

General Information

Due 9/10/2025 AM	Status: Submitted		SR# 1270986
Request Title: CCPR2-2024-0006 Hearing Notice 09102025			Form Number:
Creation Date: 9/5/2025 2:16:50 PM		Submit Date: 9/5/2025 2:18:34 PM	
Created By		Shipping Instructions	
Scott Robison Multnomah County (503) 988-0187		B274 Multnomah County Mailroom Scott Robison (503) 988-0187	

Billing InformationCity Cost Object: **O:4MFPDMULTCAP - Multnomah County P&D Billing**Multnomah County Cost Center: **901000****Printing Options**

	Originals	Copies	Paper Selection	Paper Color	Ink/Toner Color
Text	1	67	AEPP 20# WHITE-11		Black
Covers	2	67	Special/Other (Specify)	70# WHITE	Black

Originals**Print-Ready**

Delivery Medium	File Name	PC-MAC	Source Format	Comments
Electronic: Attached	CCPR2-2024-0006 Hearing Notice Mailing List.xlsx	PC	Excel	
Electronic: Attached	CCPR2-2024-0006_Hearing Notice 09102025.pdf	PC	PDF	

Addressing/Mailing Options

Records on File: 67	Mailing List: Data File	Postage: First Class	
Addressing/Mailing Comments: to county mailroom for postage			

Finishing Options

Finished Size: **8.5x11**
Double Sided: head-to-head
Assemble
Fold: Third
Staple: One Upper Left
Tab/Wafer

Bindery Options**Instructions/Comments**Special **print, address, staple, fold, tab**

