
NOTICE OF PUBLIC HEARING

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

Case File: T3-2021-14961

Scheduled Before one of the following County Hearings Officer's on
Friday, January 14, 2021, at 9:00 am or soon thereafter. The hearing will be held virtually.

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 Wednesday, January 12, 2021**

Proposal: The applicant is requesting an Administrative Decision by the Planning Director to implement a Measure 49 Final Order and a Category 1 Land Division. The land division will create two (2) parcels, which requires a Hearing to authorize a parcel that does not abut a street and multiple variances to the minimum front lot line length.

Location: 13801 NW Charlton Road, Portland
Alternate Account #: R971160060

Map, Tax Lot: 2N1W16 -00900
Property ID #: R324933

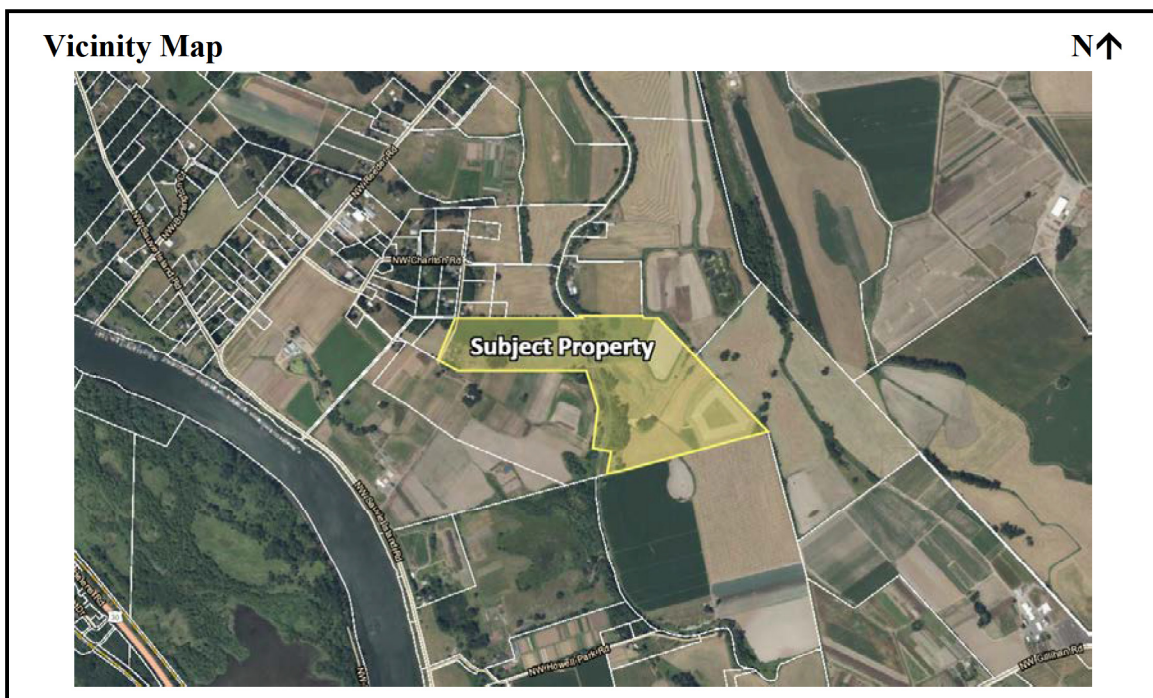
Applicant(s): Mercedes Serra, 3J Consulting, Inc.

