

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern Reviews

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: T2-2022-15631

Location: Address: 16226 NW Sheltered Nook Road
Alternate Account #: R971190090

Map, Tax Lot: 2N1W19C -00800
Property ID #: R325104

Applicant: Glenn Sabin

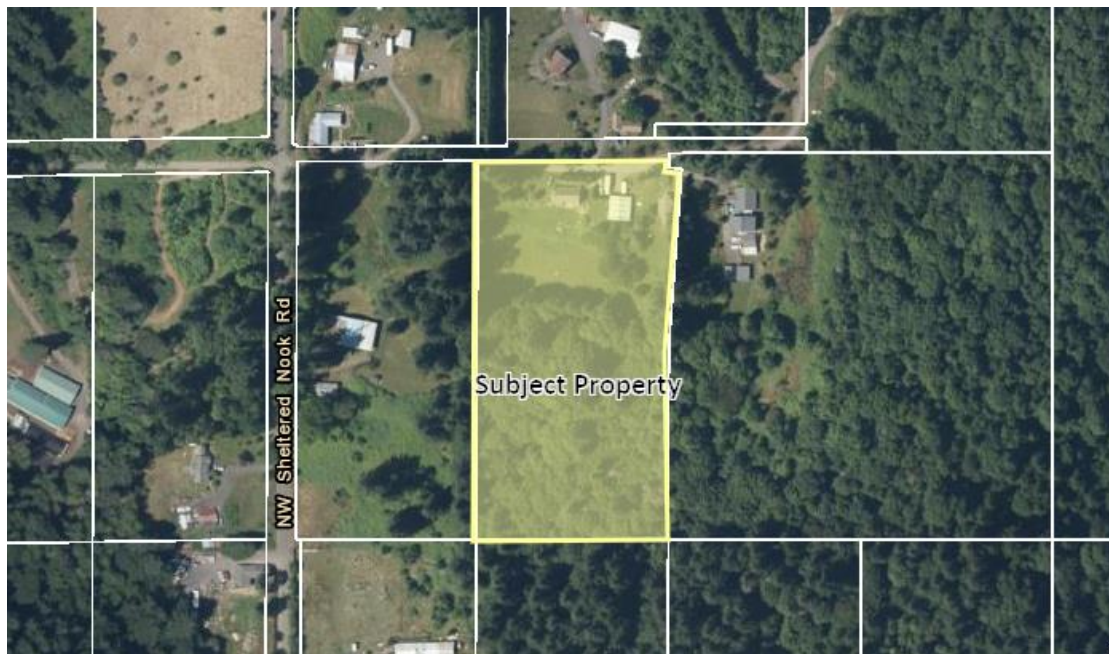
Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern – Wildlife Habitat (SEC-h), Significant Environmental Concern – Scenic View (SEC-v), Geologic Hazard (GH)

Proposal: The applicant is requesting retroactive approval for a concrete parking pad, utility trench, and driveway expansion.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on February 17, 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 the planner, Izze Liu via email at *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 39.3090 Lot of Record – Rural Residential

Rural Residential Zone: MCC 39.4360 Allowed Uses, (F) Accessory Structures, MCC 39.4375 Dimensional Requirements and Development Standards

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5650 Criteria for Approval of SEC-v Permit, MCC 39.5860 Criteria for Approval of SEC-h Permit – Wildlife Habitat

Geologic Hazards: MCC 39.5085 Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards, MCC 39.6235 Stormwater Drainage Control

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.

