

14 DAY OPPORTUNITY TO COMMENT

Application for an Adjustment, a Significant Environmental Concern for Water Resources (SEC-wr) permit, and a Significant Environmental Concern for Wildlife Habitat (SEC-h) permit

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 File: T2-2021-14763

Location: Address: 7920 SE 252nd Ave., Gresham
Tax Account #: R649921810

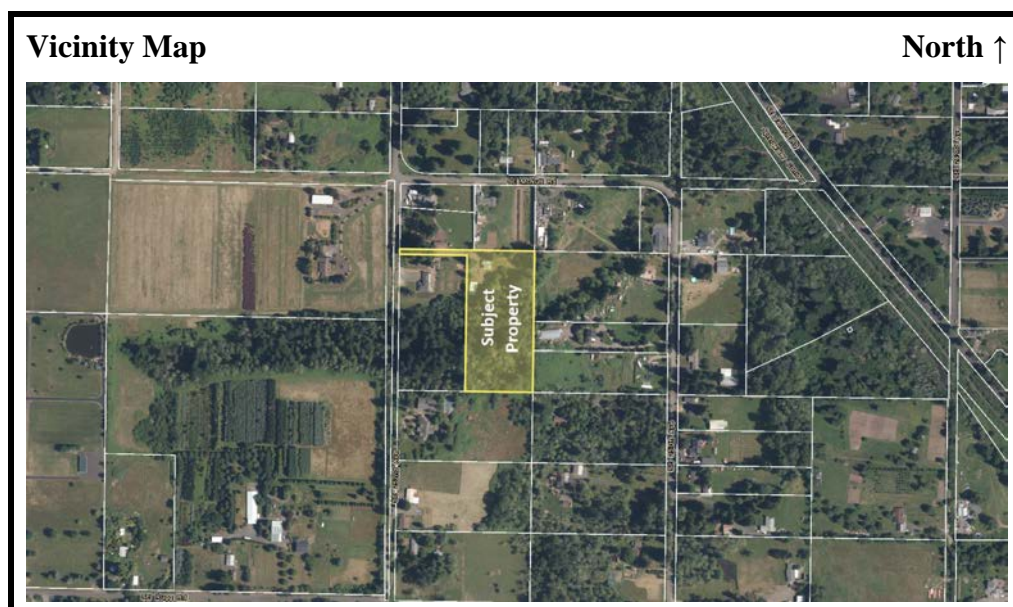
Map, Tax lot: 1S3E23D -04201
Property ID #: R705373

Applicant: Jenny Beal

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Significant Environmental Concern for Water Resources (SEC-wr),
Significant Environmental Concern for Wildlife Habitat (SEC-h),
Flood Hazard (FH)

Proposal: Applicant requests an adjustment to the front yard, a Significant Environmental Concern for Water Resources (SEC-wr) permit, and a Significant Environmental Concern for Wildlife Habitat (SEC-h) for an accessory building that was not previously reviewed by the County.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Wednesday, October 6, 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, Rithy Khut at 503-988-0176 or rithy.khut@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, MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4310(F) Review Uses – Accessory Structures, 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 39.5800 Criteria for Approval of SEC-wr Permit – Water Resources, MCC 39.5850 SEC-h Clear and Objective Standards, MCC 39.5860 Criteria for Approval of SEC-h Permit – Wildlife Habitat

Ground Disturbing Activity and Stormwater: MCC 39.6235 Stormwater Drainage Control

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

Adjustments: MCC 39.8200 Adjustments and Variances; Generally, MCC 39.8205 Scope, MCC 39.8210 Adjustment Approval Criteria

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**.

