

NOTICE OF PUBLIC HEARING



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

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

CASE FILE: T2-2024-0031

Scheduled before one of the following County's Hearing's Officer on **Friday, February 28, 2025**, at **10:30am** via virtual hearing. Virtual Hearing Instructions may be found at 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 **no later than noon on Thursday, February 27, 2025**.

SUBJECT OF THE HEARING: An appeal of a Decision by the Planning Director and Design Review to establish a business in the existing commercial building. The business is to repair telecommunication electronic components and hardware to be installed at offsite locations.

LOCATION: 6928 SE 282nd Ave. Gresham **Property ID #** R342223
Map, Tax lot: 1S4E19BC-00600 **Alt. Acct. #** R994191280

APPELLANT(S): Scott Johnson and Tracy Brown

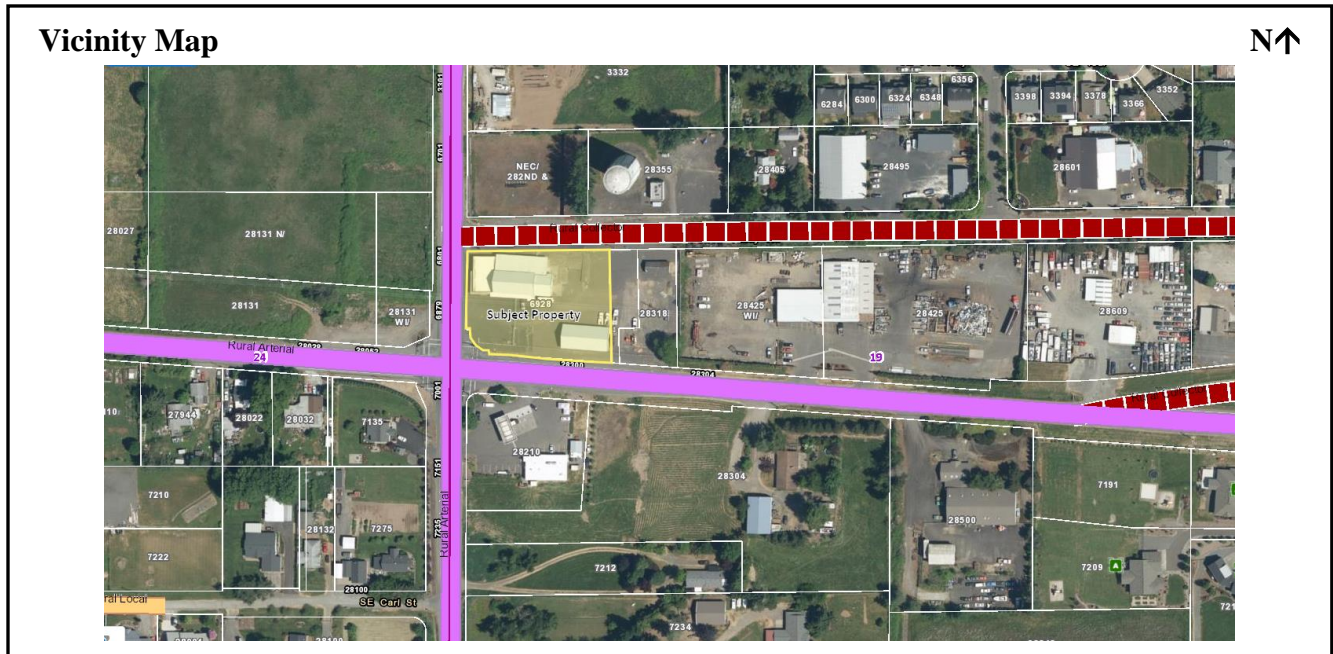
OWNER(s): L&S Investment Properties, LLC

❖ **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 LUP-hearings@multco.us 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 \$0.46/page. For further information on this case, contact LUP-hearings@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** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3120 Lot of Record – Orient Commercial Industrial (OCI), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Orient Commercial Industrial (OCI): MCC 39.4665(B)(1)(j), (k), & (B)(4) - Review Uses, MCC 39.4670 – Review Use Approval Criteria, MCC 39.4680(B), (C), (E), (G) - Dimensional Requirements and Standards, MCC 39.4685 – Lot Sizes for Review Uses, MCC 39.4690 Off-Street Parking and Loading, MCC 39.6500 – 39.6600 – Parking, Loading, Circulation and Access;

Design Review: MCC 39.8000 – 39.8050

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.