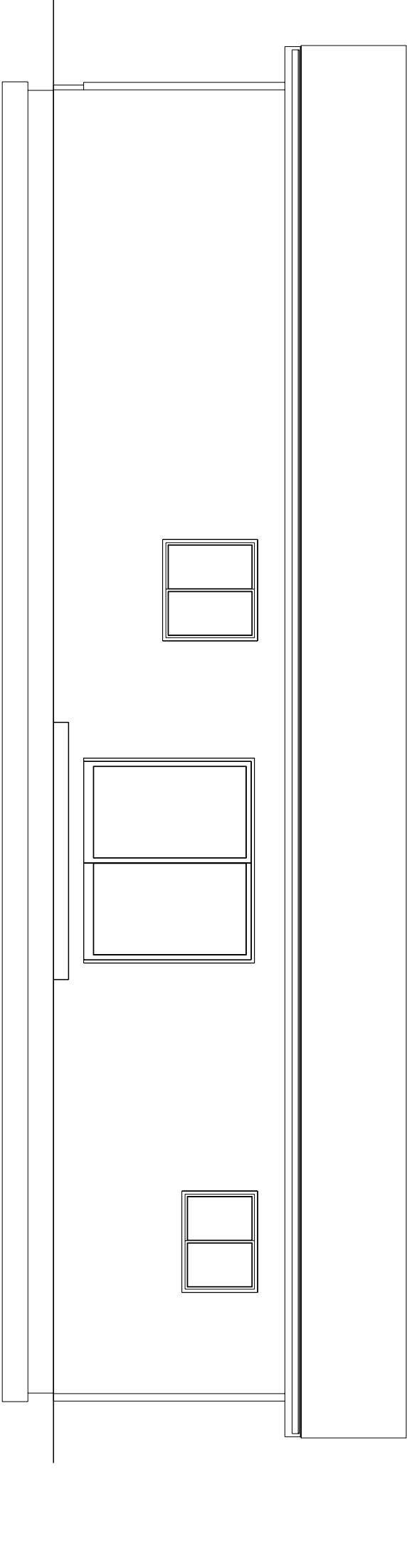
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



DATE:
8/29/2024
PAGE:5
OFFICE-SHED ELEVATIONS

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