

14 DAY OPPORTUNITY TO COMMENT

Application for Approval of a Dwelling Customarily Provided in Conjunction with a Farm Use, Significant Environmental Concern for Wildlife Habitat permit, and Erosion & Sediment Control 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: T2-2021-14981

Location: Address: 12424 NW Springville Road, Portland
Map, Tax Lot: 1N1W16D -02800, 1N1W16D -03100, 1N1W15C -00600
Alternate Account #: R961160130, R961160590, R961150770
Property ID #: R324300, R324339, R501639

Applicant: Scott Reed

Base Zone: Exclusive Farm Use (EFU), Commercial Forest Use -2 (CFU-2)

Overlays: Significant Environmental Concern for wildlife habitat (SEC-h); Significant Environmental Concern for streams (SEC-s); Geologic Hazards (GH)

Proposal: Application for Approval of a Dwelling Customarily Provided in Conjunction with a Farm Use, Significant Environmental Concern for wildlife habitat permit, and Erosion & Sediment Control permit. The request includes an exemption from the Geologic Hazards permit requirements. No development is proposed within the CFU-2 zoned portion of TL 600.

Comment Period: Written comments regarding this application will be accepted until **4:00 pm on April 21, 2022** by emailing Lisa Estrin at lisa.m.estrin@multco.us. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, is available by contacting Lisa Estrin at lisa.m.estrin@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 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – EFU, MCC 39.3030 Lot of Record – CFU-2, MCC 39.4210 Definitions – EFU, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

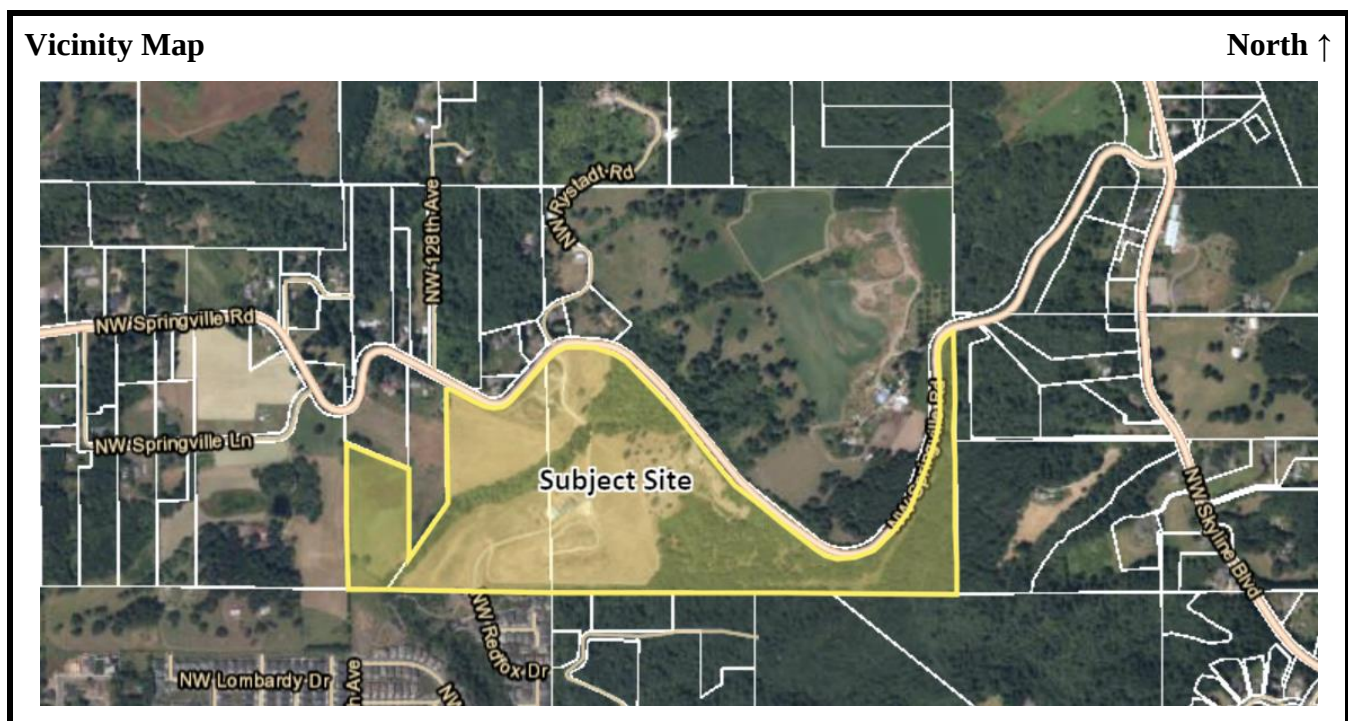
Dwelling Customarily Provided in Conjunction with a Farm Use: MCC 39.4225(C) Review Uses – Dwelling Customarily Provided in Conjunction with a Farm Use, MCC 39.4240 Single Family Dwelling – Condition of Approval, MCC 39.4245(C), (D), (F), (H) Dimensional Requirements and Development Standards, *Former* MCC 39.4265(B)(3) (2021), *repealed* by Ordinance 1304 (2022) Standards for Specified Farm Dwellings – Not high-value farmland soils, capable of producing the median level of annual gross sales

