
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: T2-2021-14981

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 one of the following County Hearings Officer's on **Friday, August 12, 2022, at 10:30 am** via virtual hearing. Virtual Hearing Instructions may be found at <https://www.multco.us/landuse/public-notices>.

Participation: 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, August 11, 2022.**

Subject of the Hearing: Appeal of Administrative Decision finding that the evidence in the record does not sufficiently demonstrate satisfaction of the applicable approval criteria for the requested approval of a Dwelling Customarily Provided in Conjunction with a Farm Use, Significant Environmental Concern for wildlife habitat permit, and Erosion & Sediment Control permit, and an exemption from the Geologic Hazards permit requirements.

Location: Address: 12424 NW Springville Rd.
Map, Tax Lot: 1N1W16D -02800, 1N1W16D -03100, 1N1W15C -00600
Alternate Account #: R961160130, R961160590, R961150770
Property ID #: R324300, R324339, R501639

Appellant(s): Scott Reed

Owner(s): Scott and Stacy Reed

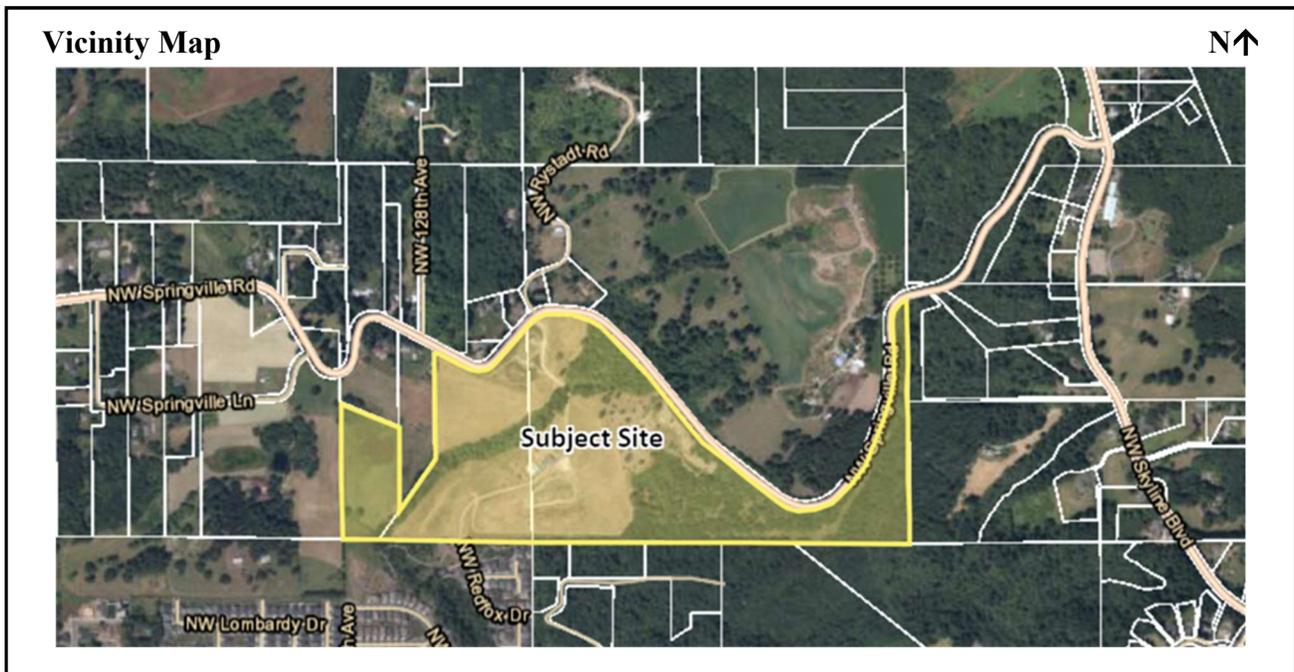
Public Participation and Hearing Process:

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. Paper copies of all documents may be purchased at the rate of \$0.40/page. For further information on this case, contact Carol Johnson, Planning Director, at 503-988-0218 or via email at carol.johnson@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 approval criteria applicable to the request and must be received prior to the close of the public hearing. 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.

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.



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, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – EFU, MCC 39.3030 Lot of Record – CFU-2, MCC 39.4210 Definitions – EFU, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Dwelling Customarily Provided in Conjunction with a Farm Use: MCC 39.4225(C) Review Uses – Dwelling Customarily Provided in Conjunction with a Farm Use, MCC 39.4240 Single Family Dwelling

– Condition of Approval, MCC 39.4245(C), (D), (F), (H) Dimensional Requirements and Development Standards, *Former* MCC 39.4265(B)(3) (2021), *repealed by Ordinance 1304* (2022) Standards for Specified Farm Dwellings – Not high-value farmland soils, capable of producing the median level of annual gross sales

Significant Environmental Concern (SEC-h): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5580 Nuisance Plant List, MCC 39.5860 Criteria for Approval of SEC-h Permit

Erosion and Sediment Control: MCC 39.6210 Permits Required, MCC 39.6225 Erosion and Sediment Control Permit

Geologic Hazards Exemption: MCC 39.5075 Permits Required, MCC 39.5080 Exemptions

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**.

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.