

## 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:** T2-2019-12701

#### **COVID-19 NOTICE:**

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

Scheduled before one of the following County Hearings Officer's on **Friday, October 16, 2020, at 10:30 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](mailto:land.use.planning@multco.us) no later than noon on **Thursday, October 15, 2020**.

**Appeal:** The Appellant in the above case has appealed the Planning Director's Decision for an Administrative Decision by the Planning Director, Design Review and a Lot of Record verification to establish and construct a wireless communications facility (WCF) utilizing concealment technology.

**Location:** 29421 E Woodard Road, Troutdale  
Tax Lot 600, Section 31DB, Township 1 North, Range 4 East, W.M.  
Alternate Account #R944310660 Property ID #R322458

**Appellant(s):** JoAnne Vincent and Alison Knieriem

**Owner(s):** Doreen F. Hegstad Trust

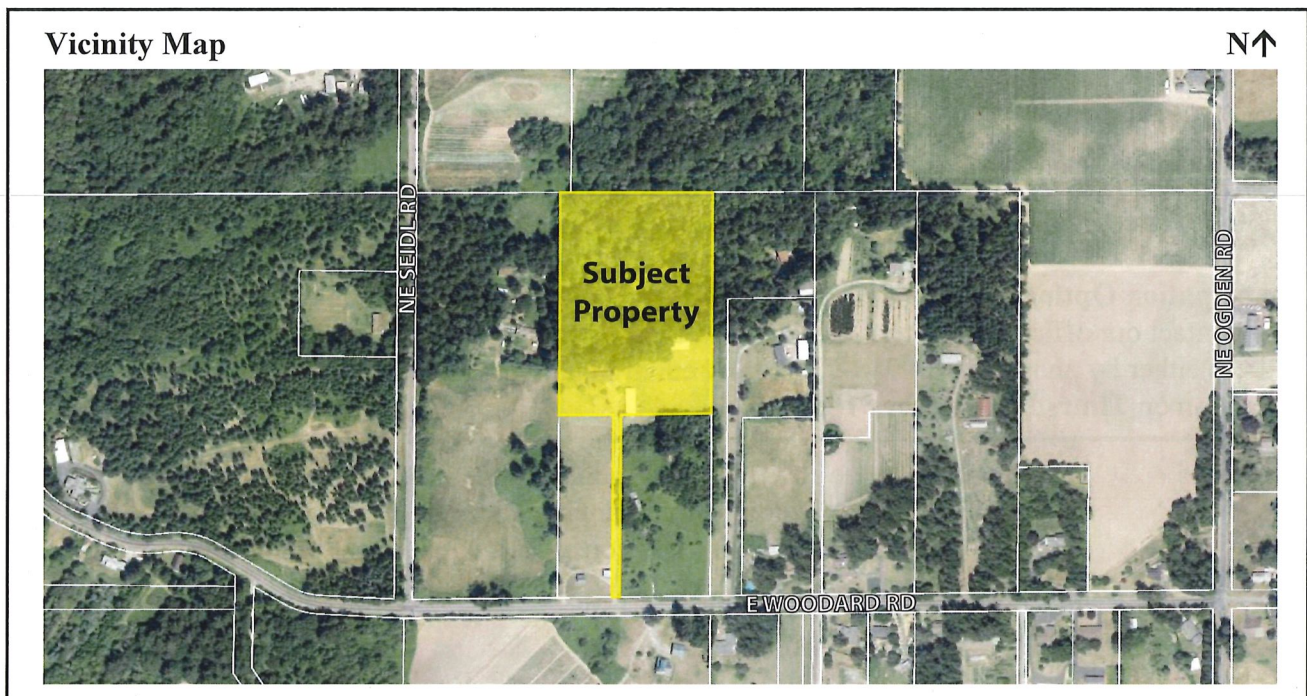
#### **Public Participation and Hearing Process:**

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, by contacting the staff planner. The County's decision on this matter will be used as the staff report and is available digitally at no cost, if requested. Copies of all documents may be purchased at the rate of 35-cents per page. For further information on this case, contact Rithy Khut, Staff Planner at 503-988-0176 or via email at [rithy.khut@multco.us](mailto:rithy.khut@multco.us).

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.

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.

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.



### **Applicable Approval Criteria:**

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

**Multnomah County Code (MCC):** Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Definitions: MCC 39.2000 Definitions

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)



Multiple Use Agriculture (MUA-20): MCC 39.4315(F) Review Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4340 Off-Street parking and Loading, MCC 39.4345 Access

Parking, Loading, Circulation and Access: MCC 39.6505 General Provisions, MCC 39.6510 Continuing Obligation, MCC 39.6515 Plan Required, MCC 39.6520 Use of Space, MCC 39.6525 Location of Parking and Loading Spaces, MCC 39.6530 Improvements Required, MCC 39.6535 Change of Use, MCC 39.6540 Joint Parking or Loading Facilities, MCC 39.6555 Design Standards: Scope, MCC 39.6560 Access, MCC 39.6565 Dimensional Standards, MCC 39.6570 Improvements, MCC 39.6580 Design Standards: Setbacks, MCC 39.6585 Landscape and Screening Requirements, MCC 39.6590 Minimum Required Off-Street Parking Spaces, MCC 39.6595 Minimum Required Off-Street Loading Spaces

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

Wireless Communication Facilities: MCC 39.7710 Review Procedures Distinguished, MCC 39.7715 Definitions, MCC 39.7725 General Requirements, MCC 39.7735(B) Application Submittal Requirements, MCC 39.7740 Approval Criteria for Lands Not Zoned Exclusive Farm Use

Design Review: MCC 39.8010 Design Review Plan Approval Required, MCC 39.8020 Application of Regulations, MCC 39.8040(A)(1)(a) and (1)(c), (4) and (7)

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**.

**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.