Exhibit C.5

NOTICE OF PUBLIC HEARING

Multnomah County

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: T3-2024-0001 **APPLICANT**: Gary Shepherd, Metro

LOCATION: 3010 SE Oxbow Park Rd., Gresham **Property ID #** R994100050

Map, Tax lot: 1S4E10 -00400 **Alt. Acct. #** R341682

BASE ZONE: Commercial Forest Use (CFU)

OVERLAYS: Significant Environmental Concern - Wildlife Habitat (SEC-h), Significant Environmental Concern - Scenic Waterway (SEC-sw), Significant Environmental Concern – Water Resources (SEC-wr), Wetlands, Flood Hazard (FH), Geological Hazards (GH)

PROPOSAL: Oregon Metro requests a Type III Conditional Use permit for Oxbow Regional Park to replace and extend the existing water lines serving the facilities in Oxbow Park. Metro proposes to install a second well, a small prefabricated concrete well house for the well pumps, small water storage tank to achieve required fire flows and install additional standpipes per the Fire Department requirement. Additional to the Conditional Use permit a Significant Environmental Concern Wildlife Habitat (SEC-h), Water Resources (SEC-wr), Scenic Waterway (SEC-sw) and Limited Design Review permits are requested.

HEARING TIME AND PLACE

November 08, 2024 at 10:30 am

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-notices

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, November 07, 2024.**

- **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.

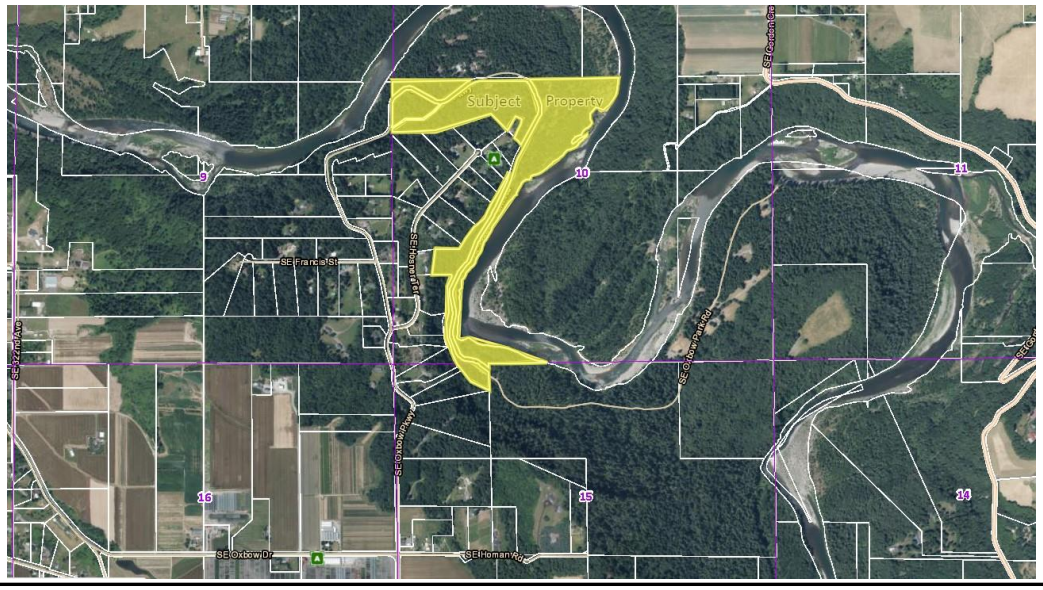
  All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must

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.

Vicinity Map **N↑**



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

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3010 Lot of Record – Commercial Forest Use, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Commercial Forest Use (CFU): MCC 39.4080(A) Conditional Uses, Community Services Uses, MCC 39.4110 - Forest Practices Setbacks and Fire Safety Zones, MCC 39.4105 - Building Height Requirements, MCC 39.4115 - Dimensional Standards for…Structures

Community Service Conditional Use (CU): MCC 39.7515 - Approval Criteria, MCC 39.7520(A)(19) - Accessory Uses, MCC 39.7525(D), (E), (G) Restrictions

Significant Environmental Concern Wildlife Habitat (SEC-h): MCC 39.5510 - Uses; SEC Permit Required, MCC 39.5520 - Application for SEC Permit, MCC 39.5860 - Criteria for Approval of SEC-h Permit

Significant Environmental Concern Scenic Waterways (SEC-sw): MCC 39.5510 - Uses; SEC Permit Required, MCC 39.5520 - Application for SEC Permit, MCC 39.5600 - Criteria for Approval of SEC-sw Permit

Significant Environmental Concern Water Resources (SEC-wr): MCC 39.5510 - Uses; SEC Permit Required, MCC 39.5520 - Application for SEC Permit, MCC 39.5800 - Criteria for Approval of SEC-wr Permit

Design Review (Limited): MCC 39.6500 – MCC 39.6600 - Parking, Loading, Circulation and Access, MCC 39.8020(A) & (D) - Application of Regulations, MCC 39.8040(A)(1)(a), (1)(c), (4) & (7) – Design Review Criteria, MCC 39.8045(C) - Required Minimum Standards

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:
Maps

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.

