

14 DAY OPPORTUNITY TO COMMENT



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

Application for a Dog Training and Dog Classes Use

CASE FILE: T2-2026-0046

APPLICANT: Kristen Bakouros

LOCATION: 18850 NW Reeder Road, Portland

Property ID # R324943

Map, Tax lot: 2N1W16B -00700

Alt. Acct. # R971160170

BASE ZONE: Exclusive Farm Use (EFU)

OVERLAYS: Flood Hazard (FH)

PROPOSAL: Request for review of a Dog Training and Dog Classes use per MCC 39.4225(V). The request is for a maximum of 6 time-slots per day, with a maximum of 10 dogs on site at one time. All visits to the site will occur outside. No use of current structures is proposed, and no new structures are proposed in association with this use.

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County's complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on September 23rd, 2026**.

If you do not wish to submit comments, no response is necessary.

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.73/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6500-.6600 Parking, Loading, Circulation and Access, MCC 39.6850 Dark Sky Lighting Standards

Exclusive Farm Use (EFU): MCC 39.4225(V) – Review Uses - Dog Training and Dog Classes

Review Use Permit Criteria: MCC 39.4225(V)(1)-(2) – Review Uses - Dog Training and Dog Classes

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.

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- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.
- ❖ **ENCLOSURES:**
 - Site Plan

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.



Site Plan

Enclosure: Site Plan



Scale 1" : 300'