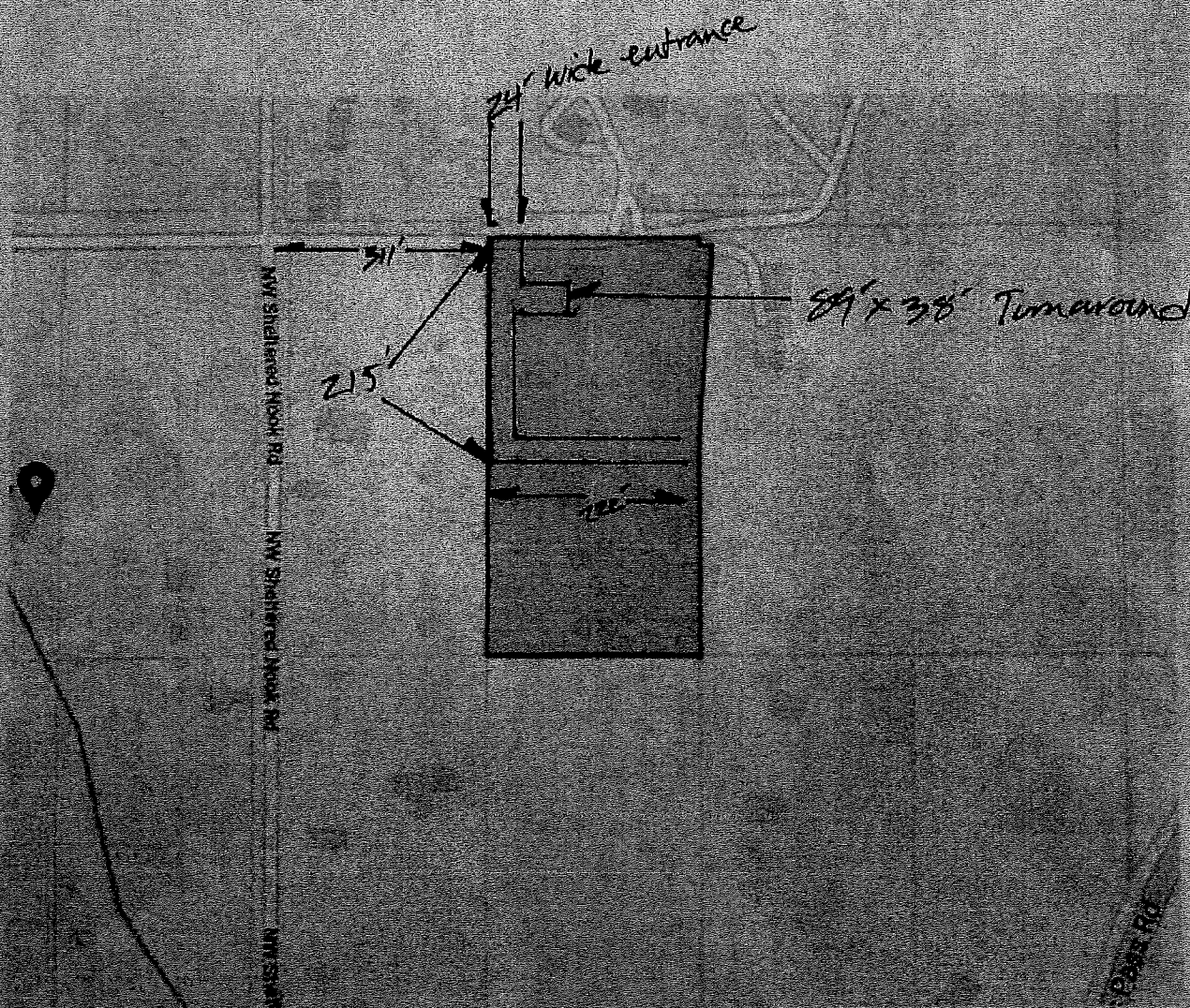
Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

