

## 14 DAY OPPORTUNITY TO COMMENT

### Application for NSA Site Review and Hillside Development Permit

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

**Case File:** T2-2017-8459

**Location:** Property east and north of 30649 NE Hurt Road, Troutdale  
Tax Lot 2200, Section 32B, Township 1 North, Range 4 East, W.M.

**Applicant:** Richard Ray

**Proposal** The applicant is proposing to construct a new 3,698 single family dwelling with attached garage and a detached 1,024 sq. ft. accessory building in the GGR-10 zone.

**Base Zone:** Gorge General Residential (GGR-10)

**Landscape Setting:** Rural Residential in Pastoral



**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 38.0060, MCC 38.3025(A)(1) and (A)(3), MCC 38.3060(C), MCC 38.5500 through MCC 38.5525, MCC 38.7035, MCC 38.7045, MCC 38.7055, MCC 38.7060, MCC 38.7065, MCC 38.7070, MCC 38.7080.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or under the link [Chapter 38 - Columbia River Gorge National Scenic Area](#) on our website at: **[multco.us/landuse/zoning-codes](http://multco.us/landuse/zoning-codes)**.

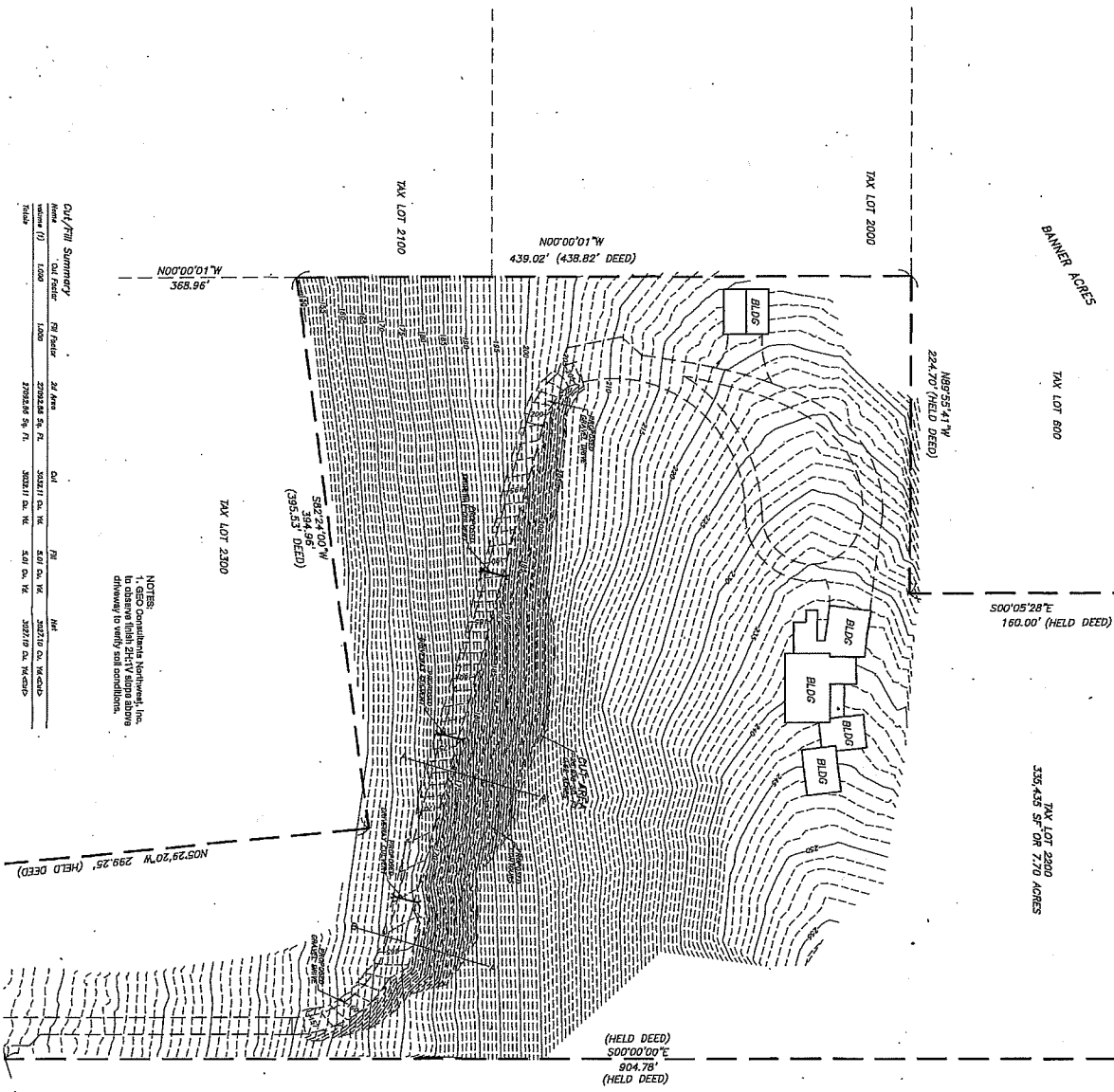
**Comment Period:** Written comments regarding this application will be accepted if received at the address above by **4:00 p.m., Thursday, October 26, 2017**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available 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 Lisa Estrin, Staff Planner at 503-988-0167 or [lisa.m.estrin@multco.us](mailto: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 to the case, 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:**

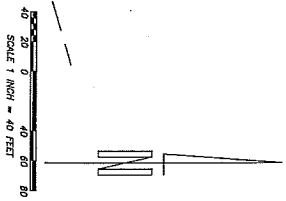
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



