

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Significant Environmental Concern for wildlife habitat and streams permits, Accessory Use Determination, and Adjustment to the Forest Practices Setbacks

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:** T2-2022-15542

**Location:** Address: 14635 NW Germantown Road, Portland Map, Tax Lot: 1N1W08A -00300  
Alternate Account #: R961080390 Property ID #: R323999

**Applicant:** Walt Woods

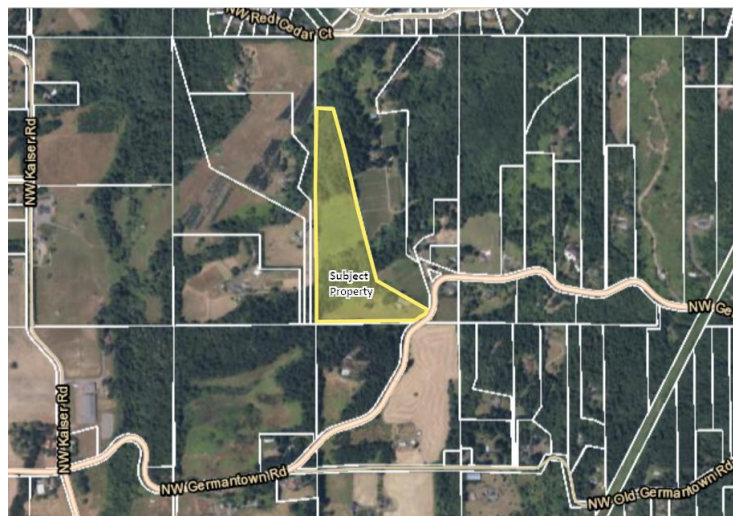
**Base Zone:** Commercial Forest Use – 2 (CFU-2)

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

**Proposal:** Accessory Use Determination, Significant Environmental Concern for wildlife habitat and streams permits, and Adjustment to the Forest Practices Setbacks [for a dwelling addition]. The requests address an existing barn, shed, and a new addition to the existing dwelling. No development is proposed within the Geologic Hazards overlay.

Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted via email at [chris.liu@multco.us](mailto:chris.liu@multco.us), if received by **4:00 pm on Wednesday, June 1, 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 Chris Liu via email at [chris.liu@multco.us](mailto: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 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record – Commercial Forest Use - 2, MCC 39.6850 Dark Sky Lighting Standards

CFU-2 Zone: MCC 39.4070(D) & (T) – Allowed Uses, MCC 39.8860 Condition of Approval – Accessory Structures, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115(B) and (C) – Development Standards for Dwellings and Structures

Accessory Use Determination: MCC 39.4075(L) – Review Uses – Accessory Structures greater than 100 ft. from a dwelling,

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5750 (A) – (F) - Criteria for Approval of SEC-s Permit, MCC 39.5860 Criteria for Approval of SEC-h Permit

Adjustment: 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**.

