

14 DAY OPPORTUNITY TO COMMENT

Application for Accessory Use Determination and Lot of Record Verification

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: T2-2021-14902

Location: Address: 14700 NW Gillihan Road, Portland
Alternate Account #: R971270010

Map, Tax Lot: 2N1W27 -00400
Property ID #: R325209

Applicant: Jeff Joslin

Base Zone: Exclusive Farm Use (EFU) & Multiple Use Agriculture – 20 (MUA-20)

Overlays: Willamette River Greenway (WRG)

Proposal: The applicant requests a Lot of Record Verification to determine if the subject property met all applicable zoning and land division regulations at the time of creation. The applicant also requests an Accessory Use Determination to potentially authorize features within the proposed new shop building that are not listed in the Allowed Use provisions.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on December 24, 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, Chris Liu via email at chris.liu@multco.us. Copies of these materials may be purchased for \$0.40/per page.

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1515 Code Compliance and Applications; MCC 39.4245 Dimensional Requirements and Development Standards – (C), (D), (F), (H); MCC 39.6850 Dark Sky Lighting Standards.

Lot of Record: MCC 39.3005 Lot of Record – Generally; MCC 39.3070 Lot of Record – EFU; and MCC 39.3080 Lot of Record – MUA-20.

Accessory Use Determination: MCC 39.4220 Allowed Uses – (O) Accessory Structures; MCC 39.4225 Review Uses – (O) Accessory Structures.

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.

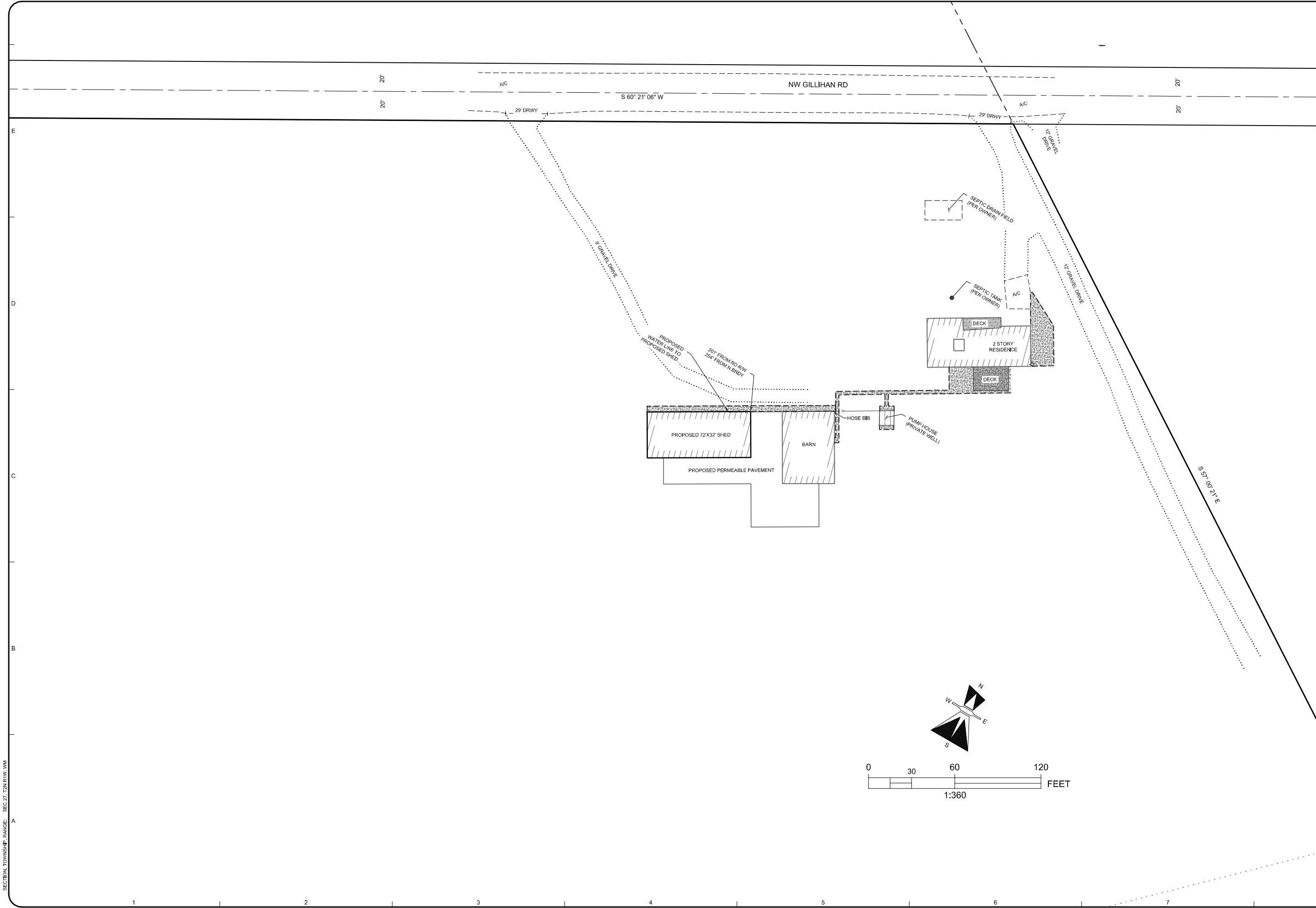
Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