Owner(s): Wiley Farm Enterprises LLC

Zoning: Exclusive Farm Use (EFU)

Site Size: 103.04 acres

Overlay(s): Significant Environmental Concern for Wetlands (SEC-w)



Public Participation and Hearing Process:

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – Exclusive Farm Use (EFU)

Exclusive Farm Use (EFU): MCC 39.4245 Dimensional Requirements and Development Standards, MCC 39.4260 Access

Parking, Loading, Circulation and Access: MCC 39.6560 Access

Variances: MCC 39.8205 Scope, MCC 39.8215 Variance Approval Criteria

Category 1 Land Division: MCC 39.9035(D) Category 1 Land Divisions; MCC 39.9400 Criteria for Approval, Category 1 and Category 2 Tentative Plan and Future Street Plan; MCC 39.9405 Contents Of Category 1 and Category 2 Tentative Plan; MCC 39.9410 Category 1 and Category 2 Tentative Plan Map Specifications; MCC 39.9415 Category 1 and Category 2 Tentative Plan Map Contents; MCC 39.9420 Written Information: Category 1 and Category 2 Tentative Plan; MCC 39.9425 Supplementary Material: Category 1 and Category 2 Tentative Plan; MCC 39.9500 Application of General Standards and Requirements; MCC 39.9505 Land Suitability; MCC 39.9510 Lots and Parcels; MCC 39.9515 Acreage Tracts; MCC 39.9520 Street Layout; MCC 39.9525 Street Design; MCC 39.9530 Street Reserve Strips; MCC 39.9535 Temporary Turnarounds; MCC 39.9540 Street Names; MCC 39.9545 Required Improvements; MCC 39.9550 Streets, Sidewalks, Pedestrian Paths and Bikeways; MCC 39.9555 Easements; MCC 39.9560 Street Trees; MCC 39.9565 Street Lighting; MCC 39.9570 Water System; MCC 39.9575 Sewage Disposal; MCC 39.9580 Surface Drainage and Storm Sewer Systems; MCC 39.9585 Electrical and Other Wires; MCC 39.9587 Required Improvements; MCC 39.9588 Streets, Sidewalks, Pedestrian Paths and Bikeways, Water System, Sewage Disposal, Surface Drainage and Storm Water Systems, 39.9590 Other Utilities

Comprehensive Plan Policies: Chapter 3 – Farm Land: Policy 3.11, Policy 3.12

Chapter 11 – Public Facilities: Policy 11.17

Oregon Revised Statues (ORS): Measure 49 Final Order Approval E129631: ORS 195.300 through ORS 195.336

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**.

Copies of the referenced Oregon Revised Statues (ORS) sections are available by visiting our Oregon State Legislature website at https://www.oregonlegislature.gov/bills_laws/pages/ors.aspx under the link **Volume: 05 - State Government, Government Procedures, Land Use - Chapters 171-200 (31)**

Enclosures:

Zoning Map

Tentative Plan Map

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.



