

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

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern for Scenic Views and Wildlife Habitat Permit

This notice serves as an invitation to comment on
the application cited and described below.

Case File: T2-2016-4980

Location: 16230 NW Sheltered Nook Rd, Portland
Tax Lot 300, Section 19C,
Township 2 North, Range 1 West, W.M.

Applicant: Mike Montgomery

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for scenic views (SEC-v) and wildlife habitat (SEC-h) / Hillside Development (HD)

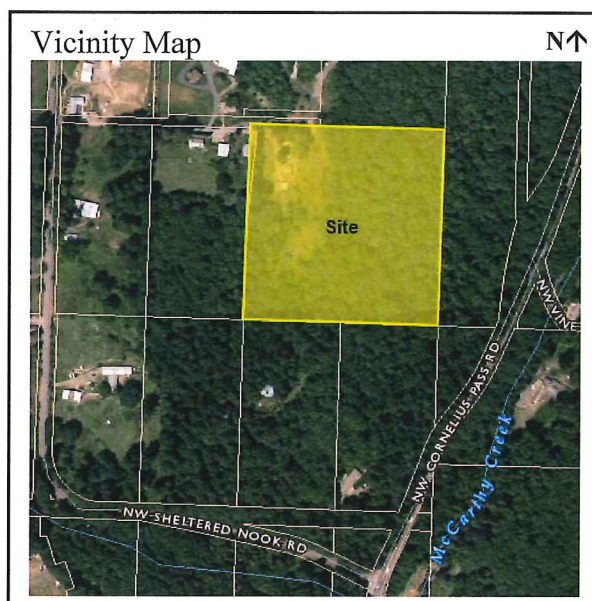
Proposal: Applicant is proposing to construct a 2-story, 2,000 sq. ft. addition to the existing dwelling and authorize existing accessory buildings in the RR zoning district.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560, MCC 33.3120, MCC 33.3125, MCC 33.3155, MCC 33.3170, MCC 33.4565, MCC 33.4567, and MCC 33.4570.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at multco.us/landuse/zoning-codes under the link Chapter 33: West Hills Rural Plan Area.

Comment Period: Written comments regarding this application will be accepted if received by **4:00 p.m., Monday, August 22, 2016**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact Lisa Estrin, Planner at 503-988-0167, or by email at lisa.m.estrin@multco.us

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, 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.

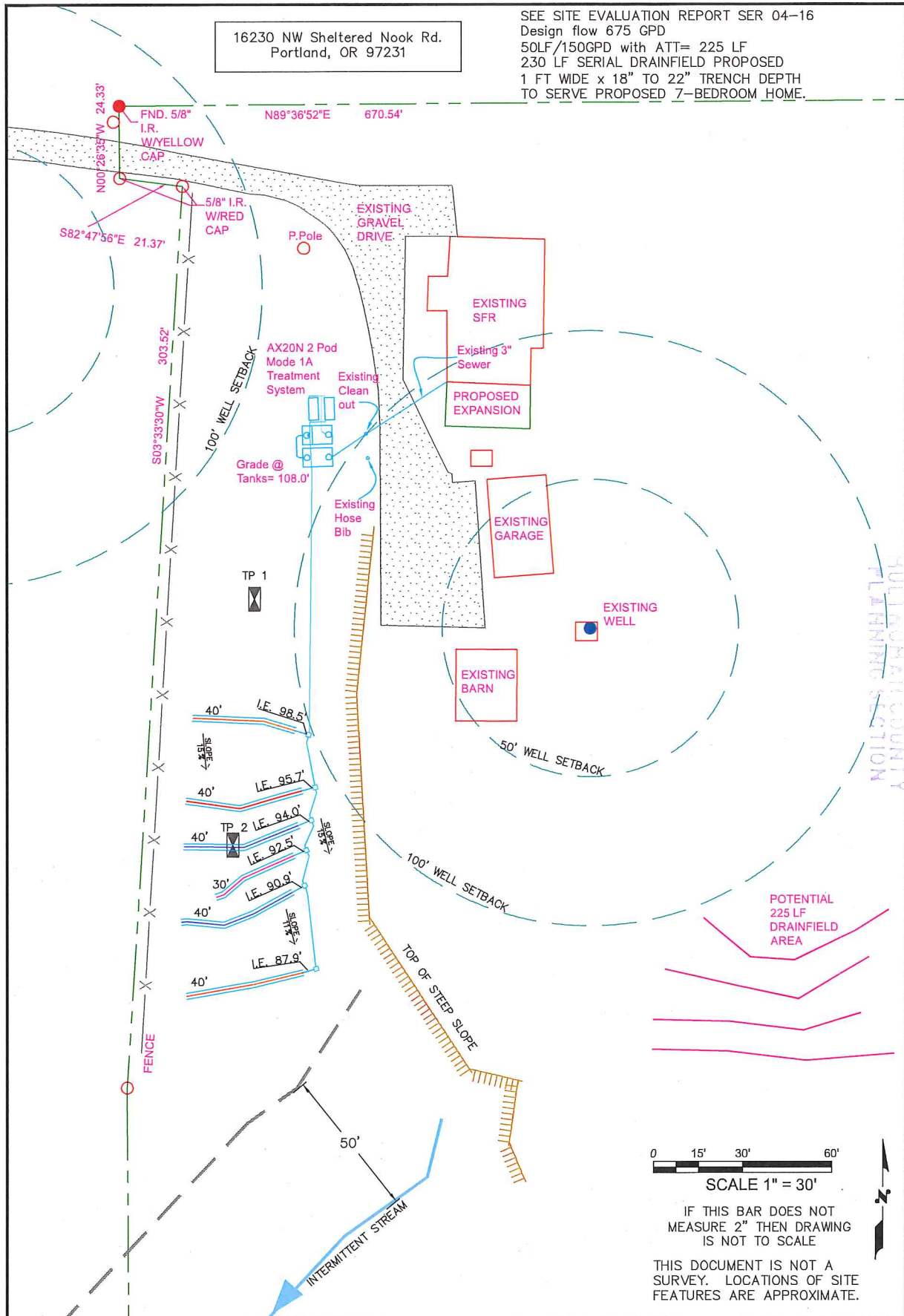


Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

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.

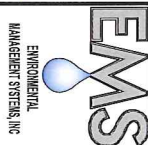
SEE SITE EVALUATION REPORT SER 04-16
Design flow 675 GPD
50LF/150GPD with ATT= 225 LF
230 LF SERIAL DRAINFIELD PROPOSED
1 FT WIDE x 18" TO 22" TRENCH DEPTH
TO SERVE PROPOSED 7-BEDROOM HOME.



ALL RIGHTS RESERVED

■ 503-353-8667
■ 503-725-1108
■ 503-353-8665
■ 503-372-7700
■ 503-372-7700

THE UNIVERSITY OF
4080 SE International Way
Suite B112
Milwaukie, OR 97222



CHECKED BY: _____

DRAWN BY: _____

Site Plan (Rev. 5/26/16)

Scale: 1" = 30'

16 MAY 31 AM 8:29