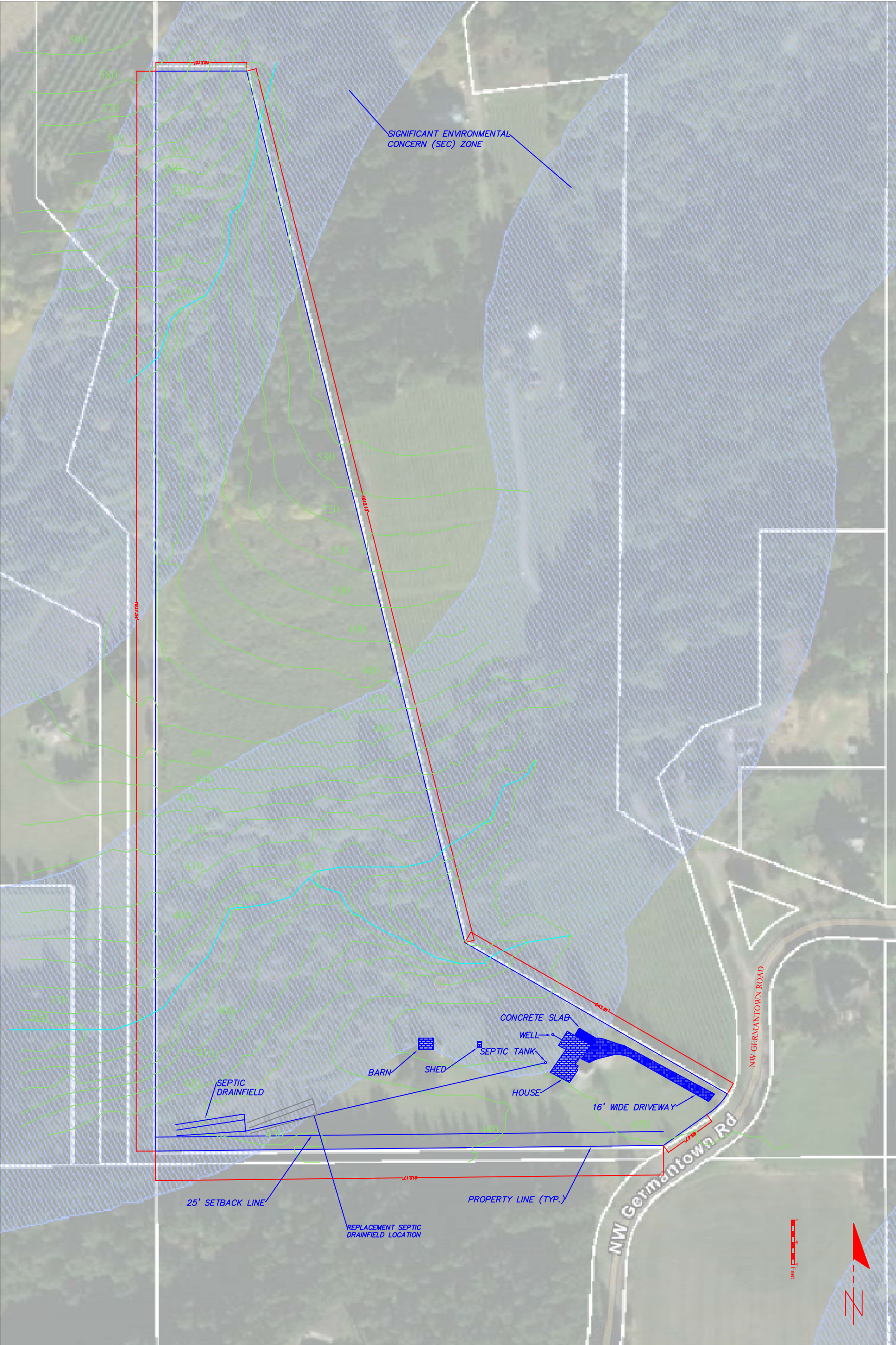
**Decision Making Process:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons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

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

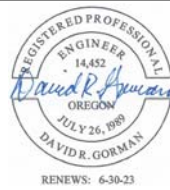
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