EXHIBIT 1

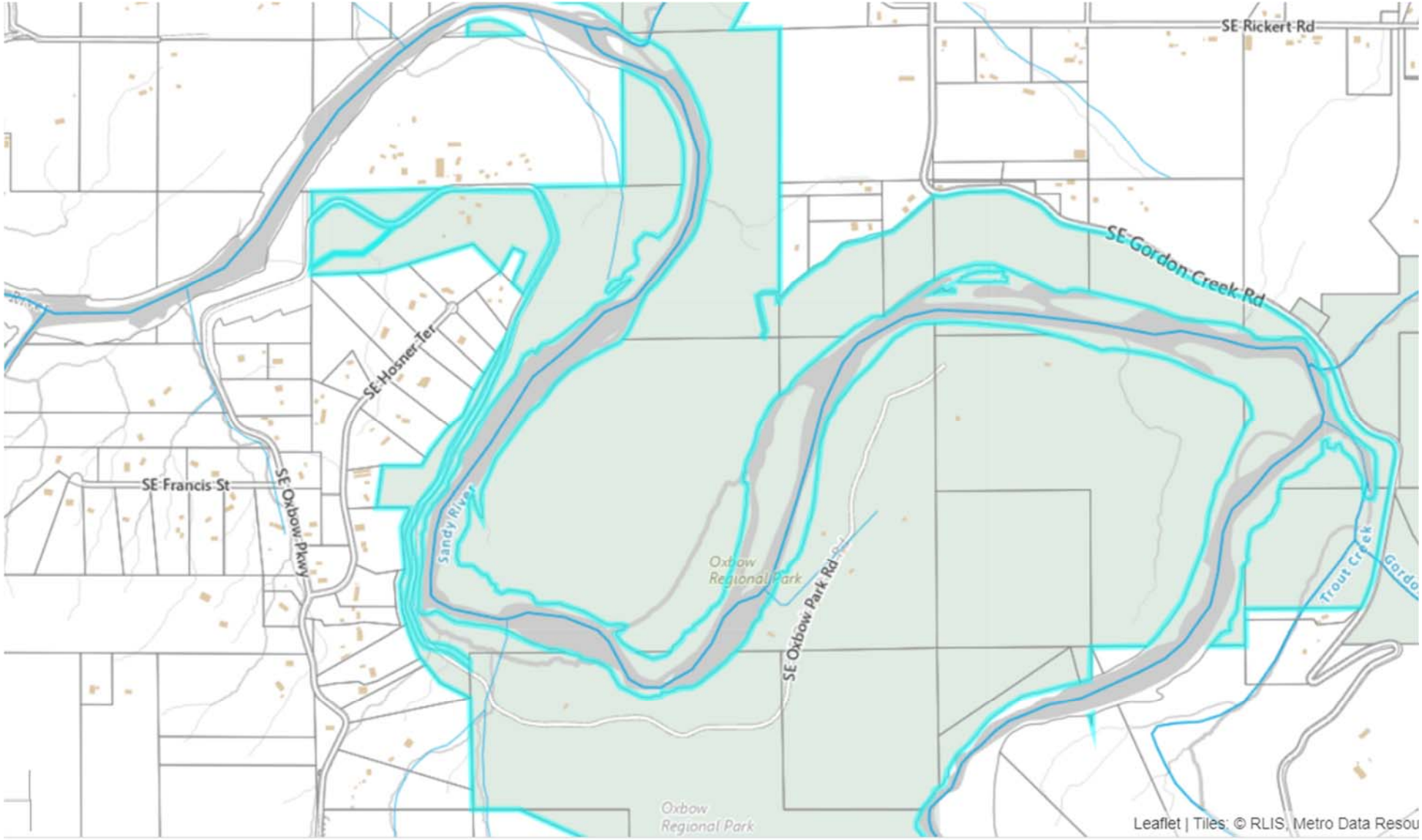

SE Rickert Rd
SE Gordon Creek Rd
SE Hosner Ter
SE Francis St
SE Oxbow Pkwy
Sandy River
Oxbow Regional Park
SE Oxbow Park Rd
Trout Creek
Oxbow Regional Park
Leaflet | Tiles: © RLIS, Metro Data Resou

EXHIBIT 2

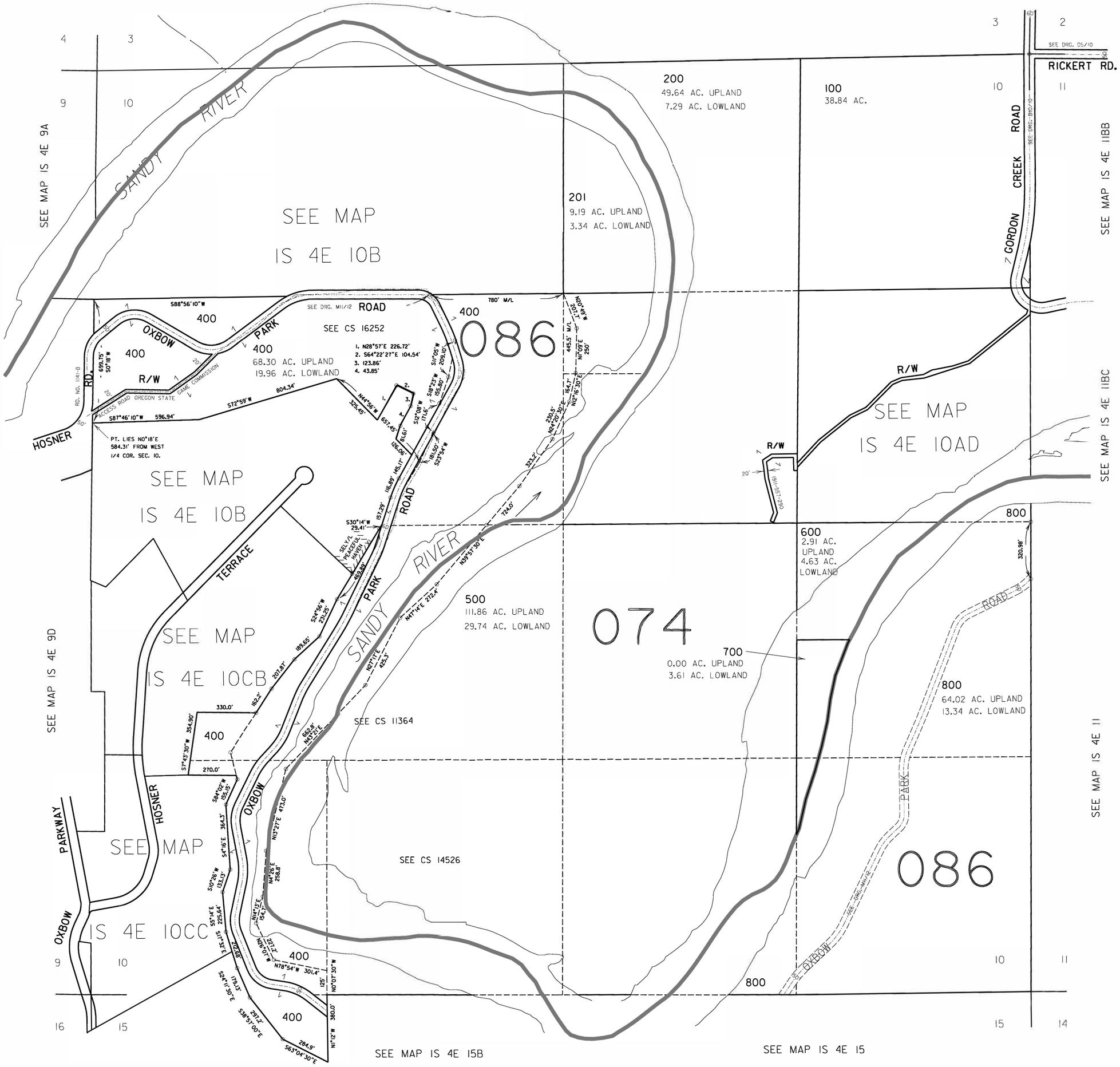
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 10 T.1S. R.4E. W.M.
MULTNOMAH COUNTY

1" = 400'

