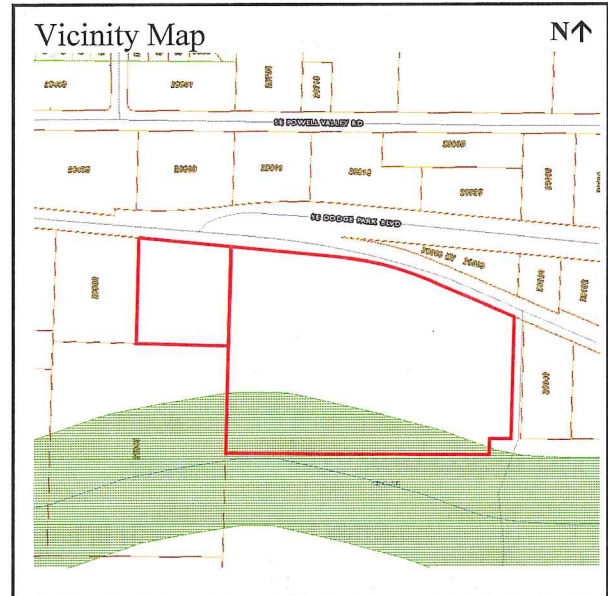


1600 SE 190th Ave, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-2016-4919
Permit: Time Extension
Location: South of SE Orient Drive intersection
with SE Dodge Park Blvd.
Tax Lot 01100, Section 19BC,
Township 1 S., Range 4 E., W.M.
Tax Lot 00901, Section 19,
Township 1 S., Range 4 E., W.M.
Applicants: Kelly Grover
Owners: Scott Schaeffer & Jim Stanley
Base Zone: Orient Residential



Summary: Application request for a Time Extension for Case T3-2013-2918 for a Category 1 Land Division for a 10 lot subdivision approval in the Orient Residential (OR) zone.

Decision: Approved with Conditions

Unless appealed, this decision is effective August 1, 2016 at 4:00 PM.

Issued by:



George A. Plummer, Planner

For: Michael Cerbone, AICP
Planning Director

Date: Monday, July 18, 2016

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact George Plummer, planner at (503) 988-0202 or george.a.plummer@multco.us

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is August 1, 2016 at 4:00 PM.

Applicable Approval Criteria: Multnomah County Code (MCC) 37.0695 *Extension of a Type III Decision*.

Copies of the referenced Multnomah County Code (MCC) sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.multco.us/landuse>

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. Case T3-2013-2918 for the Subdivision approval will expire on May 1, 2017 unless an additional time extension is approval.

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.
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Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold font**. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1. Project Description:

Staff: An application request for a Time Extension for Case T3-2013-2918 for a Category 1 Land Division for a 10 lot subdivision approval in the Orient Residential (OR) zone.

2. Extension Of A Type III Decision

2.1. MCC 37.0695(A): The Planning Director shall grant one extension period of 24 months for approvals of dwellings listed in Section 37.0690(C) and shall grant one extension period of up to 12 months for all other approvals provided:

Staff: This approval will be for a 12 month extension of the approval for Case T3-2013-2918 starting the date Case T3-2013-2918 was slated to expire May 1, 2016. A condition of approval will expire Case T3-2013-2918 on May 1, 2017 unless an additional Time Extension is request and approved. This standard is met through a condition of approval.

2.1.1. MCC 37.0695(A)(1): An applicant makes a written request for an extension of the development approval period;

Staff: The applicant submitted a written request for a Time Extension. *This standard is met.*

2.1.2. MCC 37.0695(A)(2): The request is submitted to the county prior to the expiration of the approval period;

Staff: The application request for the Time Extension was submitted on April 12, 2016 and the fee for the application was submitted on April 13, 2016, prior to the May 1, 2016 extirpation date of Case T3-2013-2918. *This standard is met.*

2.1.3. MCC 37.0695(A)(3): The applicant states reasons that prevented the applicant from beginning or continuing development within the approval period; and

Staff: The application includes a statement of reason why the development could not take place during the approved period. The engineering and permitting for the street within the subdivision is still under review, thus the street could not be built during the approval period. *This standard is met.*

2.1.4. MCC 37.0695(A)(4): The county determines that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible.

Staff: The County finds that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible. The engineering

and permitting for the street within the subdivision is still under review, thus the street could not be built during the approval period. *This standard is met.*

3 Conclusion

Staff: Based on the findings and other information provided above, the applicant has carried the burden necessary for the Time Extension permit to extend the approval of Case T3-2013-2918 a Category 1 Land Division for a 10 lot subdivision in the Orient Residential zone. This approval is subject to the conditions of approval established in this report.

4. Exhibits

'A' Applicant's Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	Application form	4/12/16
A.2	1	Application form with fee payment receipt printed on it	4/13/16
A.3	1	Narrative	4/12/16