

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern for Streams (SEC-s) and Wildlife Habitat (SEC-h) permits

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: T2-2021-14904

Location: **Address:** 6626 NW Thompson Rd., Portland
Map, Tax Lot: 1N1W25D-00100; 1N1E30C-02700
Alternate Account #: R961250030; 941300480 **Property ID #:** R324438; R316568

Applicant: Kevin Baron

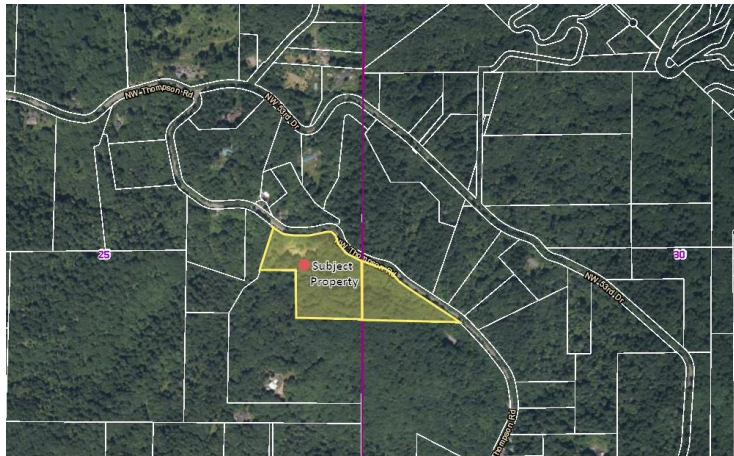
Base Zone: Commercial Forest Use -2 (CFU-2)

Overlays: Significant Environmental Concern – Wildlife Habitat (SEC-h), Significant Environmental Concern – Stream (SEC-s), Geological Hazards (GH)

Proposal: Applicant requests a Significant Environmental Concern for Streams (SEC-s) permit and Type-1 Significant Environmental Concern for Wildlife Habitat (SEC-h) permit for a proposed replacement dwelling and a new accessory structure (outbuilding). The proposed outbuilding is for personal storage and personal workspace. A Geologic Hazards (GH) permit is not required as no mechanized ground disturbance is proposed within the GH overlay or areas with slopes of 25% or greater.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Wednesday, March 23, 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 Marisol Cervantes at 503-988-9452 or via email at *Marisol.Cervantes@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 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record Commercial Forest Use -2 (CFU-2), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Commercial Forest Use-2 (CFU-2) Zone: MCC 39.4070 Allowed Uses – (D) Replacement Dwelling and (T) Accessory Structures, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practice Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures – (C)(1) – (4)

Significant Environmental Concern: MCC 39.5510 Uses, SEC Permit Required, MCC 39.5750 Criteria for Approval of SEC-s permit, MCC 39.5850 SEC-h Clear and Objective Standards, MCC 39.5860 Criteria for Approval of SEC-h permit – (B)(1) through (4)(a) – (c), and (B)(5) – (7).

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

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

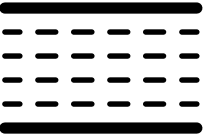
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

DRAFT - NOT FOR CONSTRUCTION

SITE PLAN NOTES

- THIS SITE PLAN IS FOR REPLACEMENT PERMIT APPLICATION PURPOSES ONLY AND DOES NOT REPRESENT FINAL BUILDING PLANS. PLANS ARE IN DEVELOPMENT PENDING APPROVAL OF REPLACEMENT PERMIT AND SUBJECT TO CHANGE PRIOR TO FINAL SUBMITTAL FOR MULTNOMAH COUNTY AND BDS REVIEW.
- SOIL DISTURBING ACTIVITIES WILL BE LIMITED TO THE PERIOD BETWEEN JUNE 15 AND SEPTEMBER 15. THE RESIDENCE WILL INCLUDE A FIRE SUPPRESSION SYSTEM AND BE CONSTRUCTED FROM FIRE RESISTANT MATERIALS.
- PRIMARY FIRE ZONE (FSZ) NOTES
 - TREES SHALL BE SPACED WITH A MINIMUM OF 15 FEET BETWEEN CROWNS.
 - TREES SHALL BE PRUNED TO REMOVE LOW BRANCHES WITHIN 8 FEET OF GROUND AS TREE MATURITY AND ACCEPTED SILVICULTURE PRACTICES ALLOW.
 - ALL OTHER VEGETATION TO BE LESS THAN 2 FEET IN HEIGHT.
- SECONDARY FIRE ZONE NOTES
 - PRUNE AND SPACE VEGETATION SUCH THAT FIRE WILL NOT SPREAD BETWEEN TREE CROWNS.
 - REMOVE SMALL TREES AND BRUSH GROWING UNDERNEATH LARGER TREES TO PREVENT SPREAD OF FIRE.

REVISED GRADE



EXISTING GRADE



GENERAL NOTES & DISCLAIMERS

THESE DRAWINGS HAVE BEEN PREPARED TO MEET GENERALLY ACCEPTABLE PROFESSIONAL STANDARDS. ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITIONS OF THE 2019 OREGON RESIDENTIAL SPECIALTY CODE. CODES GOVERN OVER DRAWINGS. DIMENSIONS GOVERN OVER SCALE. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS AND DISCREPANCIES OF AND FROM THESE DRAWINGS PRIOR TO THE WORK BEING COMPLETED.

ALL IDEAS, ARRANGEMENTS, DRAWINGS, AND PLANS SET FORTH IN THESE DRAWINGS ARE THE ORIGINAL WORK PRODUCT OF, OWNED BY, AND PROPERTY OF SAMANTHA GATZKE. USE OF ORIGINAL DESIGNS IS LIMITED TO THE SPECIFIC PROJECT. ANY USE, REUSE OR DISCLOSURE OF SAID PLANS, REPRODUCTIONS, IDEAS, DESIGNS, AND/OR ARRANGEMENTS, OTHER THAN BY SAMANTHA GATZKE IS STRICTLY PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF SAMANTHA GATZKE.

K & K

THE BARON RESIDENCE

SITE PLAN

Project number	21001
Date	1/6
Drawn by	SB

A001

Scale As indicated

