NOTICE OF DECISION

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

Application for a Planning Director's Decision

Case File:	T2-2026-0046	**Applicant**:	Kristen Bakouros
Proposal:	Request for a Planning Director's Decision for review of a Dog Training 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. The applicant proposes use of portable toilets on-site for clients of this use.		

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)	

Decision: **Approved with Conditions**

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is December 8, 2026 at 4:00 pm.

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of $0.71/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a $250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

Issued by: Digitally signed by Anna Shank-Root
DN: C=US, E=anna.shank-root5@multco.us, O=Multnomah County, OU=Land Use Planning, CN=Anna Shank-Root
Date: 2026.11.20 08:59:08-08'00'

Anna Shank-Root, Planner

For: Megan Gibb,
Planning Director

Date: November 24, 2026

Instrument Number for Recording Purposes: #2022-033927

Vicinity Map **N↑**



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 39.6850 Dark Sky Lighting Standards

Exclusive Farm Use (EFU): MCC 39.4225(V) – Review Uses - Dog Training Classes, MMCC 39.4245(C), (F) & (H) Dimensional Requirements and Development Standards

Copies of the referenced Multnomah County Code sections are available by visiting https://www.multco.us/landuse/zoning-codes under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No use or activities shall occur under this permit other than that which complies with this approval and is consistent with supporting documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]

1. **The property owner must complete the following actions to establish the Dog Training use within two (2) years of the date of the final decision:**
    a. **Record pages 1 through 3 and Exhibits A.2 and A.3 of this Notice of Decision with the County Recorder.** The Notice of Decision shall run with the land. [MCC 39.1175]
    b. **Complete a Conditions of Approval Verification with Land Use Planning.** The Conditions of Approval verification application must include the following:
        i. A copy of the of recorded documents required under Condition of Approval 1.a. .
        ii. A signed copy of the Letter of Acknowledgement, provided by Land Use Planning, that affirms that the property owner has read and understands the conditions of approval, including the ongoing permit limitations, and intends to comply with them. [MCC 39.1170(A) & (B)].
        iii. A revised site plan showing that the portable toilets are, and will remain, located outside of any and all required front, rear, and side yards. [MCC 39.4245]

    The Conditions of Approval verification is completed through the County's Permit Portal. The current fee a Conditions of Approval verification is $471.
2. **Permit Expiration** – This land use permit shall expire two (2) years after the date of the final decision, unless the use or development was established according to the specifications in condition #2 below. [MCC 39.1185(A)]
3. **Ongoing permit limitations:**
    a. Dog training sessions and reservation time slots are limited to a maximum of 6 sessions per day. [MCC 39.4225(V)]
    b. A maximum of 10 dogs are permitted to be on the site at any given time. [MCC 39.4225(V)]
    c. No testing trials may be conducted on this site without additional review and approval. [MCC 39.4225(V)(2)]
    d. No parking is permitted in the right-of-way. The property owners are responsible for ensuring that adequate parking for 10 cars is maintained on the subject property. [MCC 39.1170(A)]

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as '**Staff**:' and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: Request for a Planning Director's Decision for review of a Dog Training 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. The applicant proposes use of portable toilets on-site for clients of this use.

2.0 Property Description & History:

Staff: This application is for 18850 NW Reeder Road. The subject property is located on the southeast side of NW Reeder Road in unincorporated west Multnomah County outside of Metro's Urban Growth Boundary (UGB). The subject property is zoned Exclusive Farm Use (EFU) and is located within the Flood Hazard (FH) overlay.

The property is occupied by a single-family dwelling and a farm building and is approximately 32.33 acres according to the County Assessor. The most current aerial photo shows a single-family dwelling and several farm buildings.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.2). Staff did not receive public comments during the 14-day comment period.

4.0 Code Compliance and Applications Criteria:

4.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

> **(1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Zoning Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
> *** * ***

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming

into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance.

Code Compliance case CC-2026-0011 addresses commercial, fee-based dog visits occurring to the site. After working with Land Use Planning staff to evaluate application options, the applicant requested this application for Dog Training Classes to address the compliance issue. Approval of this application resolves the violations addressed in CC-2026-0011 and brings the property into full compliance with Multnomah County Code. *This criterion is met.*

5.0 Exclusive Farm Use (EFU) Criteria:

5.1 MCC 39.4215 USES.

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this base zone except for the uses listed in MCC 39.4220 through 39.4230 when found to comply with MCC 39.4245 through 39.4260 provided such uses occur on a Lot of Record, except those uses listed in ORS 215.283(1) may occur on Exclusive Farm Use zone lands regardless of Lot of Record status of the land upon which the use will occur.