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.

SECTION, TOWNSHIP, RANGE: SEC 27, T2N, R1W, WM





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JEFF JOSLIN
SAUVIE ISLAND FARM
PROPOSED STURCTURE LOCATION

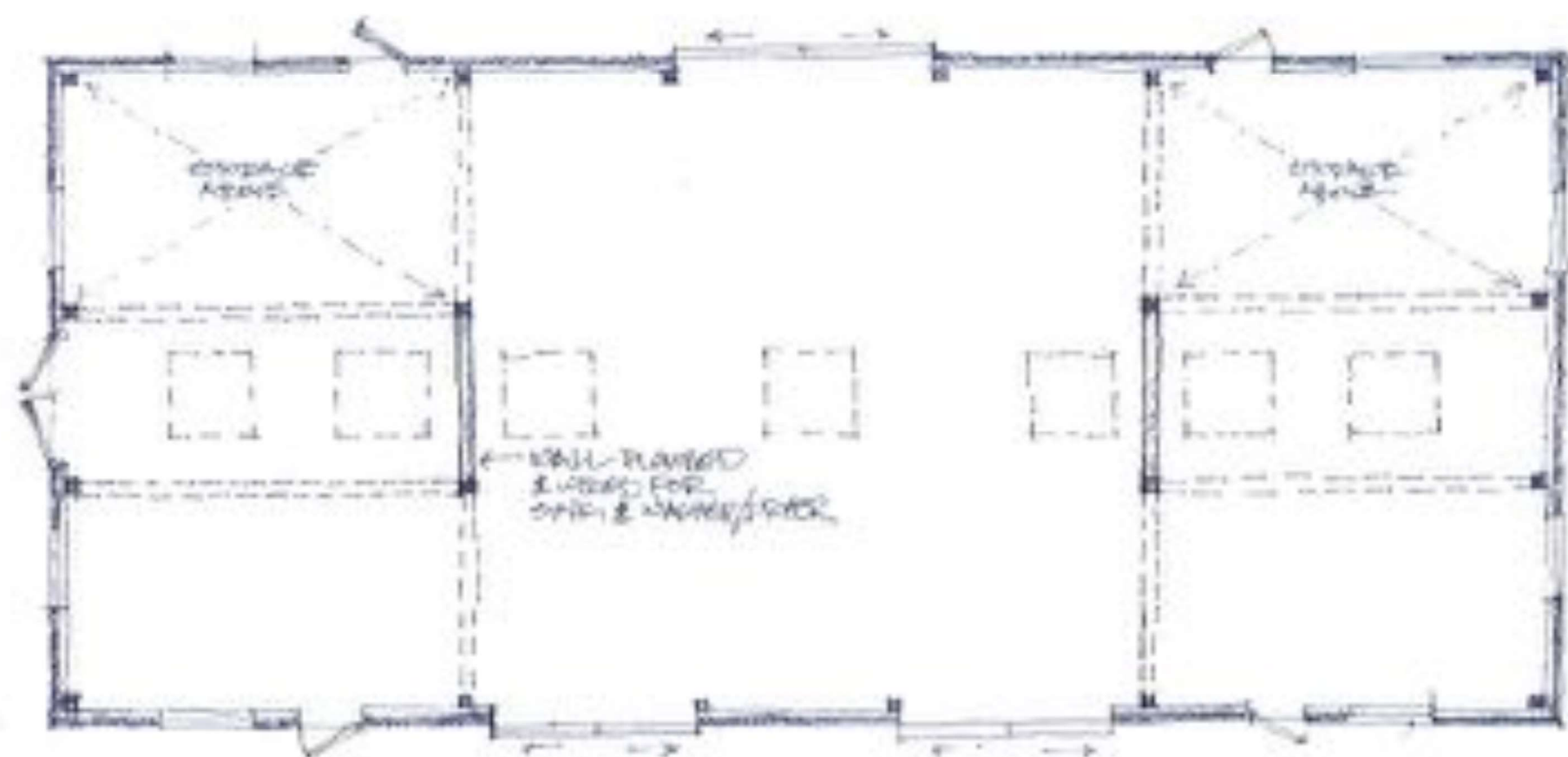
MULTNOMAH COUNTY
SCALE: 1" = 30'
(59% @ 11° 17')