FIELDWORK DATE:	JAN 2022
DESIGN:	DG
DRAWN:	DG
CHECKED:	DG
PROJECT NUMBER	
REVISION	DATE
0	1/1/2022
SHEET NUMBER	

14635 NW GERMANTOWN ROAD  
PORTLAND, OREGON

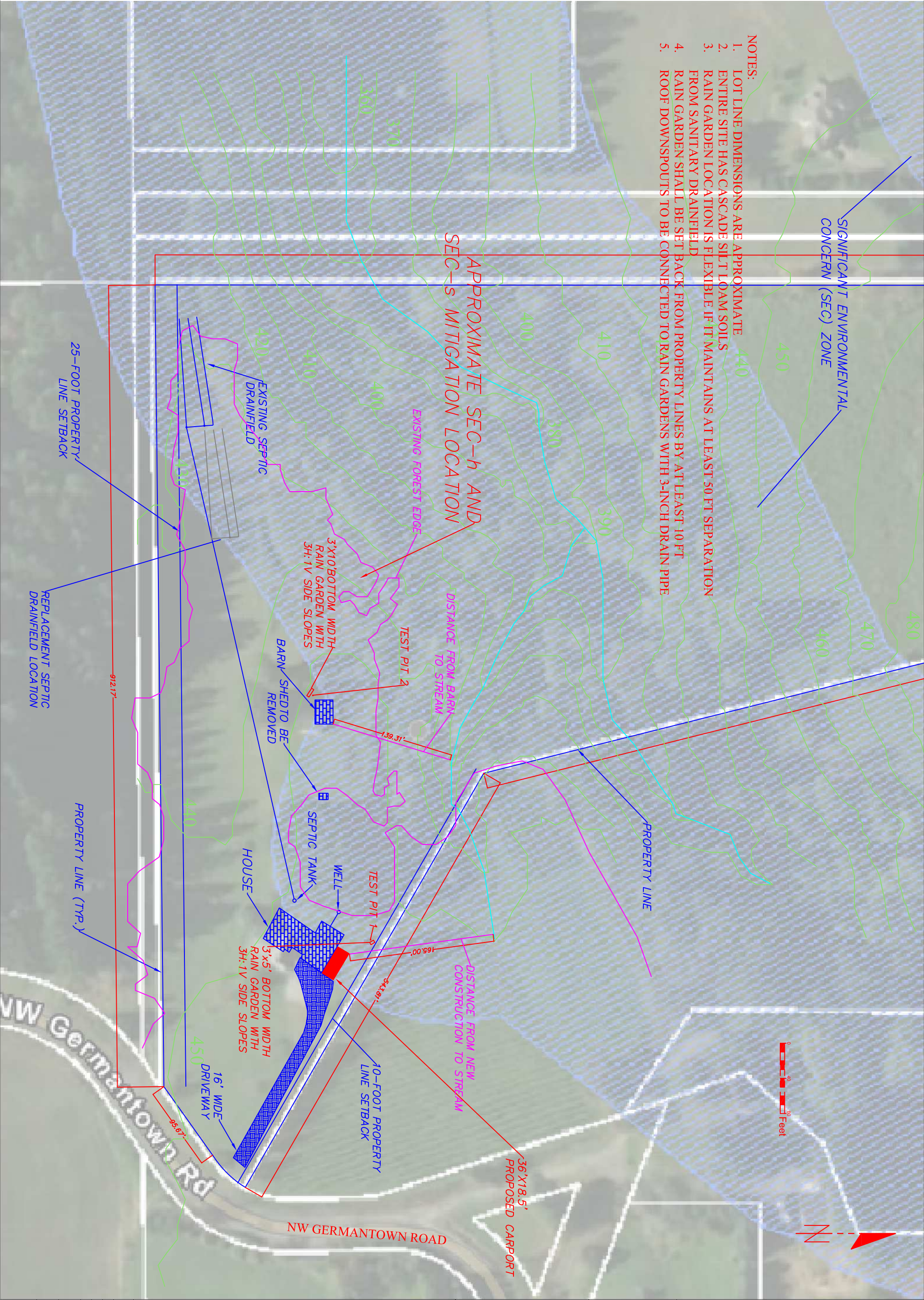
SITE MAP, PARCEL BOUNDARIES,  
TOPOGRAPHY, AND EXISTING CONDITIONS