P&D

CCPR2-2024-0006 Hearing Notice Mailing List

	A	B	C	D	E
1	PARCEL ID	INFO1	NAME	ADDRESS	CITYSTATEZIP
2			CAPTAIN ROBERT MOTTICE GRESHAM FIRE DEPT	1333 NW EASTMAN PKWY	GRESHAM OR 97030
3			INSPECTOR ASH FOSTER GRESHAM FIRE DEPT	1333 NW EASTMAN PKWY	GRESHAM OR 97030
4	R649950770		MUNOZ ERIC & MEGAN	31822 SE MARGARET ST	GRESHAM OR 97080
5	R677800010		LOFSTEDT JUDITH E & GRAY GARY D & D	7432 SE PLEASANT HOME RD	GRESHAM OR 97080
6	R677800070		CAMPBELL DARREN & LORI-L	31804 SE MARGARET ST	GRESHAM OR 97080-8805
7	R677800150		SMITH CHARLENE F	31844 SE MARGARET ST	GRESHAM OR 97080-8805
8	R677800400		RESIDENT	7346 SE PLEASANT HOME RD	GRESHAM OR 97080
9	R677800400 & R677800430		PLEASANT HOME AUTO PROPERTY LLC	2020 NE 194TH AVE	PORTLAND OR 97230
10	R677800440		MULDER MICHAEL ANDREW & CHAR	31811 SE MARGARET ST	GRESHAM OR 97080
11	R677800470		APPLIN DAVID H	31830 SE DODGE PARK BLVD	GRESHAM OR 97080
12	R677800480		HELPER JASYNDA M	31840 SE DODGE PARK BLVD	GRESHAM OR 97080
13	R677800490		SCHAUPP GARY	31860 SE DODGE PARK BLVD	GRESHAM OR 97080
14	R677800660		RESIDENT	7310 SE PLEASANT HOME RD	GRESHAM OR 97080
15	R677800660 & R677801170		KIM HUYN BONG & MYUNG JA	15971 SW NOAH LN	BEAVERTON OR 97007-2192
16	R677800680 & R677800690		ARMENTA JOSE & YOLANDA	10797 SE 352ND AVE	BORING OR 97009
17	R677800690		RESIDENT	31725 SE DODGE PARK BLVD	GRESHAM OR 97080
18	R677800700		RESIDENT	31802 SE PROCTOR ST	GRESHAM OR 97080
19	R677800700		JOHNSEN JEFFREY P ET AL	PO BOX 784	BORING OR 97009
20	R677800710		RESIDENT	31814 SE PROCTOR ST	GRESHAM OR 97080
21	R677800710		MC WRIGHTMAN LON A	9145 SE ORIENT DR	BORING OR 97009
22	R677800750 & R677800730		RICHARD L FOLAND FAMILY TR	31836 SE PROCTOR ST	GRESHAM OR 97080
23	R677800930		HERNANDEZ JAMIE R	31734 SE MALLY RD	GRESHAM OR 97080
24	R677800960		WILEY OTIS & ROSARIO	1325 NW 9TH ST	GRESHAM OR 97030-5355
25	R677800960		RESIDENT	SE MALLY RD	GRESHAM OR 97080
26	R677800970		OLSON JAMES & SONJA	31810 SE MALLY RD	GRESHAM OR 97080
27	R677801000		MARLEAU JANICE K	4350 KINGS VALLEY HWY	DALLAS OR 97338
28	R677801120 & R677801110 ETC		NELSON GEORGE H JR	31831 SE PROCTOR ST	GRESHAM OR 97080-8908
29	R677801130		BRONSON JANET L	315 N MOLALLA AVE	MOLALLA OR 97038-9120
30	R677801130		RESIDENT	31817 SE PROCTOR ST	GRESHAM OR 97080
31	R677801160 & R677801140		YARNOT TIMOTHY & RHONDA	31805 SE PROCTOR ST	GRESHAM OR 97080-8908
32	R677801480		BURSON KAREN Y	28515 SE HALEY RD	BORING OR 97009
33	R677801480		RESIDENT	7014 SE PLEASANT HOME RD	GRESHAM OR 97080
34	R677802490		PELAYO SABINO LOPEZ	31847 SE MALLY RD	GRESHAM OR 97080-8904
35	R677802640		WETZEL JOHN & RENA	31809 SE MALLY RD	GRESHAM OR 97080-8904
36	R677802730		RESIDENT	31745 SE MALLY RD	GRESHAM OR 97080
37	R677802730		BURSON ROBERT L	31930 SE PIPELINE RD	GRESHAM OR 97080
38	R994200020		GEERTZ FAMILY TR	6915 SE PLEASANT HOME RD	GRESHAM OR 97080
39	R994200030		RESIDENT	7123 SE PLEASANT HOME RD	GRESHAM OR 97080
40	R994200030		DWIGHT D UNTI TR & TRACIE L UNTI TR	PO BOX 1620	GRESHAM OR 97030
41	R994200050		RUEDI RONALD C	37850 SE LUSTED RD	BORING OR 97009-9726
42	R994200050		RESIDENT	7431 SE PLEASANT HOME RD	GRESHAM OR 97080
43	R994200170		VENTURA ILDEFONSO R ET AL	31317 SE BLUFF RD	GRESHAM OR 97080
44	R994200420		HEARD AARON & SHAWNA	7651 SE PLEASANT HOME RD	GRESHAM OR 97080
45	R994200430		REARDON NURSERY INC	10050 SE 282ND AVE	BORING OR 97009
46	R994200430		RESIDENT	7536 SE PLEASANT HOME RD	GRESHAM OR 97080

