

NOTICE OF PUBLIC HEARING

A public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2021-14303

Scheduled Before one of the following County Hearings Officer's on **Friday, August 13, 2021 at 10:30 a.m.** or soon thereafter via virtual meeting.

Participation Options and Instructions: 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 land.use.planning@multco.us **no later than noon on Thursday, August 12, 2021.**

Proposal: The Oregon Department of Transportation (ODOT) requests a Conditional Use Permit, Design Review, Significant Environmental Concern – wildlife habitat (SEC-h) permit, and Geological Hazards Exemption for a road maintenance facility on the subject property. The proposed facility includes a stockpile site and deicer/loader storage building. ODOT identified a need for the site to serve as storage/staging for materials used to combat adverse winter weather conditions.

Subject Property: ***Tentative Address*:** 11736 NW Skyline Blvd., Portland
State ID# 2N1W31C -02500
Tax Account #R661101910 **Property ID #**R244442

Applicant: Michael Schweizer, ODOT **Owner:** State of Oregon

Zoning: Exclusive Farm Use (EFU) **Site Size:** 2.39 acres

Overlay(s): Significant Environmental Concern – wildlife habitat (SEC-h); Geologic Hazards (GH)



Public Participation and Hearing Process:

A digital copy of the application and all evidence submitted in support of the application is available at no cost. A staff report will be available for inspection seven (7) days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of \$0.40/per page. For further information on this case, contact Chris Liu, Staff Planner via email at chris.liu@multco.us.

Public Participation: All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

Hearing Process: 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, any persons who submitted written comment, requested a decision in writing, 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, the County, or other participants at the hearing.

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 (LUBA).

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions:

MCC 39.1515 Code Compliance and Applications;

MCC 39.3005 Lot of Record – Generally;

MCC 39.3070 Lot of Record – (EFU)

EFU Zone Criteria:

MCC 39.4245 Dimensional Requirements and Development Standards;

MCC 39.6850 Dark Sky Lighting Standards;

MCC 39.6235 Stormwater Drainage Control

Conditional Use Permit Criteria:

MCC 39.4230 Conditional Uses – (R) Transportation Facilities;

MCC 39.7005 General Provisions;

MCC 39.7010 Conditions and Restrictions;

MCC 39.7015 Conditional Use Approval Criteria;

MCC 39.7020 Additional Approval Criteria for Certain Transportation Uses in the EFU zoning district;

MCC 39.7025 Design Review

MCC 39.7035 Conditional Use Permit

Design Review:

MCC 39.8005 Elements of Design Review Plan;

MCC 39.8010 Design Review Plan Approval Required;

MCC 39.8020 Application of Regulations;

MCC 39.8025 Design Review Plan Contents;

MCC 39.8030 Final Design Review Plan;

MCC 39.8040 Design Review Criteria

Significant Environmental Concern – wildlife habitat (SEC-h) Criteria:

MCC 39.5520 Application for SEC Permit;

MCC 39.5860 Criteria for Approval of SEC-h Permit

Geologic Hazards Criteria:

MCC 39.5075 Permits Required;

MCC 39.5080 Exemptions

Comprehensive Plan Policies:

Goal 3.4

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**.

Enclosures:

