

14 DAY OPPORTUNITY TO COMMENT

Application for

Accessory Use Determination, Significant Environmental Concern and Hillside Development and Grading (HD) Permits

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

Case File: T2-2017-7480

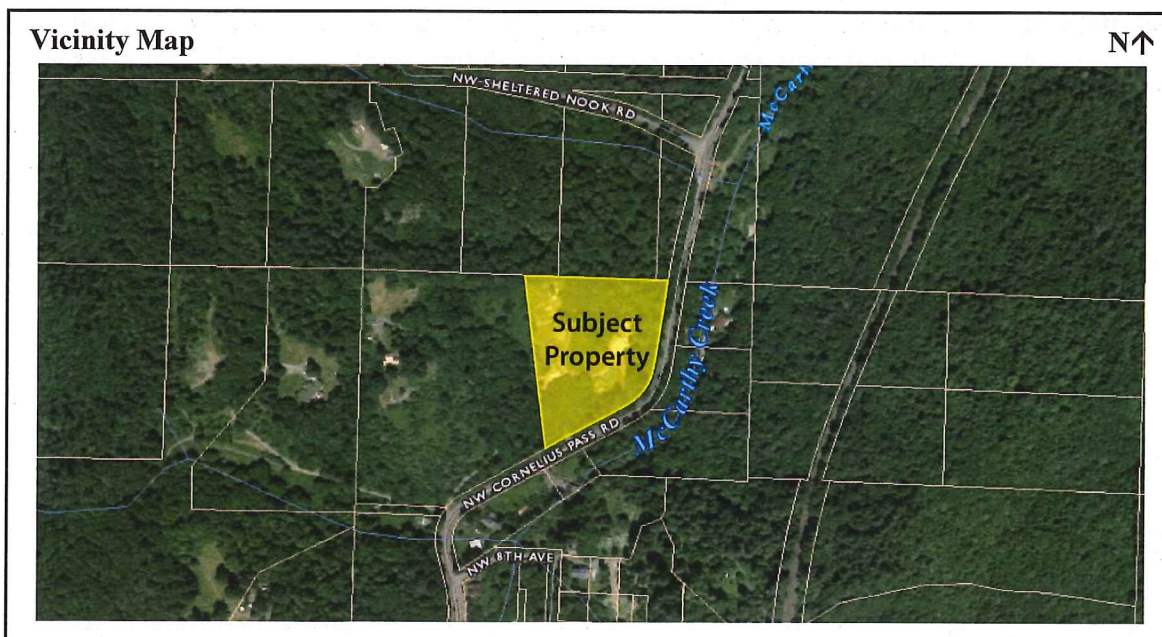
Location: 15245 NW Cornelius Pass Road
Tax Lot 400, Section 30BB, Township 1 North, Range 1 West, W.M.
Tax Account #R971300200 Property ID #R325325

Applicant: Mark Tesauro and Raymond Friedmann

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Wildlife Habitat (SEC-h)
Significant Environmental Concern for Streams (SEC-s)
Hillside Development and Erosion Control (HD)

Proposal: Applicant is requesting permits for Accessory Use Determination, Significant Environmental Concern, and Hillside Development and Grading (HD) Permits to correct code compliance case (UR-2015-4610) and retroactively permit an accessory building and agricultural structures.



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 36.0005 Definitions

Rural Residential - RR: MCC 33.3120 Allowed Uses, MCC 33.2125 Review Uses MCC 33.3155 Dimensional Requirements and Development Standards, MCC 33.3170 Lot of Record, MCC 33.3185 Access

Significant Environmental Concern, SEC: MCC 33.4570 Criteria for Approval of SEC-h Permit – Wildlife Habitat, MCC 33.4575 Criteria for Approval of SEC-s Permit – Streams,

Hillside Development and Erosion Control: MCC 33.5515 Application Information Required, MCC 33.5520 Grading and Erosion Control Standards

Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, MCRR 7.000 Transportation Impact Studies, MCRR 9.000 Compliance Method, 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 <https://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 <https://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., Thursday, September 7, 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.