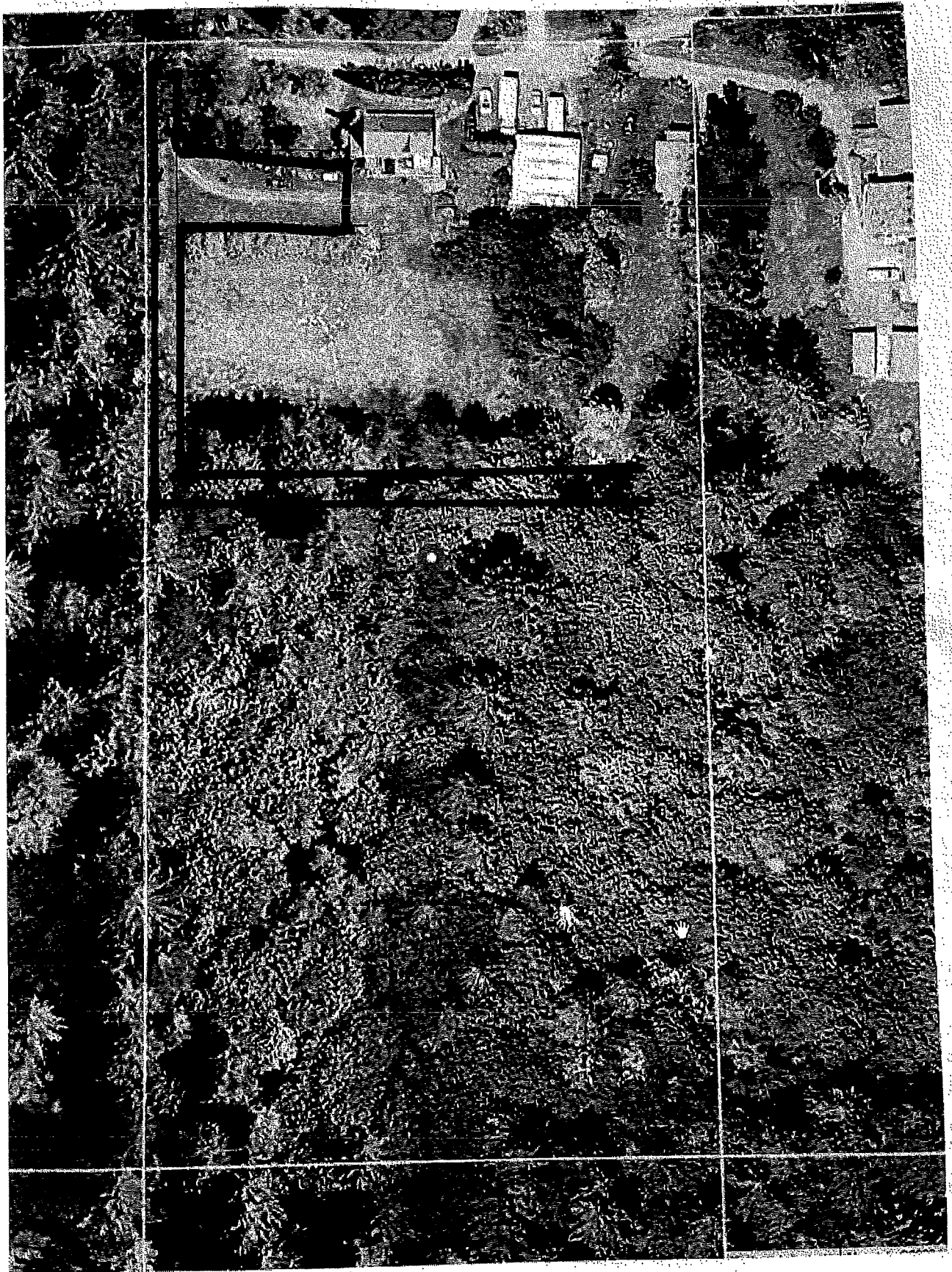
Enclosures:
Site Plan

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.

Goal of project has been scaled back. Instead of dirt road going the length of the property, it will only go to the south side of the pasture and the tree line. I own the current dirt road on North side of property. New access road comes off of it.

