

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: T2-2016-6359

Permit: Forest Development Standards and
Significant Environmental Concern for
Wildlife Habitat

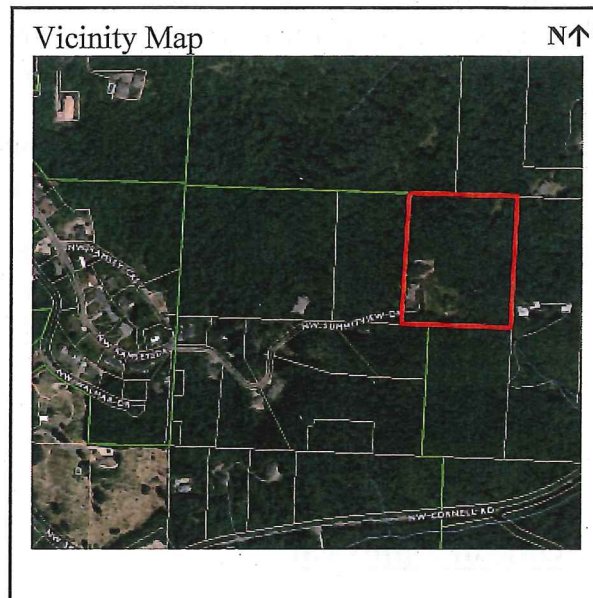
Location: 7025 NW Summitview Drive
Tax Lot 600, Section 25D,
Township 1 North, Range 1 West, W.M.
Tax Act: R961250100

Applicants: UKA Construction

Owners: Belinda C. & Miles P. Holland

Base Zone: Commercial Forest Use - 2

Overlays: Significant Environmental Concern for
Wildlife Habitat



Summary: Request to build an addition to an existing single family dwelling for an attached garage located within the Commercial Forest Use – 2 Zone and within the Significant Environmental Concern for Wildlife Habitat Overlay Zone.

Decision: Approved with Conditions

Unless appealed, this decision is effective July 27, 2017 at 4:00 PM.

Issued by:



George A. Plummer, Planner

For: Michael Cerbone, AICP
Planning Director

Date: Thursday, July 13, 2017

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 Thursday, July 27, 2017 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR): MCC 33.2056: Forest Practices Setbacks and Fire Safety Zones, MCC 33.2061 Development Standards for Dwellings and Structures and MCC 33.4500-33.4570: Applicable SEC-h sections

Copies of the referenced Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR) 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.
2. **This land use permit expires four years from the date the decision is final pursuant to MCC 37.0690 (C) as applicable. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0695, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.**

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. The following nuisance plants shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property. [MCC 33.4570(B)(7)]

Scientific Name	Common Name
<i>Chelidonium majus</i>	Lesser celandine
<i>Cirsium arvense</i>	Canada Thistle
<i>Cirsium vulgare</i>	Common Thistle
<i>Clematis ligusticifolia</i>	Western Clematis
<i>Clematis vitalba</i>	Traveler's Joy
<i>Conium maculatum</i>	Poison hemlock
<i>Convolvulus arvensis</i>	Field Morning-glory
<i>Convolvulus nyctagineus</i>	Night-blooming Morning-glory
<i>Convolvulus seppium</i>	Lady's nightcap
<i>Cortaderia selloana</i>	Pampas grass
<i>Crataegus sp. except C. douglasii</i>	hawthorn, except native species
<i>Cytisus scoparius</i>	Scotch broom
<i>Daucus carota</i>	Queen Ann's Lace
<i>Elodea densa</i>	South American Water-weed
<i>Equisetum arvense</i>	Common Horsetail

Scientific Name	Common Name
<i>Equisetum telemateia</i>	Giant Horsetail
<i>Erodium cicutarium</i>	Crane's Bill
<i>Geranium roberianum</i>	Robert Geranium
<i>Hedera helix</i>	English Ivy
<i>Hypericum perforatum</i>	St. John's Wort
<i>Ilex aquafolium</i>	English Holly
<i>Laburnum watereri</i>	Golden Chain Tree
<i>Lemna minor</i>	Duckweed, Water Lentil
<i>Loentodon autumnalis</i>	Fall Dandelion
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
<i>Phalaris arundinacea</i>	Reed Canary grass
<i>Poa annua</i>	Annual Bluegrass
<i>Polygonum coccineum</i>	Swamp Smartweed
<i>Polygonum convolvulus</i>	Climbing Binaweed