IS 4E 10 & INDEX

CANCELLED NO. 300 NOT USED



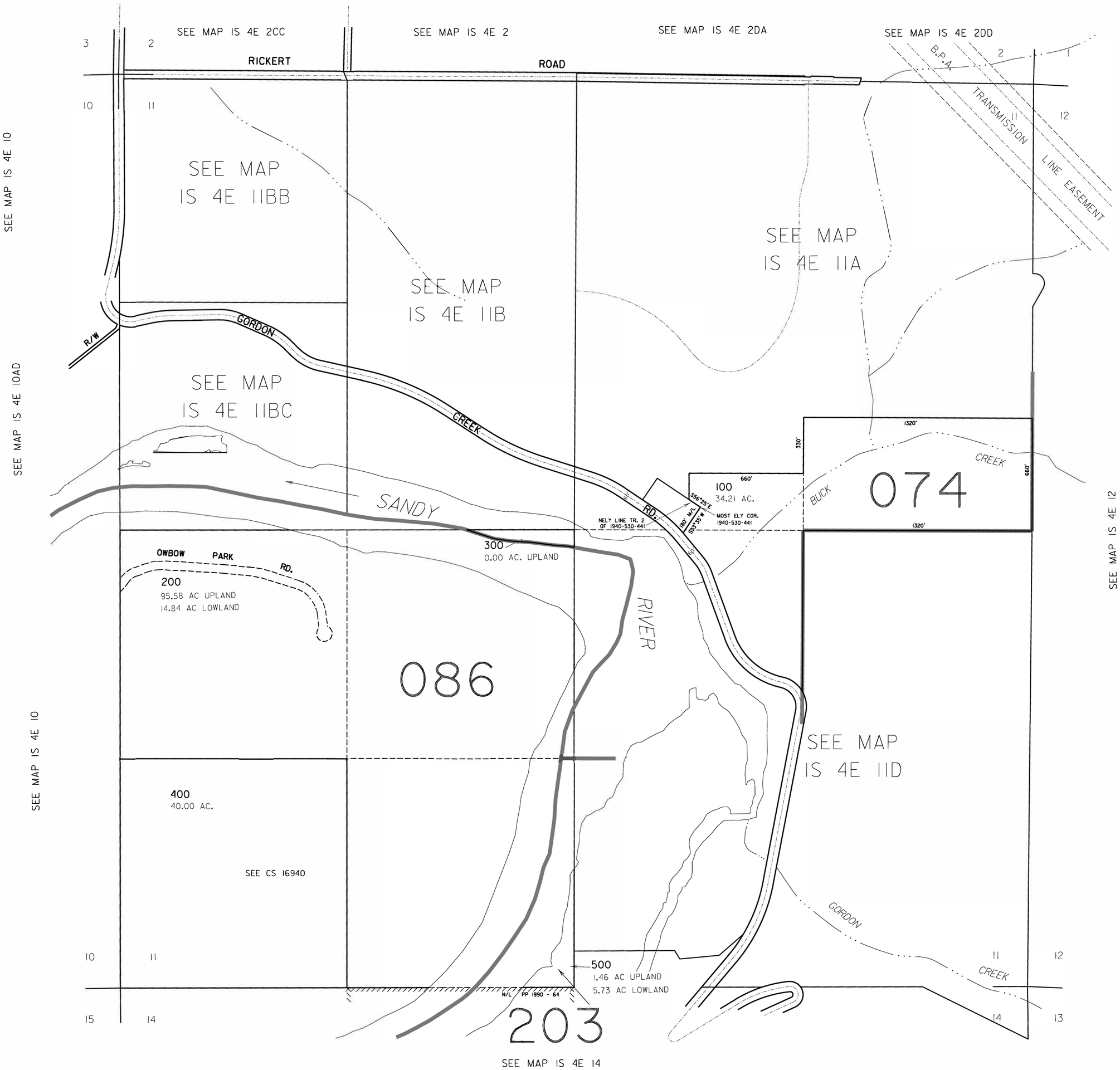
IS 4E 10 & INDEX

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

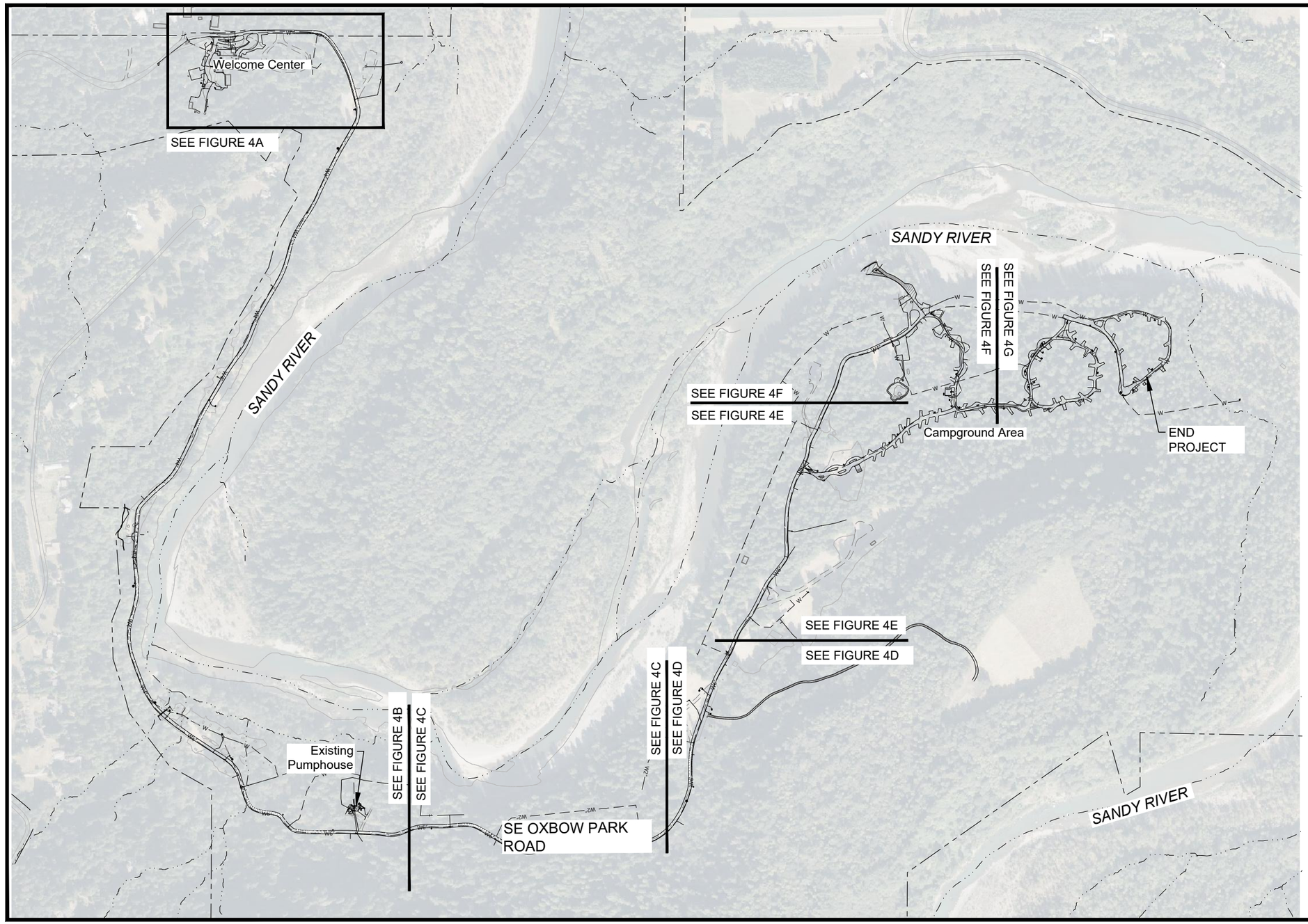
SECTION 11 T.1S. R.4E. W. M.
MULTNOMAH COUNTY

1" = 400'

IS 4E 11 & INDEX



IS 4E 11 & INDEX



LEGEND

Existing Property Boundary

Existing Stream Centerline

Existing Waterline

NOTE:
Details of Forested/Non-forested
"cleared" areas indicated on
Figures 4A-4G