PROJECT NO.: 2021011
DRAWING FILE NAME: JOSLIN BASE.DWG

SURVEYED BY: JDP REV 0 DATE: 05/20/2021
DRAWN BY: JDP PLOT DATE: 09/22/2021

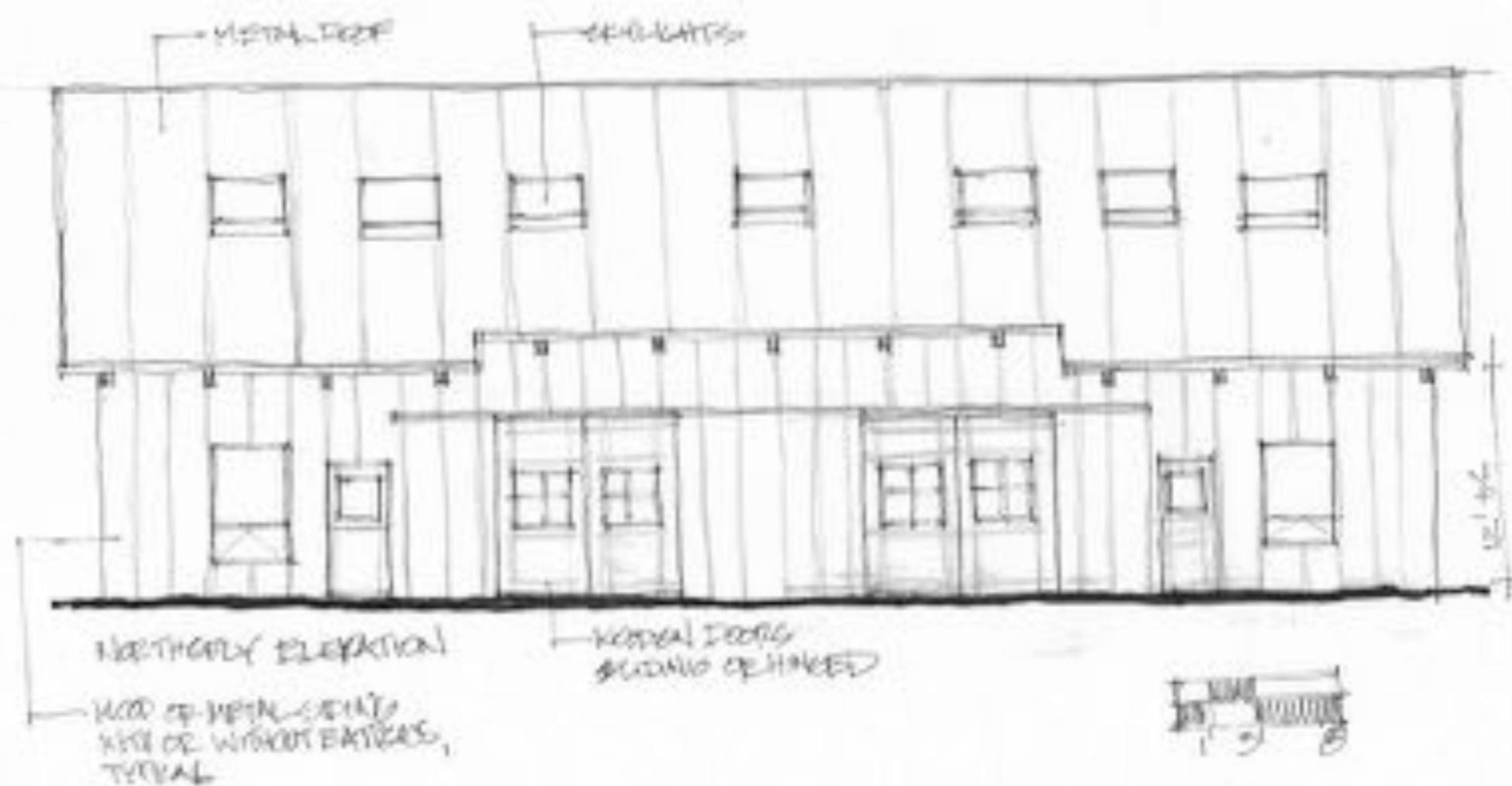
| DATE | BY | REVISION |
|----------|-----|------------------------------------|
| 06/01/21 | JDP | BLDG OFFSET, SEPTIC & SHEETS 2 & 3 |
| 06/09/21 | JDP | PROPOSED BLDG OFFSET |
| 06/23/21 | JDP | ADDED PROPOSED H2O |
| 09/22/21 | JDP | REVISED PROPOSED STRUCTURES |