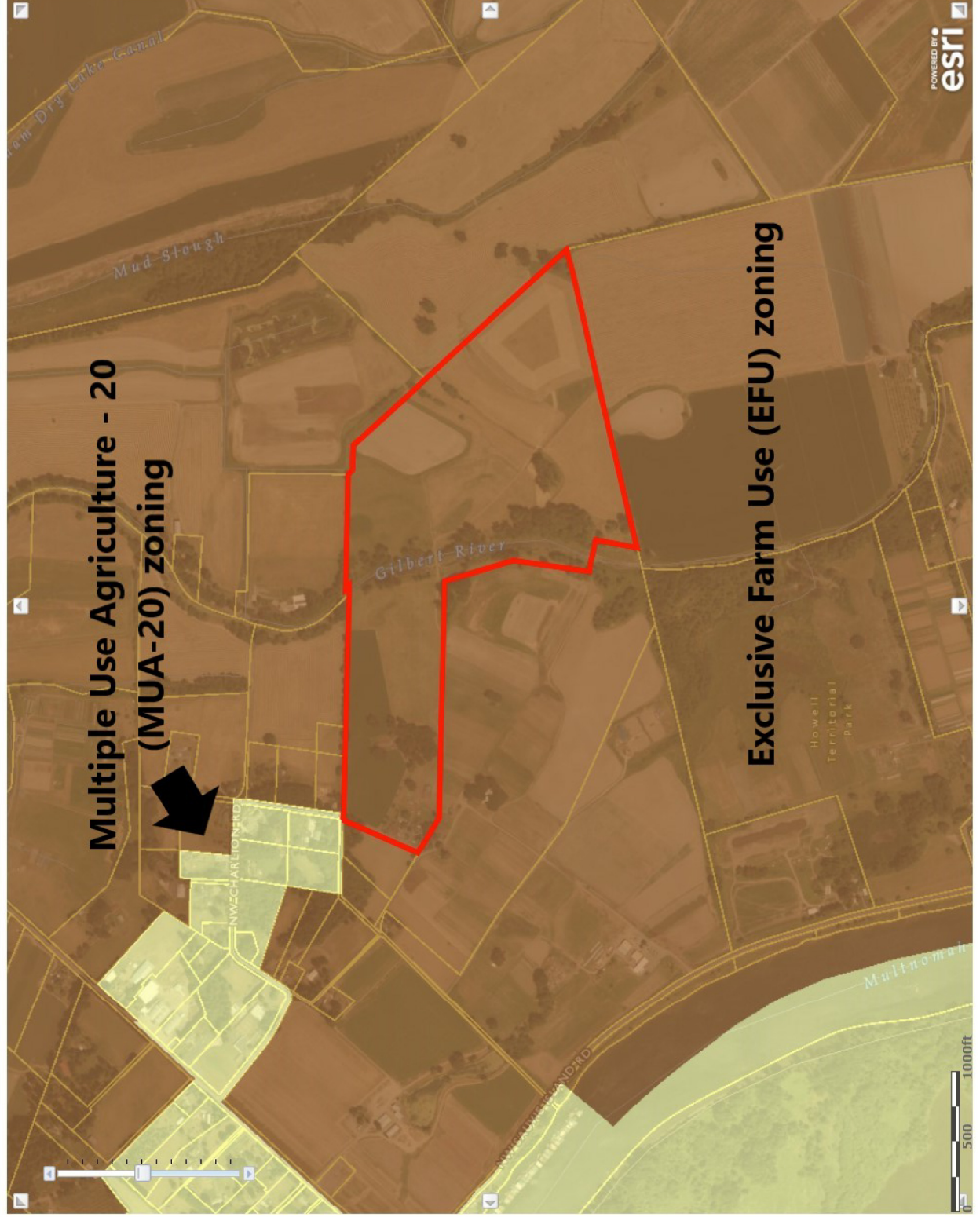
Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multico.us

