

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern for Streams (SEC-s)

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: T2-2021-15101

Applicant: Wallace Leake, ES&A, LLC

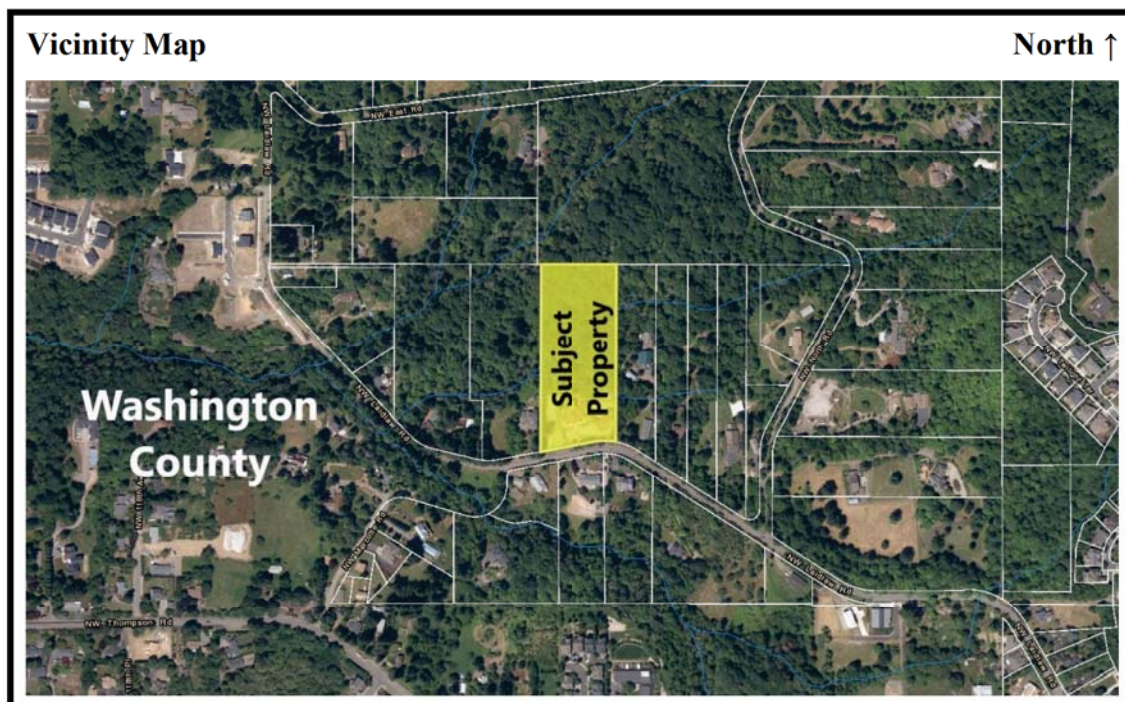
Location: 11065 NW Laidlaw Road, Portland
Tax Account #: R090603090

Map, Tax lot: 1N1W22DC -00200
Property ID #: R118544

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Streams (SEC-s)
Geologic Hazards (GH)

Proposal: Request for a Significant Environmental Concern for Streams (SEC-s) permit to resolve code compliance case, ZV-2015-4455 in order authorize development activities that were not previously reviewed by the County. The development activities were in deviation from the approval of a previous land use permit #T2-2013-2989. The development is located within the SEC-s but not within the GH overlay.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Wednesday, March 2, 2022**. 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): General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Rural Residential (RR)

Rural Residential (RR): MCC 39.4360(A) Allowed Uses - Residential use consisting of a single-family dwelling on a Lot of Record, MCC 39.4375 Dimensional Requirements and Development Standards

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5750 Criteria for Approval of SEC-s Permit –Streams

