

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:	T3-2026-0012	APPLICANT:	City of Sandy, Contact: AJ Thorne, PE
LOCATION:	35320 SE Carpenter Lane, Gresham	Property ID #	R342619
	Map, Tax lot: 1S4E22D-00400	Alt. Acct. #	R994220980
BASE ZONE:	Multiple Use Agriculture – 20 (MUA-20)		
OVERLAYS:	Significant Wildlife Habitat (SEC-h), Significant Water Resources (SEC-wr), Geologic Hazard (GH)		
PROPOSAL:	Request for a Community Service Conditional Use and Design Review for the installation of a drinking water pump station. The pump station is for the City of Sandy and will be located on the property with the Portland Water Bureau's water filtration facility.		

HEARING TIME AND PLACE

Friday, October 9, 2026 at 10:30 am

The referenced Hearing is scheduled before one of the County's Hearing's Officers via virtual hearing.

Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notice

To register for this event, provide your name, phone number, and email address either by email to LUP-hearings@multco.us or phone to 503-988-3043 **no later than 12:00 pm on Wednesday, October 7, 2026.**

- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the application and all supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents are \$0.71/page. For further information on this case, contact LUP-hearings@multco.us.

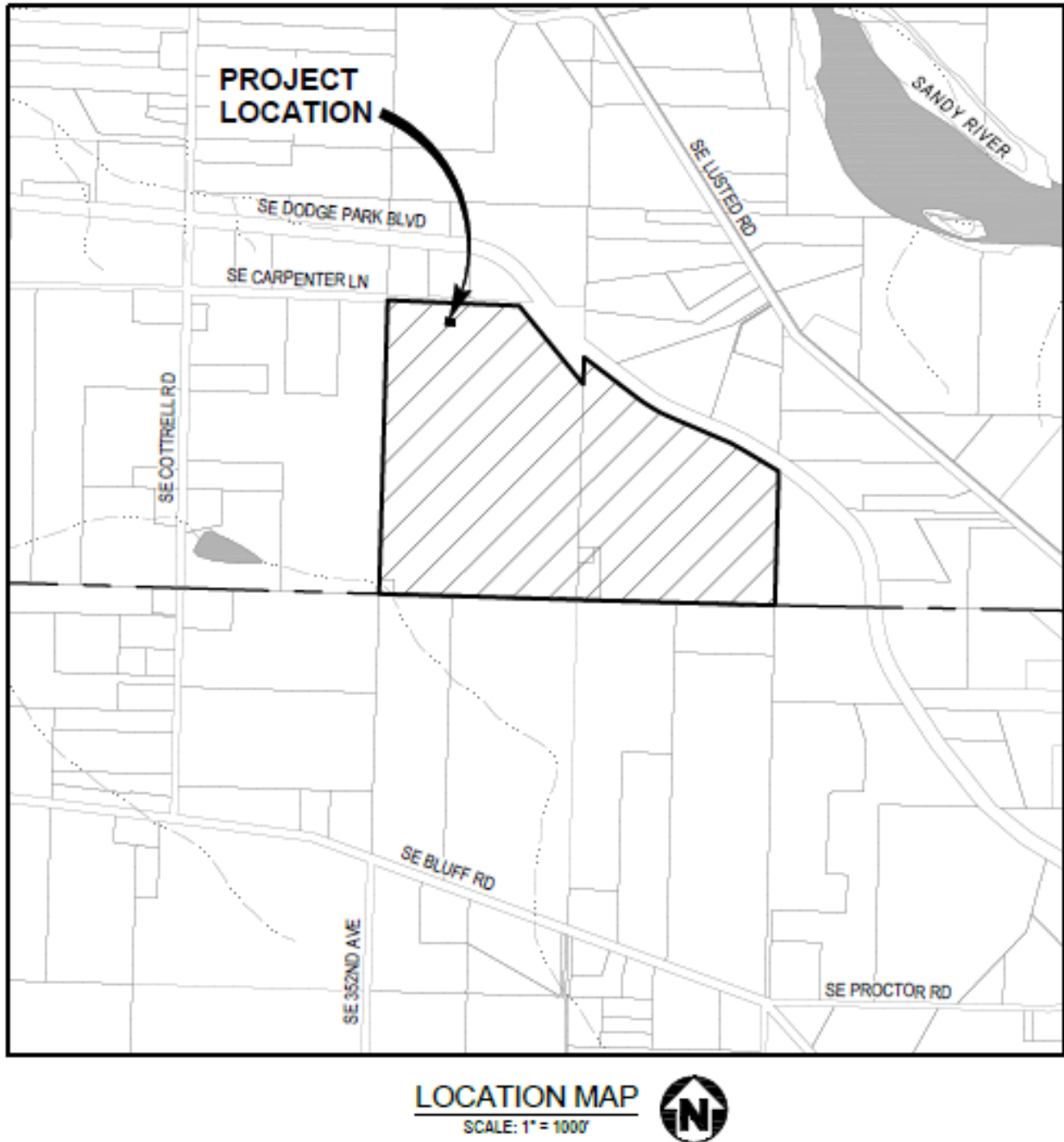
All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must be received prior to the close of the Hearing. The Hearing will follow the Hearing Officer's Rules of Procedure and will be explained at the Hearing.

