

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern Wildlife Habitat, Scenic View

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: T2-2022-15569

Location: Address: 16496 NW Sheltered Nook Rd. Portland Map, Tax Lot: 2N1W19-01200
Alternate Account #: R971190240 Property ID #: R325115

Applicant: James M. Fanjoy

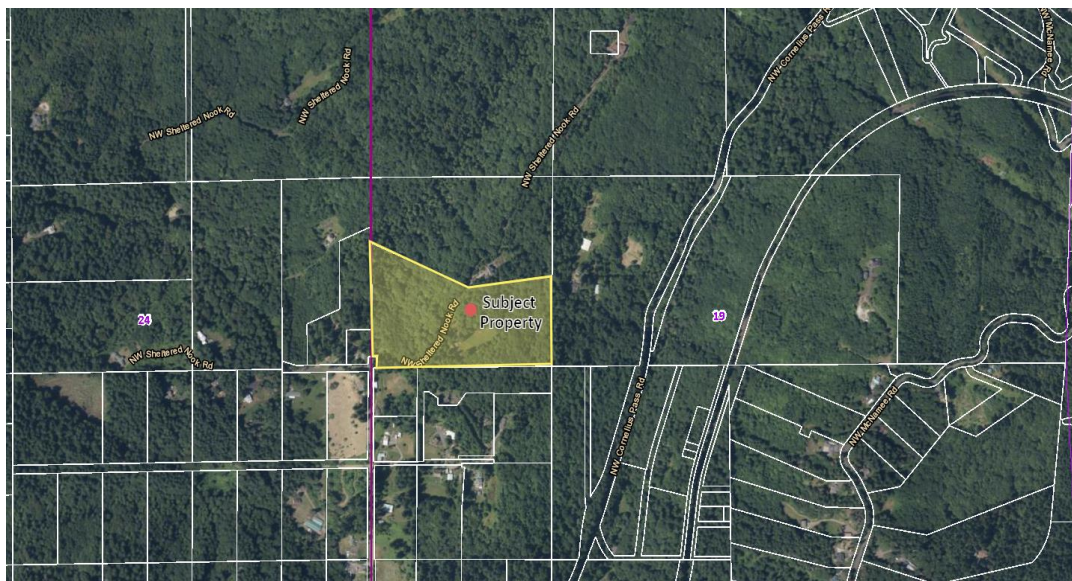
Base Zone: Commercial Forest Use – 2 (CFU-2)

Overlays: Significant Environmental Concern Wildlife Habitat (SEC-h), Scenic Views (SEC-v) & Streams (SEC-s) Geological Hazard (GH)

Proposal: Applicant is seeking approval to build a 3,100 square foot replacement dwelling in the same location as the existing dwelling within the Significant Environmental Concern Wildlife Habitat and Scenic Views overlays.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Tuesday, November 08, 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, Marisol Cervantes at 503-988-9452 or Marisol.Cervantes@multco.us. Paper 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:

General Provisions: MCC 39.1515 Code Compliance and Violations, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record Commercial Forest Use – 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 within 100-feet of existing dwelling location, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115(C) Development Standards for Dwellings, MCC 39.4150 Single Family Dwelling Condition of Approval

Significant Environmental Concern for Wildlife Habitat (SEC-h): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC permit, MCC 39.5860 Criteria for Approval of SEC-h Permit

Significant Environmental Concern for Scenic View: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC permit, MCC 39.5650 Criteria for Approval of SEC-v permit

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:
Site Plan
Building Elevations

