

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: T2-2022-15921

Scheduled before one of the following County Hearings Officer's on **Friday, November 18, 2022, at 9am** via virtual hearing. Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notices.

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 **no later than noon on Thursday, November 17, 2022.**

If no appeal is filed, the hearing will be canceled.

Subject of the Hearing: An appeal of the Planning Director's Decision for a replacement dwelling.

Location: Address: 18139 NW Skyline Blvd. Portland Map, Tax Lot: 2N2W14C-00600
Alternate Account #: R972140140 Property ID #: R325715

Appellant(s): Matthew & Robin Schuckmann

Owner(s): Matthew & Robin Schuckmann

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 or by visiting our website at www.multco.us/landuse/hearings-officer. 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, Marisol Cervantes, at 503-988-9452 or via email at Marisol.Cervantes@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 Hearings 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 39.3030 Lot of Record – CFU-2, MCC 39.4070(D) Replacement of existing lawfully established dwelling, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practice Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwelling and Structures, MCC 39.6850 Dark Sky Lighting Standards;

Significant Environmental Concern for wildlife habitat: MCC 39.5510 Uses; Permit Required, MCC 39.5520 Application for SEC Permit, and MCC 39.5860 Criteria for Approval of SEC-h permit

Ground Disturbance: MCC 39.6210 Permits Required, MCC 39.6225 Erosion and Sediment Control Permit, MCC 39.6235 Stormwater Drainage Control.

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**.