

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

## NOTICE OF PUBLIC HEARING

A public hearing scheduled to consider the land use case(s) cited and described below.

**Case File:** T3-2021-14303

Scheduled Before one of the following County Hearings Officer's on **Friday, August 13, 2021 at 10:30 a.m.** or soon thereafter via virtual meeting.

**Participation Options and Instructions:** 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 [land.use.planning@multco.us](mailto:land.use.planning@multco.us) **no later than noon on Thursday, August 12, 2021.**

**Proposal:** The Oregon Department of Transportation (ODOT) requests a Conditional Use Permit, Design Review, Significant Environmental Concern – wildlife habitat (SEC-h) permit, and Geological Hazards Exemption for a road maintenance facility on the subject property. The proposed facility includes a stockpile site and deicer/loader storage building. ODOT identified a need for the site to serve as storage/staging for materials used to combat adverse winter weather conditions.

**Subject Property:** **\*Tentative Address\*:** 11736 NW Skyline Blvd., Portland  
**State ID#** 2N1W31C -02500  
**Tax Account #**R661101910 **Property ID #**R244442

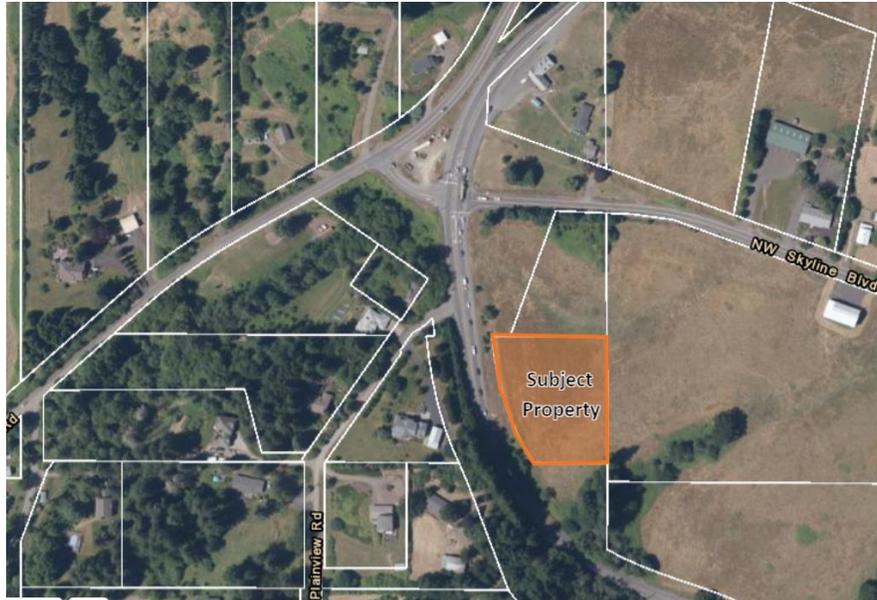
**Applicant:** Michael Schweizer, ODOT **Owner:** State of Oregon

**Zoning:** Exclusive Farm Use (EFU) **Site Size:** 2.39 acres

**Overlay(s):** Significant Environmental Concern – wildlife habitat (SEC-h); Geologic Hazards (GH)

## Vicinity Map

N↑



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

A digital copy of the application and all evidence submitted in support of the application is available at no cost. A staff report will be available for inspection seven (7) days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of \$0.40/per page. For further information on this case, contact Chris Liu, Staff Planner via email at [chris.liu@multco.us](mailto:chris.liu@multco.us).

**Public Participation:** All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

**Hearing Process:** 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, any persons who submitted written comment, requested a decision in writing, 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, the County, or other participants at the hearing.

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 (LUBA).

## **Applicable Approval Criteria** [Multnomah County Code (MCC)]:

### General Provisions:

MCC 39.1515 Code Compliance and Applications;

MCC 39.3005 Lot of Record – Generally;

MCC 39.3070 Lot of Record – (EFU)

EFU Zone Criteria:

MCC 39.4245 Dimensional Requirements and Development Standards;  
MCC 39.6850 Dark Sky Lighting Standards;  
MCC 39.6235 Stormwater Drainage Control

Conditional Use Permit Criteria:

MCC 39.4230 Conditional Uses – (R) Transportation Facilities;  
MCC 39.7005 General Provisions;  
MCC 39.7010 Conditions and Restrictions;  
MCC 39.7015 Conditional Use Approval Criteria;  
MCC 39.7020 Additional Approval Criteria for Certain Transportation Uses in the EFU zoning district;  
MCC 39.7025 Design Review  
MCC 39.7035 Conditional Use Permit