0 250 500 1000

SCALE IN FEET

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

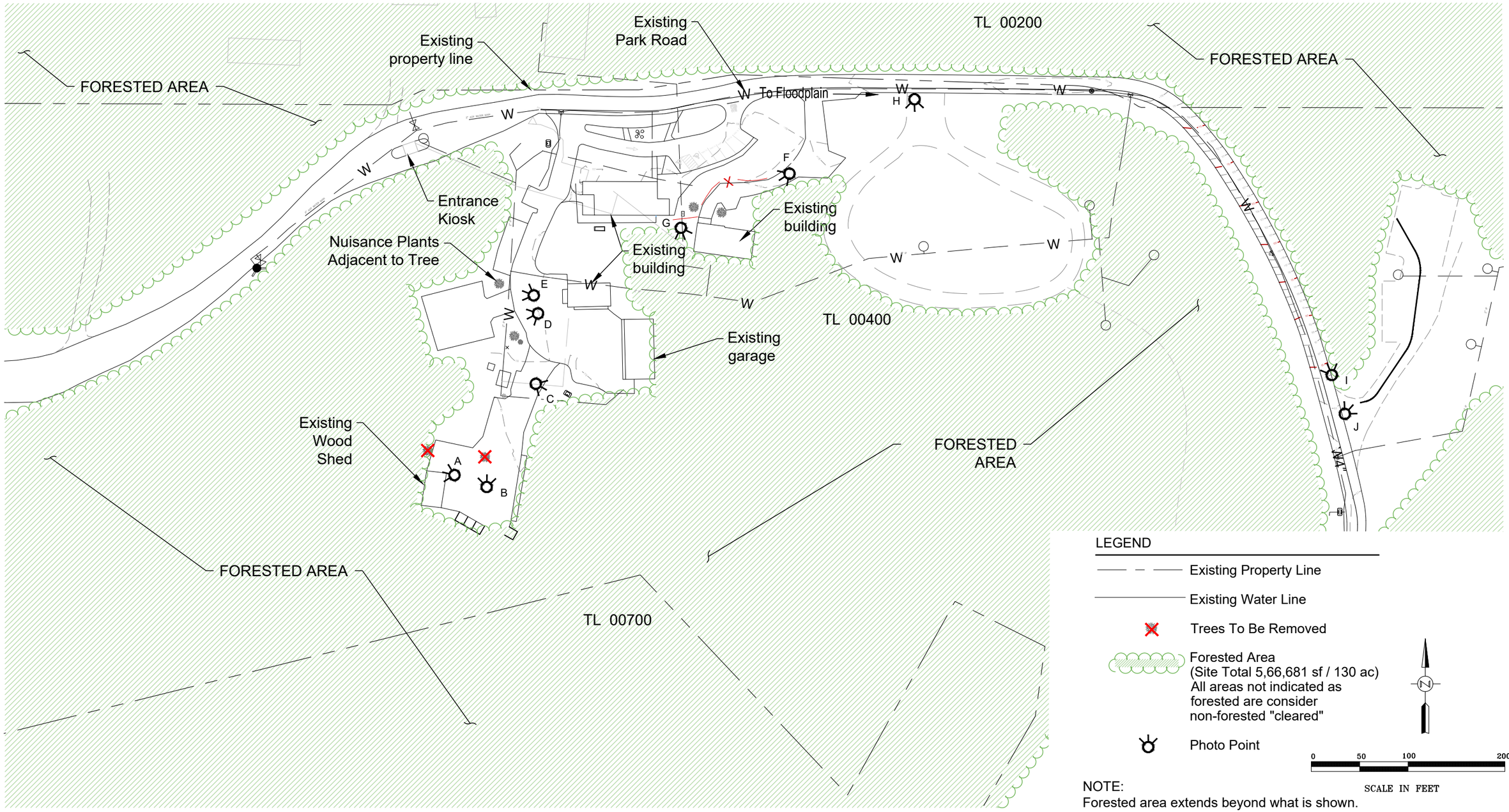
Plan Provided By Wallis
Engineering

Existing Conditions Overview and Sheet Index
Water DistributionSystem, Oxbow Regional Park - Gresham, Oregon

FIGURE
4

3-5-2024

C:\Users\Lisa\Desktop\WorkFromHome\7783 Water Dist System, Oxbow\AutoCAD\Plot Dwg\Fig4 ExistCond-Cleared-Forested.dwg, 3/6/2024 9:14:28 AM, AutoCAD PDF (High Quality Print).pc3



Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Base provided by Wallis Engineering

Existing Conditions Showing Forested and Non-Forested (Cleared Areas)
Water Distribution System Replacement, Oxbow Regional Park - Gresham, Oregon

FIGURE 4A

2-16-2024

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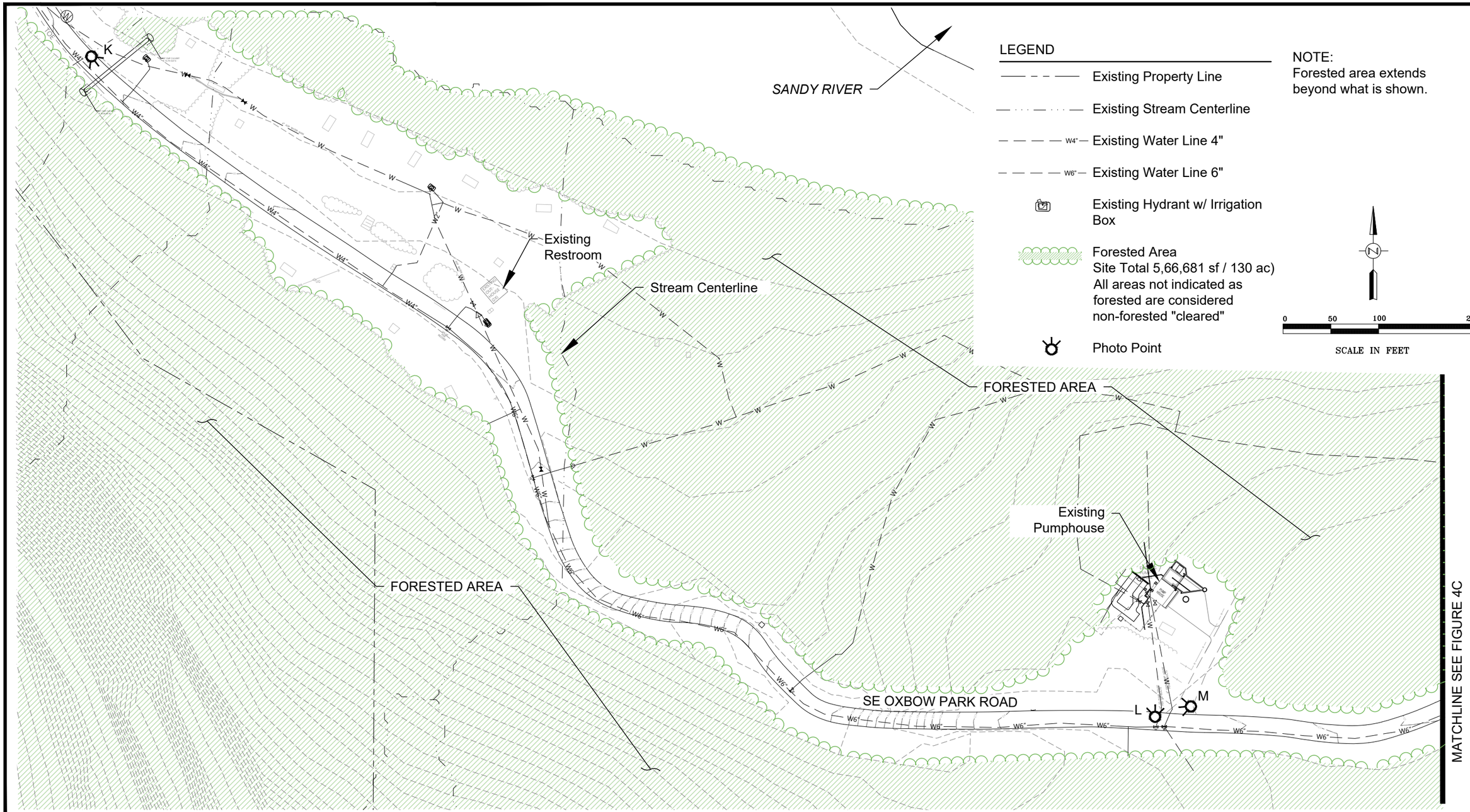

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Plan Provided By Wallis Engineering

Existing Conditions Showing Forested and Non-Forested (Cleared Areas)
Water Distribution System Replacement, Oxbow Regional Park - Gresham, Oregon

