



Testimony Opposing Approval of Temporary Permit Application T2-2025-0048

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To: lup-hearings@multco.us

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To: Multnomah County Hearings Officer

From: Ron Roberts

34828 SE Carpenter Lane, Gresham, OR 97080

Date: March 5, 2026

Subject: Testimony Opposing Approval of Temporary Permit Application T2-2025-0048

Dear Hearings Officer,

I write as a neighboring property owner to oppose the approval of Temporary Permit Application T2-2025-0048. This application should be denied because the Portland Water Bureau (PWB) failed to comply with the conditions of its prior temporary permit and continued the temporary use in violation of Multnomah County Code after that permit expired.

In September 2024, Multnomah County issued Temporary Permit T2-2024-0062 to PWB. That permit included clear, enforceable conditions governing expiration and the procedures required to continue the temporary use:

Condition 1 – Permit Expiration [MCC 39.1185(E), MCC 39.1185(G), MCC 39.8750(A)]:

This temporary permit runs from September 7, 2024 to September 7, 2025. The time extension provisions under MCC 39.1195 are not applicable.

Condition 5 – Removal of Temporary Uses [MCC 39.1185(E), MCC 39.1185(G), MCC 39.8750(A)]:

All temporary trailers and temporary uses shall cease and be removed from the property within five (5) days of the expiration of this permit unless a new Temporary Permit is granted. If a new temporary permit is to be applied for, the property owner or their representative shall make the application at least 60 days prior to the expiration of this permit.

The required 60-day application deadline was July 10, 2025. PWB did not submit Application T2-2025-0048 until September 3, 2025 — 55 days past the required deadline. Under the plain language of Condition 5, the failure to meet the application deadline obligated PWB to remove all temporary trailers and uses by September 12, 2025. That did not happen.

A code compliance complaint was filed in early November. The County investigated, confirmed that a zoning code violation had occurred, and then declined to require removal. A Request for Voluntary Compliance was issued November 21, 2025, and the new permit was approved December 3, 2025 — before any compliance was achieved.

This sequence reveals a troubling pattern: the County identified a clear violation and responded not with enforcement, but with accommodation. Conditions of approval are not discretionary — they are requirements that permit holders must satisfy. When private applicants violate permit conditions, they face enforcement and consequences. The Portland Water Bureau should be no exception.

Permitting this application despite documented noncompliance with the prior permit effectively rewards the violation and weakens the enforceability of permit conditions going forward. That result is contrary to the purpose of Multnomah County's land use regulations.

I respectfully ask that the Hearings Officer deny Application T2-2025-0048 and require compliance with Temporary Permit T2-2024-0062 and the applicable provisions of Multnomah County Code.

Thank you for your consideration.

Ron Roberts

34828 SE Carpenter Lane, Gresham, OR 97080