

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

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Planning Director Determination

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

**Case File:** T2-2017-7869

**Location:** 41313 SE Trout Road  
Tax Lot 00400, Section 18A, Township 1South, Range 4 East, W.M.  
Alt. Acct # R994100170  
Property ID# R342921

**Applicant:** Tom Lehmann

**Base Zone:** Commercial Forest Use – 4 (CFU-4)

**Proposal:** A request for a Planning Director Determination to amend previous Land Use Cases Decisions PRE-1-89 (Use Under Prescribed Conditions) and PRE 22-94 to approve the existing dwelling location.



**Comment Period:** Written comments regarding this application will be accepted if received by **October 17, 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 **George Plummer, Planner** at [george.a.plummer@multco.us](mailto:george.a.plummer@multco.us) or (503) 988-0202 (8 am to 4 pm Tuesday through Friday).

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC Chapter 37, MCC 34.2256: Forest Practices Setbacks and Fire Safety Zones, and MCC 34.2261: Forest Development Standards for Dwellings and Structures

**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.