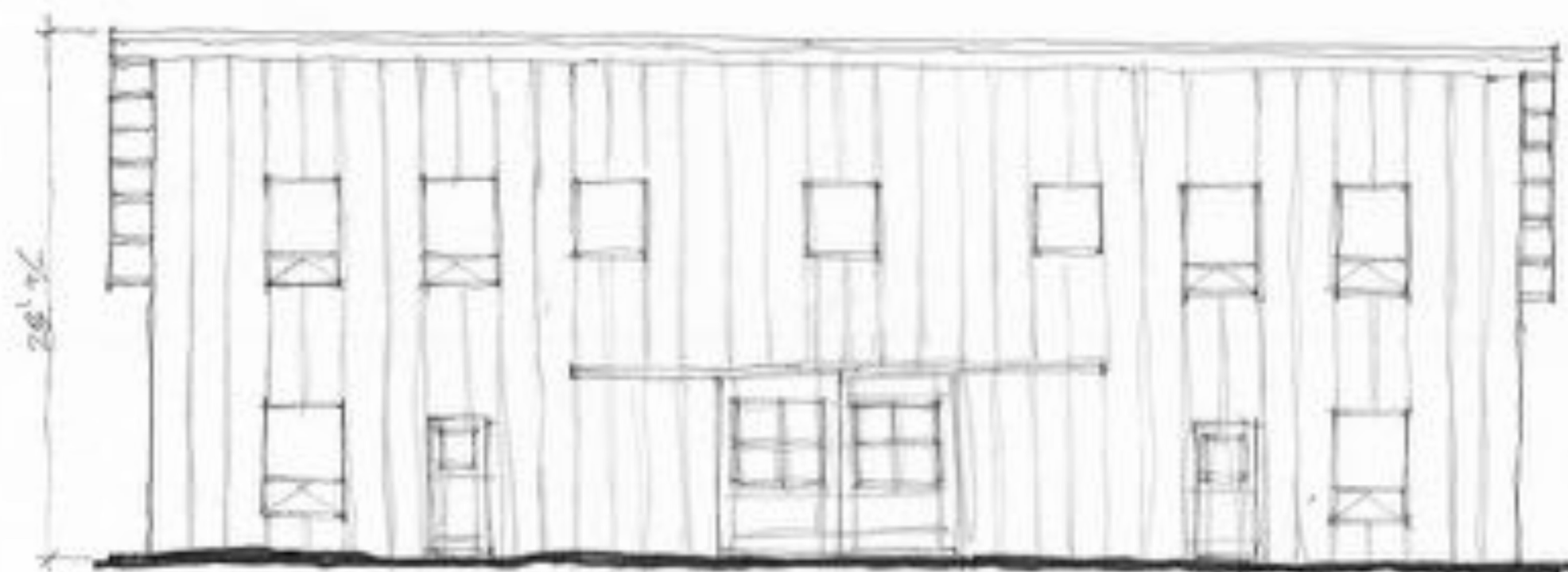
SHEET 3/3
S-03



FLOOR PLAN - 32' x 72'

