

NOTICE OF PUBLIC HEARING



1600 SE 190th Ave. Portland, OR 97233-5910 ▪ Phone (503) 988 - 3043 ▪ www.multco.us/landuse

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

CASE FILE: T2-2021-14981

APPELLANT: Scott Reed

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

SUBJECT OF THE HEARING: A Remand of LUBA Case No. 2022-097 (County Case No. T2-2021-14981) where the appellant argued to LUBA that the County, via the decision issued by a County Hearings Officer on September 29, 2022, erred in two ways. The decision challenged in the LUBA appeal is remanded to the County Hearings Officer in accordance with the LUBA Final Opinion and Order dated February 22, 2023.

HEARING TIME AND PLACE

Friday, June 23, 2023 at 9:00 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-notice.

To register for this event, provide your name, phone number, and email address either by phone to 503-988-3043 or by email to lup-hearings@multco.us **no later than 12:00 PM on Thursday, June 22, 2023.**

❖ PUBLIC PARTICIPATION AND HEARING PROCESS:

A copy of the application and all evidence submitted in support of the application is available for by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents may be purchased at the rate of \$0.40/page.

All notified parties may appear and testify virtually or submit written comment 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 Remand hearing procedure will be explained at the hearing.

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.

❖ **APPLICABLE APPROVAL CRITERIA** [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**

