NOTICE OF PUBLIC HEARING
For an Appeal of a Planning Director's Decision

This notice concerns a public hearing scheduled to consider the land use case(s) described below.

Case File: T2-2020-13067

COVID-19 NOTICE:

Due to the County's Emergency Response to COVID-19, the referenced Hearing will be limited to remote participation. At this time, Hearings are not available for in-person attendance.

Scheduled before a County Hearings Officer's on **Friday, February 12, 2021, at 9 am** or soon thereafter. The hearing will be held virtually.

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* no later than noon on Thursday, February 11, 2021.

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Appeal:	The Appellant in the above case has appealed the Planning Director's Decision for a Lot of Record Verification that the County is unable to verify the Lot of Record status of the unit of land known as 2N1W06A-00100 (R971060160) at this time. The County is unable to process the application for a Lot of Record Verification for 2N1W06A-00200 (R971050170).
Location:	16800 NW Lucy Reeder Rd, Portland **Tax Map ID #s** 2N1W06A-00100, 2N1W06-00100, and 2N1W06A-00200 **Tax Account #s** R971060160, R971060150, and R971060170 **Property ID #s** R324825, R324824, R324826
Appellant(s):	Phillip C. Querin, Querin Law LLC
Owner(s):	Pink Smith LLC

Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, by contacting the staff planner. The County's decision on this matter will be used as the staff report and is available digitally at no cost, if requested. Copies of all documents may be purchased at the rate of 35-cents per page. For further information on this case, contact Lisa Estrin, Staff Planner at 503-988-0167 or via email at *lisa.m.estrin@multco.us*.

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.

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.

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.
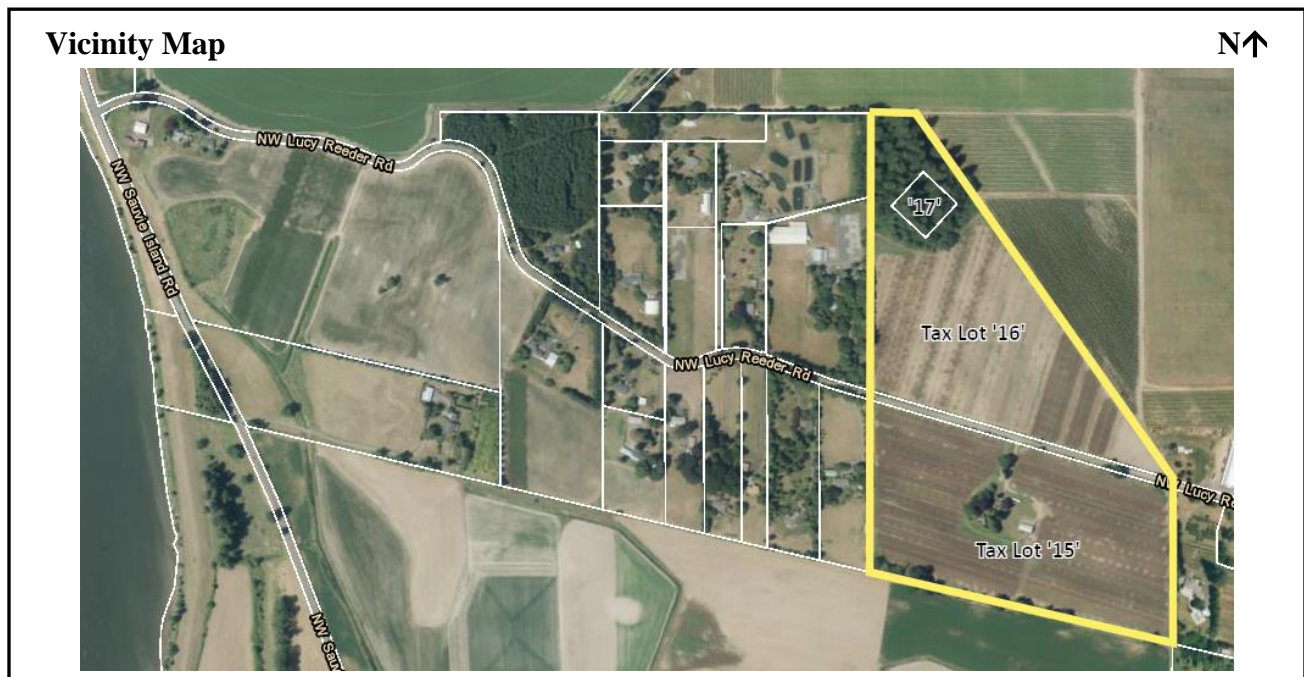
Applicable Approval Criteria:

For this application to be approved, the proposal will need to meet the applicable approval criteria below:
Multnomah County Code (MCC): *General Provisions:* MCC 39.1515 Code Compliance and Applications

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – EFU

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**.

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.