Significant Environmental Concern (SEC-h): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5580 Nuisance Plant List, MCC 39.5860 Criteria for Approval of SEC-h Permit

Erosion and Sediment Control: MCC 39.6210 Permits Required, MCC 39.6225 Erosion and Sediment Control Permit

Geologic Hazards Exemption: MCC 39.5075 Permits Required, MCC 39.5080 Exemptions

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**, with the exception of *Former* MCC 39.4265(B)(3) (2021) which is attached to this notice.



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.

Enclosures:

Site & Access Plan

Grading Plans

Former MCC 39.4265(B)(3) (2021)

Additional Materials:

Please visit <https://www.multco.us/landuse/12424-nw-springville-road-1> to view additional plans associated with this notice.



EXP. 12/31/28

PROJECT NO.: JANUARY 2022
DATE:

DESIGNED BY: TNT/SFG
DRAWN BY: TNT/SFG

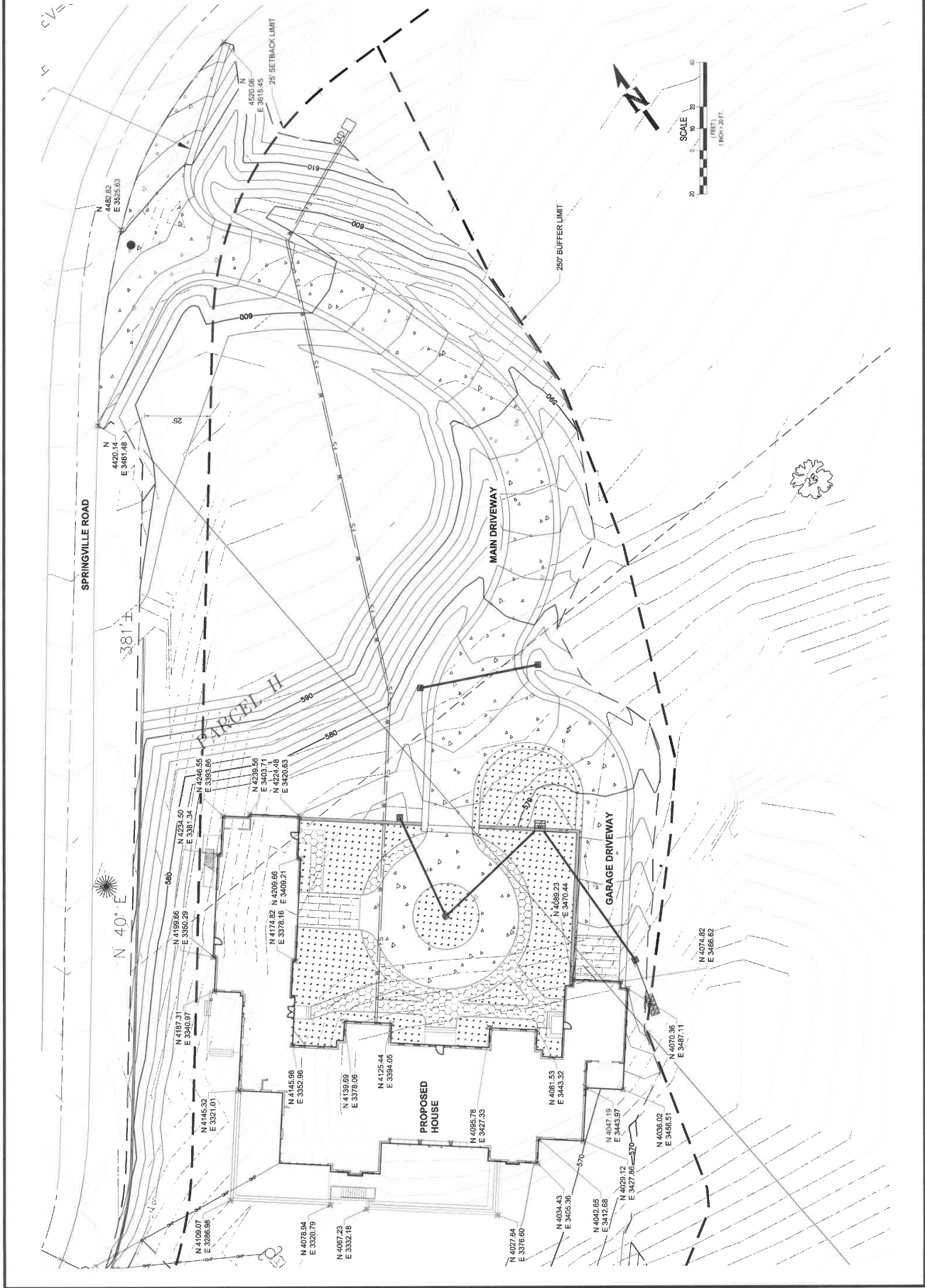
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DO NOT SCALE DRAWINGS
SCALE FOR CONSTRUCTION