Scientific Name	Common Name
<i>Polygonum sachalinense</i>	Giant Knotweed
<i>Prunus laurocerasus</i>	English, Portugese Laurel
<i>Rhus diversiloba</i>	Poison Oak
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Rubus laciniatus</i>	Evergreen Blackberry
<i>Senecio jacobaea</i>	Tansy Ragwort
<i>Solanum dulcamara</i>	Blue Bindweed
<i>Solanum nigrum</i>	Garden Nightshade
<i>Solanum sarrachoides</i>	Hairy Nightshade
<i>Taraxacum officinale</i>	Common Dandelion
<i>Utricularia vulgaris</i>	Common Bladderwort
<i>Urtica dioica</i>	Stinging Nettle
<i>Vinca major</i>	Periwinkle (large leaf)
<i>Vinca minor</i>	Periwinkle (small leaf)
<i>Xanthium spinosum</i>	Spiny Cocklebur
<i>various genera</i>	Bamboo sp.

- The property owners shall ensure the a building permit is obtain for the garage addition and that it comply with the standards of the applicable building code. The addition shall have a fire retardant roof; and if there is a chimney as part of the addition it shall have a spark arrester. [MCC33.2261(A) and MCC33.2261(C)]
- Primary Fire Safety Zone shall be maintained to a minimum of 105 feet or to the property line to the south and southeast if closer than 105 feet. A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches with-in 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height. [MCC 33.2256 (D)]

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.

Note: Once this decision is final, application for building permits may be made with the City of Portland. When ready to have building permits signed off, the applicant shall contact George Plummer, planner at (503) 988-0202 or george.a.plummer@multco.us for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Portland. Five (5) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee of \$93.00 will be collected. In addition, an erosion control inspection fee of \$82.00 will be required.

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: Request to build an addition to an existing single family dwelling for an attached garage located within the Commercial Forest Use – 2 Zone and within the Significant Environmental Concern for Wildlife Habitat Overlay Zone. The applicant’s submittal is included as Exhibits A.1 through A.15.

2. PROPERTY DESCRIPTION

Staff: The property is located about 1000 feet east of Skyline Blvd. and is accessed via Summitview Drive, a private accessway and an easement across the adjacent property. The legality of the dwelling is addressed in notes by Don Kienholz, Planner, Multnomah County Land Use Planning included as Exhibit B.4 and stamped dwelling plans from 2006 included as A.6.

3. COMMERCIAL FOREST USE – 2 ZONE

3.1. Forest Practices Setbacks and Fire Safety Zones

3.1.1. MCC 33.2256 The Forest Practice Setbacks and applicability of the Fire Safety Zones is based upon existing conditions, deviations are allowed through the exception process and the nature and location of the proposed use. The following requirements apply to all structures as specified:

Use	Forest Practice Setbacks			Fire Safety Zones
Description of use and location	Nonconforming Set-backs	Front Property Line Adjacent to County Maintained Road (feet)	All Other Setbacks (feet)	Fire Safety Zone Requirements (FSZ)
Replaced or restored dwelling in same location & greater than 400 sq. ft. additional ground cover-age; Alteration and maintenance of dwelling	May maintain current nonconforming setback(s) if less than 30 ft. to property line	30	30	Primary is required to the extent possible within the existing setbacks

Staff: The proposed addition meets the 30 foot minimum setback from all property lines. The closest setback is to the western property line at 31.5 feet. *This standard is met.*

* * *

3.1.2. MCC 33.2256 (D) Fire Safety Zones on the Subject Tract

(1) Primary Fire Safety Zone

- (a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches with-in 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.**
- (b) On lands with 10 percent or greater slope the primary fire safety zone shall be extended down the slope from a dwelling or structure as follows”**

Percent Slope	Distance In Feet
Less than 10	No additional required
Less than 20	50 additional
Less than 25	75 additional
Less than 40	100 additional

