Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern for Water Resources Permit (SEC-wr)

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: T2-2022-16210

Location: Address: 31439 SE Bluff Rd., Gresham
Alternate Account #: R994201840
Map, Tax Lot: 1S4E20DC-00800
Property ID #: R342436

Applicant: Alexander Bilka

Base Zone: Multiple Use Agricultural (MUA-20)

Overlays: Significant Environmental Concern for Water Resources (SEC-wr), Significant Environmental Concern for Wildlife Habitat (SEC-h)

Proposal: Applicant proposes to build a 1,800 sq. ft. shop and a 4,536 sq. ft. gravel driveway extension within the SEC-wr overlay. The applicant does not propose any development within the portion of the property designated with the SEC-h overlay.

Vicinity Map **North ↑**



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Tuesday, February 07, 2023**. 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 via phone at (503) 988-9452 or via email at Marisol.Cervantes@multco.us. Paper copies of these materials may be purchased for $0.40/per page.

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record Multiple Use Agricultural (MUA-20), MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture – 20 (MUA-20) Zone: MCC 39.4310 Allowed Uses – (F) Accessory Structures, MCC 39.4325 Dimensional Requirements and Development Standards – (C), (D), (G), (I), (J)

Significant Environmental Concern Water Resources (SEC-wr): MCC 39.5510 Uses, SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5560 General Requirements for Approval, MCC 39.5580 Nuisance Plant List, MCC 39.5800 Criteria Approval of SEC-wr

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting 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
Floor Plan
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.

115.00

Location in gray has been identified as a 'Significant Environmental Concern for Water Resources area' (SEC-wr) and no construction can occur in this location per Multnomah County.

A path 115' wide and 20' on each side of the creek has been cleared of invasive species. Native species were left intact.

High water line

creek

creek

569.31

587.40

105'

Elevation change from the back house to high water line of the creek averages -3.25'

30'

New stormwater disposal location.

60'

Proposed Structure
1800 sf
(30' x 60')

10' to east property line

154.5' to south east corner

Proposed Gravel Driveway 20' width

R 28'

2% Grade

20'

R 28'

85'

Fir tree

Ash tree

Maple tree

41.5'

alternate septic drain field

Existing Structure
1711 sf

Fence Line

18.5'

Existing Gate with 12.5' opening

Existing Asphalt 13.5' driveway with an existing 8.0' gravel shoulder.

septic drain field

Bluff Road

26.5'

118.54

ROW

N

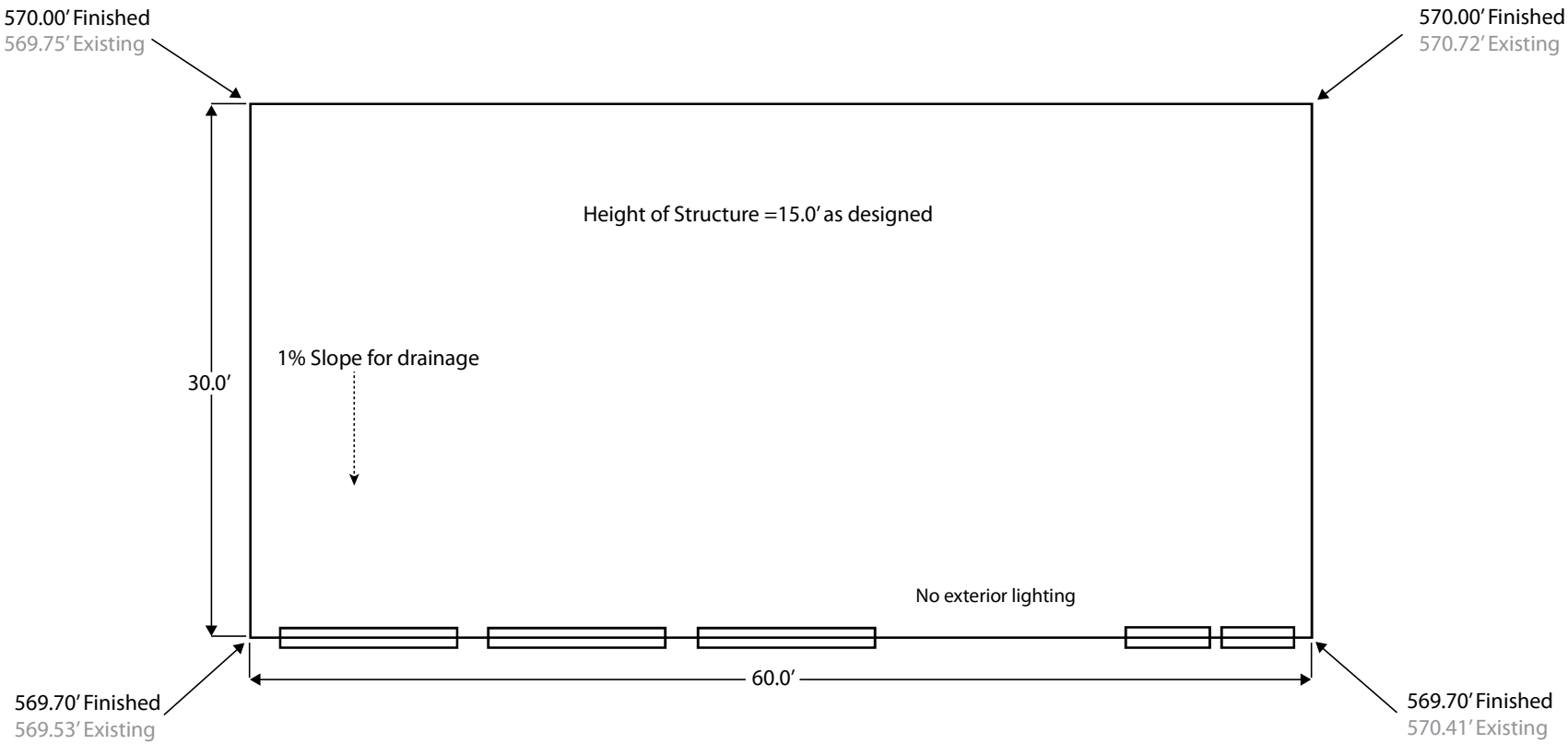
Nearest fire hydrant is 627.31' east on Bluff Rd.

