

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: T2-2020-13185 / EP-2020-13186

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, November 13, 2020, at 1:00 pm** 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 **Thursday, November 12, 2020**.

Appeal: The Appellant has appealed the Planning Director's Decision for a Lot of Record verification, a Significant Environmental Concern for Water Resources (SEC-wr) permit, and a Road Rules Variance to authorize the construction of a new single-family dwelling, the conversion of the existing single-family dwelling into an accessory building, a variance to allow for two driveway accesses, and review of previous development activities that were not reviewed by the County.

Location: 29619 SE Stone Road, Gresham
Tax Lot 200, Section 19, Township 1 South, Range 4 East, W.M.
Tax Account #R994190890 Property ID #R342188

Appellant(s): Marn Heggen, Heggen Architecture

Owner(s): Marin and Daniyela Palamaryuk

Public Participation and Hearing Process:

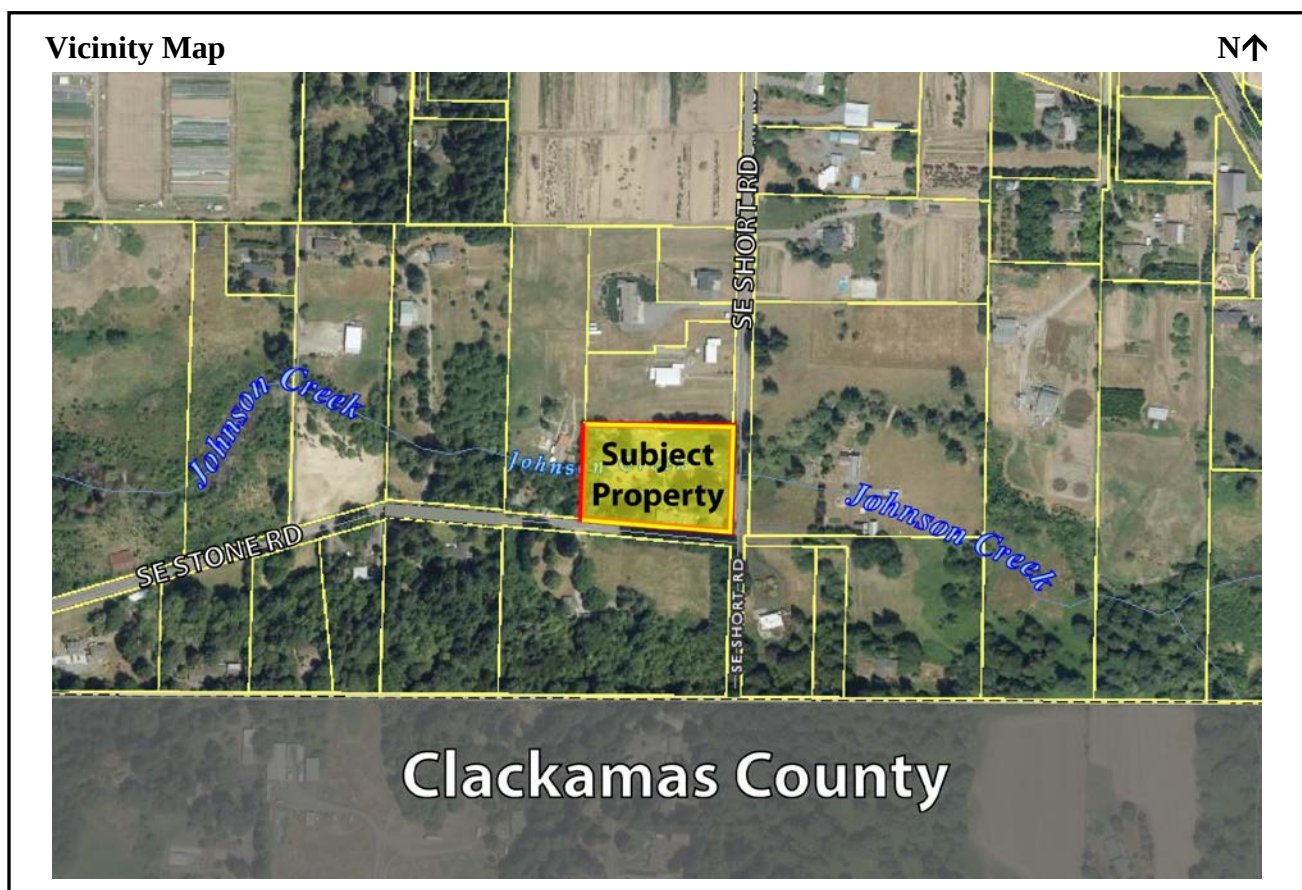
A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, by contacting the staff planner. The County's decision on this matter will be used as the staff report and is available digitally at no cost, if requested. Copies of all documents 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.

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 applicable approval criteria below:

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

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4310(A) and (F) Allowed Uses, MCC 39.4325 Dimensional Requirements and Development Standards

Significant Environmental Concern (SEC): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5560 General Requirements for Approval in the West of Sandy River Planning Area Designated as SEC-wr or SEC-h, MCC 39.5580 Nuisance Plant List, Criteria for Approval of SEC-wr Permit – Water Resource

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

Accessory Structures – Condition of Approval: MCC 39.8860 Condition of Approval

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads: MCRR 4.100 Application for New or Reconfigured Access, MCRR 4.200 Number of Accesses Allowed, MCRR 4.300 Location, MCRR 4.400 Width, MCRR 4.500 Sight Distance,

MCRR 5.000 Transportation Impact: MCRR 5.100 through MCRR 5.300

MCRR 6.000 Improvement Requirements: MCRR 6.100 Site Development

MCRR 11.000 Local Access Roads: MCRR 11.100 Improvement Requirements

MCRR 16.000 Variance from County Standards and Requirements: MCRR 16.200 General Variance Criteria, MCRR 16.225 Access Variance Standards, MCRR 16.250 Local Access Roads Variance Standards

MCRR 18.000 Right-of-Way Use Permits: MCRR 18.250 Access/Encroachment Permit

Copies of the referenced Multnomah County Road Rules sections can be obtained by contacting our office or by visiting our website at <https://multco.us/transportation-planning/plans-and-documents/> under the link **Multnomah County Road Rules**.

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.