Department of Community Services Land Use Planning Division www.multco.us/landuse



1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF PUBLIC HEARING

For an Appeal of a Planning Director's Decision

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

Case File: T2-2021-14768

COVID-19 NOTICE:

Due to the County's Emergency Response to COVID-19, the Hearing will be limited to remote attendance and participation. At this time, Hearings are not available for in-person attendance.

Scheduled before one of the County Hearings Officers on Friday, September 10, 2021, at 9:00am or soon thereafter. The hearing will be held virtually.

Attendance and Participation Options and Instructions: This Hearing will be open to the public. Interested parties may contact our office to register for this event or obtain more information about attending either by calling 503-988-3043 or emailing (*lup-hearings@multco.us*). You are not required to register for this event. However, if you do, please provide your name, phone number, and email address no later than noon on Thursday, September 9, 2021. The Virtual Meeting link and call-in information is found in the public notice under the subject property address at the following webpage - https://www.multco.us/landuse/public-notices.

Appeal:	The Appellant in the	above case has appealed the	Planning Director's Jun

ine 4, 2021 Decision that the permits issued in Case No. T2-2014-3377, which included permits for a customary farm dwelling on not high-value soils (former MCC

33.2625(D)(3)), Significant Environmental Concern-Wildlife Habitat (SEC-h) (former MCC 33.4570), and Hillside Development (former MCC 33.5505, et. seq.) ("the Permit"), have expired under the terms of the Permit because the Owners did not commence construction within the time period in *former MCC* 37.0690. The Appellant argues that the Decision does not explain the application of MCC 37.0690, that the Owners did timely commence construction, and that the Owners

have a vested right to complete the development authorized under the Permit.

Subject Address: 12424 NW Springville Road Map, Tax Lot: 1N1W16D -02800 **Property:**

1N1W15C -00600 1N1W16D -03100

Alternate Account #: R961160130 Property ID #: R324300

R961150770 R501639 R961160590 R324339

Scott Reed Appellant:

Scott and Stacey Reed Owner(s):

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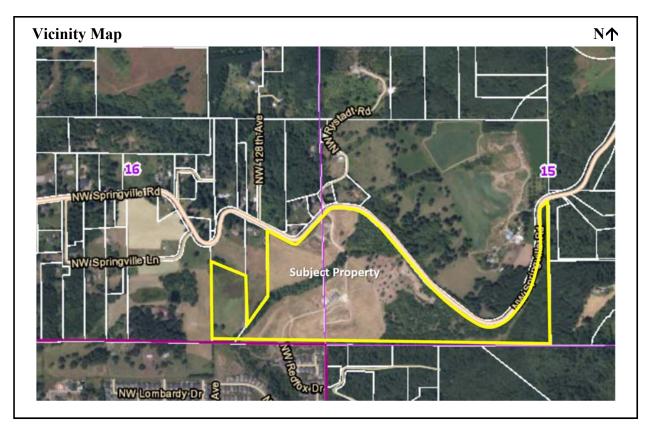
Public Participation and Hearing Process:

A copy of the appeal and all evidence submitted in support of the appeal is available for inspection, at no cost, by contacting the Planning Director. The County's staff report will be made available digitally on the Land Use Planning Division website (https://www.multco.us/landuse/public-notices) under the subject property address shown above at least seven (7) days prior to the hearing, and will also be available for inspection, at no cost, by contacting the Planning Director. Printed copies of all documents may be purchased at the rate of \$0.40/page. For further information on this case, contact Carol Johnson, Planning Director, at 503-988-0218 or via email at carol.johnson@multco.us.

Any interested party may appear and testify or submit written comment on the appeal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the appeal. The hearing procedure will follow the process set forth in MCC 39.1140 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 date, time, and location certain. Notice of the decision will be mailed to the appellant, 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 appellant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

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.



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Applicable Approval Criteria:

Multnomah County Code (MCC): Expiration of Type II or Type III Decisions: former MCC 37.0690

Copies of the referenced Multnomah County Code section 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 37: Administrative Procedures.

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.

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