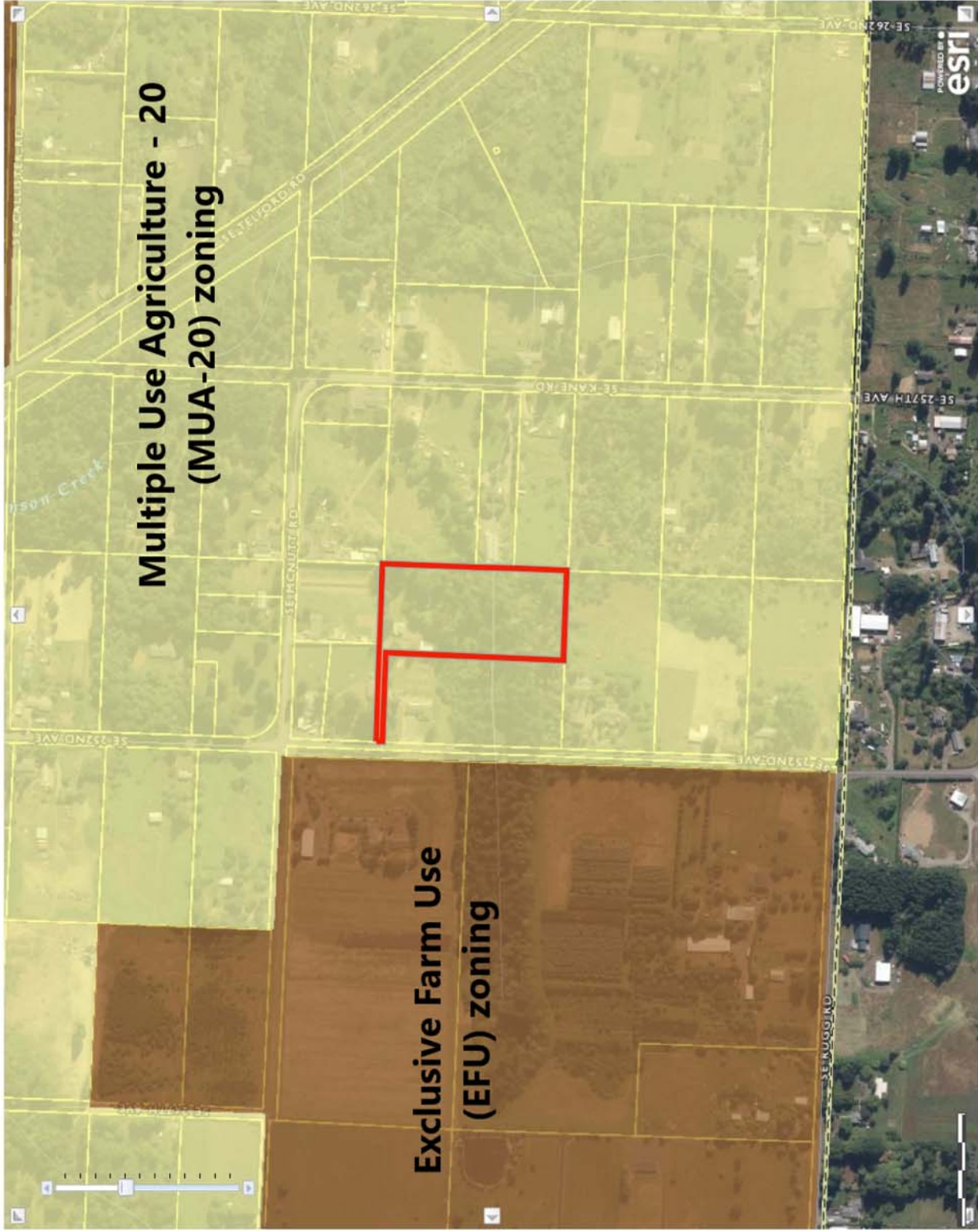
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons 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: Zoning Map, Plans (Site Plan, Floor Plan, and Building Elevations)

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.



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multico.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.

Map Comments:

Zoning Map showing 7920 SE 252nd Ave., Gresham and surrounding properties.

[Web Layout](#)