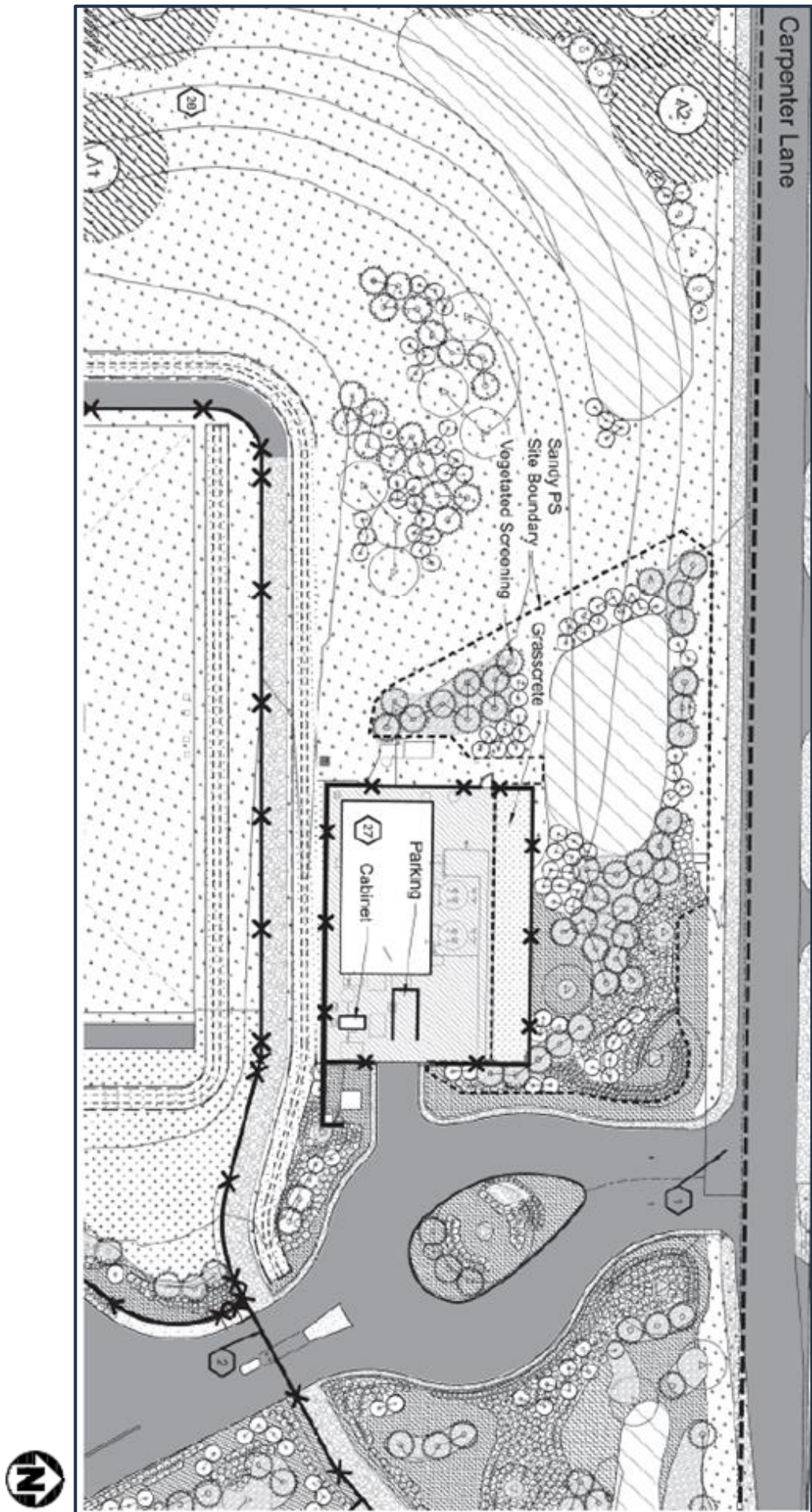
The Hearings Officer may announce a decision at the close of the Hearing or on a later date, or the Hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comment

