Cottrell CPO

Pleasant Home
Community Association

Cottrell Community Planning Organization
Pleasant Home Community Association
PO Box 1411
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October 30, 2026

To: Dan Kearns, Hearings Officer
From: Cottrell Community Planning Organization
Re: I.3 – Public Notice for T3-2026-0012
Date: October 30, 2026

The Cottrell Community Planning Organization (CPO) appreciates the opportunity to comment on Multnomah County Land Use Planning's October 28, 2026 memorandum regarding public notification for Casefile T3-2026-0012.

The CPO continues to have significant concerns about the adequacy of public notification for land use proceedings associated with the Bull Run Filtration Facility and, specifically, the Sandy Pump Station application.

While the County's memorandum concludes that its notification procedures were consistent with Multnomah County Code (MCC) 39.1150 and 39.1155, the CPO believes this conclusion focuses too narrowly on whether the County followed minimum procedural requirements rather than whether affected residents were actually provided reasonable and meaningful notice of the hearing.

This is not an ordinary development. The Bull Run Filtration Facility is a massive, industrial-scale public works project that has fundamentally changed the character and conditions of the surrounding neighborhood. Residents are experiencing substantial construction activity, including approximately 1,000 construction trucks per day, heavy equipment, road restrictions, noise, and other disruptions. Given the extraordinary scale and duration of this project, the County should recognize that conventional notification methods may not be sufficient to ensure meaningful public participation.

The County's own memorandum identifies several deficiencies in the notification process that warrant corrective action.

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Written notice provided to all residents along Carpenter Lane east of SE Cottrell Road

The CPO requests that, for all future land use proceedings associated with the Bull Run Filtration Facility, written notice be provided to every residence on SE Carpenter Lane east of the intersection with SE Cottrell Road, regardless of whether the property falls within the County's standard 750-foot notification radius.

The County's October 28 memorandum identifies eight properties whose owners or residents reported not receiving notice. Of these, the County acknowledges that six notices were mailed but no returned-to-sender notices were received. The County also acknowledges that no notice was sent to 35075 SE Carpenter Lane because the property tax records did not contain an owner name or mailing address. Another property, 34835 SE Carpenter Lane, was excluded because it was outside the 750-foot notification area (I.3, pages 1–3).

The CPO does not believe the absence of returned mail establishes that residents received notice. It only establishes that the County did not receive the notices back. Multiple residents independently reported that they did not receive the hearing notice. Those reports should be taken seriously rather than dismissed based on the absence of returned mail.

The situation involving 35075 SE Carpenter Lane is particularly concerning. The County acknowledges that no notice was sent because of incomplete ownership information in its assessment and taxation records. A limitation in the County's administrative records should not result in an affected residence being excluded from notification.

The County indicates that it will consider making it a practice to mail notices to the street addresses of properties that do not include owner information in the assessment and taxation records (I.3, page 2). The CPO requests that this practice become a formal requirement rather than something the County merely considers.

Furthermore, the CPO believes the standard 750-foot notification radius established under MCC 39.1150 is insufficient for this particular project. The residents along Carpenter Lane east of SE Cottrell Road are directly affected by the facility and its associated construction activities. Their exposure to construction traffic, road conditions, noise, and other project impacts is not adequately represented by an arbitrary distance measured from the subject property.

For this reason, the CPO requests that the County establish an expanded notification area for all future land use proceedings associated with the filtration facility that includes every residence along SE Carpenter Lane east of SE Cottrell Road.

The CPO further requests that future notices be sent by certified mail with delivery confirmation. Given the scope and scale of this project and the repeated concerns about residents not receiving

notice, confirmation of delivery is warranted. If certified mail is not feasible, the CPO requests direct hand delivery to each affected residence, with documentation of delivery.

Posted signs were not reasonably visible or accessible to affected residents

The County's memorandum states that four signs were posted along the project frontage on SE Dodge Park Boulevard and SE Carpenter Lane on September 24, 2026. It further states that a County inspector visited the site on the evening of October 8, one day before the hearing, and verified that two signs were posted on each road (I.3, pages 3–4).

However, confirming that signs were physically present does not establish that they were reasonably visible, readable, or accessible to the affected public.

The CPO previously raised concerns that the signs on SE Dodge Park Boulevard were difficult to read and that signs on SE Carpenter Lane had not been observed. The physical conditions at both locations explain why these signs were ineffective.

SE Carpenter Lane: The signs posted along Carpenter Lane, adjacent to the construction fencing, were extremely difficult for residents to see. The area is dominated by ongoing construction activity, barricades, heavy equipment, and substantial truck traffic. With approximately 1,000 construction trucks traveling through the area daily, the signs were effectively lost among the numerous construction-related obstructions and activities.

