



14 DAY OPPORTUNITY TO COMMENT

Application for a Modification of Conditions of Approval on a Previous Administrative Decision

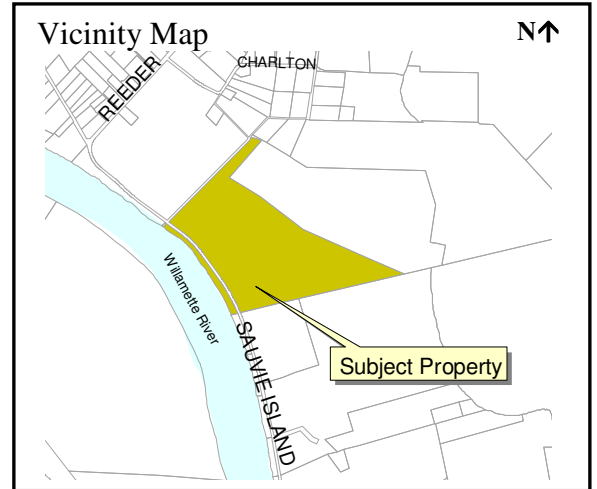
This notice serves as an invitation to comment on the application cited and described below.

Case File: T2-09-056

Location: 13741 NW Charlton Road
Portland, OR 97231
Tax Lot 01800, Section 16
Township 02 N, Range 01 W, W.M.
R971160020

Landowners: Don and Sandra Kruger

Applicant: Ben Schonberger, Winterbrook Planning



Proposal: A Modification of Conditions of Approval on a Previous Administrative Decision. The requested modification is to conditions placed on a previously approved case, (Case # T2-09-002) for a permit for a Farm Stand in the Exclusive Farm Use (EFU) zoning district. The applicant is requesting the following modifications: 1. Modification of time restrictions (i.e. limitations to hours of operation, limitations of the day of the week the weekly harvest festival is held, length of season limitations), 2. Modification of the limitation of when portable toilets are allowed on-site, 3. Modification of conditions to remove conditions that restate county code, 4. Being able to host small-scale gatherings such as birthday parties and picnics, and 5. The applicant is requesting new fee based activities. The new fee based activities include: farm-to-plate dinners, school tours, and farm camps. It should be noted that the applicant as part of the previous case also proposed small-scale gatherings such as birthday parties and picnics. These small-scale gatherings were not allowed as part of the previous approval for case #T2-09-002.

Applicable Approval Criteria: Multnomah County Code (MCC): Multnomah County Code (MCC): MCC 34.0005 (Lot of Record), MCC 34.2625(H) (Farm Stands), MCC 34.2660 (Dimensional Requirements), MCC 34.2675 (Lot of Record), MCC 34.4100 through MCC 34.4215 (Off-Street Parking and Loading), MCC 34.7055(C)(3) through (7) (Landscaping of Parking Areas), Chapter 37 (Administration and Procedures). Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

Comment Period: Written comments regarding this application will be accepted if received at the address above by **4:30 p.m., December 28, 2009**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Planning Division office at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact Joanna Valencia, Staff Planner at 503-988-3043 x 29637 or via email at joanna.valencia@co.multnomah.or.us.

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: 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.

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.