

14 DAY OPPORTUNITY TO COMMENT

Application for a Lot of Record Determination and Heritage Tract Dwelling

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case Files: T2-2021-14288 (Heritage Tract Dwelling)
T2-2021-14761 (Lot of Record Determination)

Location: Address: No Situs Address
Alternate Account #: R944320230

Map, Tax Lot: 1N4E32D -00300
Property ID #: R322498

Applicant: Dale Burkholder

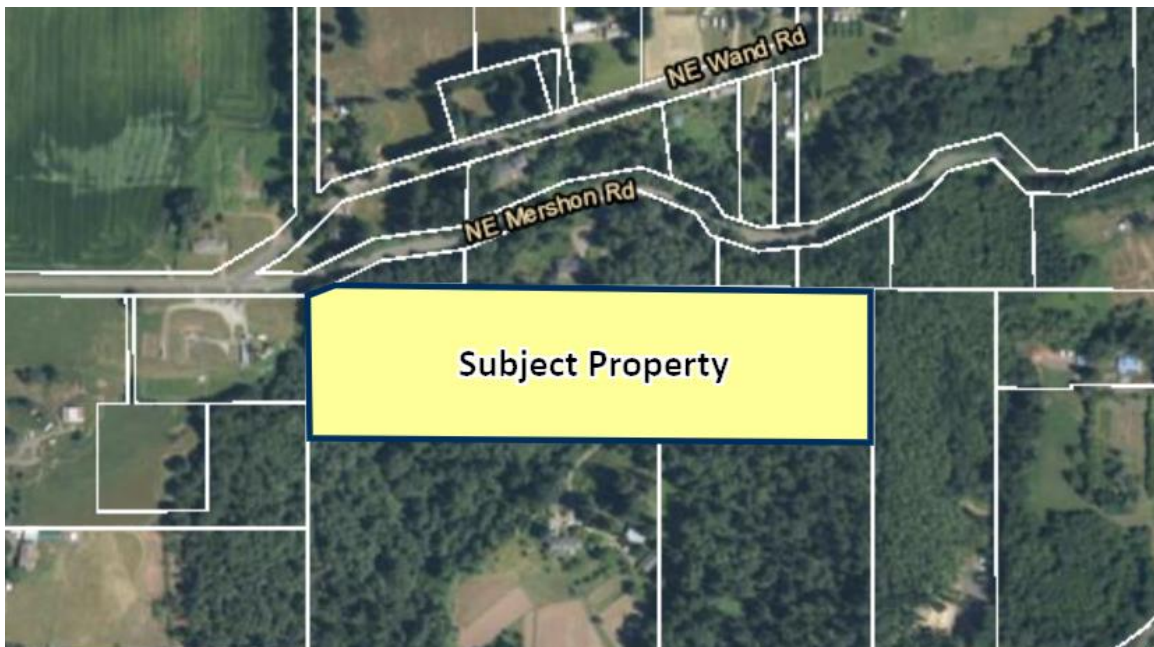
Base Zone: Exclusive Farm Use (EFU)

Overlays: Significant Environmental Concern – Stream; Geologic Hazard

Proposal: A Lot of Record Determination and a Heritage Tract Dwelling

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on August 26, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the planner, Izze Liu via email at isabella.liu@multco.us. Copies of these materials may be purchased for \$0.40/per page.

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

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

Lot of Record Requirements Specific to Each Zone: MCC 39.3070 Lot of Record – Exclusive Farm Use

Exclusive Farm Use Zone: MCC 39.4225 Review Uses, MCC 39.4240 Single Family Dwellings Condition of Approval – Prohibition on Claims Alleging Injury From Farm or Forest Practices, MCC 39.4245 Dimensional Requirements and Development Standards, MCC 39.4260 Access, MCC 39.4265 Standards For Specified Farm Dwellings,

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**.

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, any recognized neighborhood associations, 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.

Enclosures:

