

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

14 DAY OPPORTUNITY TO COMMENT

Application for Category 3 Land Division and Lot of Exception

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

Case File: T2-2016-5782

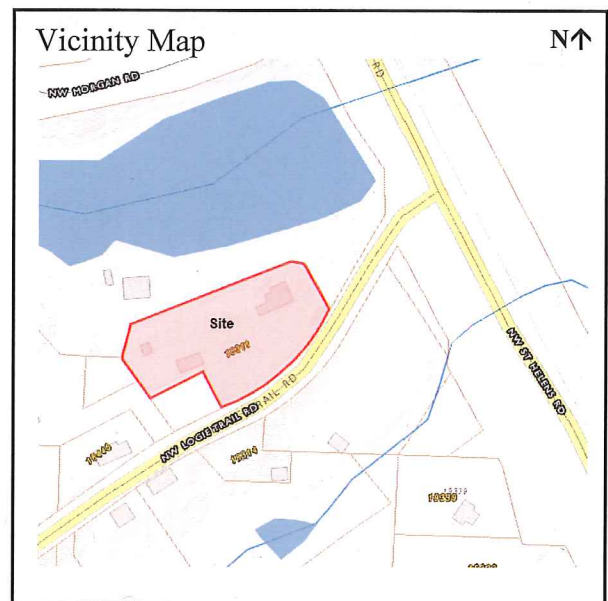
Location: 18311 NW Logie Trail Road, Portland
Tax Lot 1300, Section 18BB,
Township 2 North, Range 1 West, W.M.
Alt. Acct # R971180560

Applicant: Rondi Ingebrigtsen

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for
Wildlife Habitat (SEC-h), Scenic Views
(SEC-v), and Streams (SEC-s)

Proposal: Applicant is proposing to divide the existing 2.2 acre parcel into two parcels. Parcel 1 will be 0.95 acres and contain the existing smaller dwelling on the western portion of the property. Parcel 2 will be 1.14 acres and contain the existing larger dwelling on the east side of the property. A Lot of Exception is necessary to allow the creation of parcels below the 5 acre minimum lot size of the RR zone.



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560, MCC 33.7725, MCC 33.0005 and 33.3170, MCC 33.3155, MCC 33.3160(A), MCC 33.3185, MCC 33.7855, MCC 33.7860, MCC 33.7885, MCC 33.7890, MCC 33.7895, MCC 33.7905, MCC 33.7910, MCC 33.7935, MCC 33.7950, MCC 33.7955, MCC 33.7960, MCC 33.7990, MCC 33.7995
Multnomah County Road Rules (MCRR): MCRR 4.00 *et al.*

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.

The Multnomah County Road Rules can be obtained by contacting our office or online at multco.us/transportation-planning/plans-and-documents under the link Multnomah County Road Rules.

Comment Period: Written comments regarding this application will be accepted if received by **4:00 p.m., Wednesday, November 23, 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, Staff 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.

PARTITION EXHIBIT FOR
RONDI INGEBRIGTSEN
NW 1/4 SECTION 18,
T2N, R1W, W.M.
MULTNOMAH COUNTY, OREGON

40 Ft./In
DWG NO. 16-140A PLANNING
JOB NO. 16-140
9-6-2016

16 SEP -6 PM 4:14

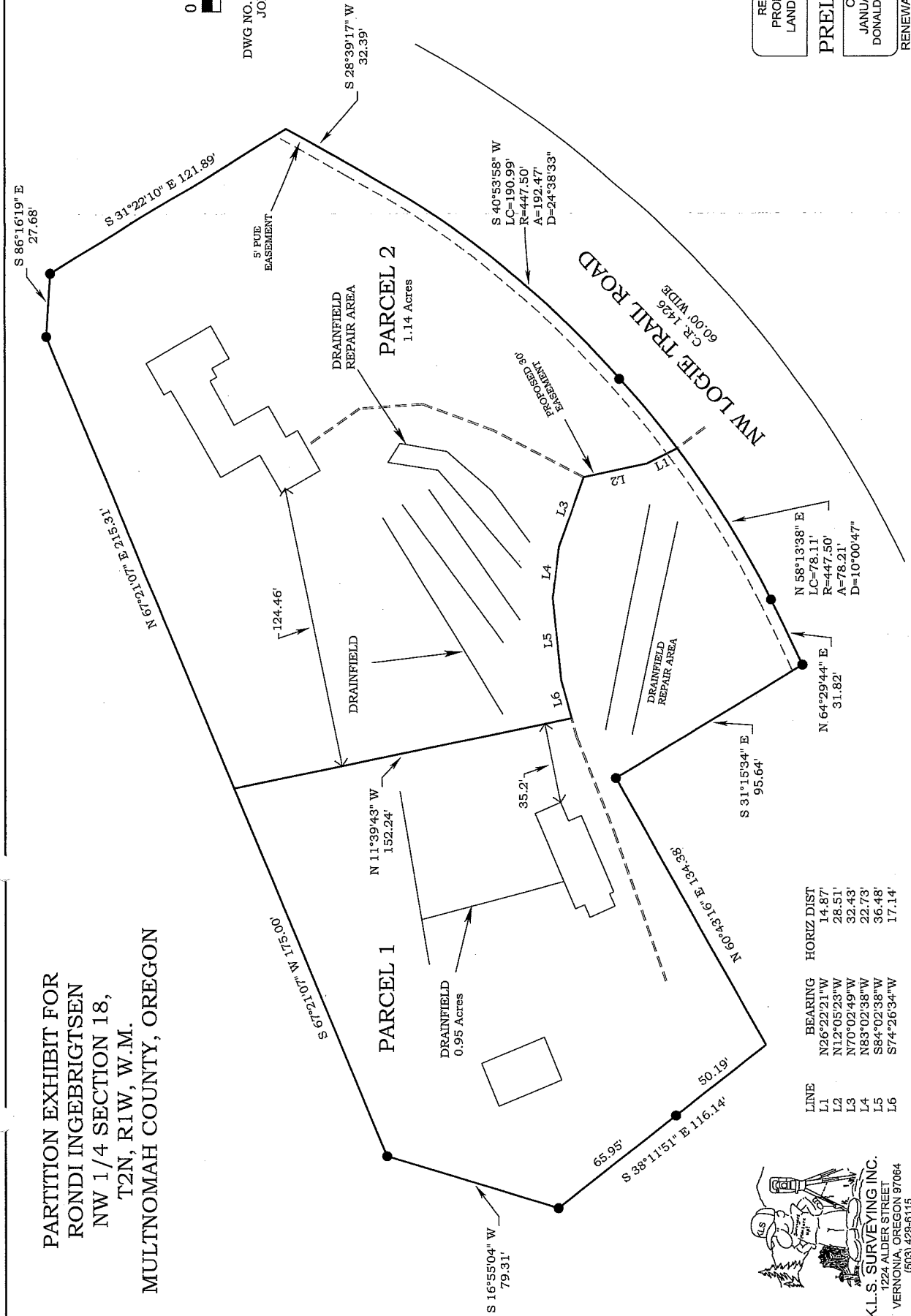
11 AND 12 SECTION

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWAL DATE 6/30/18



K.L.S. SURVEYING INC.
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VERNONIA, OREGON 97064
(503) 429-6115