

14 DAY OPPORTUNITY TO COMMENT

Application for a Significant Environmental Concern for Wildlife Habitat (SEC-h)

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

Case File: T2-2016-6339

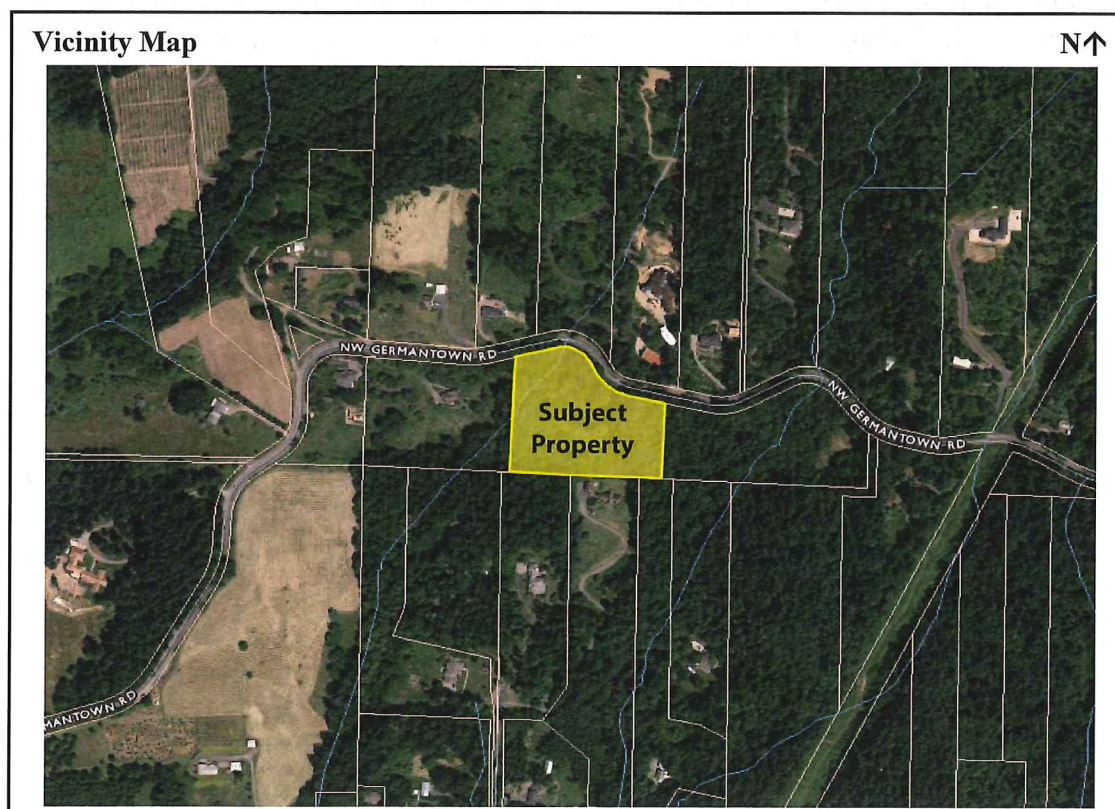
Location: 6018 SW 33rd Pl., Portland, OR 97239
Tax Lot 1700, Section 09B, Township 1 North, Range 1 West, W.M.
Tax Account #R649703400

Applicant: Gary and Penny Lytle

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Wildlife Habitat (SEC-h)
Significant Environmental Concern for Streams (SEC-s)

Proposal: Applicant is requesting a Significant Environmental Concern for Wildlife Habitat (SEC-h) permit to construct a new single-family dwelling and detached garage



Applicable Approval Criteria:

Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 33.0005 Definitions

Rural Residential: MCC 33.3120 Allowed Uses, MCC 33.3155 Dimensional Requirements and Development Standards, MCC 33.3170 Lot of Record, MCC 33.3185 Access

Significant Environmental Concern: MCC 33.4570 Criteria for Approval of SEC-h Permit –Wildlife Habitat

Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, MCRR 18.000 Right-of-way Use Permits

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., Monday, May 29, 2017**. 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 Rithy Khut, Staff Planner at 503-988-0176, or by email at rithy.khut@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.