SHEET INDEX

OWNER
RICK & JOYCE BERGERON
7920 SE 252ND AVENUE
GRESHAM, OR 97080
ABBEYMAE23@GMAIL.COM

STRUCTURAL
S1 STRUCTURAL PLANS, NOTES, FOOTING
DETAILS

ARCHITECT
DANIEL BRAMSKE, NCARB
3145 SE 151ST AVENUE
PORTLAND, OR 97236
651-734-8281

SCOPE

CONTRACTOR
J BEALS CONSTRUCTION
CCB# 179828
1653 NE 53RD AVENUE
PORTLAND, OR 97213
JOHN BEAL, OWNER
JBEALSCONSTRUCTION@G

STRUCTURAL ENGINEER
TM ENGINEERING, LLC
3175 EDMONT DRIVE
LAKE OSWEGO, OR 97035
TODD MAURER, PE
TMAURER_62@HOTMAIL.COM

CODE SUMMARY

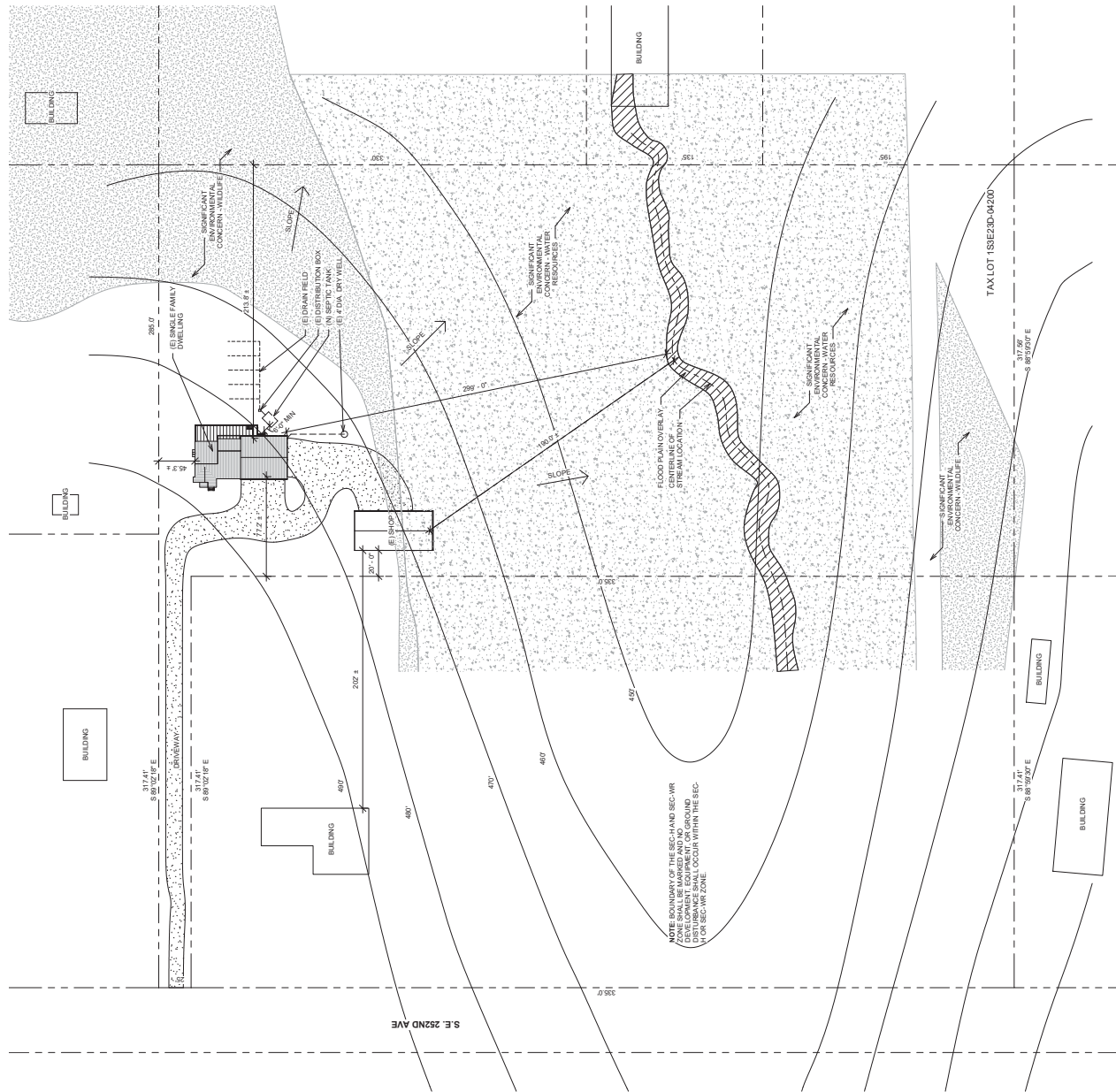
SITE	7920 SE 252ND AVE	
ADDRESS:	GRESHAM, OR 97090	
PROPERTY ID:	R18917	
TAX LOT:	153E23D-04200	
ZONING:	MUA20 (MULTIPLE USE AGRICULTURAL MIN 20 ACRES)	
BUILDING SETBACKS:		
NORTH:	10 FT	
SOUTH:	10 FT	
EAST:	30 FT	
WEST:	20 FT	
NET AREA:	4.99 ACRES	

6/1/21
PERMIT SET[illegible]

COVER

AO

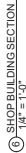
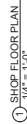
6/1/2021 3:09:26 PM



1 SITE PLAN
1" = 40'-0"

GENERAL NOTES

1. BEFORE CONSTRUCTION IS BEGUN, THE CONTRACTOR IS TO SUBMIT FOR APPROVAL A PERMIT HAVE BEEN OBTAINED, THE CONSTRUCTION OR FABRICATION OF ANY BUILDING COMPONENT MAY BEGIN ONLY AFTER THE CONTRACTOR HAS OBTAINED THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTING MODIFICATION OF WORK REQUIRED BY A REGULATORY AGENCY.
3. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FOR THE WORK TO BE REPORTED TO THE ARCHITECT AS REQUESTED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD ALL DIMENSIONS, ELEVATIONS, & EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND BETWEEN THE CONSTRUCTION DOCUMENTS & EXISTING CONDITIONS. THIS SHALL BE REPORTED TO THE ARCHITECT AS REQUESTED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
5. DIMENSIONS ARE TO FACE OF STRUCTURAL OR FINISHING MEMBERS, UNLESS NOTED OTHERWISE.
6. WHERE IT IS CLEAR THAT A DRAWING REPRESENTS ONE ITEM OF A NUMBER, OR ONLY A PART OF AN ITEM, NAMELY, THE OTHER



DANIEL
BRAMSKE
—
PORTLAND, OR 97208
6769
REGISTERED ARCHITECT • STATE OF OREGON

PERMIT SET

No.	Date

SHOP PLANS

A1