

# NOTICE OF PUBLIC HEARING

## For an Appeal of a Planning Director's Decision

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

**Case File:** T2-2022-15537

**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 9:00 am** via virtual hearing. Virtual Hearing Instructions may be found at [www.multco.us/landuse/public-notice](http://www.multco.us/landuse/public-notice).

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 [lup-hearings@multco.us](mailto:lup-hearings@multco.us) **no later than noon on Thursday, August 11, 2022**

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**Subject of the Hearing:** An appeal of the Administrative Decision finding that the evidence in the record does not sufficiently demonstrate that the subject property is a Lot of Record as defined in MCC 39.2000.

**Location:** Address: 22140 NW Reeder Rd, Portland                      Map, Tax Lot: 2N1W04-00900  
Alternate Account #: R971040090    Property ID #: R324793

**Appellant(s):** Nick Rossi

**Owner(s):** CS Reeder LLC

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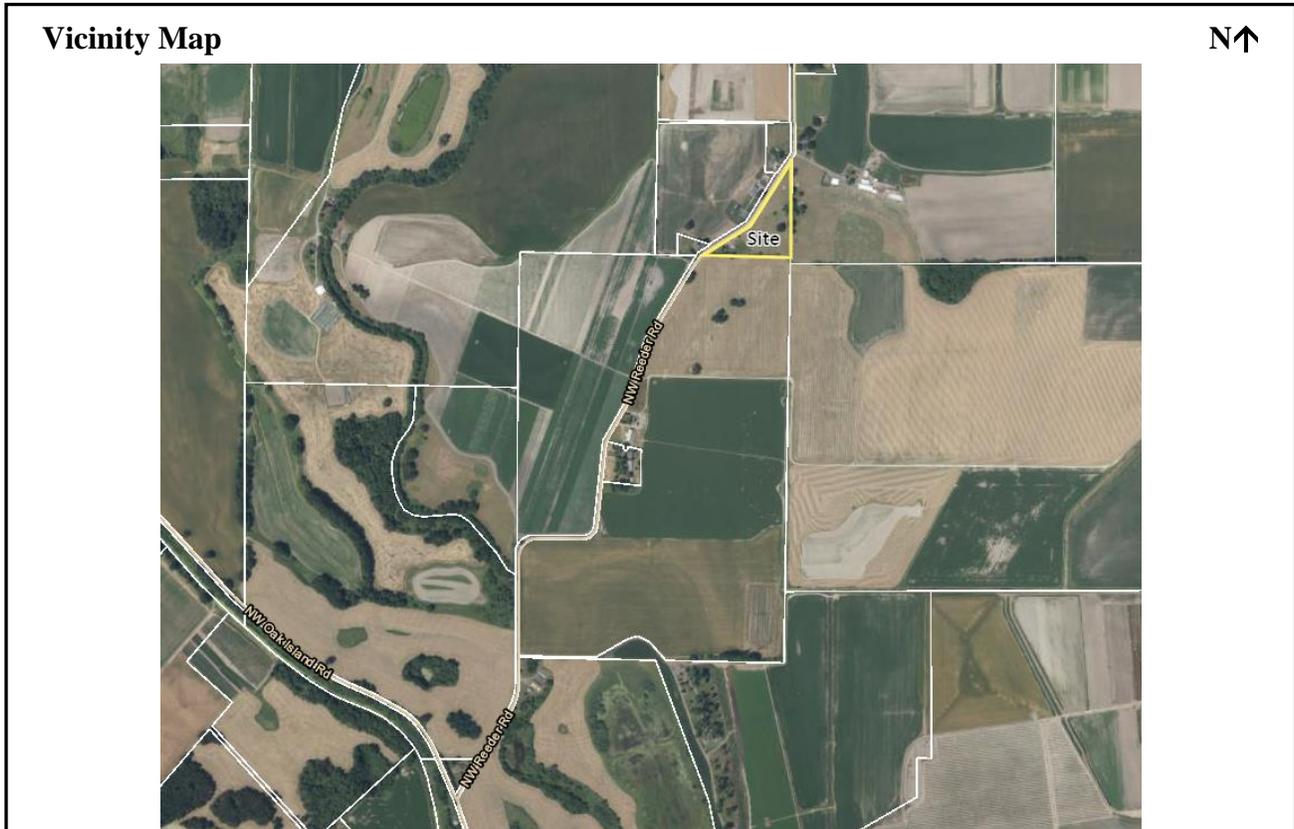
### **Public Participation and Hearing Process:**

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 staff planner, Lisa Estrin, Staff Planner at 503-988-0167 or via email at [lisa.m.estrin@multco.us](mailto:lisa.m.estrin@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):** 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

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.