Site Plan

Floor Plan

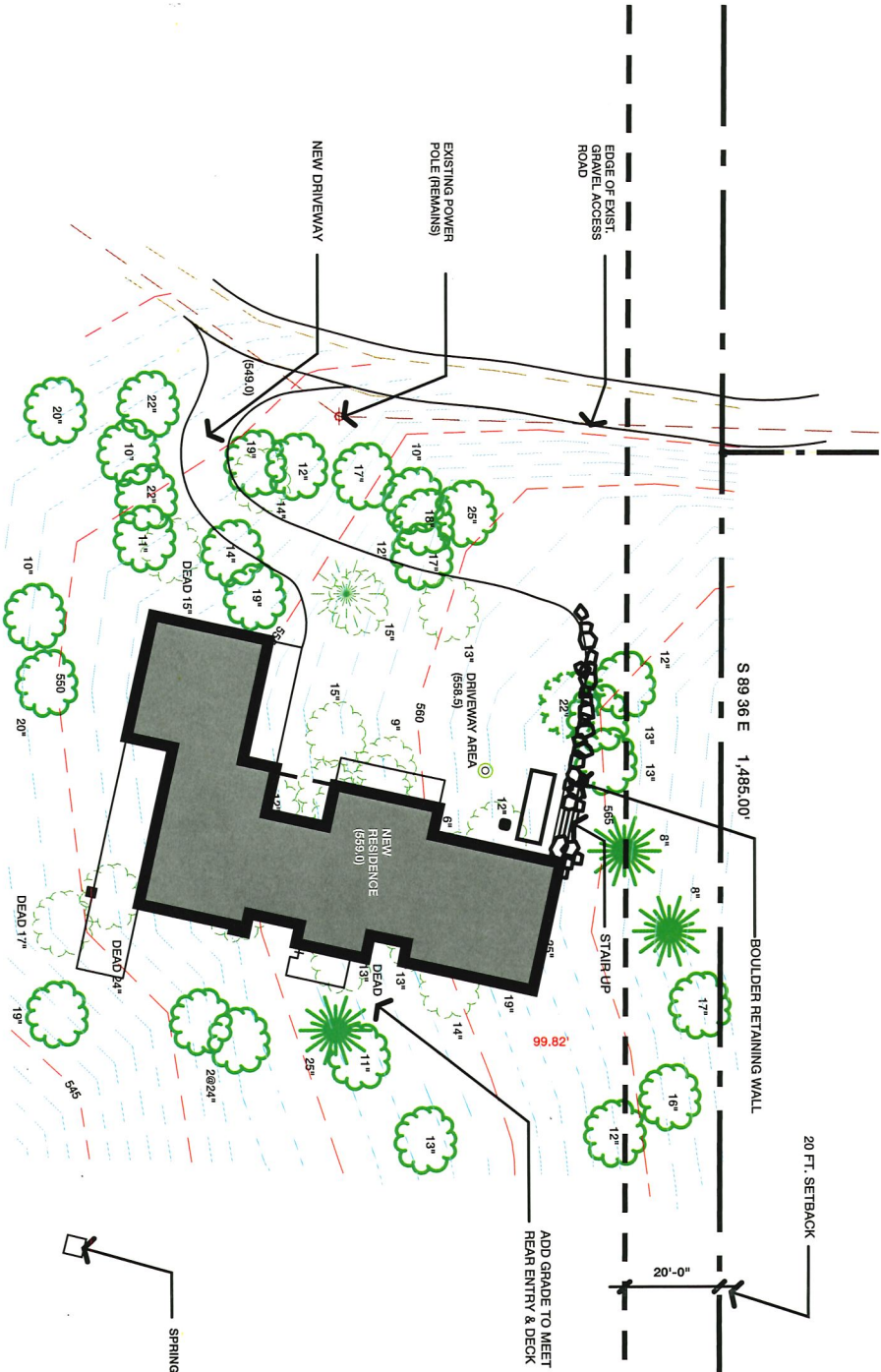
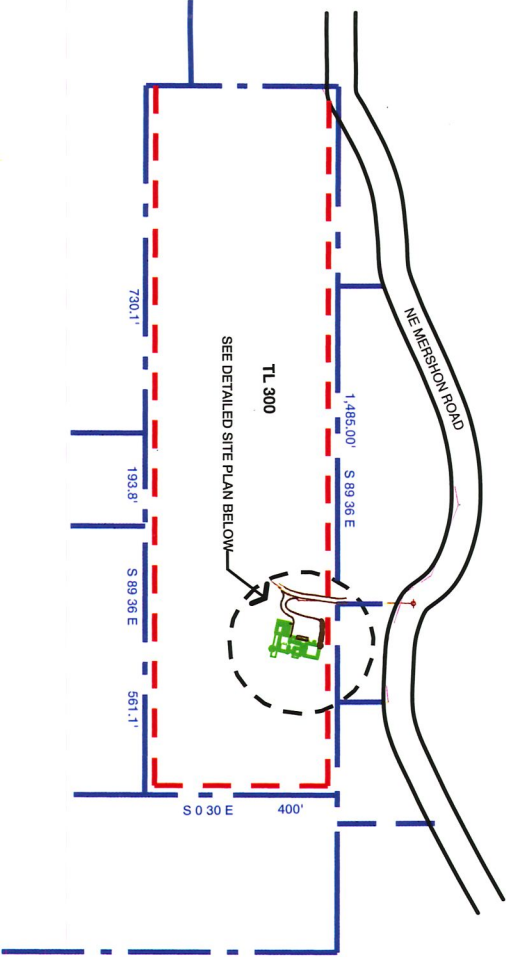
Building Elevation

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.