**Ecological Engineering, LLC**  
Aquatic Habitat Restoration Engineering

2016 SE HENKLE ROAD  
CORBETT, OR 97019  
PH (503) 704-6013  
dgorman@hevanet.com







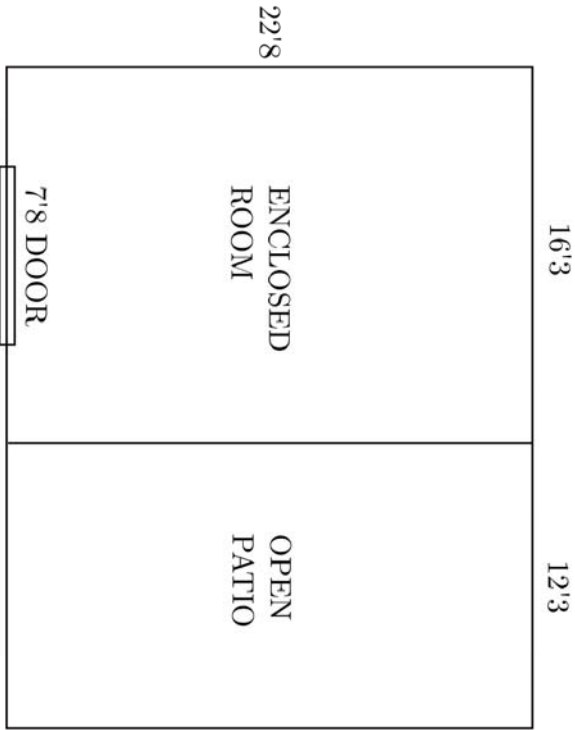
ELEVATIONS

VIEW FROM EAST



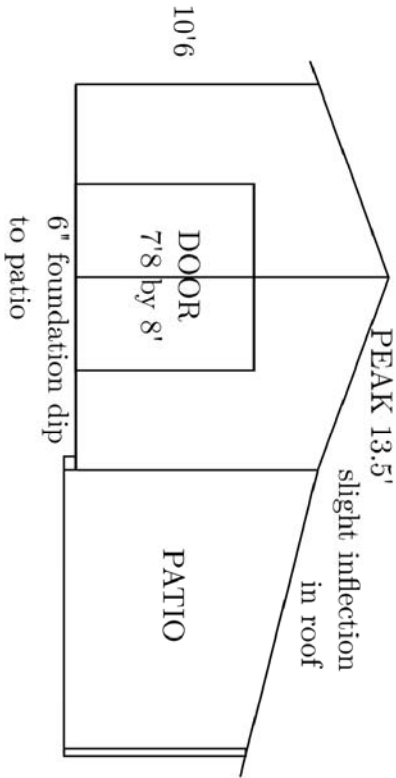
SCALE - 10'