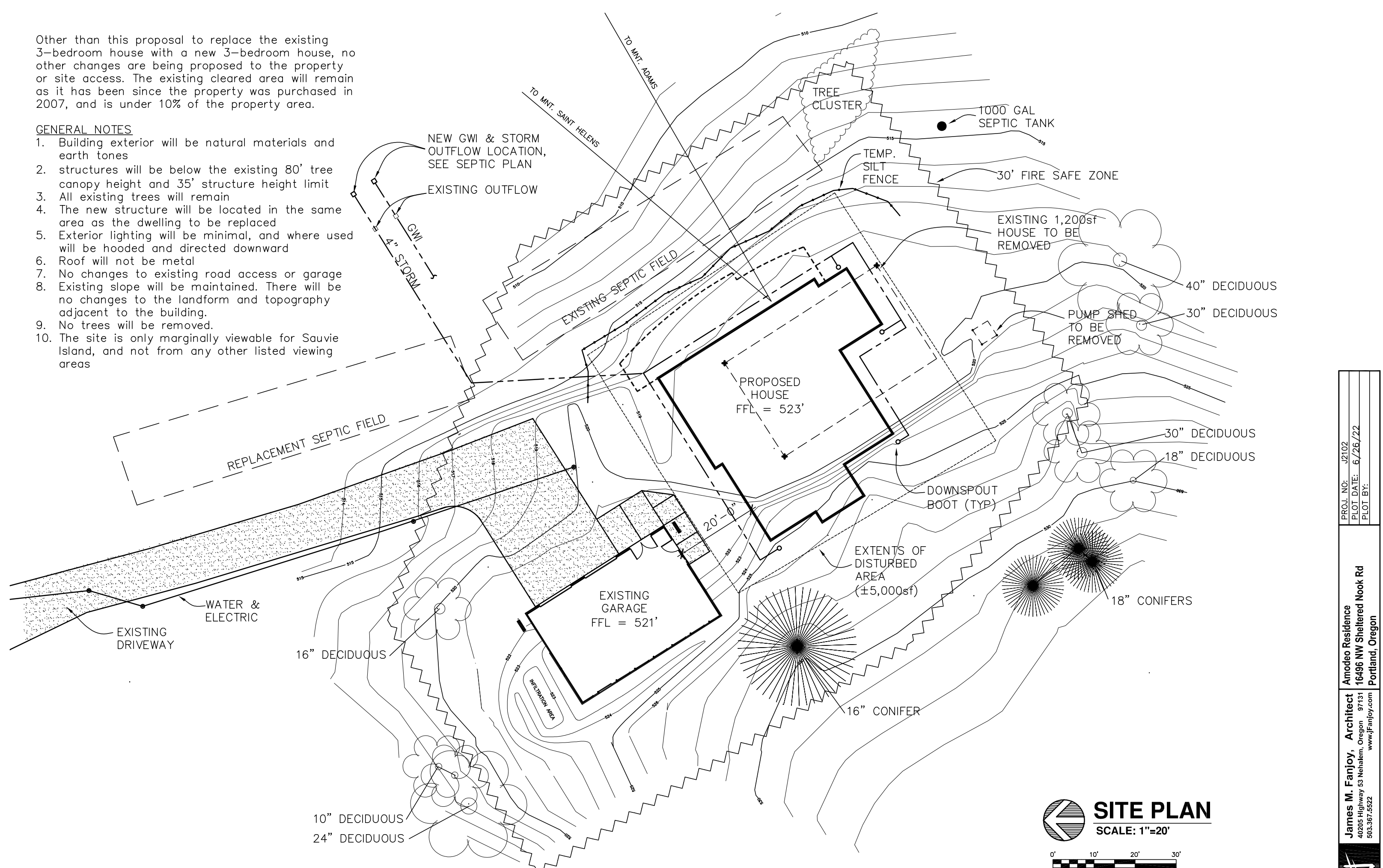
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

Other than this proposal to replace the existing 3-bedroom house with a new 3-bedroom house, no other changes are being proposed to the property or site access. The existing cleared area will remain as it has been since the property was purchased in 2007, and is under 10% of the property area.

GENERAL NOTES

- 1. Building exterior will be natural materials and earth tones
- 2. structures will be below the existing 80' tree canopy height and 35' structure height limit
- 3. All existing trees will remain
- 4. The new structure will be located in the same area as the dwelling to be replaced
- 5. Exterior lighting will be minimal, and where used will be hooded and directed downward
- 6. Roof will not be metal
- 7. No changes to existing road access or garage
- 8. Existing slope will be maintained. There will be no changes to the landform and topography adjacent to the building.
- 9. No trees will be removed.
- 10. The site is only marginally viewable for Sauvie Island, and not from any other listed viewing areas





SITE PLAN
SCALE: 1"=20'

0'

10'

20'

30'