OVERALL SITE PLAN

0 ft. 200 ft.
SCALE: 1" = 200'-0"

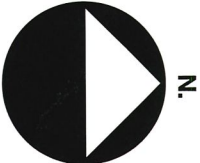


LEGEND

- SYMBOLS
- MONUMENT FOUND AS NOTED
 - ⊕ POWER POLE
 - E — ELECTRIC LINE
 - ⊙ TEST PIT
 - DECIDUOUS TREE - REMAINS (PROTECT)
 - DECIDUOUS TREE - REMOVE
 - CONIFER TREE - REMAINS (PROTECT)
 - CONIFER TREE - REMOVE

SITE PLAN

0 ft. 50 ft. 100 ft. 200 ft.
SCALE: 1" = 40'-0"



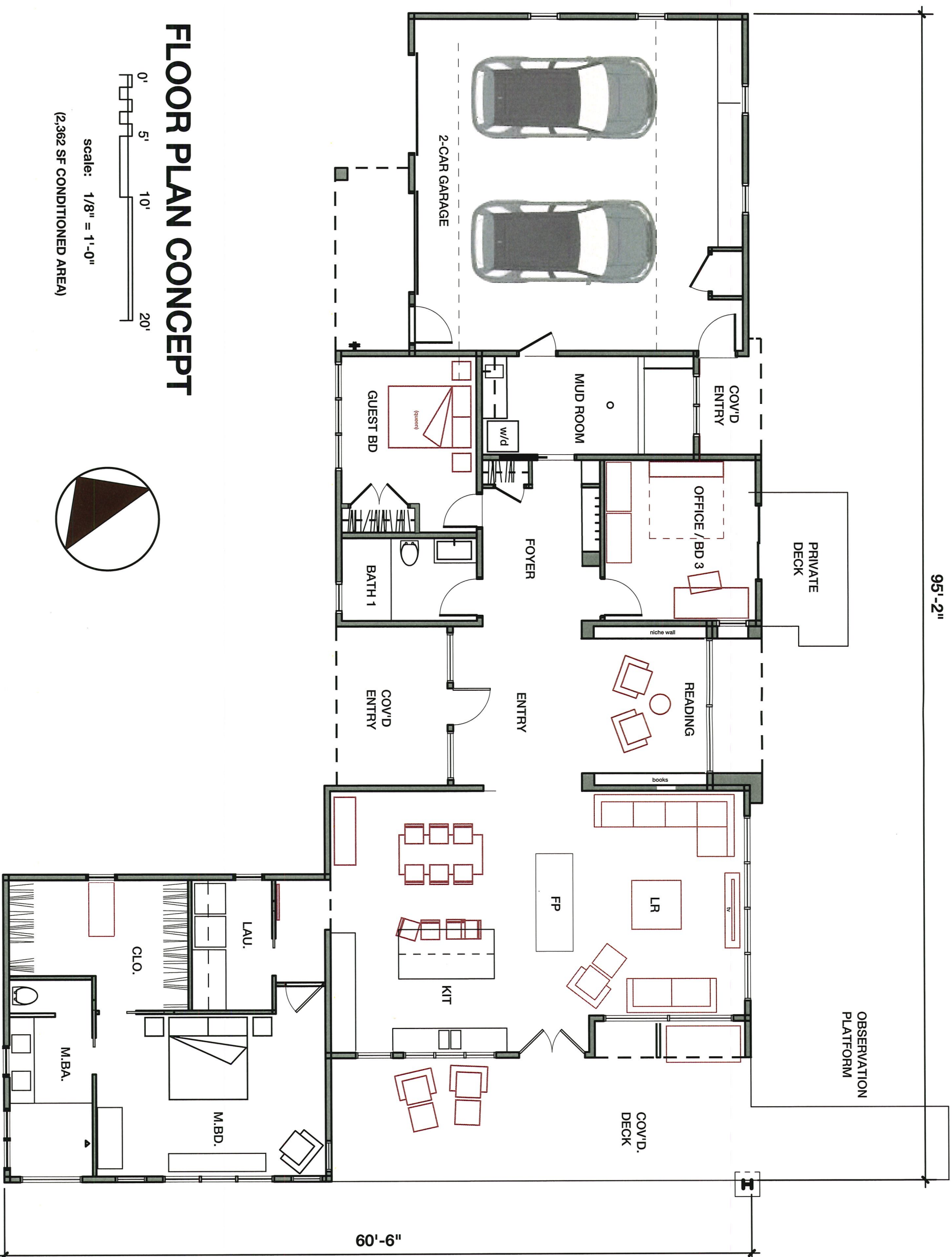
tricia & ken cariffe residence
NE Mershon Road , Oregon
a collaboration with
departure: architecture planning interiors