FLOOR PLAN



TOTAL SQ FT: 646  
IMPERVIOUS SQ FT: 691

VIEW FROM NORTH



14635 NW GERMANTOWN ROAD  
PORTLAND, OREGON

SIGNIFICANT ENVIRONMENTAL CONCERN  
HABITAT AND STREAMS  
BARN SCHEMATICS



**Ecological Engineering, LLC**  
Aquatic Habitat Restoration Engineering

2016 SE HENKLE ROAD  
CORBETT, OR 97019  
PH (503) 704-6013  
dgorman@hevanet.com

FIELDWORK DATE:  
JAN 6, 2022

DESIGN: DG

DRAWN: DG

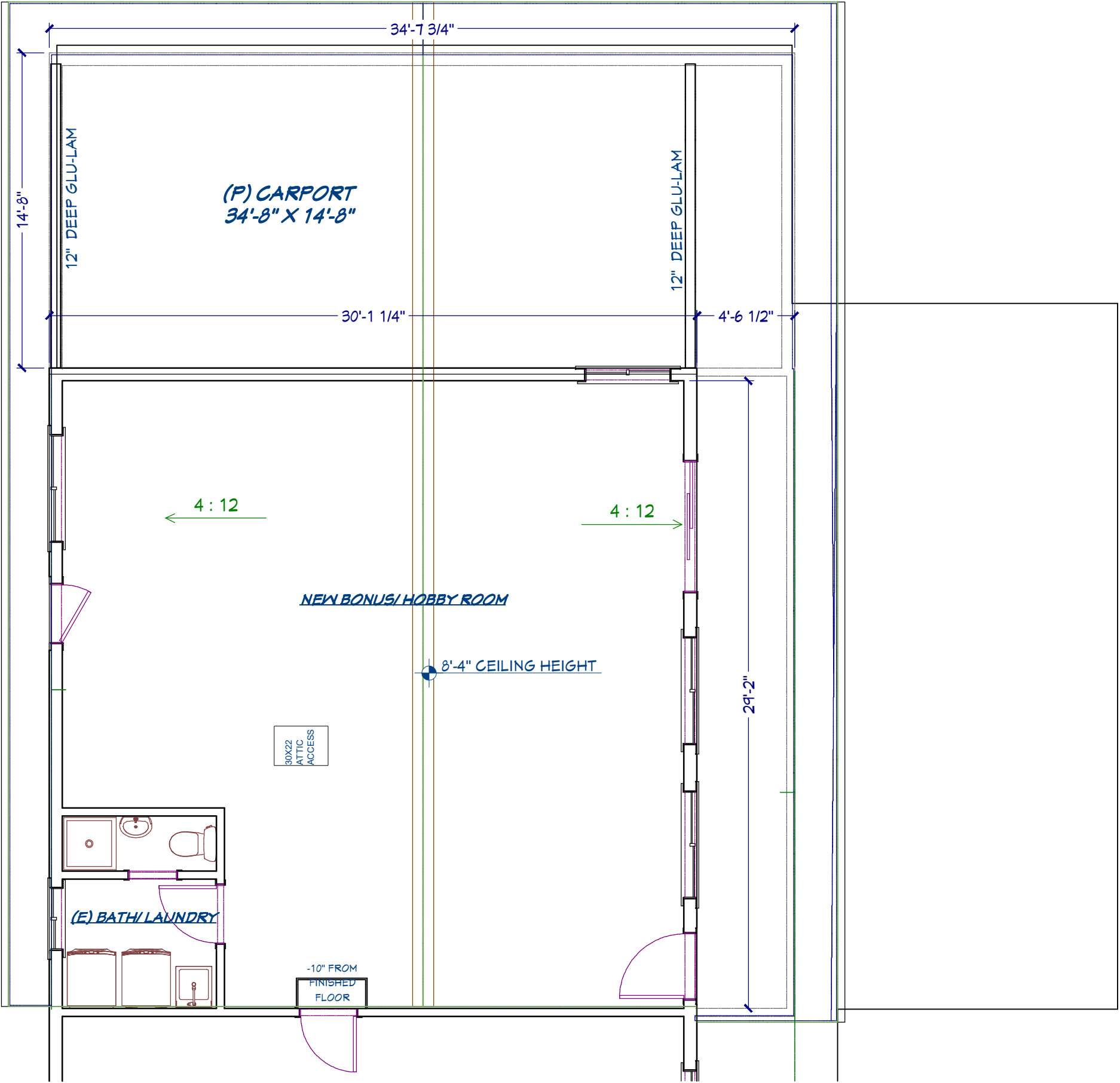
CHECKED: DG

PROJECT NUMBER