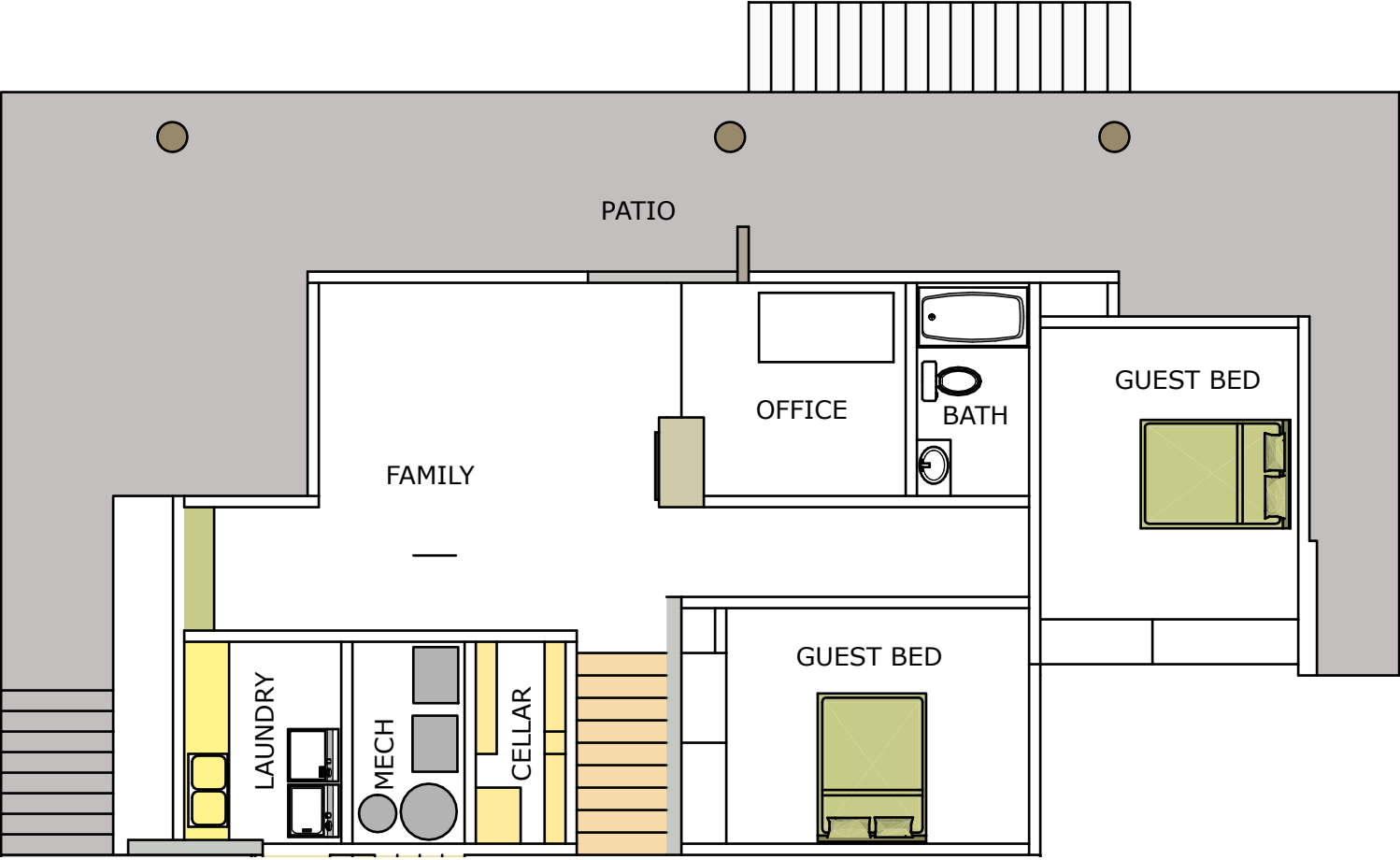
UPPER LEVEL
1/8"=1'-0"



James M Fanjoy, Architect
40205 Highway 53, Nehalem, Oregon 97131
503.367.5522 www.jfanjoy.com