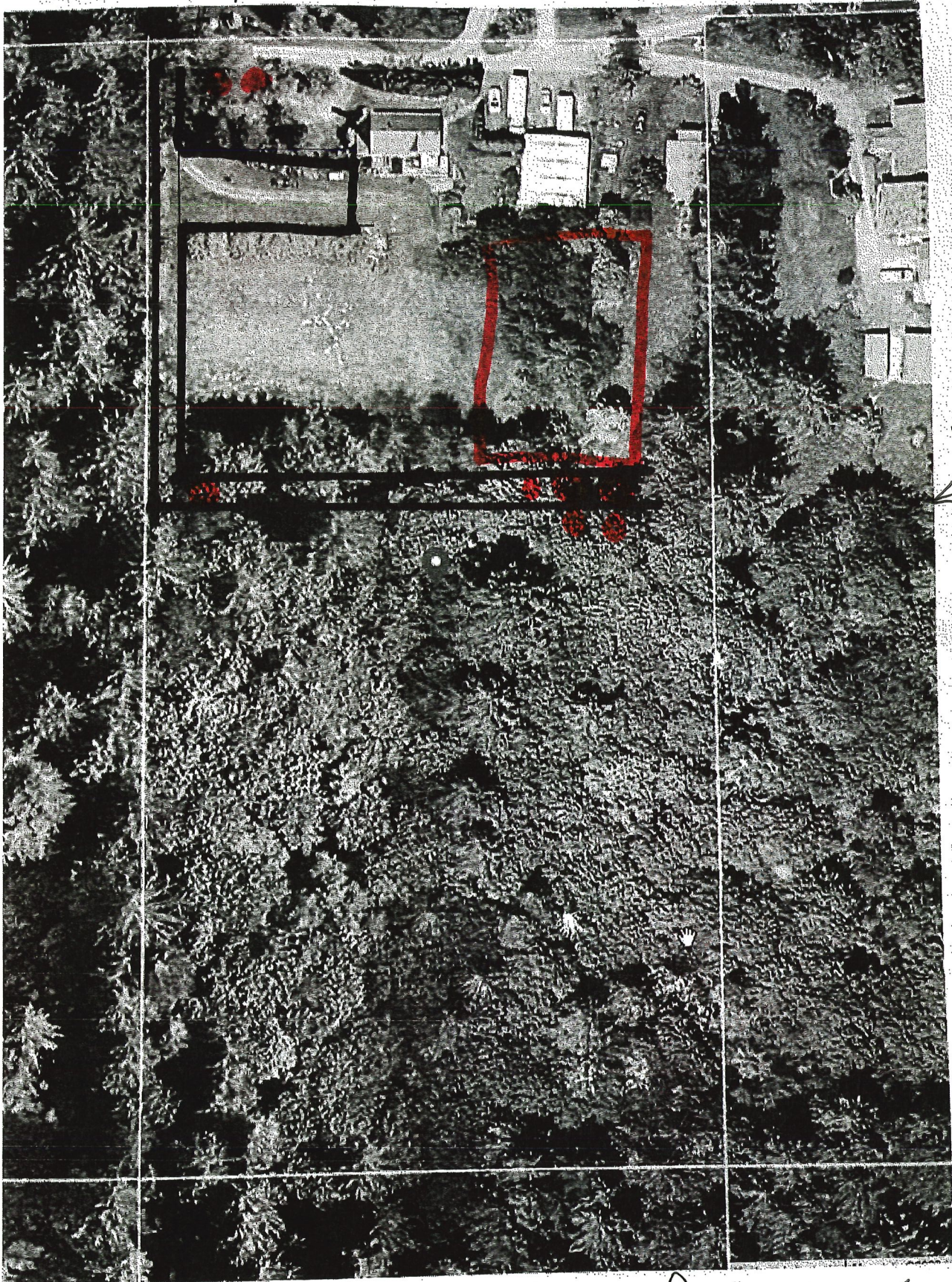




Sent from my iPhone

Removed
2 ponderosa
pines

Landscape Plan



Removed
6
Vine
Maples

planting plan; will plant 16 new fruit trees. see Box.