REVISION DATE

0 2/4/22


SHEET NUMBER

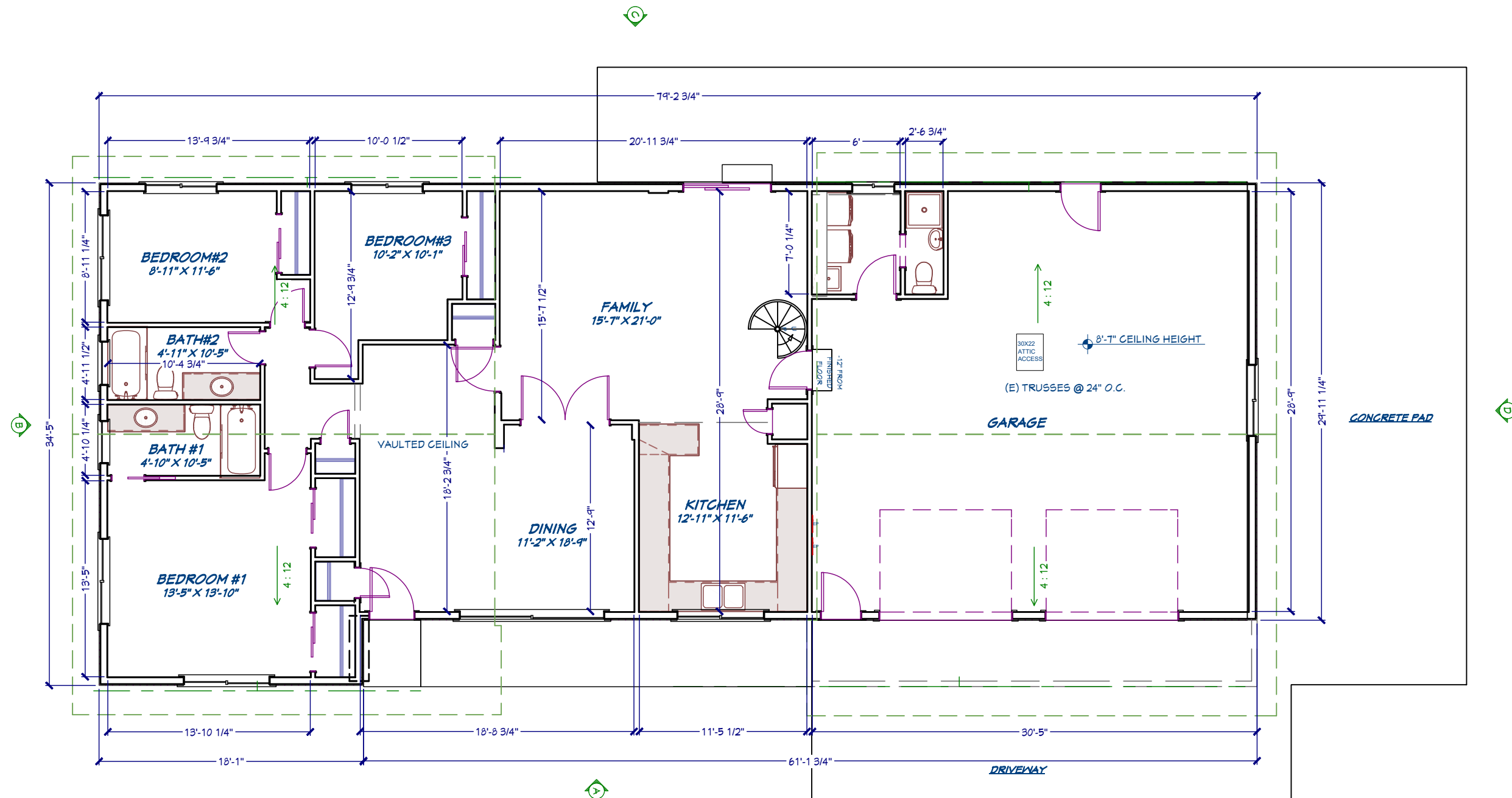


**GARAGE CONVERSION & NEW CARPORT**

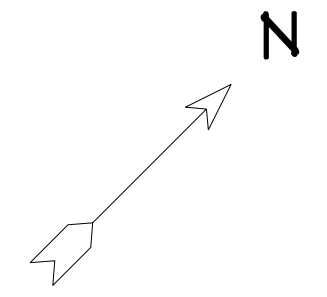
3/16" SCALE



PAGE <b>2</b>	DRAWING NEW PLAN	DATE 5.26.21 REVISED: DESIGNER: Holly Moore	HAESSLER RESIDENCE 14635 NW GERMANTOWN ROAD PORTLAND, OR 97231	 <b>Lifetime</b> REMODELING SYSTEMS We Guarantee Your Peace of Mind 503.680.1410
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**AS BUILT- MAIN FLOOR PLAN**  
 1/8" SCALE