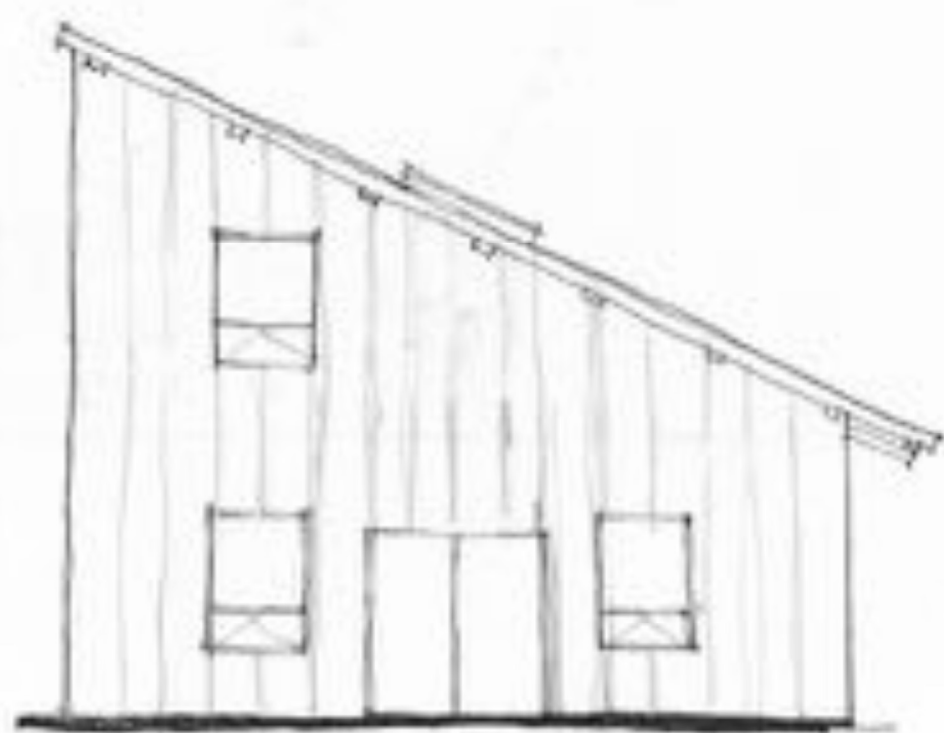




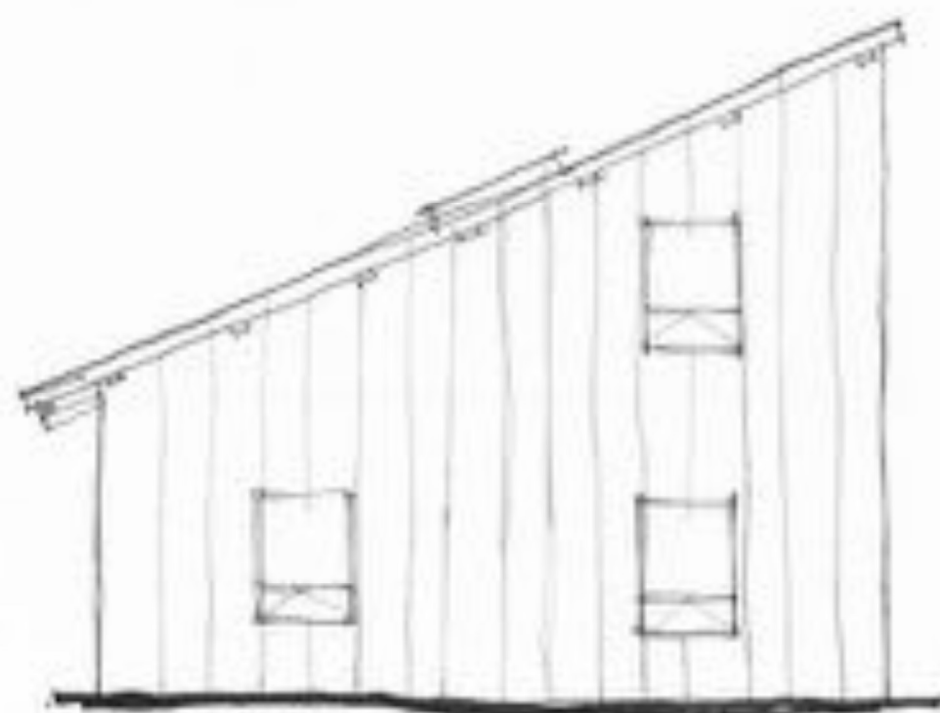


SOUTHERN ELEVATION





EASTERN ELEVATION



WESTERN ELEVATION



tools placement and clearances required is provided below. Additional documentation describing appropriate shop sizing and tool spacing will be provided at a later date.

The space in between the shops is to place a tractor, larger agricultural implements and maintenance vehicles not conducive to barn storage, a boat, possible off-season recreational trailer storage, and is the minimum necessary to house and maneuver these components.

A washer/dryer is identifying on the plans as well. Because of the nature of glass work, keeping all devices and materials clean is essential. Large numbers of rags are utilized in this process, and some will have residues as a result. The washer and dryer allows these items to be cleaned conveniently within the building, and to not mix with the residential washer/dryer within the nearby house.

Proposed uses are therefore to support the ongoing agricultural activities on the property as well as the active retirement activities of the owners/users.

The scale and clustering of structures, included the proposed structure is typical and modest compared to the scale/type/use of structures on surrounding properties, all of which are on much smaller sites than the subject property. An exhibit showing the surrounding pattern of houses and accessory structures is provided to so-illustrate.

All applicable approval criteria are met for the Accessory Use Determination.