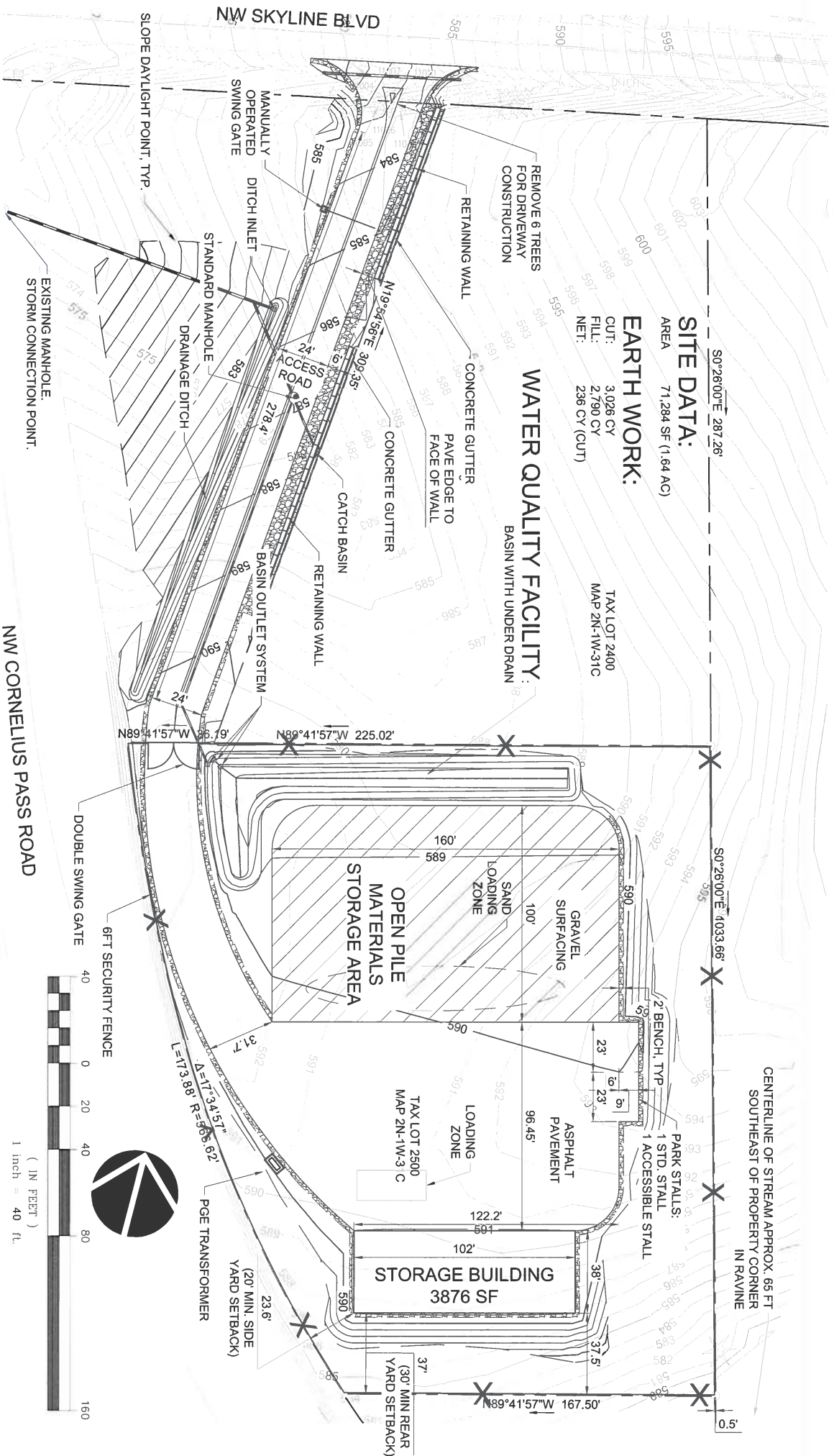
Site Plan

Building Elevations

Landscape 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.



OREGO DEPARTMENT OF TRANSPORTATION
 SKYLINE STOCKPILE

03.11.2021

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SITE PLAN
 M.

© 2021 | Mackenzie | 2200357.00

SCALE: 1/8" = 1'-0"

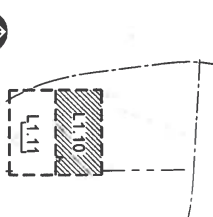
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WHEN PRINTED
AT 11" x 17"**

0-11C	REV. 8/2004	08/15/010	MIKE SCHWEIZER	<p style="text-align: center;">PRELIMINARY</p>  <p style="text-align: center;">OARCOM DEPARTMENT OF TRANSPORTATION FACILITIES SERVICES BRANCH</p>	FACILITY 10	<p style="text-align: center;">NW CORNELLUS PASS RD AND NW SKYLINE BLVD COMBINED DEICER / LOADER STORAGE MULTNOMAH COUNTY, OR</p>	<p style="text-align: center;">ELEVATIONS</p>	<p style="text-align: center;">SHEET 1 OF 1</p>
		08/14/10	FRANCO RAMOS		DATE			
		CHECKED			08/23/10			
		REV. 8/2010			CALC. BY			
								08-2-11-10