Staff: Because the proposed development is an addition to a dwelling, the Primary Fire Safety Zone is “required to the extent possible within the existing setbacks.” The proposed addition is located so that the Primary Fire Safety Zone of 30 feet extending up slope can be met. To the south and southeast, the slope drops at about close to 25 percent, thus the Primary Fire Safety Zone will extend out a maximum 105 feet or out to the property line to the south and southeast. A condition will require the expansion of the primary fire safety zone of 105 feet or to the property line to the south and to the southeast of the garage addition. *This standard is met through a condition.*

3.2. Development Standards for Dwellings and Structures

All dwellings and structures shall comply with the approval criteria in (B) through (D) below except as provided in (A). All exterior lighting shall comply with MCC 33.0570:

3.2.1. MCC33.2261(A) For the uses listed in this subsection, the applicable development standards are limited as follows:

(1) Expansion of existing dwelling.

- (a) Expansion of 400 square feet or less additional ground coverage to an existing dwelling: Not subject to development standards of MCC 33.2261;**
- (b) Expansion of more than 400 square feet additional ground coverage to an existing dwelling: Shall meet the development standards of MCC 33.2261(C);**

Staff: The addition will need to meet development standards of MCC 33.2261(C). *Standard is met through a condition.*

3.2.2. MCC33.2261(C) The dwelling or structure shall:

- (1) Comply with the standards of the applicable building code**

* * *

- (3) Have a fire retardant roof; and
- (4) Have a spark arrester on each chimney.

Staff: A condition can require the addition to meet these standards. *Standards are met through a condition.*

3.3. Lot of Record

MCC 33.2275 (A) In addition to the Lot of Record definition standards in MCC 33.0005, for the purposes of this district a Lot of Record is either:

- (1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990,

Staff: The property was found to be a Lot of Record in Case T2-07-106. *These standards are met.*

4. Significant Environmental Concern for Wildlife Habitat

- 4.1. **MCC 33.4570(A):** In addition to the information required by MCC 33.4520 (A), an application for development in an area designated SECh shall include an area map showing all properties which are adjacent to or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass:

- (1) Location of all existing forested areas (including areas cleared pursuant to an approved forest management plan) and non-forested "cleared" areas;

For the purposes of this section, a *forested area* is defined as an area that has at least 75 percent crown closure, or 80 square feet of basal area per acre, of trees 11 inches DBH and larger, or an area which is being reforested pursuant to Forest Practice Rules of the Department of Forestry. A *non-forested "cleared"* area is defined as an area which does not meet the description of a forested area and which is not being reforested pursuant to a forest management plan.

- (2) Location of existing and proposed structures;
 - (3) Location and width of existing and proposed public roads, private access roads, driveways, and service corridors on the subject parcel and within 200 feet of the subject parcel's boundaries on all adjacent parcels;
 - (4) Existing and proposed type and location of all fencing on the subject property and on adjacent properties and on properties entirely or partially within 200 feet of the subject property.

Staff: The applicants have provided sufficient information to review the proposed development included as Exhibit A.1 through A.14.

4.2. SEC-h Development standards

- 4.2.1. **MCC 33.4570(B)(1):** Where a parcel contains any nonforested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.

Staff: The proposed development is located in a nonforested "cleared" area (Exhibit B.4). *This standard is met.*

4.2.2. MCC 33.4570(B)(2): Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.

Staff: The proposed development is located more than 1000 feet from the nearest public road, NW Skyline Blvd., thus the wildlife conservation plan is required (See Section 4.3 of this decision). *This standard is not met.*

4.2.3. MCC 33.4570(B)(3): The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.

Staff: The property is accessed from NW Skyline Blvd. via NW Summitview Drive a private accessway and an easement across an adjacent property. The access road & driveway serving the development exceeds 1000 feet in length, thus the wildlife conservation plan is required (See Section 4.3 of this decision). *This standard is not met.*

4.2.4. MCC 33.4570(B)(4): For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:

(a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or

(b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing access road/driveway on the opposite side of the road.

(c) Diagram showing the standards in (a) and (b) above.

For illustrative purposes only.

(d) The standards in this subsection (4) may be modified upon a determination by the County Road Official that the new access road/driveway approach would result in an unsafe traffic situation using the standards in the Multnomah County "Design and Construction Manual," adopted June 20, 2000, (or all updated versions of the manual). Standards to be used by the Road Official from the County manual include Table 2.3.2, Table 2.4.1, and additional referenced sight distance and minimum access spacing standards in the publication A Policy on Geometric Design of Highways and Streets by the American Association of State Highway and Transportation Officials (AASHTO) and the Traffic Engineering Handbook by the Institute of Transportation Engineers (ITE).