FIGURE 4B

3-5-2024

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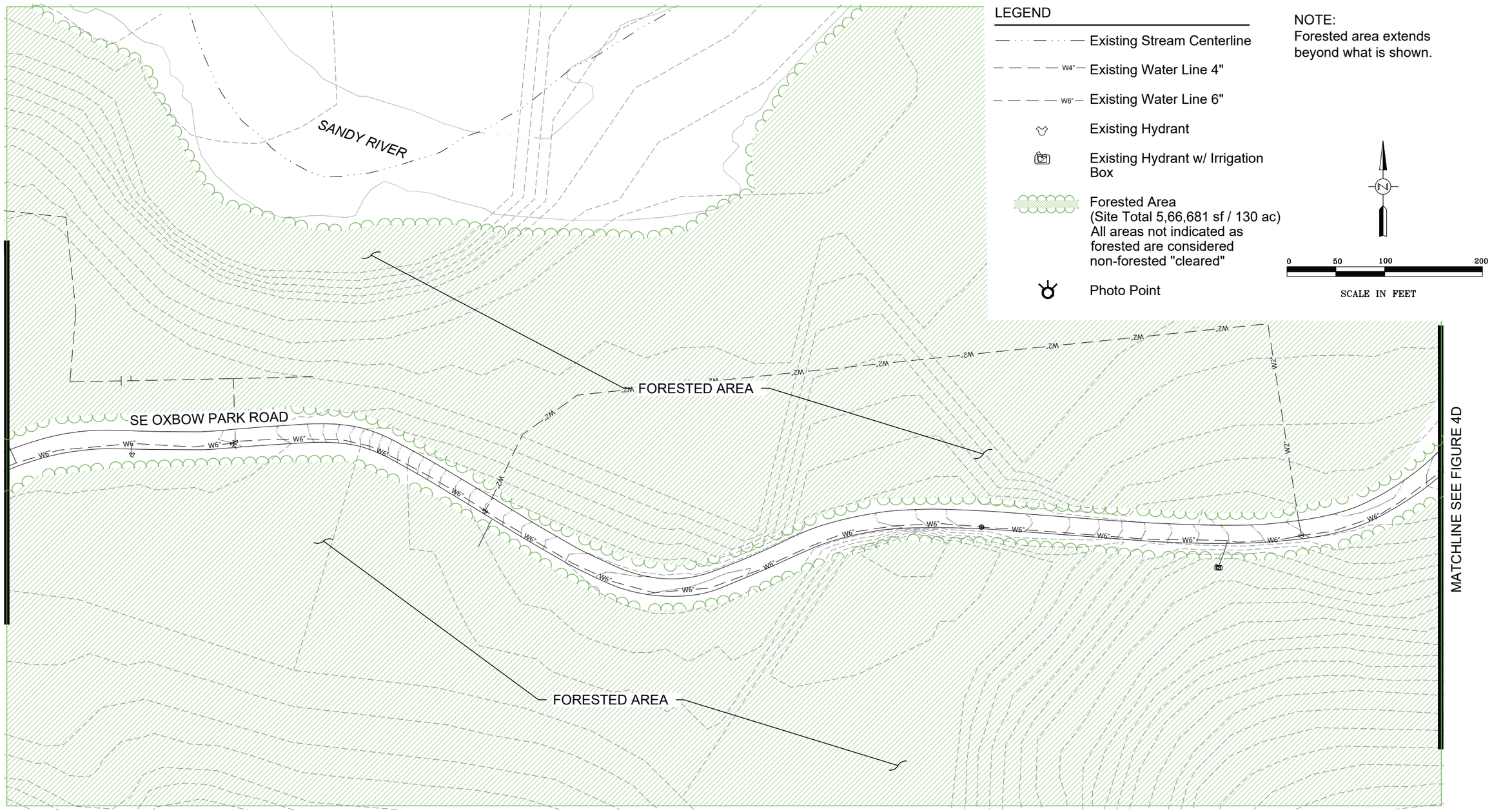

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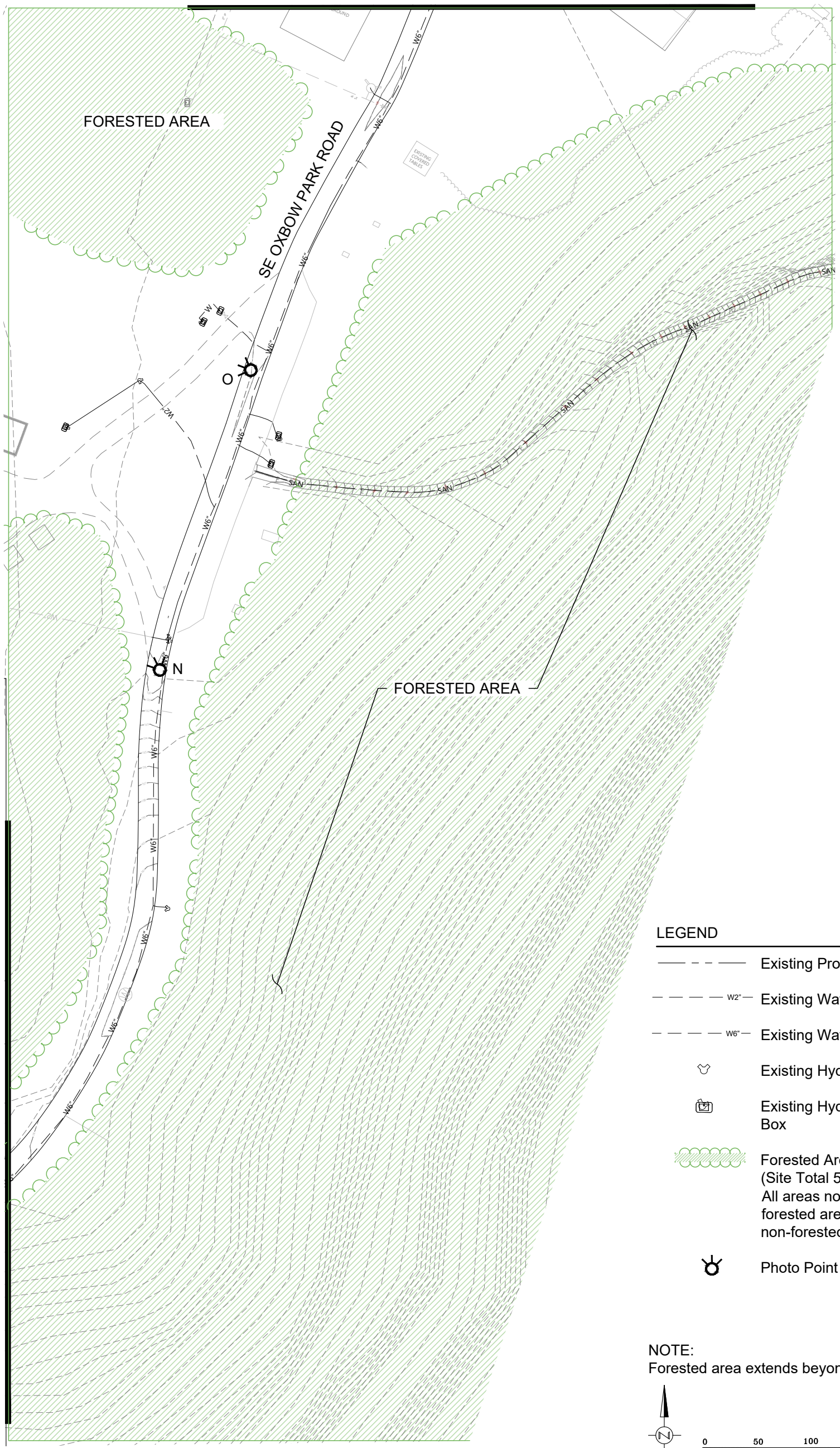
Plan Provided By Wallis Engineering

Existing Conditions Showing Forested and Non-Forested (Cleared Areas)
Water Distribution System, Oxbow Regional Park - Gresham, Oregon

FIGURE
4C

3-5-2024

MATCHLINE SEE FIGURE 4E



MATCHLINE SEE FIGURE 4C

LEGEND

- Existing Property Line
- Existing Water Line 2"
- Existing Water Line 6"
- Existing Hydrant
- Existing Hydrant w/ Irrigation Box
- Forested Area (Site Total 5,66,681 sf / 130 ac) All areas not indicated as forested are considered non-forested "cleared"
- Photo Point

NOTE:
Forested area extends beyond what is shown.