2009-1700 DRAWINGS LANDSCAPE 267 - 10.0145.28 DWG 11 10 PAC 01.10.21 11.51 1.20

JOB NO. 2200357.00

1.10

DRAWN BY	RAC/ADS
CHECKED BY	SPT
SHEET	

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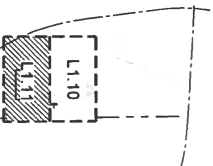
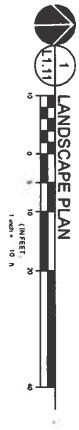
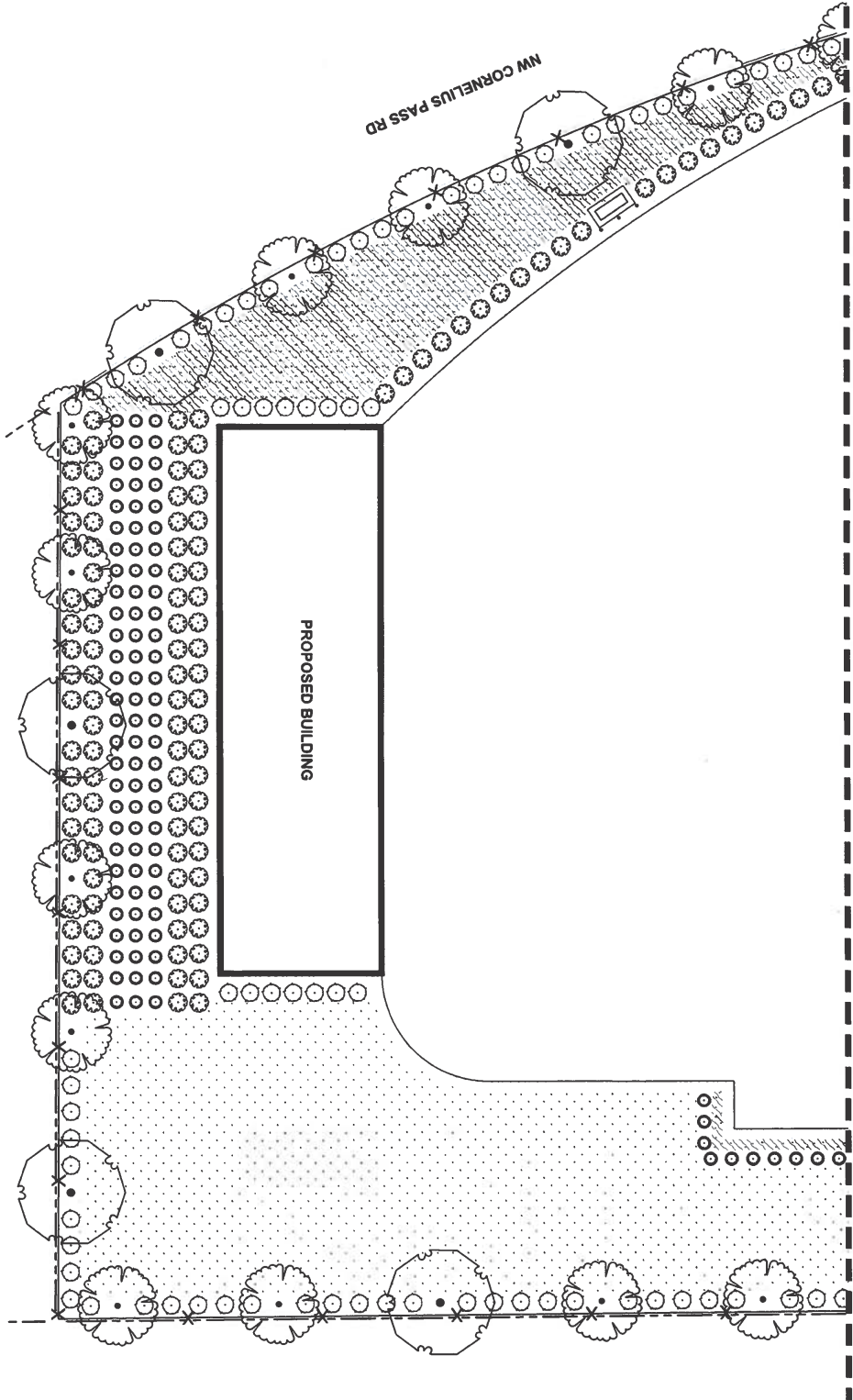
SHEET TITLE:
LANDSCAPE
PLAN

**SKYLINE ROAD
STOCKPILE SITE**

**OREGON
DEPARTMENT OF
TRANSPORTATION**

Portland, OR
503.224.9566
Vancouver, WA
360.696.7873
Seattle, WA
206.749.9930
www.mackenzie.com

MATCHLINE - SEE 1/L1.10



LAND USE APPLICATION SET - JANUARY 26, 2021

DESIGNED BY: LANDSCAPE ARCHITECTURE

JOB NO. 2200357.00

L1.11

DRAWN BY: RAC/MS
CHECKED BY: SPJ
SHEET

REVISIONS	
DATE	DESCRIPTION

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SKYLINE ROAD
STOCKPILE SITE

CLACKAMAS, OR 97015

9300 SW LAMFIELD
ROAD

CLACKAMAS, OR 97015

MACKENZIE

ARCHITECTS AND ENGINEERS

2005 NW 10TH AVENUE

PORTLAND, OR 97209

503.224.9500

www.mackenzie.com

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