Design Review:

MCC 39.8005 Elements of Design Review Plan;  
MCC 39.8010 Design Review Plan Approval Required;  
MCC 39.8020 Application of Regulations;  
MCC 39.8025 Design Review Plan Contents;  
MCC 39.8030 Final Design Review Plan;  
MCC 39.8040 Design Review Criteria

Significant Environmental Concern – wildlife habitat (SEC-h) Criteria:

MCC 39.5520 Application for SEC Permit;  
MCC 39.5860 Criteria for Approval of SEC-h Permit

Geologic Hazards Criteria:

MCC 39.5075 Permits Required;  
MCC 39.5080 Exemptions

Comprehensive Plan Policies:

Goal 3.4

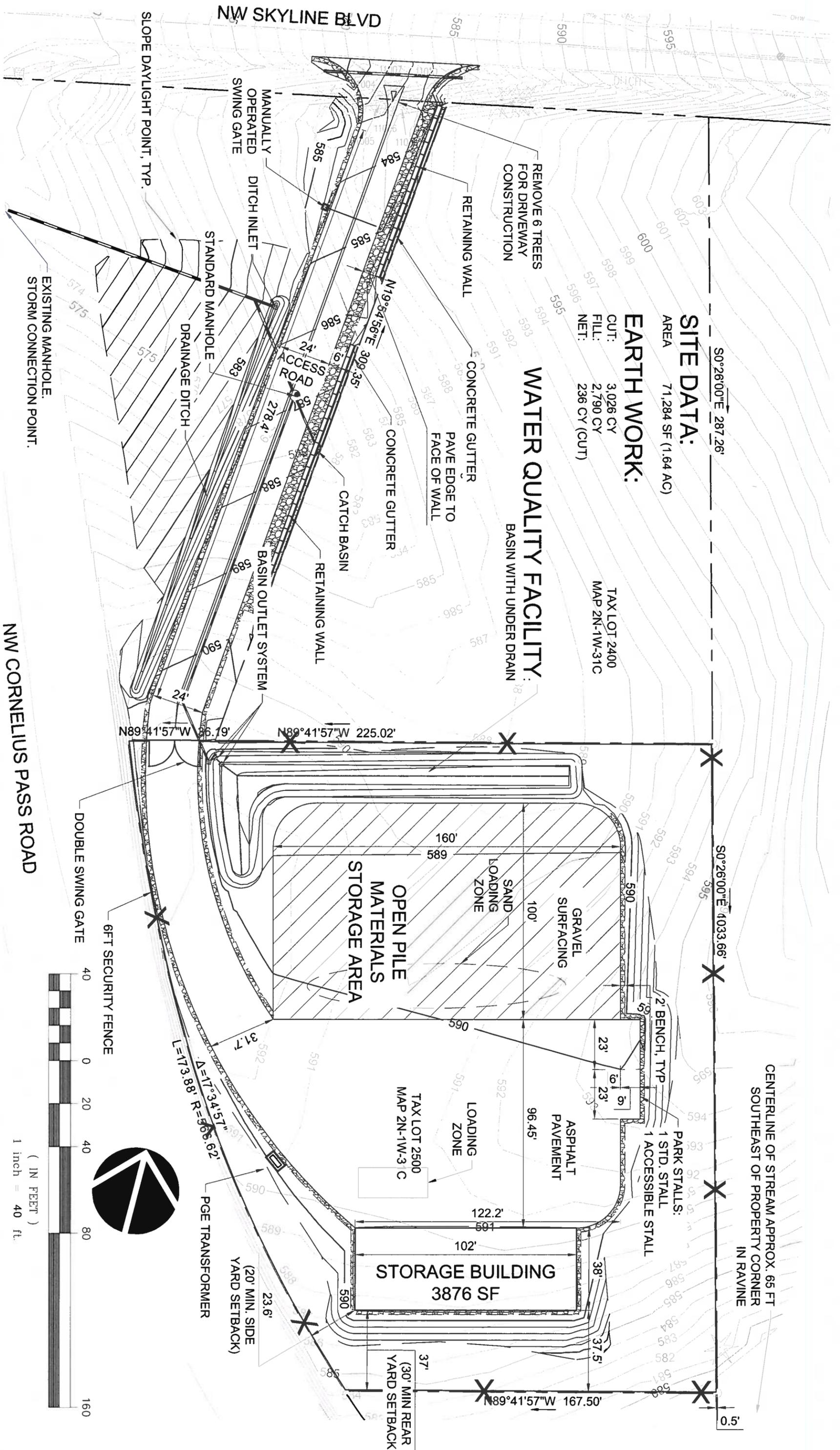
Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