ISSUE DATE

LAND-USE
SUBMITTAL
11.30.20

SITE
PLAN

DD 1.1





CONCRETE VENEER CLADDING

WOOD SIDING (STAINED)

VERTICAL WOOD SIDING

ROCK GARDEN / WATER FEATURE / FERNS

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SOUTH-EAST ELEVATION

SCALE: 1/8" = 1'-0"

**SOUTH EAST
ELEVATION**

DD 3.1



VERTICAL WOOD SIDING

METAL ROOFING

GLASS GUARDRAIL

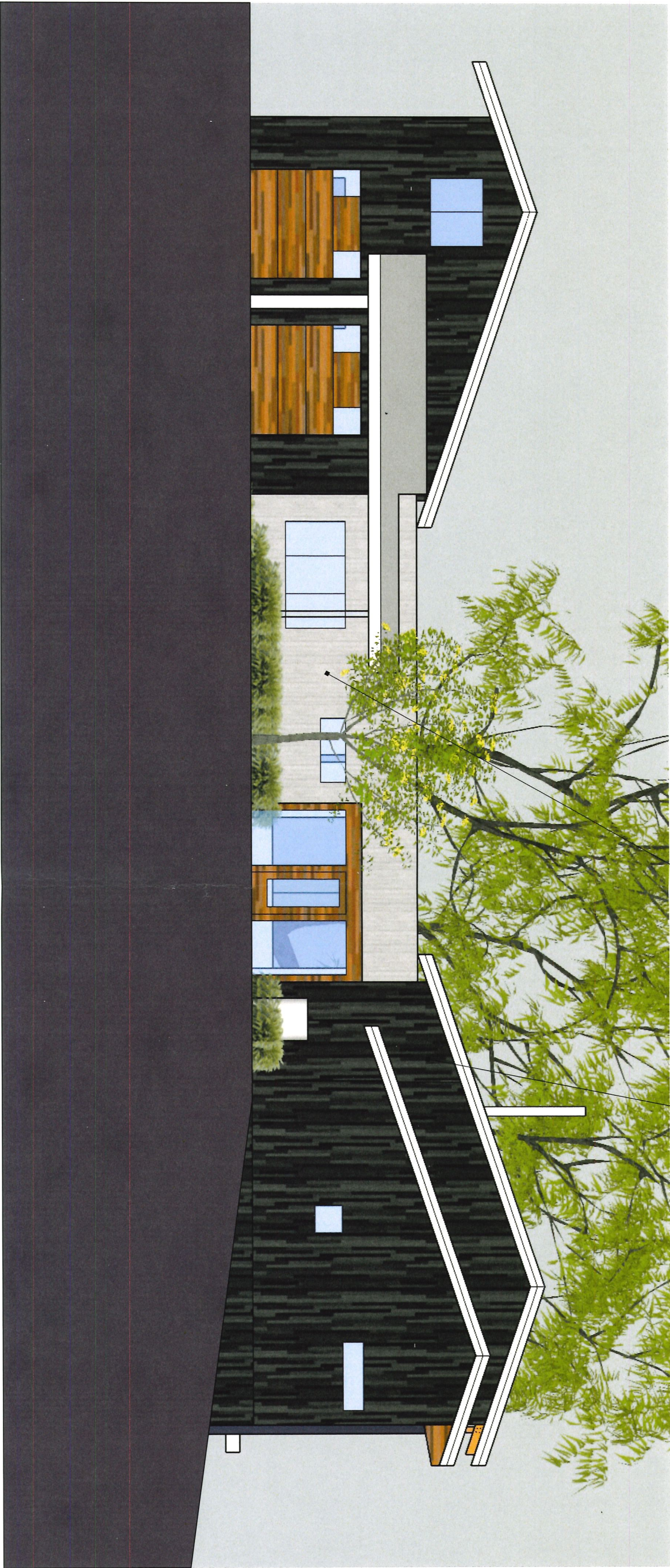
STEEL BEAM & DECORATIVE STEEL COLUMN

SOUTH-WEST ELEVATION

SCALE: 1/8" = 1'-0"

CONCRETE VENEER CLADDING

VERTICAL WOOD SIDING



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NORTH-WEST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH WEST
ELEVATION

DD 3.3



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