0 50 100 200
SCALE IN FEET

Plan Provided By Wallis Engineering

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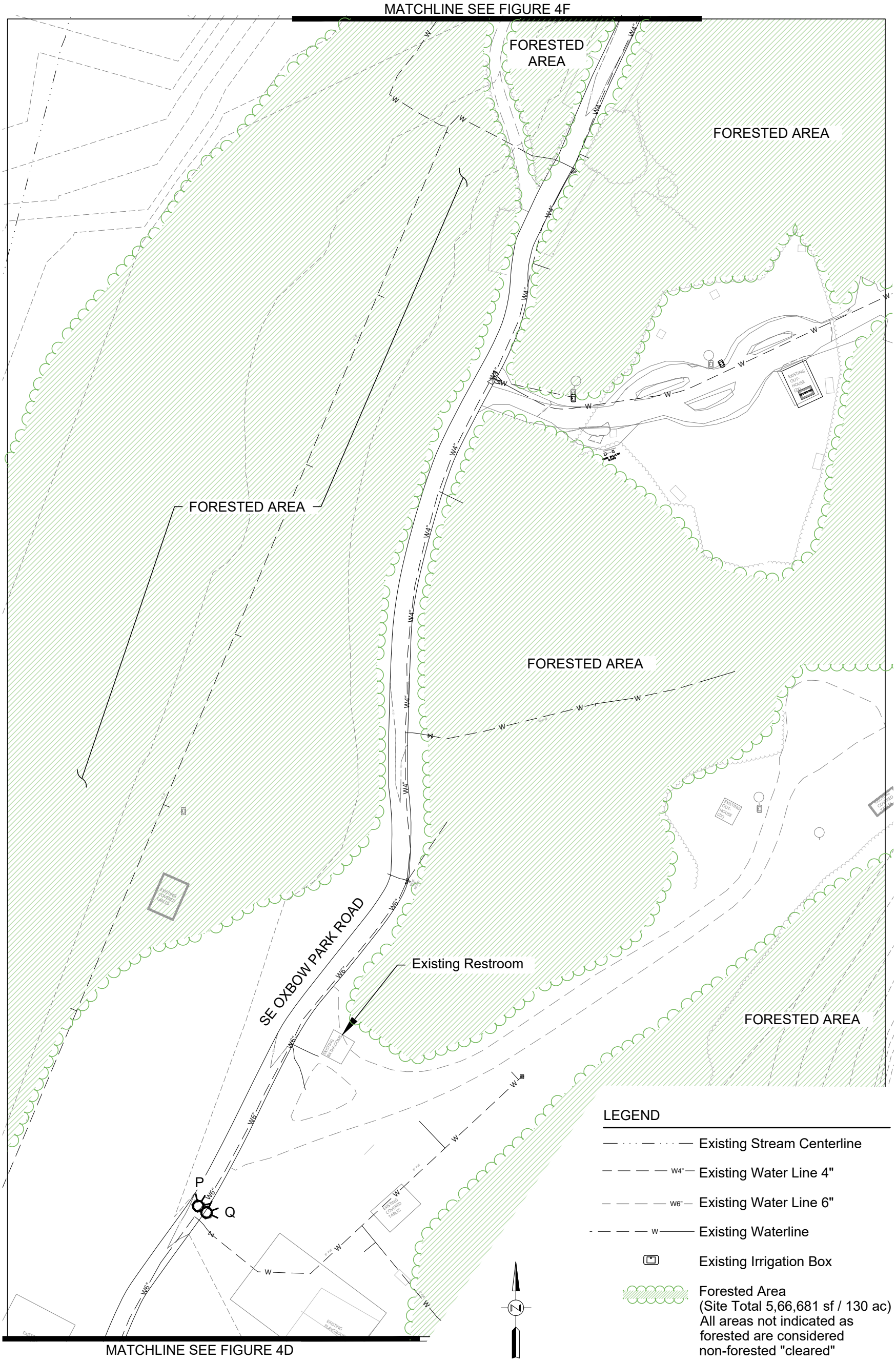
2-14-2024

Existing Conditions Showing Forested and Non-Forested (Cleared Areas)
Water Distribution System, Oxbow Regional Park - Gresham, Oregon

FIGURE 4D

3-5-2024



Plan Provided By Wallis Engineering

NOTE:
Forested area extends beyond what is shown.

Pacific Habitat Services,Inc.
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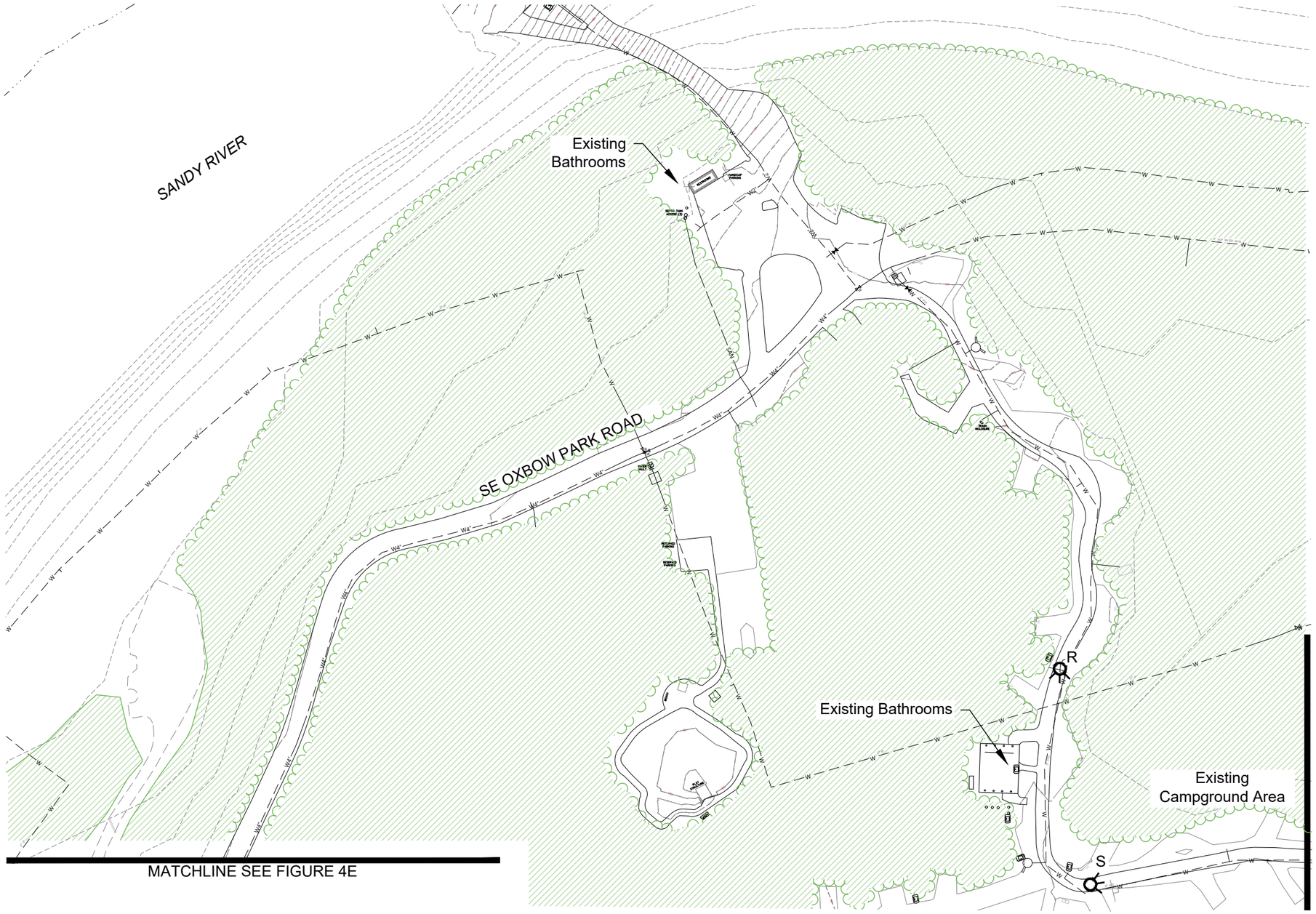
2-14-2024

