

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

## NOTICE OF PUBLIC HEARING

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

**Case File:** T3-2019-11784

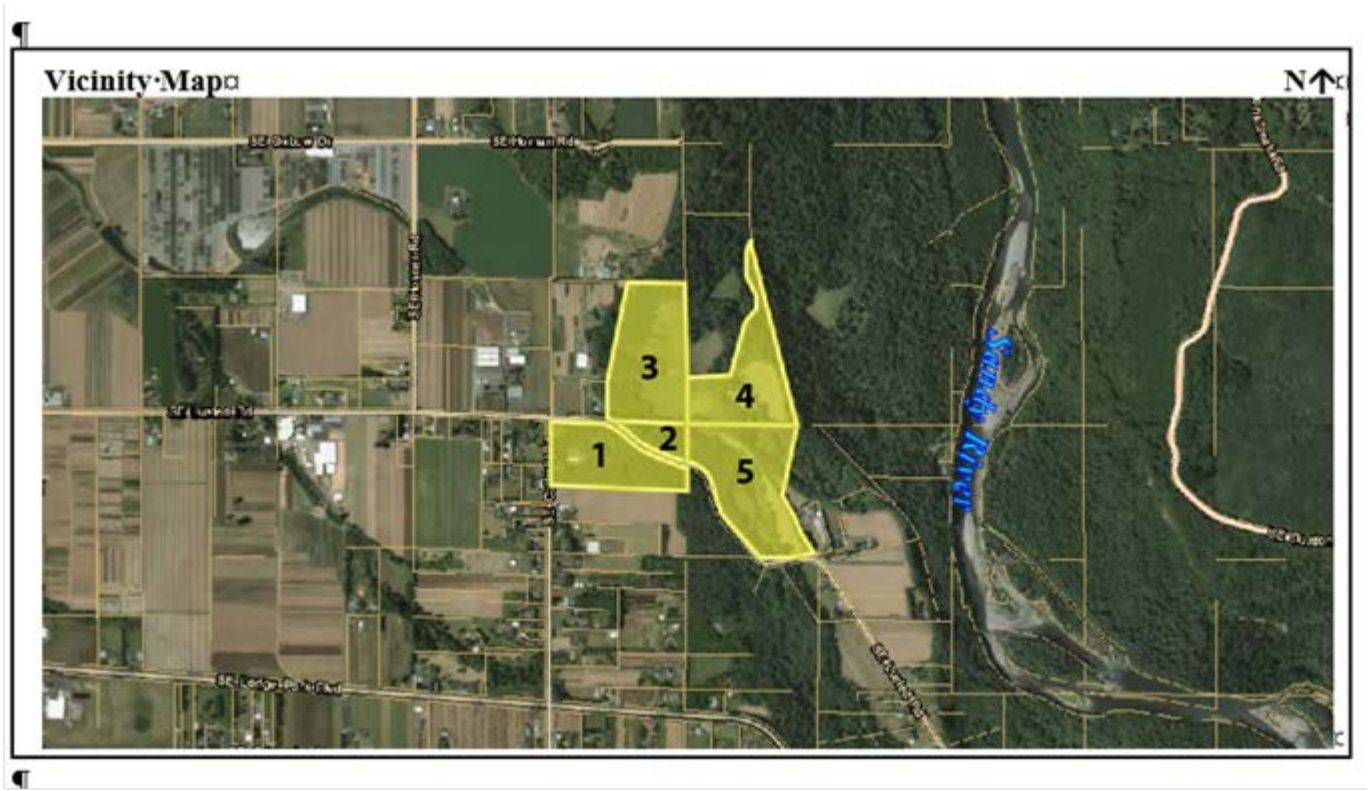
The Public Hearing is scheduled before one of the following County Hearings Officer's: Liz Fancher or Joe Turner,

The hearing is to be held on **August 23, 2019**, at **9:00 am** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233

**Proposal:** The applicant is requesting improvements and expansion of the Portland Water Bureau Treatment Facility and distribution lines in the Commercial Forest Use (CFU) zone to Accomodate Corrosion Control Improvements. The applicant is requesting the following permits: Community Service Conditional Use, Design Review, Significant Environmental Concern for Wildlife Habitat (SEC-h), Lot of Record Verification, and Geologic Hazard Permit.

**Location:** 6704 SE Cottrell Road, Gresham, Oregon  
Property 1: 6704 SE Cottrell Road  
Tax Lot 200, Section 22BA, Township 1 South, Range 4 East, WM  
Alt. Acct. #R994220300 Property ID #R342553  
Property 2: No Situs Address  
Tax Lot 100, Section 22BA, Township 1 South, Range 4 East, WM  
Alt. Acct. #R994221120 Property ID #R342633  
Property 3: 34747 SE Lusted Road  
Tax Lot 801, Section 15C, Township 1 South, Range 4 East, WM  
Alt. Acct. #R994150140 Property ID #R341824  
Property 4: No Situs Address  
Tax Lot 500, Section 15, Township 1 South, Range 4 East, WM  
Alt. Acct. #R994150400 Property ID #R501655  
Property 5: No Situs Address  
Tax Lot 300, Section 22A, Township 1 South, Range 4 East, WM  
Alt. Acct. #R994220410 Property ID #R342564  
Tax Lot 100, Township 1 North, Range 1 West, Section 16C, W.M.  
Tax Account #R961160420 Property ID #R324323

**Applicant:** Tony Re, City of Portland      **Owner(s):** City of Portland Water Bureau



**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, at the Land Use Planning Division office during normal business hours. A staff report will be available for inspection 7 days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of 30-cents per page. For further information on this case, contact Lisa Estrin, Staff Planner at 503-988-0167 or at [lisa.m.estrin@multco.us](mailto:lisa.m.estrin@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, 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 by the applicant, the County, 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.

**Multnomah County Code (MCC) Approval Criteria:**

*General Provisions:* MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3010 Lot of Record – CFU, MCC 39.6850 Dark Sky Lighting Standards

*Administration and Procedures:* MCC 39.1515 Code Compliance and Applications

Commercial Forest Use (CFU) Zone: MCC 39.4080 (A)(5) Conditional Uses – Water intake facility, related treatment facility, pumping station, and distribution line. The term “distribution line” includes water conduits and water transmission lines.

MCC 39.4100 Use Compatibility Standards

MCC 39.4105 Building Height Requirements

MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones

MCC 39.4115 Development Standards for Dwellings and Structures

MCC 39.4135 Access

MCC 39.4145 Off-Street Parking and Loading, MCC 39.6500 through 39.6600

Significant Environmental Concern for Wildlife Habitat (SEC-h) - MCC 39.5850 through MCC 39.5860:

MCC 39.5550 – 39.5560: Significant Environmental Concern Districts (SEC) SEC Standards Applicable in the West of Sandy River Area Only

MCC 39.5580 Nuisance Plant List

Geologic Hazards- MCC 39.5070 through MCC 39.5095,

Community Service Uses MCC 39.7500 – 39.7525; For MCC 39.7515 only (A) through (H) apply.

Parking, Loading, Circulation and Access: MCC 39.6500 – MCC 39.6600

Design Review: MCC 39.8000 – 39.8050