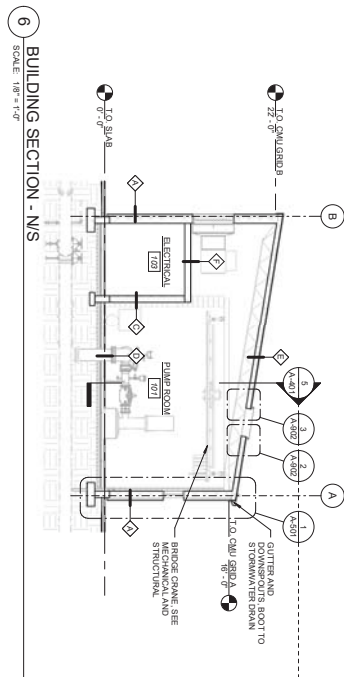
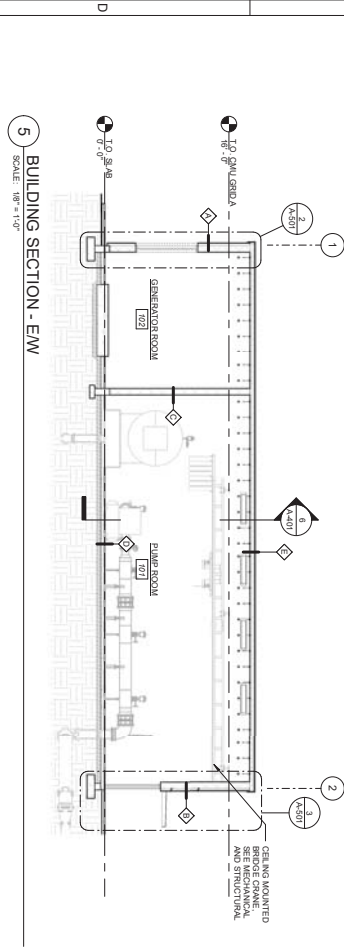
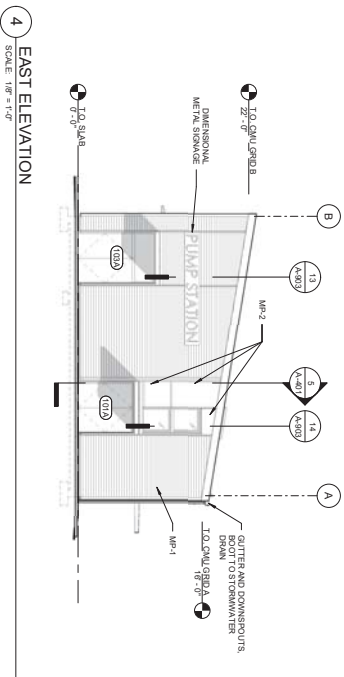
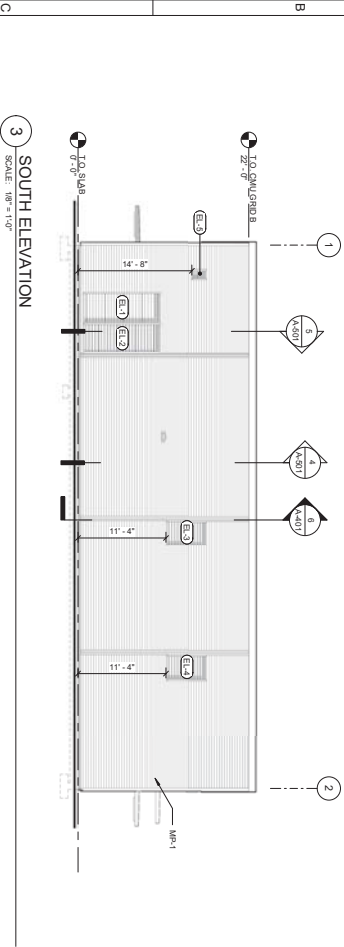
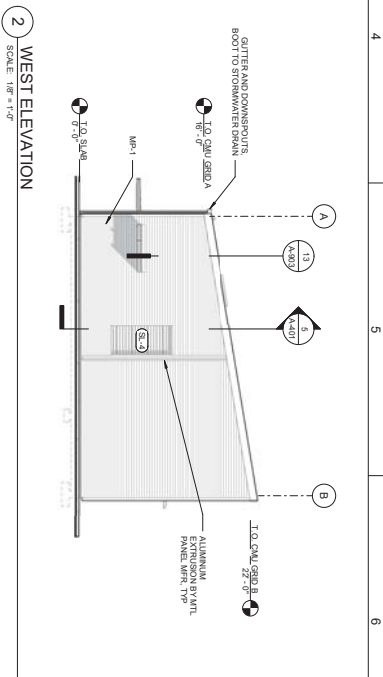
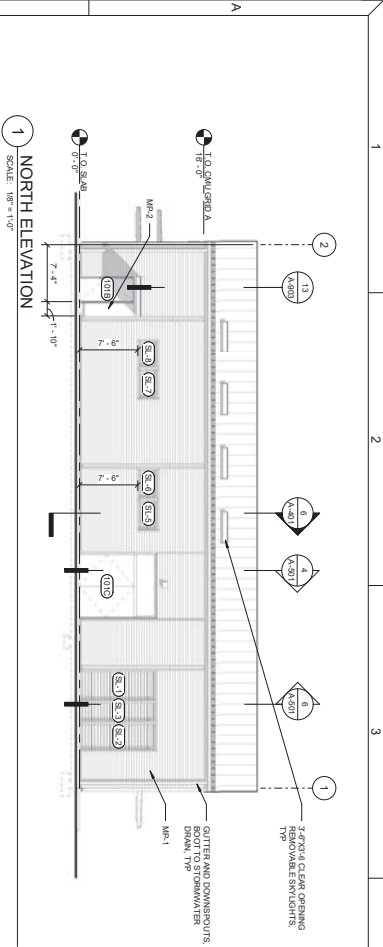
or provided oral testimony at the Hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