**Enclosures:**

Site Plan  
Building Elevations  
Landscape Plan

**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.



**SITE DATA:**  
 AREA 71,284 SF (1.64 AC)  
**EARTH WORK:**  
 CUT: 3,026 CY  
 FILL: 2,790 CY  
 NET: 236 CY (CUT)

TAX LOT 2400  
 MAP 2N-1W-31C

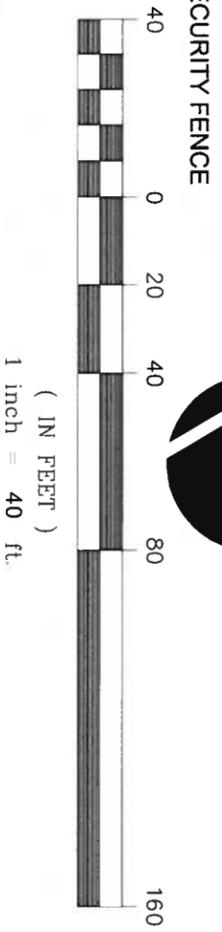
**WATER QUALITY FACILITY:**  
 BASIN WITH UNDER DRAIN

CENTERLINE OF STREAM APPROX. 65 FT  
 SOUTHEAST OF PROPERTY CORNER  
 IN RAVINE

NW CORNELIUS PASS ROAD