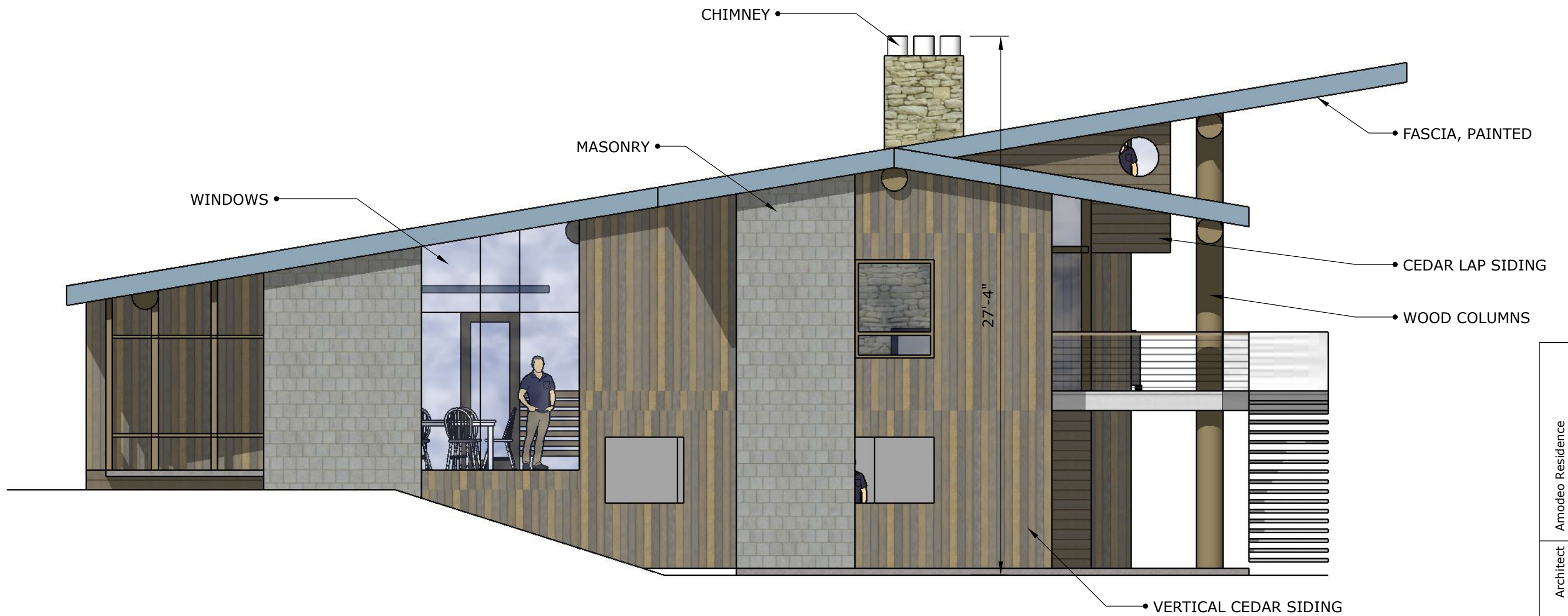
Amodeo Residence
16496 NW Sheltered Nook Rd
Portland, Oregon

February 10, 2022



LOWER LEVEL
1/8"=1'-0"





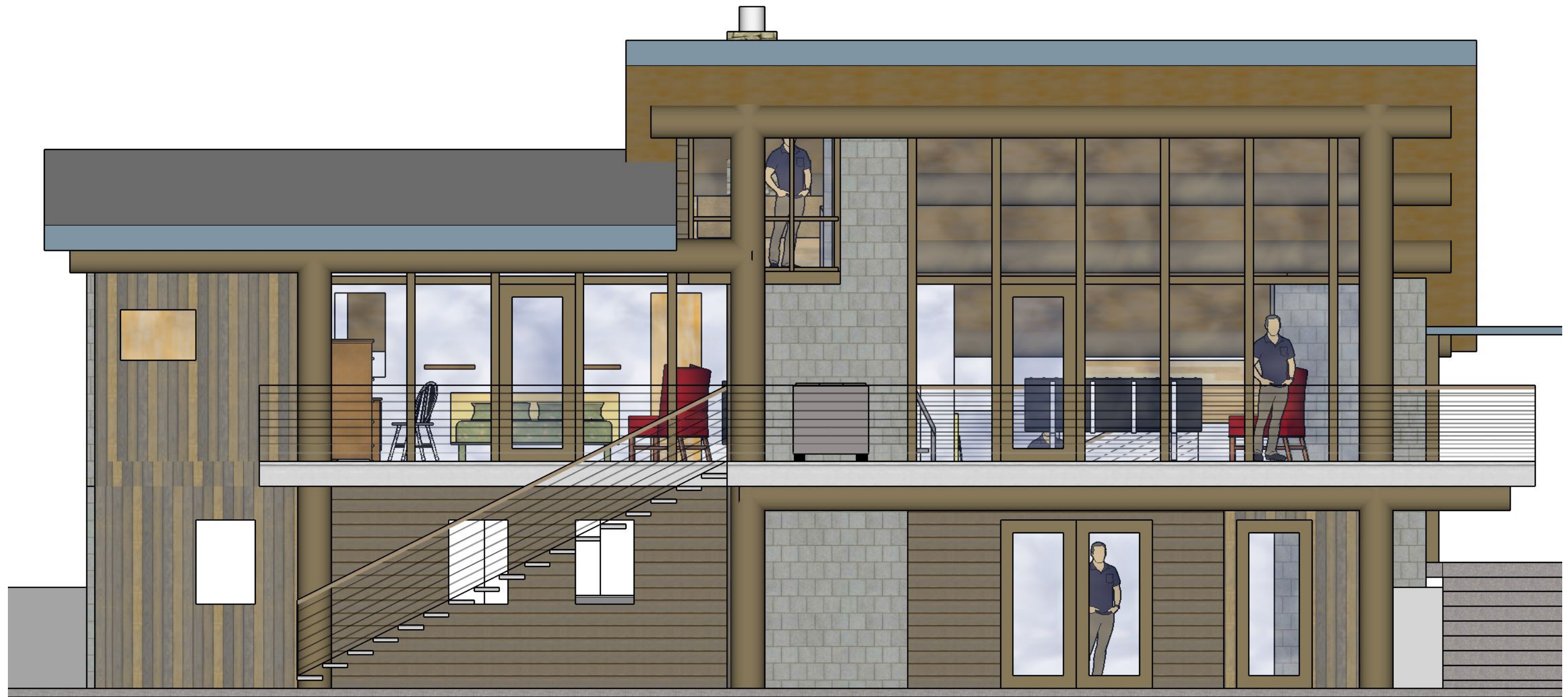
EAST ELEVATION
1/4"=1'-0"