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.

Vicinity Map







- GENERAL NOTES:**
1. CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH PLUMBING, MECHANICAL, HVAC, ELECTRICAL, STRUCTURAL, & OTHER TRADES.
 2. COORDINATE ALL PENETRATIONS WITH RESPECTIVE TRADES.
 3. SEE SCHEDULES & TYPES FOR FINISHES IN GROUND.
 4. SEE SCHEDULES & TYPES FOR FINISHES IN GROUND.
- FINISH NOTES:**
- MP-1: HORIZONTAL METAL PANEL, SEE SPECIFICATIONS
 - MP-2: INSULATED METAL PANEL, SEE SPECIFICATIONS

				PERMIT SET		PRELIMINARY NOT FOR CONSTRUCTION				CITY OF SANDY BUILDING SUPPLY PUMP STATION - PHASE 2		EXTERIOR ELEVATIONS AND SECTIONS		<table border="1"> <tr> <td>Designed By</td> <td>AA</td> <td>Conor Regard No.</td> <td>W2324640R</td> </tr> <tr> <td>Drawn By</td> <td>VH/KP</td> <td>Issued On</td> <td>JANUARY 2025</td> </tr> <tr> <td>Checked By</td> <td>TS</td> <td>Drawn On</td> <td>Sheet No. 0</td> </tr> <tr> <td>Approved By</td> <td>AA</td> <td>Drawn On</td> <td>A-401</td> </tr> </table>		Designed By	AA	Conor Regard No.	W2324640R	Drawn By	VH/KP	Issued On	JANUARY 2025	Checked By	TS	Drawn On	Sheet No. 0	Approved By	AA	Drawn On	A-401
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This document, plans and design incorporated herein, are an integral part of the contract documents for the project and shall be read in whole or in part by any other project documents within the information of the City of Sandy. Copyright © 2025 by mua architects. All rights reserved.																															

❖ **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

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – MUA-20

Multiple Use Agriculture – 20: MCC 39.4320(A) Conditional Uses, Community Services Use, MCC 39.4325(C), (D), (G), (I) & (J) Dimensional Requirements and Development Standards, MCC 39.4335 Lot Sizes for Conditional Uses, MCC 39.4340 Off-Street Parking and Loading.

Community Service Conditional Use: MCC 39.7505 General Provisions, MCC 39.7515(A) through (H) Approval Criteria, MCC 39.7520(A)(6) Uses, Utility facilities..., MCC 39.7525(A), (D), (E), & (G) Restrictions

Comprehensive Plan Policies: Land Use, Other Policies Policy 2.50, Other Policies, Water Quality and Erosion Control Policy 5.14, Public Facilities, General Policies and Strategies Policy 11.3, Policy 11.10, Policy 11.11, Water Supply and Wastewater Treatment Systems Policy 11.12, Policy 11.13, and Police, Fire, and Emergency Response Facilities Policy 11.17.

Design Review: MCC 39.8020 Application of Regulations, MCC 39.8040 Design Review Criteria, MCC 39.8045(C) Required Minimum Standards, Required Landscape Areas.

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**.