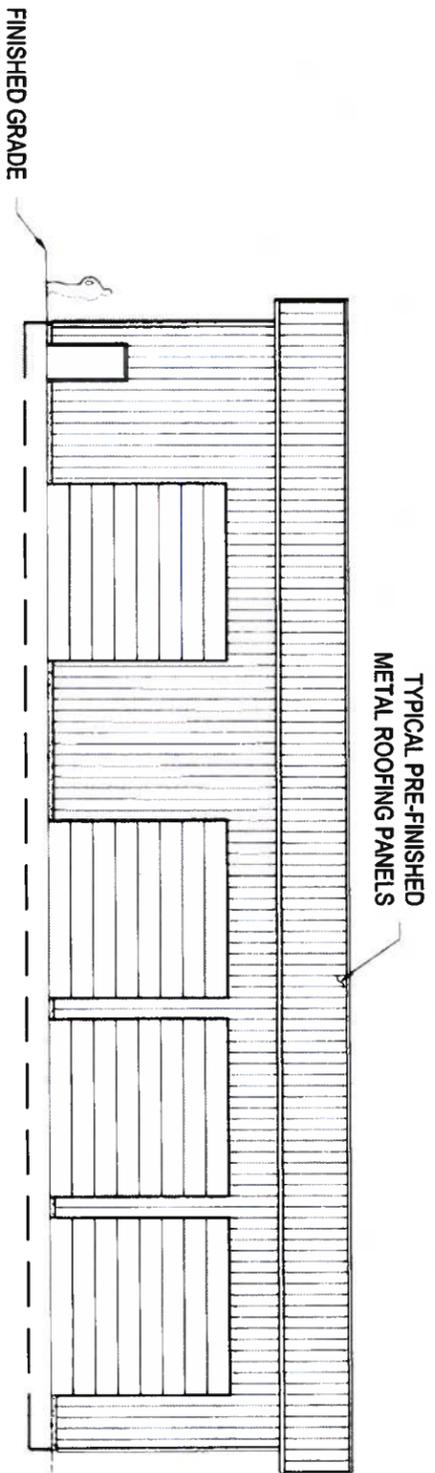
NW SKYLINE BLVD

OREGON DEPARTMENT OF TRANSPORTATION  
 SKYLINE STOCKPILE

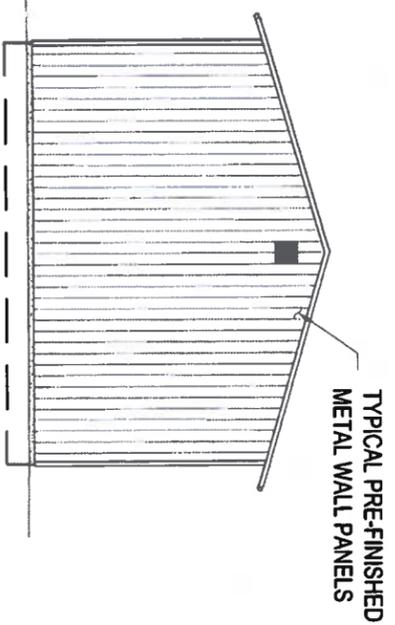


03.11.2021

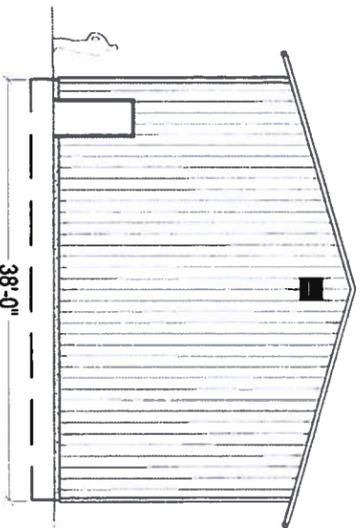
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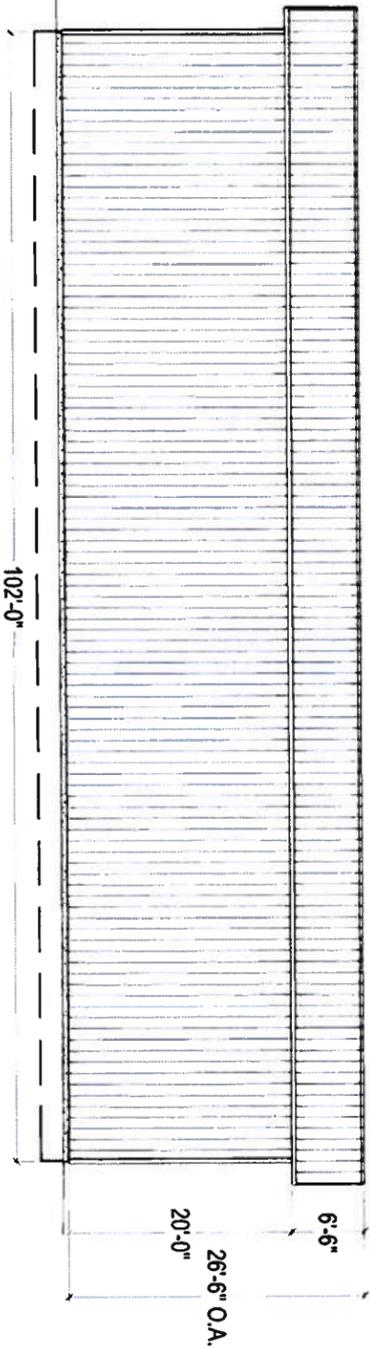
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



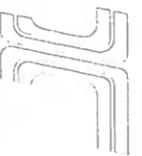
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