Staff: The dog training classes use is listed as (x) in ORS 215.283(1), and therefore a Lot of Record Verification is not required for this application. *Criteria met.*

5.2 MCC 39.4245 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS.

(C) Minimum Yard Dimensions.

Front	Side	Street Side	Rear
30	10	30	30

Staff: The current site plan provided by the applicant indicates that the portable toilets for use by clients of the dog training use are located within the 30-foot front yard area. The applicant is required to complete a Conditions of Approval verification demonstrating that the portable toilets are located outside of any and all required yards. *As conditioned, this criterion is met.*

(F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, shall be provided on the Lot of Record.

(1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.

(2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.

Staff: Dog owners will utilize two portable toilets located on-site, which the applicant indicates is utilized both by farm workers and by clients of the dog training business. OAR 340-071-0330 regulates the placement of portable toilets do not require on-site sewage disposal, and authorization from the County Sanitarian is not required for portable toilets for use by farm workers or "limited use areas." While "limited use areas" are not explicitly defined in OAR 340-071-0330, the rule indicates that they include, but are not limited to "recreation parks, camp sites, farm labor camps, or construction sites." Since entry to the site is limited by scheduled access times and participant limits during those times, the dog training use is similar in scope but less impactful than a recreation park or campsite, and can be considered a limited use for purposes of this rule.

The portable toilets do qualify as a structure per MCC 39.2000 definitions, and therefore require review for placement to determine compatibility with dimensional requirements in the EFU zone. Newly created impervious surfaces are less than 50 square feet and therefore no stormwater drainage control system is required. The applicant/property owner is required to complete a Conditions of Approval verification demonstrating that the portable toilets are located outside of any and all required yards. *As conditioned, this criterion is met.*

(H) All exterior lighting shall comply with MCC 39.6850

Staff: The applicant indicates that all dog visits to the site will occur during daytime hours, and no exterior lighting is proposed to support this use. *Criterion met.*

6.0 Dog Training Classes Criteria:

6.1 MCC 39.4225 REVIEW USES

(V) Dog training classes or testing trials, which may be conducted outdoors or in preexisting farm buildings, when:

(1) The number of dogs participating in training does not exceed 10 dogs per training class and the number of training classes to be held on-site does not exceed six per day; and

(2) The number of dogs participating in a testing trial does not exceed 60 and the number of testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

Staff: The applicant has requested review use approval for a dog training class use for a maximum of 6 visits a day, with a maximum of 10 dogs on site at 1 time. The applicant proposes using a scheduled, reservation-based system to ensure that the maximum number of scheduled visits and dogs do not exceed the limits outlined in the conditions of approval (Exhibit A.3). The applicant indicates that the training activities will occur outdoors, and no existing farm buildings will be utilized (Exhibits A.2 and A.3). The dog training will be completed by individual dog owners, and the provided space allows training of skills such as recall, leash manners, distraction training, obedience, scent tracking, field behavior, and socialization (Exhibit A.3). No dog testing trials are requested as part of this approval.

As illustrated in Figure 1 below and noted in Exhibit A.4, access to the areas designated for the dog training use will utilize an existing access apron and existing farm roads. While the use category does not identify any specific parking standards, the applicant has noted in their code narrative (Exhibit A.3) that sufficient parking to accommodate 10 cars on the site at one time is provided in the light blue areas identified on Figure 1. No parking is permitted in the right-of-way and all on-site customer parking must occur on the subject property.



Figure 1: Annotated Site Map

Based on the applicant's descriptions of the use and established conditions of approval, the proposed use falls within the parameters for this use category. *As conditioned, this criterion is met.*

7.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary to establish a Dog Training Classes use in the EFU zone. This approval is subject to the conditions of approval established in this report.

8.0 Exhibits

'A' Applicant's Exhibits
'B' Staff Exhibits
'C' Procedural Exhibits

All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	08.18.2026
A.2	1	Site Plan	08.18.2026

A.3	4	Code Narrative	08.18.2026
A.4	1	Applicant Email Clarifying Site Access	08.18.2026
'B'	**#**	**Staff Exhibits**	**Date**
B.1	2	Assessment and Taxation Property Information for 2N1W16B -00700 (R971160170/ R324943	08.18.2026
B.2	1	Current Tax Map for 2N1W16B	10.07.2026
'C'	**#**	**Administration & Procedures**	**Date**
C.1	1	Complete letter (day 1)	09.01.2026
C.2	3	Opportunity to Comment	09.09.2026
C.3	7	Decision	11.24.2026