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

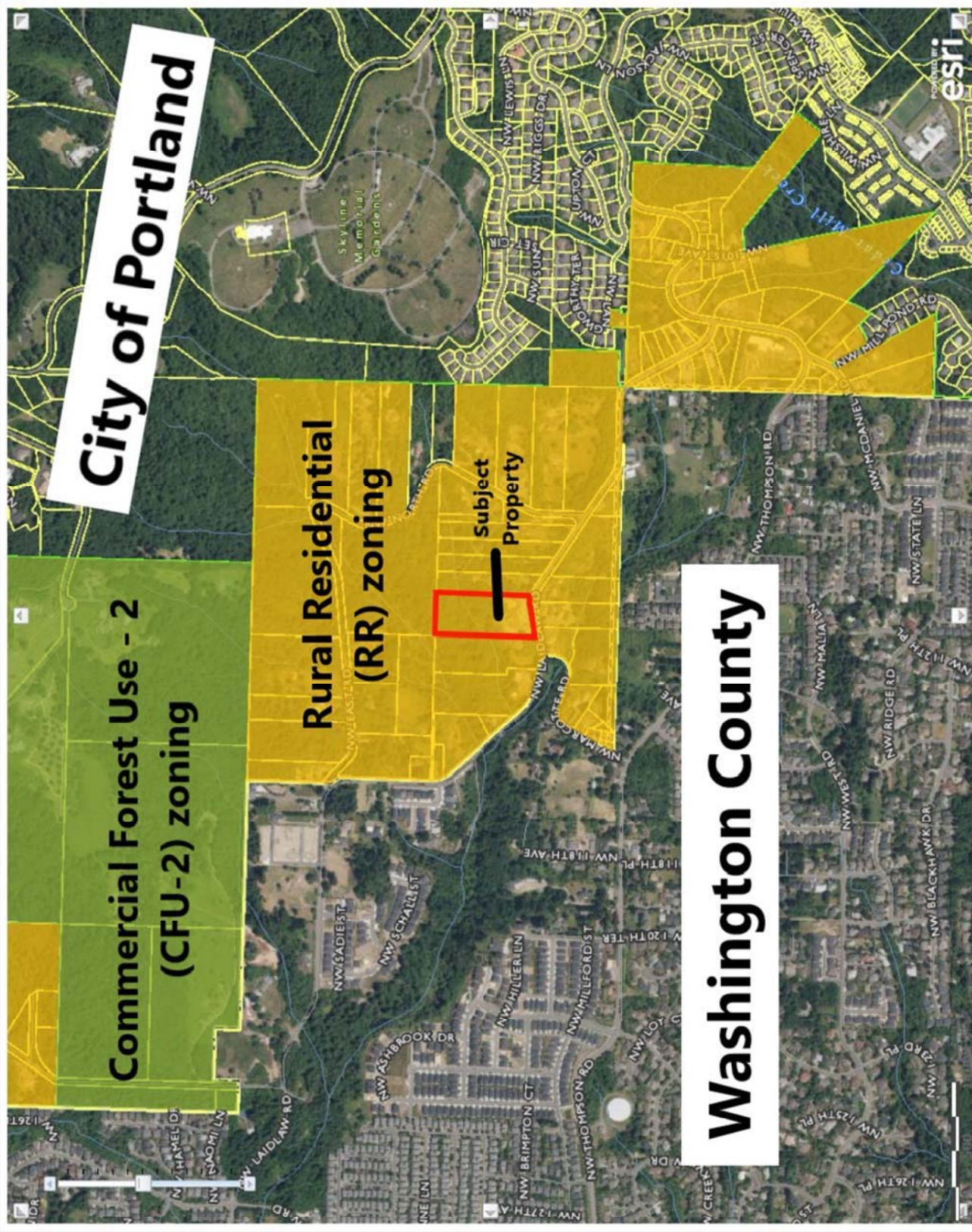
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons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

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@multco.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:

Map showing 11065 NW Laidlaw Road and zoning of surrounding properties.