Existing Conditions Showing Forested and Non-Forested (Cleared Areas)
Water Distribution System, Oxbow Regional Park - Gresham, Oregon

FIGURE
4E

3-5-2024



LEGEND

- Existing Stream Centerline
- Existing Water Line 2"
- Existing Water Line 4"
- Existing Hydrant
- Existing Hydrant w/ Irrigation Box
- Forested Area (Site Total 5,66,681 sf / 130 ac) All areas not indicated as forested are considered non-forested "cleared"
- Photo Point

NOTE:
Forested area extends beyond what is shown.

0 50 100 200
SCALE IN FEET

Pacific Habitat Services,Inc.
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Plan Provided By Wallis Engineering

Existing Conditions Showing Forested and Non-Forested (Cleared Areas)
Water Distribution System, Oxbow Regional Park - Gresham, Oregon

FIGURE 4F

3-5-2024

LEGEND

— — — — w — Existing 2" Irrigation Pipe

Existing Hydrant

Irrigation Box

Forested Area
(Site Total 5,66,681 sf / 130 ac)
All areas not indicated as
forested are considered
non-forested "cleared"

Photo Point

NOTE:
Forested area extends beyond what is shown.

N

0 50 100 200

SCALE IN FEET

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
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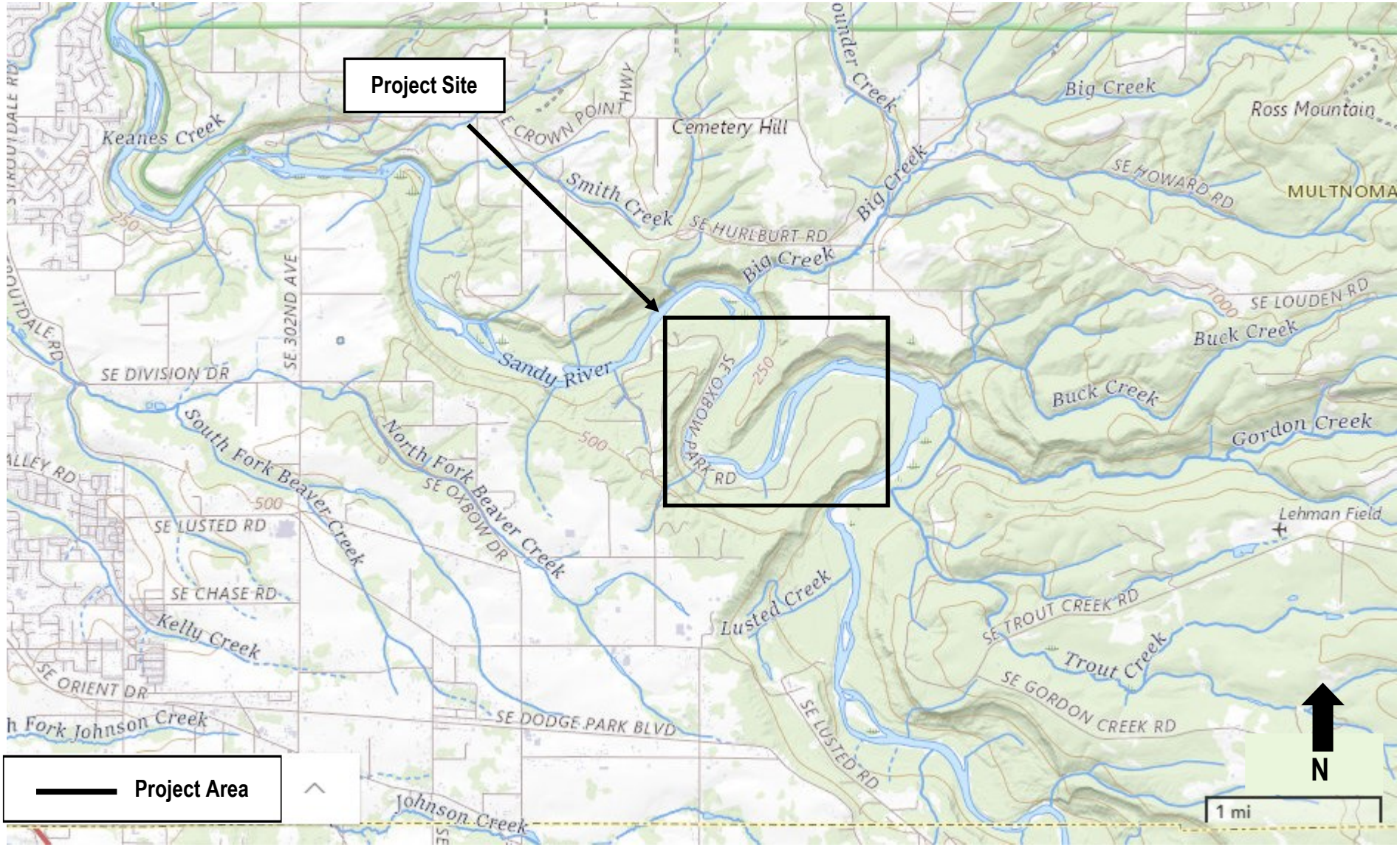
Plan Provided By Wallis
Engineering

Existing Conditions Showing Forested and Non-Forested (Cleared Areas)
Water Distribution System, Oxbow Regional Park - Gresham, Oregon