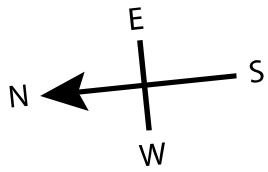
1.0" = 40.0'

8/25/2022

31439 SE Bluff Road, Gresham Oregon 97080
Size 1.42 ac

Alexander Bilka
Re: R342436

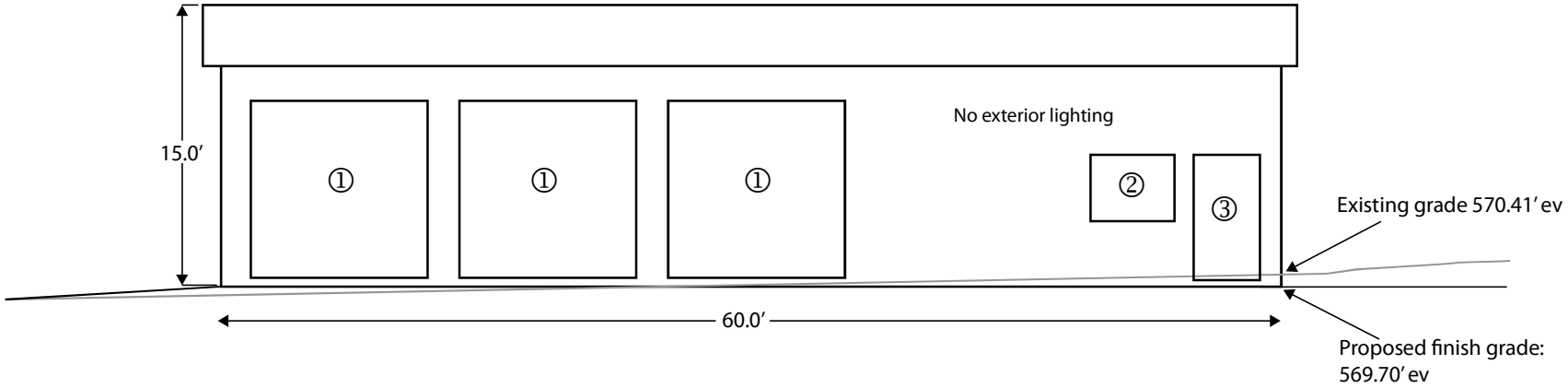




1.0″ = 10.0′

Elevations based on City of Gresham datum; control monument FS76

Alexander Bilka
R342436
Layout Rev.2



① 3 10.0′ x 10.0′ Rollup Door
② 1 3.0′ x 4.0′ Window
③ 1 3.0′ x 6.75′ Man Door

Elevations based on City of Gresham datum; control monument FS76

1.0″ = 10.0′

N

Alexander Bilka
R342436
Elevation Rev.2