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Date: October 28, 2026
To: Dan Kearns, Hearings Officer for T3-2026-0012
From: Multnomah County Land Use Planning Division
Subject: Public Notice for T3-2026-0012

On October 7, Multnomah County Land Use Planning (LUP) received emails from the Cottrell Community Planning Organization (Cottrell CPO) and the Pleasant Home Neighborhood Association (Pleasant Home NA), Carol Kost, and Pat Meyer. Each of the emails received raised concerns about the sufficiency of the mailed public notice for LUP Casefile # T3-2026-0012, specifically that eight property owners did not receive notice of the hearing. The emails also included requests to delay the hearing to include time to review the application materials and provide comment. Pat Meyer also left a voicemail with Land Use Planning stating that they did not receive notice, and a request to postpone the hearing.

In addition to raising concerns about the mailed notice, the Cottrell Community Planning Organization raised concerns about the adequacy of the posted notices at the project site. Specifically, it was noted that the signs on SE Dodge Park Blvd. were hard to read, and that they did not observe signs on SE Carpenter Lane.

The hearing was not postponed and was conducted on October 9, 2026. During the hearing, in response to issues raised, LUP requested that the record be left open to provide additional time for community review of the case materials. LUP staff also noted that a memo documenting the mailing, with respect to the identified addresses would be prepared.

Mailed Notice Issue Raised – Cottrell CPO, Pleasant Home NA, Carol Kost, and Pat Meyer informed Land Use Planning that they and the property owners at the following addresses did not receive the mailed notice:

1. 34826 SE Carpenter Lane
2. 34828 SE Carpenter Lane
3. 34835 SE Carpenter Lane
4. 35050 SE Carpenter Lane

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5. 35075 SE Carpenter Lane
6. 35321 SE Carpenter Lane
7. 35161 Dodge Park Blvd.
8. 35215 Dodge Park Blvd.

MCC 39.1150 provides that "At least 20 days prior to the hearing, the county shall prepare and send, by first class mail, notice of the hearing to all owners of record, based upon the most recent Multnomah County records, of property within 750 feet of the subject tract and to any county recognized neighborhood association or identified agency whose territory includes the subject property."

Staff found that one of the listed addresses, 34835 SE Carpenter Lane, was more than 750-feet from the project site and, therefore, outside of the mailing area. Staff also found that the owner of 35075 SE Carpenter Lane was not mailed a notice because the owners of record were not listed on the current Multnomah County tax records. Information on each of the addresses provided by the Cottrell CPO, Pleasant Home NA, Carol Kost, and Pat Meyer are provided below Table 1, below. See Attachment A for information on 35075 SE Carpenter Lane.

Based on LUP's review of the mailing list, the County is of the opinion that notice was provided consistent with MCC 39.1150, which requires notice only to owners of record within 750-feet. LUP performs a GIS-based analysis to identify properties within 750-feet.

After receiving these comments, LUP considered the County's notice practices. While LUP does not plan to make any changes to the existing County requirements, LUP will consider making it a practice to mail notice to the street address of properties which do not include information about the owner of record in the assessment and taxation records.

Table 1: Property Owners Noted as Not Having Received Notice of T3-2026-0012		
#	ADDRESS	STATUS
1	34826 SE Carpenter Lane	Notice was mailed. The County did not receive a "return to sender" notice.
2	34828 SE Carpenter Lane	Notice was mailed. The County did not receive a "return to sender" notice.
3	34835 Carpenter Lane	This property is located beyond the mailing distance established in Multnomah County Zoning Code (MCC 39.1150).
4	35050 SE Carpenter Lane	Notice was mailed. The County did not receive a "return to sender" notice.
5	35075 SE Carpenter Lane	The tax records do not contain a name or mailing address for the owner. No notice was sent. See Attachment A to this memo for a copy of the Multnomah County tax record.
6	35321 SE Carpenter Lane	Notice was mailed. The County did not receive a "return to sender" notice.
7	35161 Dodge Park Blvd.	Notice was mailed. The County did not receive a "return to sender" notice.
8	35215 Dodge Park Blvd.	Notice was mailed. The County did not receive a "return to sender" notice.

A copy of the mailing list is provided as Attachment C.

Posted Signs Issue Raised – MCC 39.1155 establishes posting notice requirements for Type 3 hearings. For Type 3 hearings, the applicant must post signs along the frontage of the subject site with one sign for every 300-feet of frontage, not to exceed four signs. Signs are required to be posted within 10 days of the hearing. The code also states that failure to post the notice shall not be a procedural error.

Staff received confirmation from the applicant, via email and photographs, that four signs were posted on the site's property lines along SE Dodge Park Blvd and SE Carpenter Lane on September 24, 2026. Provided below is a map illustrating the general locations of the postings and photographs of the postings.

