

14 DAY OPPORTUNITY TO COMMENT

Application for a Type B Home Occupation Renewal

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: T2-2022-15512

Location: Address: 9430 NW Kaiser Road
Alternate Account #: R749706050

Map, Tax Lot: 1N1W05C -00700
Property ID #: R266284

Applicant: Kevin Apperson

Base Zone: Exclusive Farm Use (EFU)

Overlays: Significant Environmental Concern – Wildlife Habitat (SEC-h)

Proposal: The applicant is requesting a renewal of a Type B Home Occupation for wine storage and distribution.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on July 27, 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, Izze Liu at 503-988-0213 or isabella.liu@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

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – Exclusive Farm Use

Home Occupation: MCC 39.8850 - Type B Home Occupation

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.

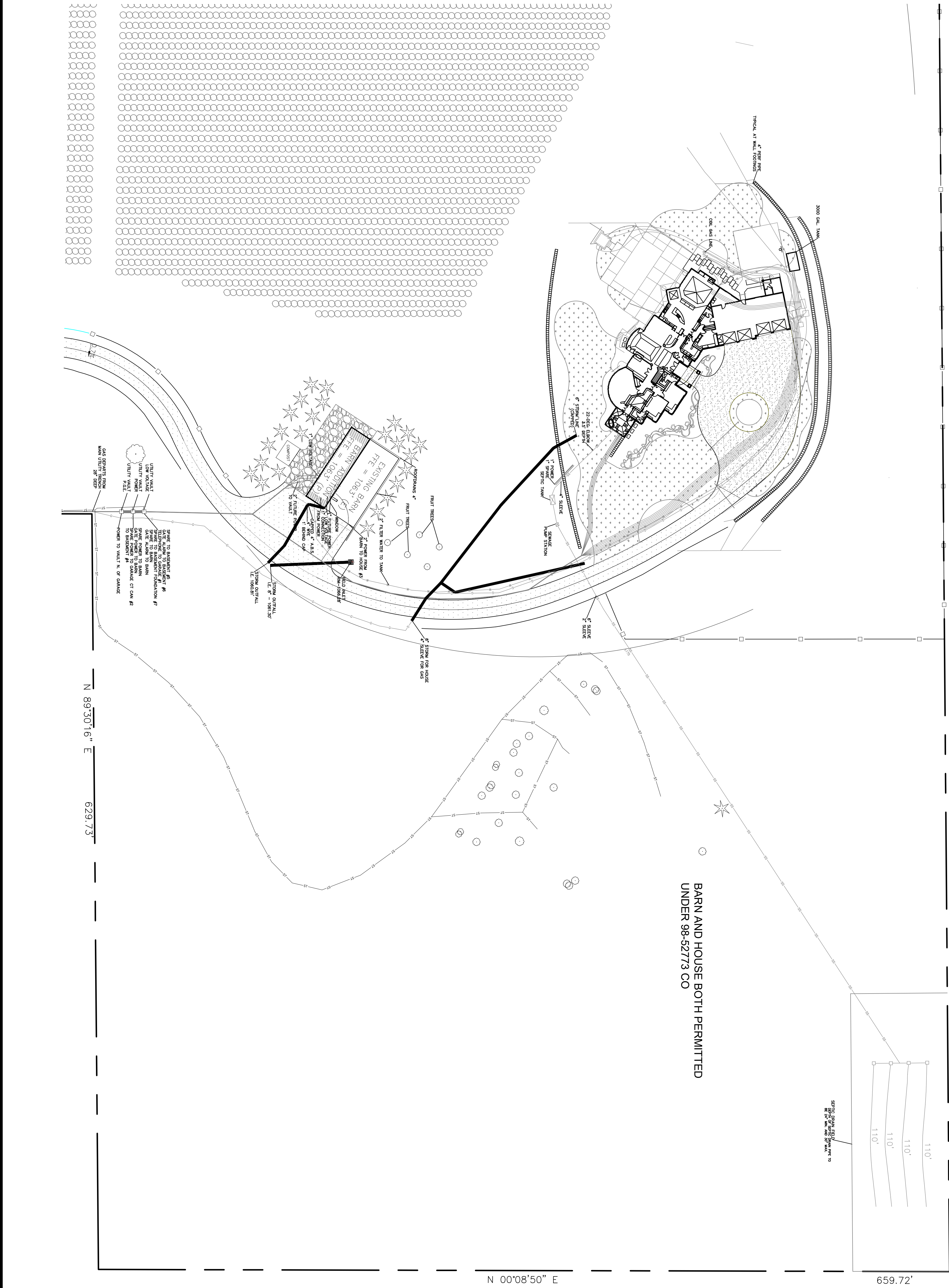
Enclosures:

Site Plan

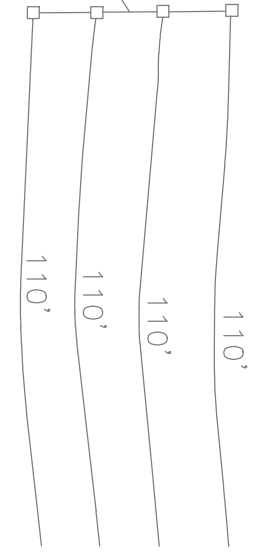
Floor Plan

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.



BARN AND HOUSE BOTH PERMITTED
UNDER 98-52773 CO



LEGEND

- ELECTRIC TRENCH
- STORM LINE
- GAS LINE
- STORM LINE (PERF. PIPE)

- GENERAL NOTES:
- ALL GRADES ARE EXISTING, NO PROPOSED GRADING.

PROPERTY ADDRESS: 97430 NW KAISER ROAD,
PORTLAND OREGON 97231
SITE AREA: 28.87 ACRES = 1,257,577 SF
R.L. 749706050
STATE ID: T1N R1W SEC. 50 TL. 700

PROJECT
ROBINSON RESIDENCE
ROBINSON CONSTRUCTION
HILLSBORO, OREGON

SHEET TITLE

AS-BUILT ROBINSON RESIDENCE

**DAVID EVANS
AND ASSOCIATES, INC.**
2700 SW River Parkway
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspired Livable Places

DATE: 12/12/2017

DESIGN: AEH
DRAWN: AEH

SHEET NO.

C1.0

PROJECT NO. ROCC000000002

ROBINSON RESIDENCE BUILDING CODE ANALYSIS	
BUILDING CODE	2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
CONSTRUCTION TYPE:	V-B
USES OF BUILDING ADDITION:	GENERAL STORAGE OF EQUIPMENT AND FARM IMPLEMENTS
OCCUPANCY OF EXISTING BARN:	GROUP U - UTILITY
OCCUPANCY OF BUILDING ADDITION:	GROUP U - UTILITY
SEPARATED OR NONSEPARATED USES:	NONE
ALLOWABLE NUMBER OF STORIES:	1
ACTUAL NUMBER OF STORIES	1
ALLOWABLE SQUARE FEET	5,500 SF
ACTUAL SQUARE FEET:	2,304 SF (EXISTING) + 1,280 SF (PROPOSED) = 3,584 SF
FIRE SPRINKLERS:	NONE REQUIRED