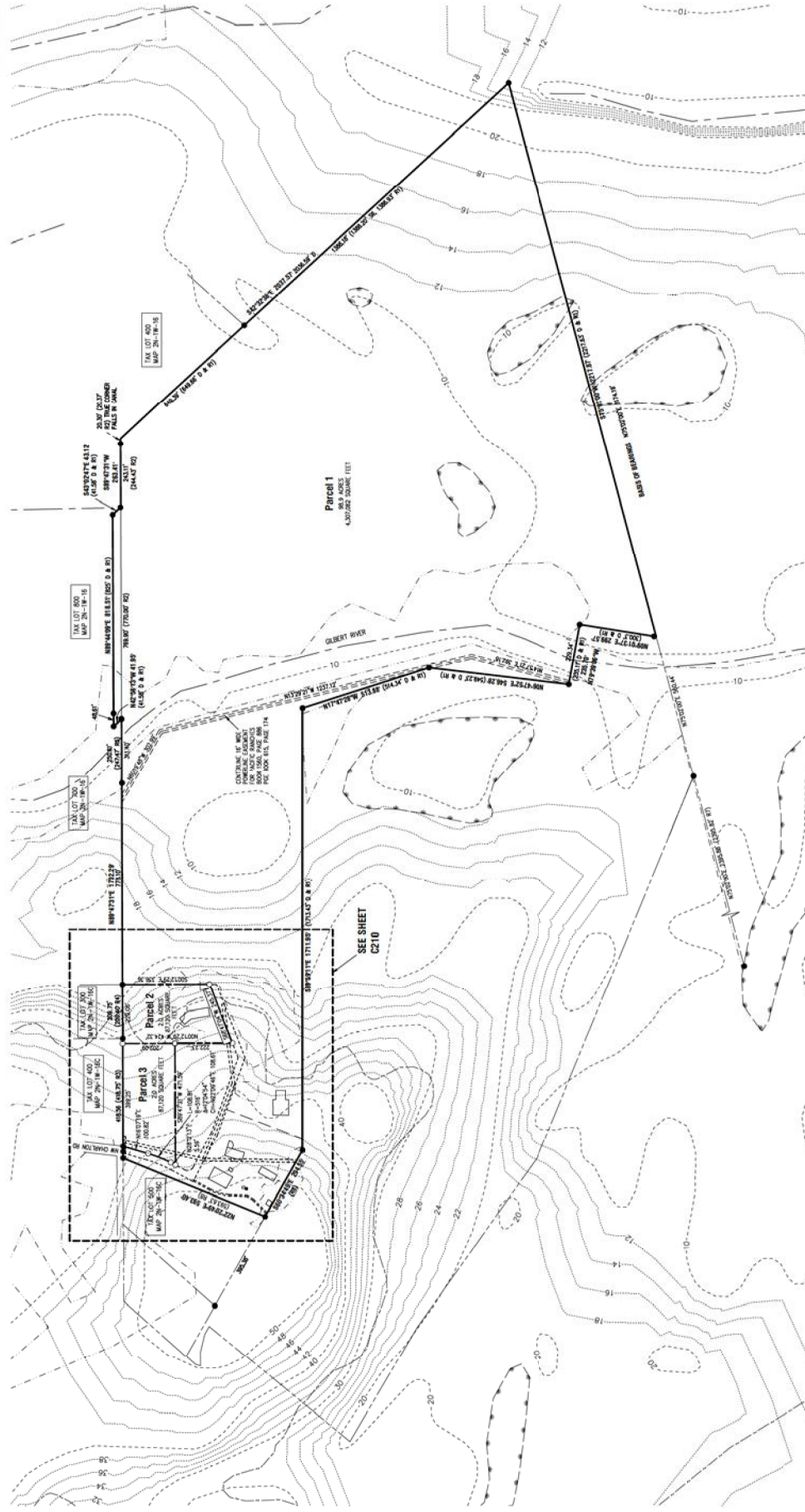
This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Map showing zoning of 13801 NW
Charlton Road, Portland, OR 97231
(R971160060 / R324933) and
surrounding properties.

[Web Layout](#)





EXISTING CONDITIONS PI AN

THIS PLAN HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY AND SHOWS THE EXISTING CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM GIS DATA AND A TOPOGRAPHIC SURVEY PROVIDED BY COMPASS LAND SURVEYORS, DATED DECEMBER 2, 2020. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED.