FIGURE
4G

3-5-2024

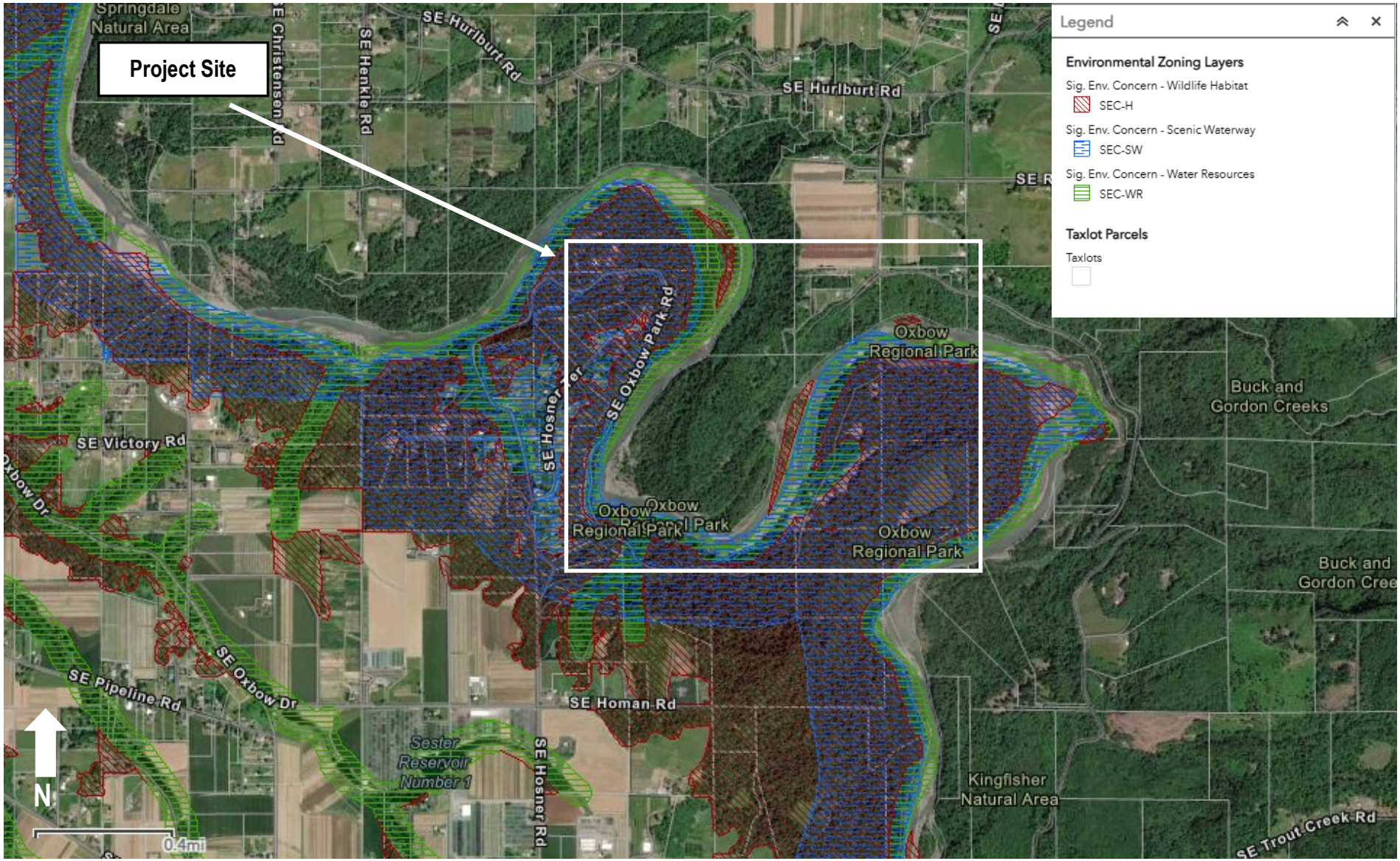


Project #7783
2/16/024

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

General Location and Topography
Water Distribution System Replacement, Oxbow Regional Park - Gresham, Oregon
United States Geological Survey (USGS) Washougal,Washington and Sandy, Oregon 7.5 quadrangle, 2020
(viewer.nationalmap.gov/basic)

FIGURE
1

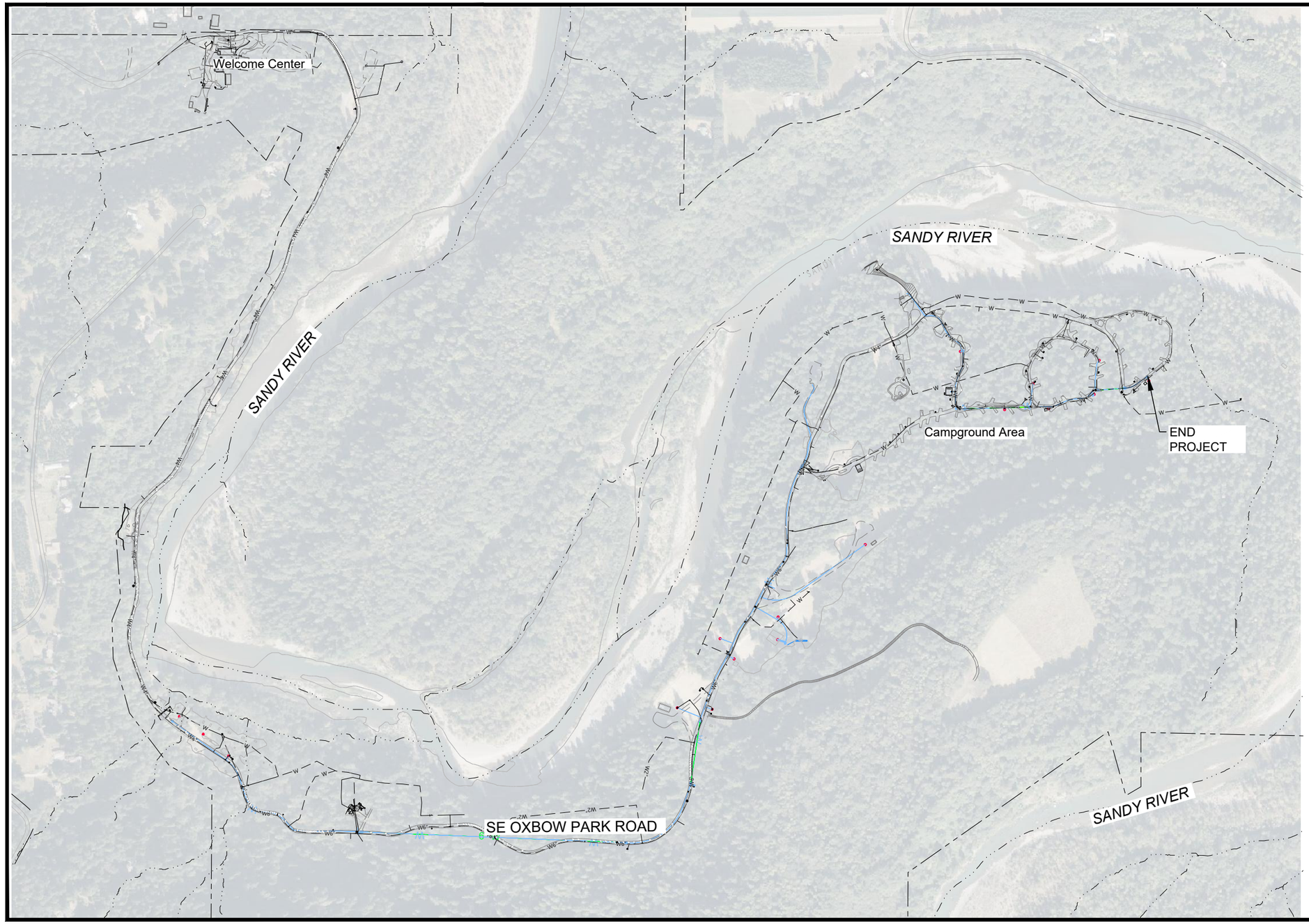


Project #7783
2/16/2024

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Multnomah County Significant Environmental Concern Areas
Water Distribution System Replacement, Oxbow Regional Park - Gresham, Oregon
multco.maps.arcgis.com

FIGURE
2



LEGEND

- Existing Property Boundary
- Existing Stream Centerline
- Existing Waterline
- 6" W — Proposed 6" Waterline (Horizontal Drilled)
- W — Proposed 6" Waterline (Open Trenched)

See Sheets C1-C32 for details regarding Proposed Site Plan

0 250 500 1000

SCALE IN FEET

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Plan Provided By Wallis Engineering

Proposed Sit Plan and Oxbow Regional Park Context Map Overview

Water Distribution System Improvements, Oxbow Regional Park - Gresham, Oregon

FIGURE 3

3-5-2024