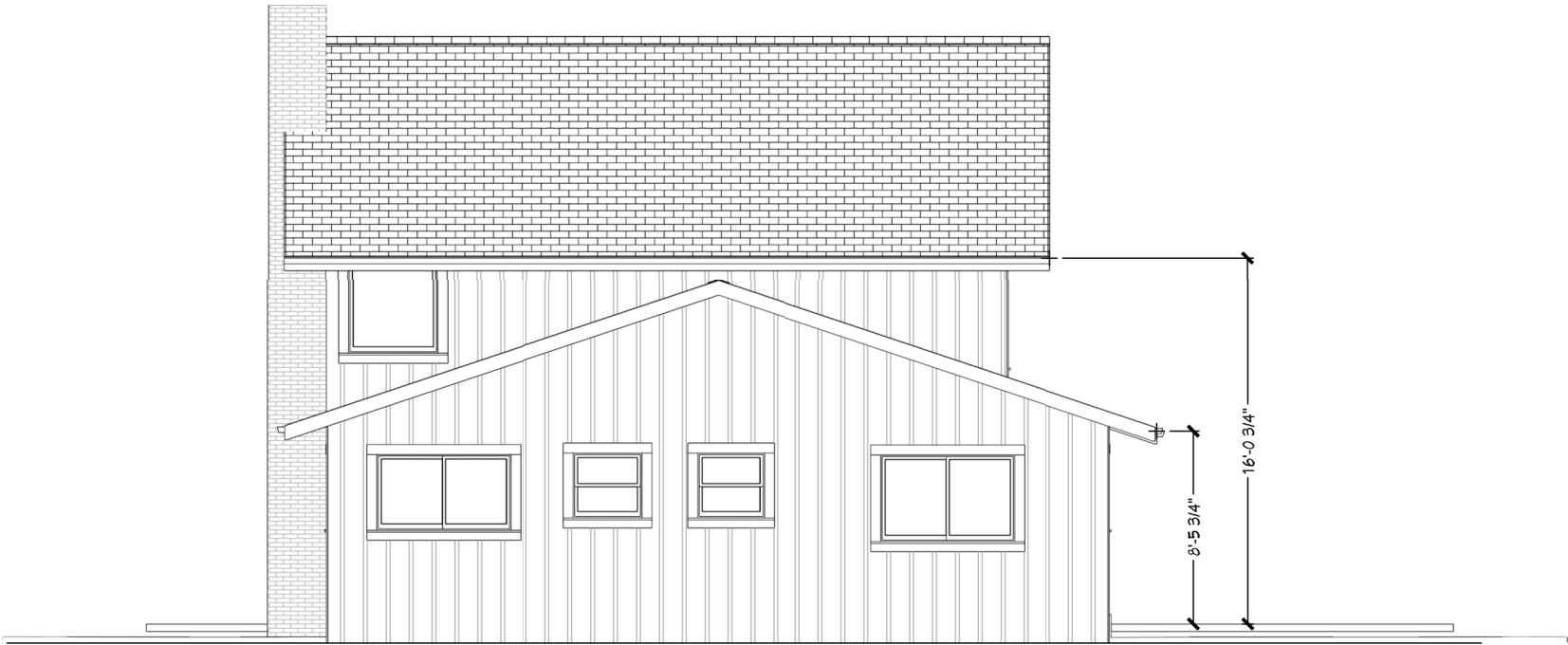


<p>PAGE <b>1</b></p>	<p>DRAWING AS BUILT-MAIN FLOOR PLAN</p>	<p>DATE 2.11.22        REVISD:        DESIGNER: Holly Moore</p>	<p>HAESSLER RESIDENCE        14635 NW GERMANTOWN ROAD        PORTLAND, OR 97231</p>	<p><b>Lifetime</b>        REMODELING SYSTEMS        We Guarantee Your Peace of Mind        503.680.1410</p>
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**A. ELEVATION**

1/8" SCALE



**B. ELEVATION**

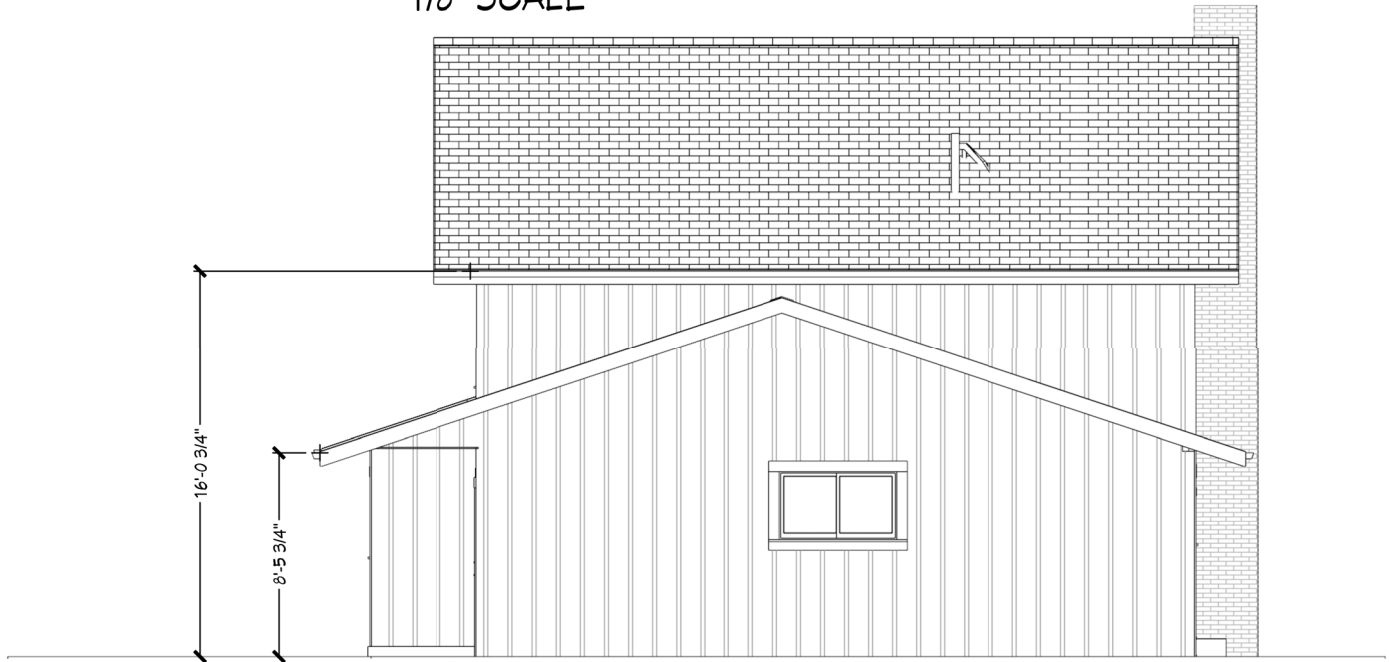
1/8" SCALE





**C. ELEVATION**

1/8" SCALE



**D. ELEVATION**

1/8" SCALE —