LEGEND

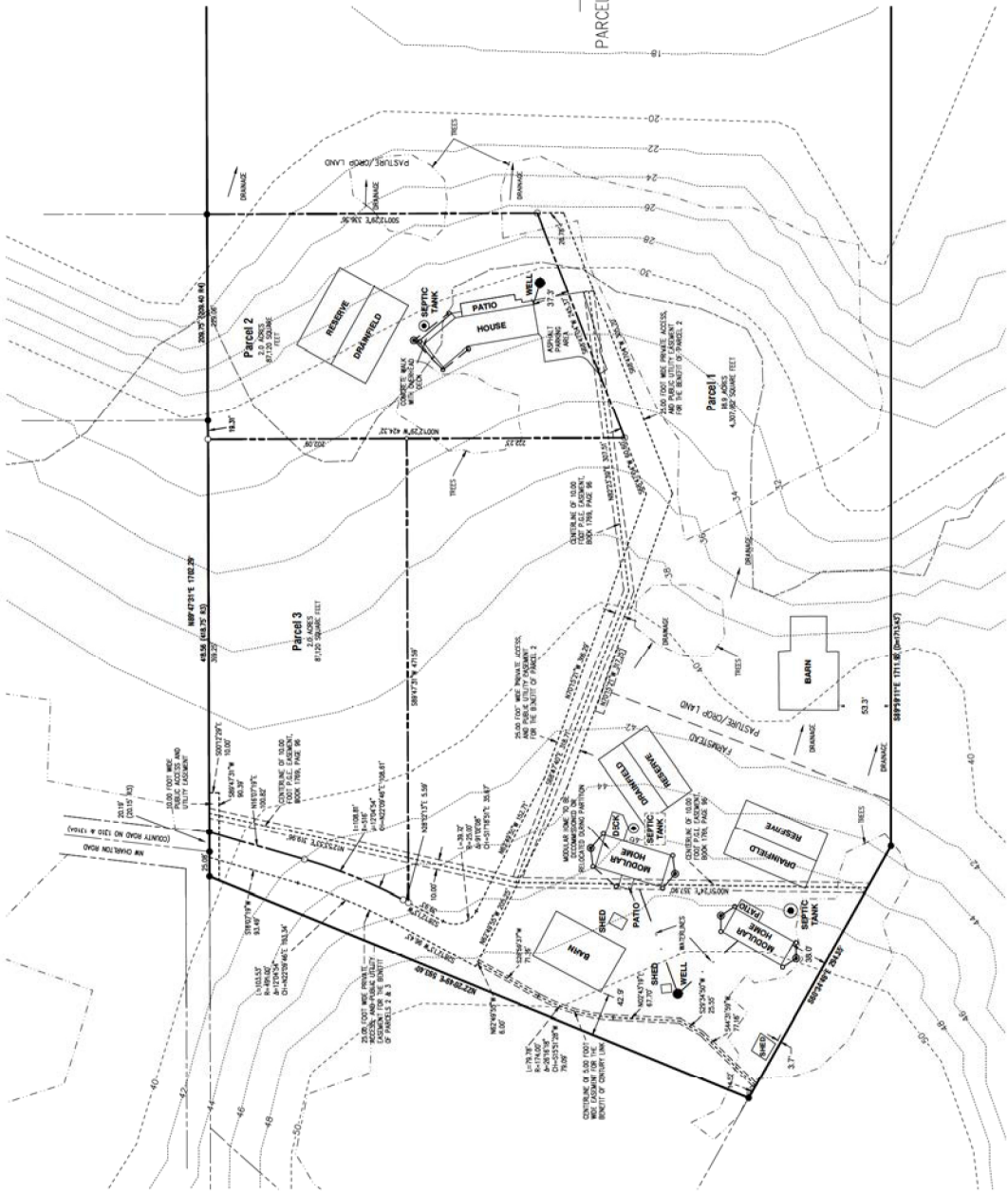
- PROJECT BOUNDARY
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING WETLAND
EXISTING WATERWAY
EXISTING FLOODPLAIN
EXISTING VEGETATION BOUNDARY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR



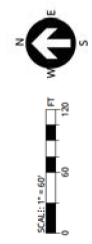
SHEET NUMBER
C200

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING FLOODPLAIN
- EXISTING VEGETATION BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



PARCEL 1 CONTINUED



C210

PROJECT INFORMATION
 PROJECT # 10000
 LAND USE # 10000
 DESIGNED BY T. BAK
 CHECKED BY T. BAK
 SHEET NUMBER

3J CONSULTING
 CIVIL ENGINEERING
 COMMUNITY PLANNING
 4600 SW MARLBOR AVENUE, SUITE 100 BEAVERTON, OR 97008

WILEY M49 PARTITION
 TENTATIVE PLAN
 13801 NW CHARLTON ROAD
 PORTLAND, OR 97231

PUBLISH DATE
 2021-07-26
 ISSUED FOR
 LAND USE
 REVISIONS