1. The modification shall be the minimum necessary to allow safe access onto the public road.

2. The County Road Official shall provide written findings supporting the modification.

Staff: The accessway located within 100 feet of northern side property line. *This standard is met.*

- 4.2.5. MCC 33.4570(B)(5):** The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.

Staff: The development will be within 300 feet of side property lines. *This standard is met.*

- 4.2.6. MCC 33.4570(B)(6):** Fencing within a required setback from a public road shall meet the following criteria:

- (a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.
- (b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.
- (c) Cyclone, woven wire, and chain link fences are prohibited.
- (d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.
- (e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development.

Staff: No fence is proposed. *This standard is met.*

- 4.2.7. MCC 33.4570(B)(7)** The nuisance plants (listed earlier in Condition #1 shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property:

Staff: A condition of approval prohibits the listed nuisance plants from being planted on the subject property and requires removal and maintenance of cleared areas of the subject property. *A condition of approval will require this standard be met.*

4.3. Wildlife Conservation Plan

- 4.3.1 MCC 33.4570(C): Wildlife Conservation Plan.** An applicant shall propose a wildlife conservation plan if one of two situations exist.

- (1) The applicant cannot meet the development standards of Section (B) because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use; or
- (2) The applicant can meet the development standards of Section (B), but demonstrates that the alternative conservation measures exceed the standards of Section (B) and will result in the proposed development having a less detrimental impact on forested wildlife habitat than the standards in Section (B).

Staff: The standards of Section (B) are not met. The applicant can not meet the development standards because of the location of the existing dwelling and the location of the road. The dwelling is sited in an area that results in the minimum departure from the standards because it is close to the southwest property corner clustering the dwelling with other dwelling on adjacent properties.

- 4.3.2. (3) Unless the wildlife conservation plan demonstrates satisfaction of the criteria in subsection (C)(5), the wildlife conservation plan must demonstrate the following:
- (a) That measures are included in order to reduce impacts to forested areas to the minimum necessary to serve the proposed development by restricting the amount of clearance and length/width of cleared areas and disturbing the least amount of forest canopy cover.

Staff: There is no additional clearing for the addition. *This standard is met.*

- (b) That any newly cleared area associated with the development is not greater than one acre, excluding from this total the area of the minimum necessary accessway required for fire safety purposes.

Staff: There is no new cleared area. *This standard is met.*

- (c) That no fencing will be built and existing fencing will be removed outside of areas cleared for the site development except for existing cleared areas used for agricultural purposes.

Staff: No fencing is proposed. *This standard is met.*

- (d) That revegetation of existing cleared areas on the property at a 2:1 ratio with newly cleared areas occurs if such cleared areas exist on the property.

Staff: There is no new cleared area. *This standard is met.*

- (e) That revegetation and enhancement of disturbed stream riparian areas occurs along drainages and streams located on the property.

Staff: There are no stream riparian areas on the property. *This standard is not applicable.*

5. Comments

- 5.1. **Staff:** Email from Drew DeBois, Deputy Fire Marshal/CFI, Tualatin Valley Fire and Rescue stating there is reasonable water supply in the area for the garage addition. (Ex. C.1)
- 5.2. **Staff:** Email from Steve C. Morasch, Attorney at Law with easement information attached. County Land Use Planning does not enforce easements given the County is not a party to the contract. (Ex. C.2)

6. Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Forest Development Standards and the Significant Environmental Concern for Wildlife Habitat permit with conditions of approval to build a garage addition to the dwelling in Commercial Forest Use -2 zone. This approval is subject to the conditions of approval established in this report.