SITE GRADING

11 of 14

C-601

FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION



SPRINGVILLE RESIDENTIAL



503 17/11/23

PROJECT NO.: ----
DATE: JANUARY 2021
DESIGNED BY: TNT/SFG
DRAWN BY: TNT/SFG
CHECKED BY: EE

DO NOT SCALE DRAWINGS

**WQ SWALE &
DETENTION POND
GRADING**

12 of 14

C-602

SCOTT & STACY REED
6460 NW MCGREGOR
TERRACE
PORTLAND, OR 97229
914.391.6995

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FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION



Former MCC 39.4265(B)(3) (2021), repealed by Ordinance 1304 (2022):

§ 39.4265 STANDARDS FOR SPECIFIED FARM DWELLINGS.

* * *

(B) Customary Farm Dwelling: A dwelling, including a mobile or modular home, customarily provided in conjunction with a farm use as provided in MCC 39.4225(C) is not allowed unless the following standards are met:

* * *

(3) Not high-value farmland soils, capable of producing the median level of annual gross sales. On land not identified as high-value farmland a dwelling may be considered customarily provided in conjunction with farm use if:

(a) The subject tract is at least as large as the median size of those commercial farm or ranch tracts capable of generating at least \$10,000 in annual gross sales that are located within a study area which includes all tracts wholly or partially within one mile from the perimeter of the subject tract [the median size of commercial farm and ranch tracts shall be determined pursuant to OAR 660-33-135(3)]; and

(b) The subject tract is capable of producing at least the median level of annual gross sales of county indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in subsection (a) of this section; and

(c) The subject tract is currently employed for a farm use, as defined in ORS 215.203, at a level capable of producing the annual gross sales required in subsection (b) of this section; and

(d) The subject lot or parcel on which the dwelling is proposed is not less than ten acres; and

(e) Except as permitted in ORS 215.283(1)(p) (1999 Edition) (i.e. seasonal farmworker housing), there is no other dwelling on the subject tract; and

(f) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale; and

(g) If no farm use has been established at the time of application, land use approval shall be subject to a condition that no building permit may be issued prior to the establishment of the farm use required by subsection (c) of this section.

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