[Web Layout](#)

11065 NW LAIDLAW ROAD
TAX MAP T1N R1W 22DC
PORTLAND, OREGON

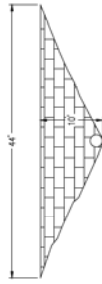
SITE PLAN



6440 SW HATFIELD PLACE, SUITE 100
BEAVERTON, OREGON 97004
TEL: (503) 639-8812
FAX: (503) 639-8812
www.emeriodesign.com

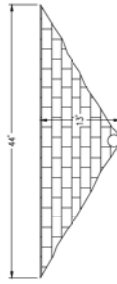
NO.	DATE	DESCRIPTION

SHEET
1 OF 1



UPSTREAM HEADWALL

NTS



DOWNSTREAM HEADWALL

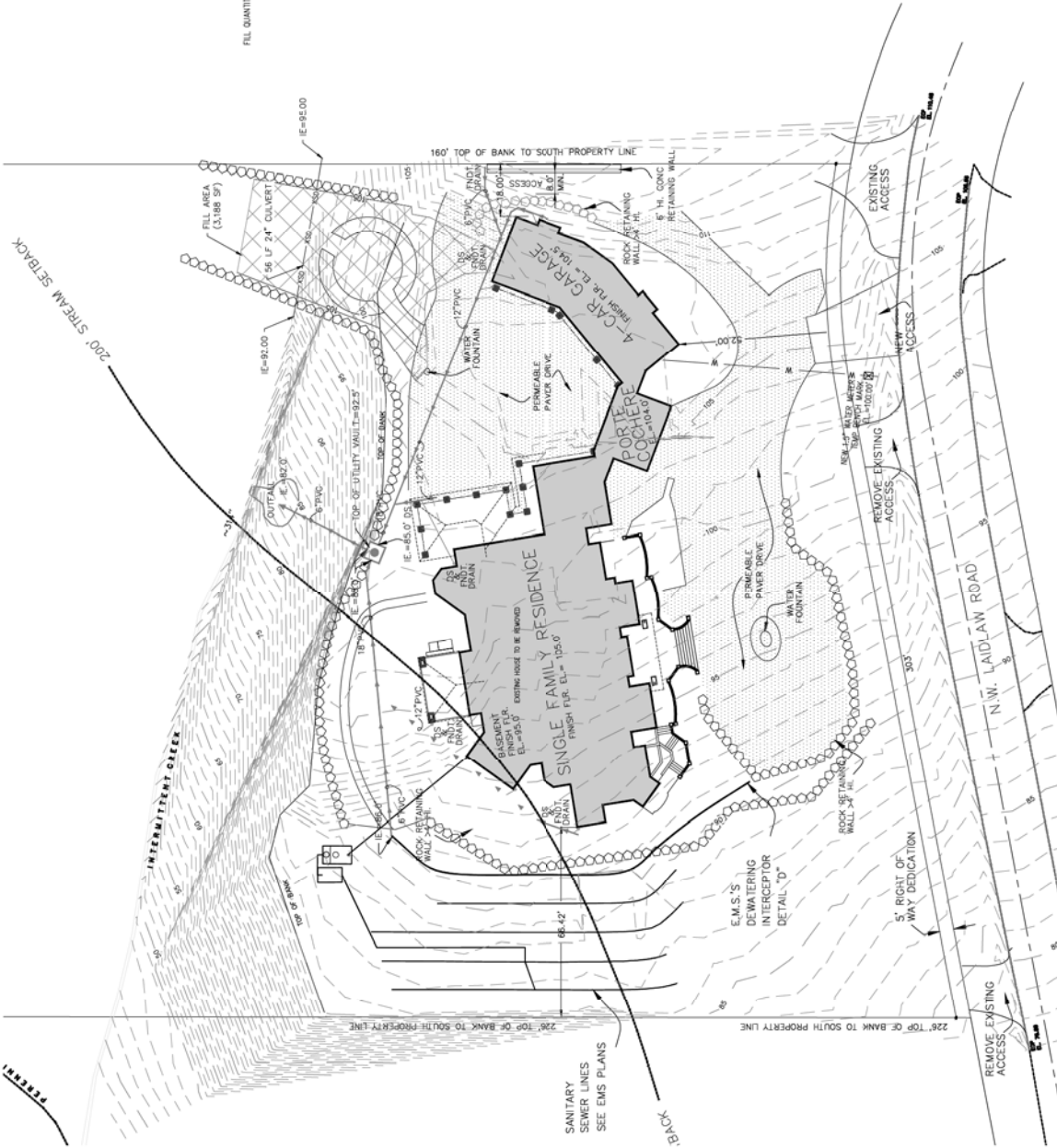
NTS

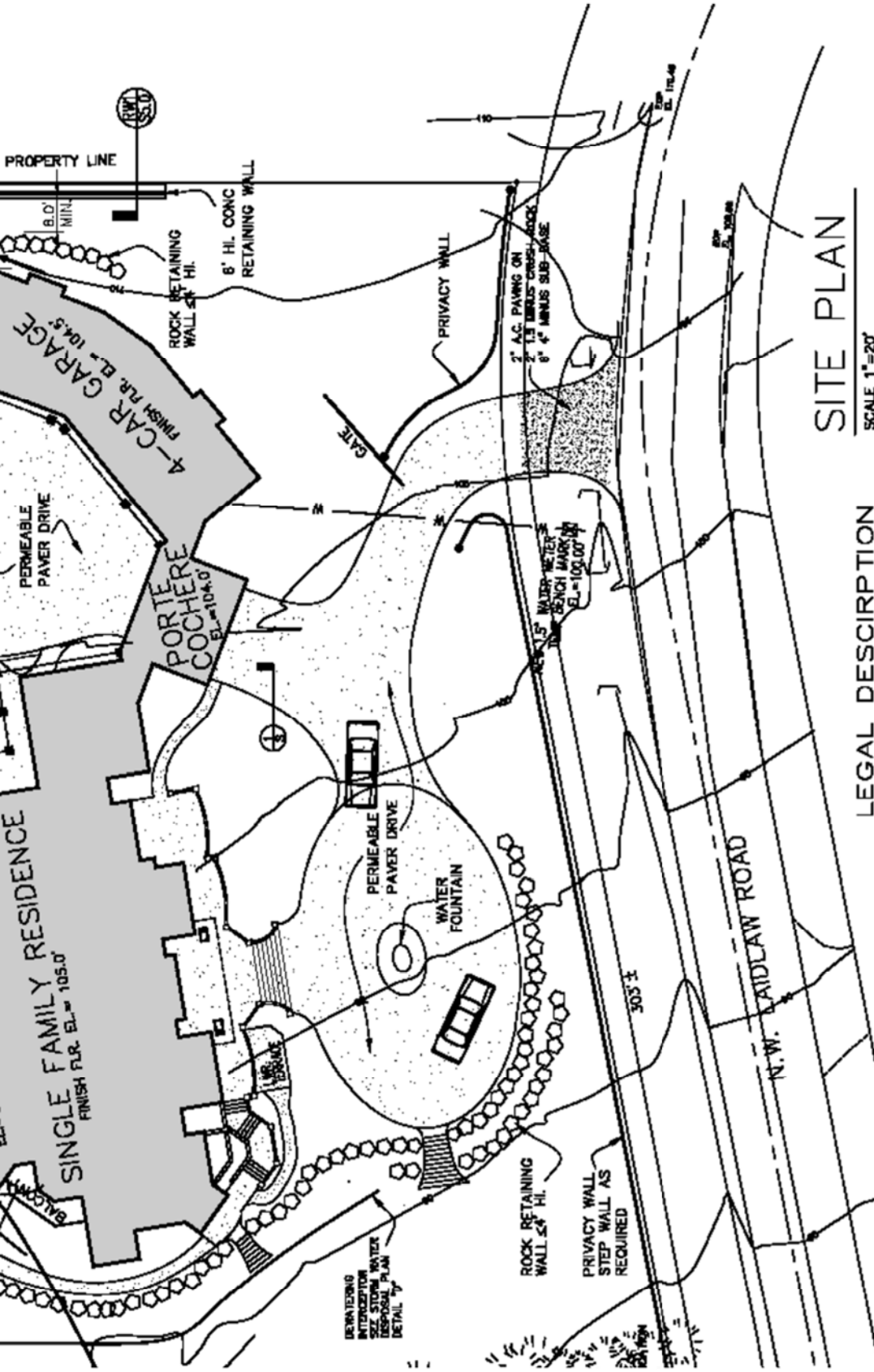


CULVERT CROSS SECTION

NTS

FILL QUANTITY: 50 CY





SITE PLAN

SCALE 1"=20'

LEGAL DESCRIPTION