February 10, 2022

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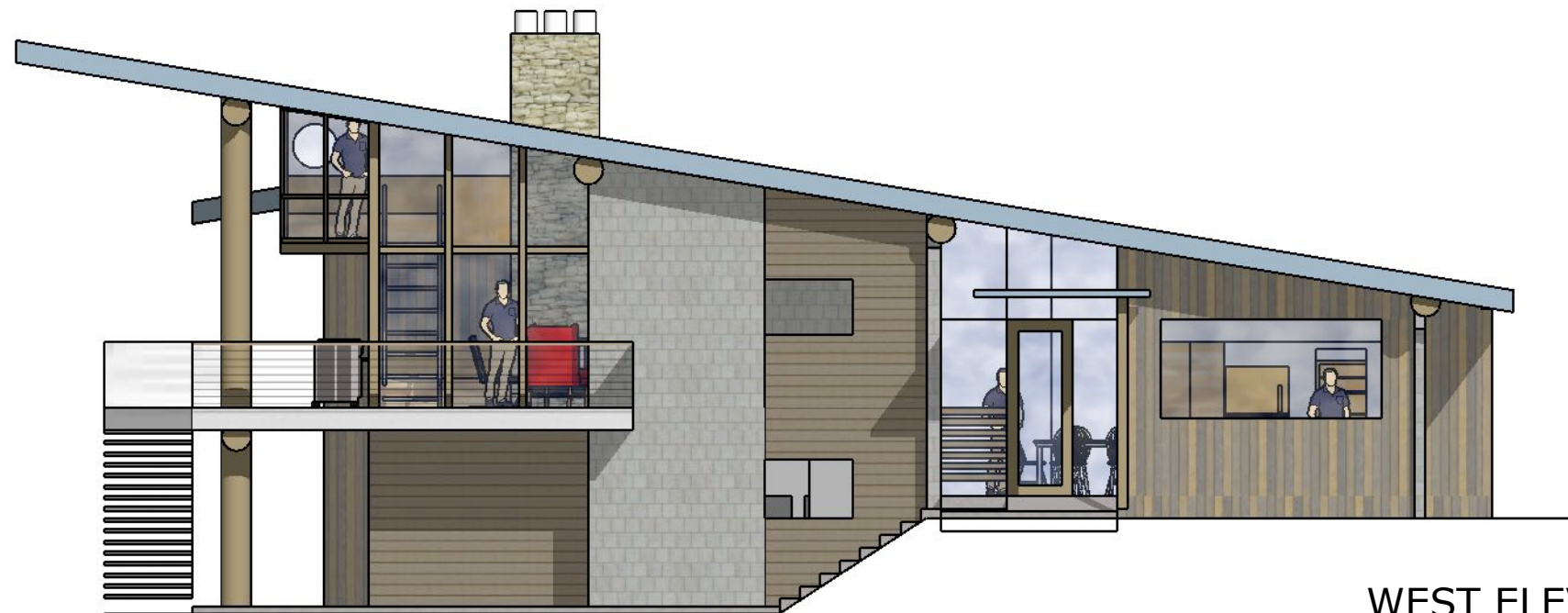
NORTH ELEVATION
1/4"=1'-0"





SOUTH ELEVATION
1/4"=1'-0"





WEST ELEVATION
1/8"=1'-0"



BUILDING SECTION
1/8"=1'-0"