Additionally, Carpenter Lane is not reasonably walkable during daylight hours due to the constant movement of construction vehicles, including dump trucks and semi-trucks, as well as construction personnel and equipment. Residents cannot reasonably be expected to walk along or across an active construction route to read a public hearing notice.

This presents an especially significant accessibility concern. One directly affected neighbor is disabled and cannot read the posted sign from their residence, nor can they reasonably walk across or navigate the ongoing construction traffic to access it. A notification method that is inaccessible to a disabled resident who lives directly adjacent to the project does not provide a meaningful opportunity for public participation.

SE Dodge Park Boulevard: The signs posted along Dodge Park Boulevard were also ineffective. This is a 55-mph roadway, and the signs were positioned parallel to the direction of travel. As a result, motorists cannot reasonably read the notices while traveling along the road. A driver would essentially need to stop directly in front of a sign to read it, which is neither practical nor safe.

The County's October 8 inspection verified the presence of the signs but did not evaluate whether they could actually be read by motorists or residents under normal conditions.

The CPO requests that the County recognize that sign placement and visibility must be evaluated in the context of actual site conditions, traffic patterns, and pedestrian accessibility, rather than simply confirming that signs have been installed.

The County's notification procedures do not adequately account for the extraordinary circumstances of the project

MCC 39.1150 establishes minimum requirements for mailed notice to property owners within 750 feet of a subject property. MCC 39.1155 establishes requirements for posting signs along the subject property's frontage.

The CPO recognizes these provisions. However, the existence of minimum notification requirements does not mean that the County should disregard circumstances in which those methods are clearly inadequate for the affected neighborhood.

The Bull Run Filtration Facility is an unusually large, industrial-scale project with substantial and prolonged effects on the surrounding community. The construction environment has materially changed the accessibility and visibility of the roads and properties where notices are being posted. The same notification methods that might be reasonably effective for an ordinary land use application are not necessarily effective in this setting.

Furthermore, the County's memo evaluates mailed notice and posted signs independently, without addressing their cumulative shortcomings. Residents who did not receive mailed notices also faced significant barriers to discovering the hearing through posted signs. The fact that a notice was technically mailed or a sign was physically posted does not resolve whether the notification process provided affected residents a reasonable opportunity to learn about and participate in the hearing.

The County should consider the actual circumstances of the neighborhood and the people who live there when evaluating whether its notification practices are adequate.

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Requested corrective actions for future land use proceedings.

The Cottrell CPO requests that Multnomah County acknowledge the deficiencies in the notification process for T3-2026-0012 and implement the following measures for all future land use proceedings associated with the Bull Run Filtration Facility:

1. Expanded mailed notification area: Provide written notice to every residence along SE Carpenter Lane east of the intersection with SE Cottrell Road, regardless of whether the residence falls within the standard 750-foot notification radius.
2. Confirmed delivery: Send future notices by certified mail with delivery confirmation. If certified mail is not feasible, provide direct hand delivery to affected residences and document delivery.
3. Address gaps in County records: Establish a formal procedure requiring notices to be sent to the physical street address of any affected property when the assessment and taxation records do not identify an owner or mailing address.
4. Improved sign placement and visibility: Place public hearing signs in locations where they can actually be seen and read by residents and motorists, taking into consideration roadway speeds, sign orientation, construction fencing, traffic patterns, and other obstructions.
5. Accessible notification: Ensure that posted notices are reasonably accessible to residents with mobility limitations and that residents are not required to navigate active construction areas or unsafe road conditions to read public notices.
6. Early verification of notice effectiveness: Verify that signs are properly positioned, visible, and readable sufficiently in advance of the hearing to allow corrective action if deficiencies are identified. Physical presence alone should not constitute adequate verification.

The Cottrell CPO believes the County's October 28 memorandum demonstrates why its existing notification practices are inadequate for this particular project. The County has documented instances in which residents did not receive notice, acknowledged that at least one residence was not notified because of incomplete administrative records, and relied on an inspection confirming the physical presence of signs without addressing whether those signs were actually visible or accessible to the public.

The CPO is particularly concerned that residents who live immediately adjacent to the project, and who are among those most directly affected by its construction and operation, may continue to be excluded from meaningful participation in land use proceedings because of notification methods that do not work under the actual conditions of this neighborhood.

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The County should not treat the minimum procedural requirements of MCC 39.1150 and 39.1155 as a substitute for meaningful public notification. Given the extraordinary scope and impacts of this project, the County has an obligation to take reasonable additional steps to ensure that affected residents have an opportunity to participate in decisions that directly affect their community.

The Cottrell CPO requests that the County acknowledge that its notification methods for T3-2026-0012 were inadequate in practice, and that the County commit to implementing the corrective measures outlined above for all future land use proceedings associated with the Bull Run Filtration Facility.

Cottrell Community Planning Organization and Pleasant Home Community Association