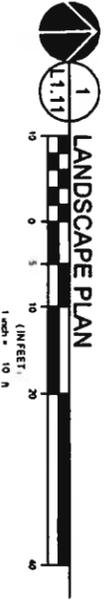
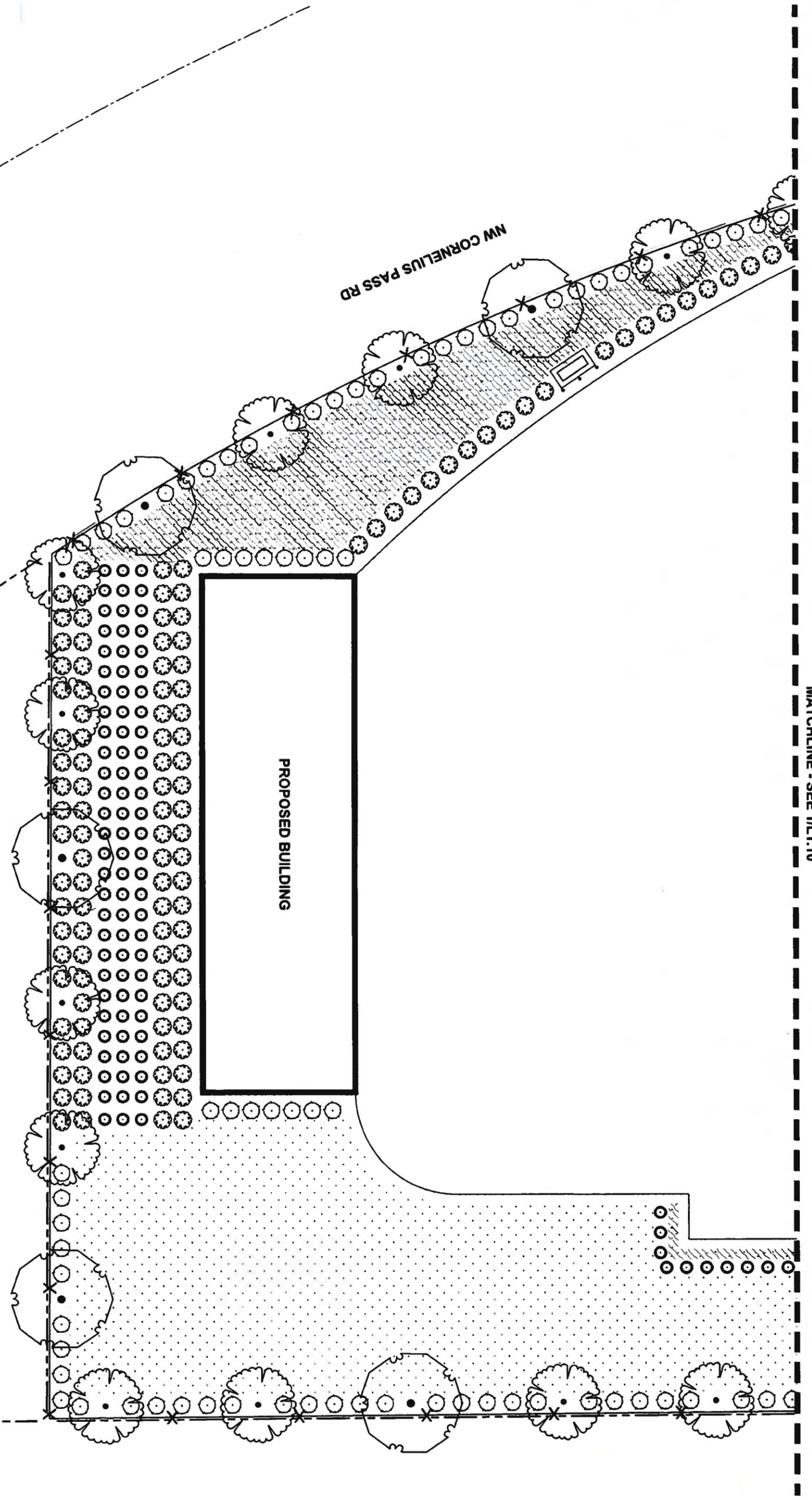
REDUCED 50%  
WHEN PRINTED  
AT 11" x 17"

THIS DRAWING IS REDUCED IF BORDER IS NOT 20 1/2" x 32"

DATE	DESIGNED BY	PROJECT	SHEET
09/23/20	MIKE SCHWEIZER		1 OF 1
	DRAWN BY		DP-2/WHG
	FRANCO RAMOS		
	CHECKED		
	REVIEWED		
<b>PRELIMINARY</b>		 OREGON DEPARTMENT OF TRANSPORTATION FACILITIES SERVICES BRANCH	
FACILITY #10		NW CORNELIUS PASS RD AND NW SKYLINE BLVD	
DATE		COMBINED DEIGER / LOADER STORAGE	
09/23/20		MULTNOMAH COUNTY, OR	
CALC BODY		ELEVATIONS	



MATCHLINE - SEE 1/L1.10



Portland, OR 503.274.5550  
Vancouver, WA 360.655.7879  
Seattle, WA 206.748.9533  
www.mackenzie.com

Client  
OREGON  
DEPARTMENT OF  
TRANSPORTATION  
9200 SW LAWNFIELD  
ROAD  
CLACKAMAS, OR 97015

Project  
SKYLINE ROAD  
STOCKPILE SITE

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REVISION SCHEDULE

DATE	ISSUED AS	ISSUE DATE

SHEET TITLE  
LANDSCAPE  
PLAN

DRAWN BY RAC/AOS  
CHECKED BY SPT  
SHEET

L1.11

JOB NO. 2200357.00

KEY MAP  
SCALE NTS  
LAND USE APPLICATION SET - JANUARY 26, 2021  
3:00pm '09 C:\TEMP\AC\PUBLISH\2718257-1010143.XXD\DWG\L1.11 MAC 01/18/21 12:13 1:20