7. Exhibits

'A' Applicant's Exhibits

'B' Staff Exhibits

'C' Comments Received

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	2	Application form and addition application form with property owner signatures	12/19/16
A.2	2	Site plans	12/19/16
A.3	2	Narrative	12/19/16
A.4	9	SEC-h Worksheet	12/19/16
A.5	6	Elevation drawings & floor plan	12/19/16
A.6	5	Elevation drawing & floor plan stamped & signed by Don Kienholz, County Land Use Planner dated 7-21-06 for an addition zoning review for a building permit	12/19/16
A.7	8	Septic Review Certification with site plan and floor plan all signed by County Sanitarian	12/19/16
A.8	5	Fire Service Agency Review signed by District Official	12/19/16
A.9	22	Storm Water Certificate signed by David C. Popescu P.E	12/19/16
A.10	1	Record of Survey dated 13 May 92	12/19/16
A.11		Photos showing dwelling meets habitable standard	2/16/17
A.12	1	Addendum to narrative	2/16/17
A.13	1	Site plan with 2 foot contours	4/7/17
'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Information	
B.2	1	A&T Tax Map with Property Highlighted	
B.3	1	2016 aerial photo	
B.4	1	Note from Don Kienholz addressing the legality of the dwelling.	
'C'	#	Comments Received	Date
C.1	1	Email from Drew DeBois, Deputy fire Marshal/CFI, Tualatin Valley fire and Rescue	1/27/17
C.2	17	Email from Steve C. Morasch, Attorney at Law with easement information attached.	5/22/17

Scientific Name	Common Name
<i>Chelidonium majus</i>	Lesser celandine
<i>Cirsium arvense</i>	Canada Thistle
<i>Cirsium vulgare</i>	Common Thistle
<i>Clematis ligusticifolia</i>	Western Clematis
<i>Clematis vitalba</i>	Traveler's Joy
<i>Conium maculatum</i>	Poison hemlock
<i>Convolvulus arvensis</i>	Field Morning-glory
<i>Convolvulus nyctagineus</i>	Night-blooming Morning-glory
<i>Convolvulus sepium</i>	Lady's nightcap
<i>Cortaderia selloana</i>	Pampas grass
<i>Crataegus sp. except C. douglasii</i>	hawthorn, except native species
<i>Cytisus scoparius</i>	Scotch broom
<i>Daucus carota</i>	Queen Ann's Lace
<i>Elodea densa</i>	South American Water-weed
<i>Equisetum arvense</i>	Common Horsetail

Scientific Name	Common Name
<i>Equisetum telemateia</i>	Giant Horsetail
<i>Erodium cicutarium</i>	Crane's Bill
<i>Geranium roberianum</i>	Robert Geranium
<i>Hedera helix</i>	English Ivy
<i>Hypericum perforatum</i>	St. John's Wort
<i>Ilex aquafolium</i>	English Holly
<i>Laburnum watereri</i>	Golden Chain Tree
<i>Lemna minor</i>	Duckweed, Water Lentil
<i>Loentodon autumnalis</i>	Fall Dandelion
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
<i>Phalaris arundinacea</i>	Reed Canary grass
<i>Poa annua</i>	Annual Bluegrass
<i>Polygonum coccineum</i>	Swamp Smartweed
<i>Polygonum convolvulus</i>	Climbing Binaweed

Scientific Name	Common Name
<i>Polygonum sachalinense</i>	Giant Knotweed
<i>Prunus laurocerasus</i>	English, Portugese Laurel
<i>Rhus diversiloba</i>	Poison Oak
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Rubus laciniatus</i>	Evergreen Blackberry
<i>Senecio jacobaea</i>	Tansy Ragwort
<i>Solanum dulcamara</i>	Blue Bindweed
<i>Solanum nigrum</i>	Garden Nightshade
<i>Solanum sarrachoides</i>	Hairy Nightshade
<i>Taraxacum officinale</i>	Common Dandelion
<i>Utricularia vulgaris</i>	Common Bladderwort
<i>Urtica dioica</i>	Stinging Nettle
<i>Vinca major</i>	Periwinkle (large leaf)
<i>Vinca minor</i>	Periwinkle (small leaf)
<i>Xanthium spinosum</i>	Spiny Cocklebur
<i>various genera</i>	Bamboo sp.

- The property owners shall ensure the a building permit is obtain for the garage addition and that it comply with the standards of the applicable building code. The addition shall have a fire retardant roof; and if there is a chimney as part of the addition it shall have a spark arrester. [MCC33.2261(A) and MCC33.2261(C)]
- Primary Fire Safety Zone shall be maintained to a minimum of 105 feet or to the property line to the south and southeast if closer than 105 feet. A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches with-in 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height. [MCC 33.2256 (D)]

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.