CCPR2-2024-0006 Hearing Notice Mailing List

	A	B	C	D	E
47	R994200470		DEAN & KATHLEEN M CARL TR	2160 NE COUNTRY CLUB CT	GRESHAM OR 97030
48	R994200470		RESIDENT	31637 SE DODGE PARK BLVD	GRESHAM OR 97080
49	R994200520		VANDEHEY PETER & ROBIN	7239 SE PLEASANT HOME RD	GRESHAM OR 97080-8939
50	R994200550		HARDY JOSHUA & JUSTINE	5943 SE 20TH CT	GRESHAM OR 97080
51	R994200550		RESIDENT	7507 SE PLEASANT HOME RD	GRESHAM OR 97080
52	R994200560		RESIDENT	31231 SE BLUFF RD	GRESHAM OR 97080
53	R994200560		ROJAS ILDEFONSO	31317 SE BLUFF RD	GRESHAM OR 97080
54	R994200610		MARTSOLF KENNETH & DEBBIE	7539 SE PLEASANT HOME RD	GRESHAM OR 97080
55	R994201080		PAYNE JAMES R	31538 SE DODGE PARK BLVD	GRESHAM OR 97080-8963
56	R994201100		RANSON JENNIFFER & MCNIECE ROMAN	31436 SE DODGE PARK BLVD	GRESHAM OR 97080-8963
57	R994201110 & R994201510		WARREN JIMMY & NORMA	7373 SE PLEASANT HOME RD	GRESHAM OR 97080-8843
58	R994201160		CERVANTES JUAN A	31535 SE DODGE PARK BLVD	GRESHAM OR 97080
59	R994201230		RESIDENT	31632 SE DODGE PARK BLVD	GRESHAM OR 97080
60	R994201230		PENGUIN GROUP LLC	7220 SW NORTHVALE WAY	PORTLAND OR 97225-1540
61	R994201490		WESTLEY AND THERESA KUNS TR	31414 SE JACKSON RD	GRESHAM OR 97080
62	R994201500		CARLSON RICHARD & TINA	31322 SE DODGE PARK BLVD	GRESHAM OR 97080
63	R994201730		ADRIENNE MILLER FAMILY TR	31316 SE JACKSON RD	GRESHAM OR 97080-8933
64	R994201790 & R994201280		KUNS FAMILY TR	31203 SE DODGE PARK BLVD	GRESHAM OR 97080
65	R994201930		RESIDENT	31026 SE DODGE PARK BLVD	GRESHAM OR 97080
66	R994201930		MITU FILIP & MARIA	PO BOX 1066	GRESHAM OR 97030
67	R994201970		GERALDINE A GLENN TR	7037 SE PLEASANT HOME RD	GRESHAM OR 97080
68		CCPR2-2024-0006 Hearing Notice 09102025	MULT COUNTY LAND USE PLNG DIV	1600 SE 190TH AVE	PORTLAND OR 97233

NOTICE OF PUBLIC HEARING

This notice concerns a public hearing scheduled to consider the Code Case described below.

Code Case File: CCPR2-2024-0006

Scheduled before one of the County's Hearing's Officer on **Friday, September 26, 2025 at 10:30 a.m.** via virtual hearing. Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notice.

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 LUP-hearings@multco.us **no later than noon on Thursday, September 25, 2025.**

SUBJECT OF THE HEARING: Appeal of Notice of Violation:
Non-permitted commercial activity and accessory structures (canopies)

LOCATION: 31535 SE Dodge Park Blvd Gresham, OR **Property ID #** R342375
Map, Tax lot: 1S4E20AC -00700 **Alt. Acct. #** R994201160

APPELLANT: Juan Cervantes

OWNER: Juan Cervantes

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- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the Notice of Violation (NOV), Staff Report, and all evidence submitted in support of the NOV is available for inspection, at no cost, by contacting LUP-hearings@multco.us or by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents may be purchased at the rate of \$0.71/page. For further information on this case, contact LUP-hearings@multco.us.

All interested parties may appear and testify virtually or submit written comment on the Notice of Violation at or prior to the hearing. Comments should address either support of, or opposition to, the specific violation(s) of Multnomah County Code being appealed; and must be received prior to the close of the public hearing. The hearing procedure will follow the Hearings Officer's *Rules of Procedure* and will be explained at the hearing. must be received prior to the close of the public hearing. 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 hearing participants, usually within 10 days of the announcement. A decision by the Hearings

Officer may be appealed by the appellant, the County, or any aggrieved party to the Oregon Circuit Court, or the Columbia River Gorge Commission if the property in violation is located in the Columbia River Gorge National Scenic Area.



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

Violations, Enforcement and Fines: MCC 39.1530 *Notice of Violation, Abatement, Fine and Right to Appeal*, MCC 39.1545 *No Appeal*, and 39.1550 *Appeal*.

Base Zone: MCC 39.4305 *Uses*

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**.

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

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