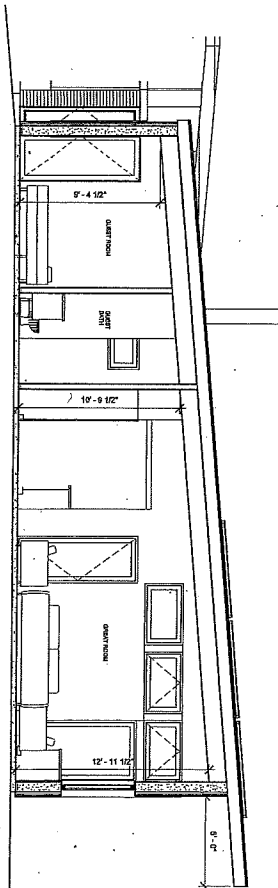
**Out/In Summary**

Station	From	To	Distance	Area	Volume
1	1.000	1.000	27932.86	59.71	3021.11
2	1.000	1.000	27932.86	59.71	3021.11
3	1.000	1.000	27932.86	59.71	3021.11
4	1.000	1.000	27932.86	59.71	3021.11
5	1.000	1.000	27932.86	59.71	3021.11
6	1.000	1.000	27932.86	59.71	3021.11
7	1.000	1.000	27932.86	59.71	3021.11
8	1.000	1.000	27932.86	59.71	3021.11
9	1.000	1.000	27932.86	59.71	3021.11
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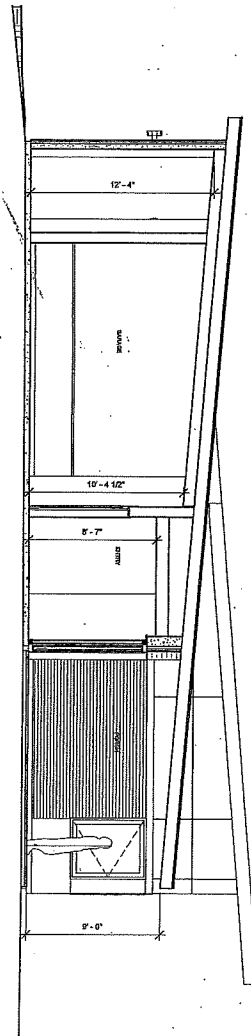
NOTES:  
1. All measurements were taken to observe (fill) 24"V slope above driveway to verify soil conditions.



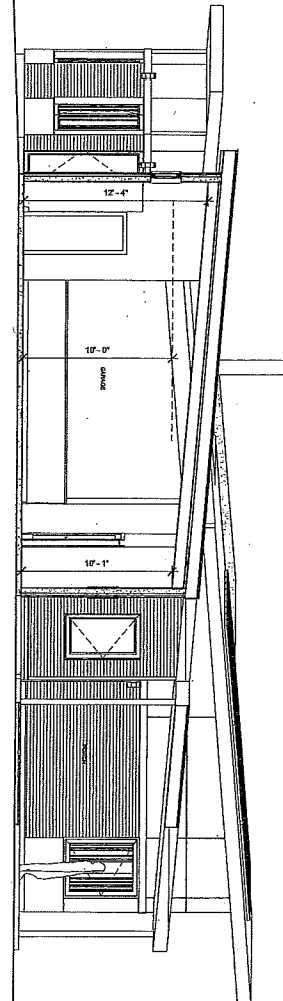
③ 03 GUEST ROOM AND GREAT ROOM  
1/4" = 1'-0"



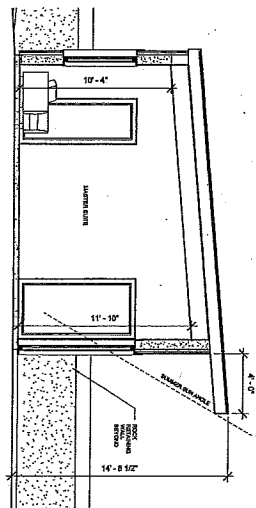
② 02 GARAGE AND ENTRY  
1/4" = 1'-0"



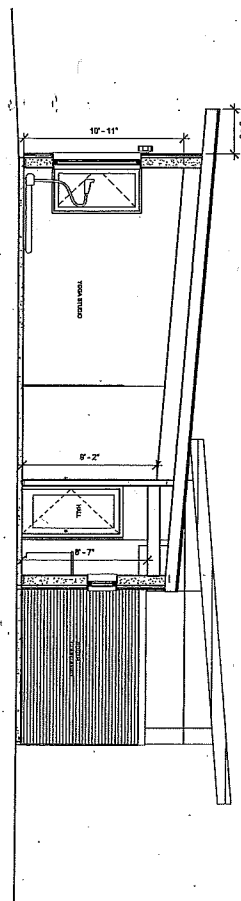
① 01 GARAGE AND PORCH  
1/4" = 1'-0"



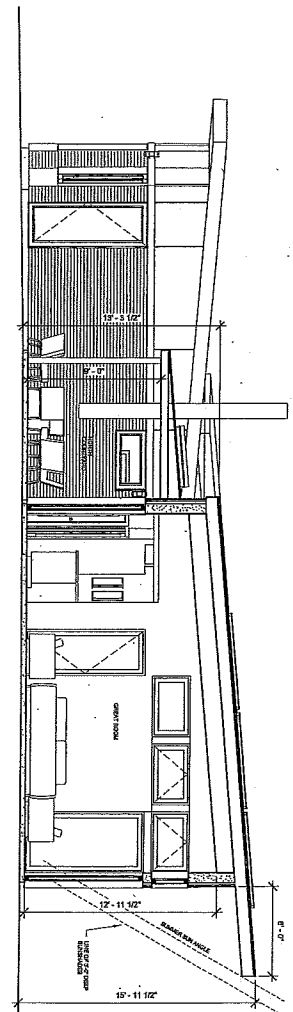
③ 08 MASTER SUITE  
1/4" = 1'-0"



② 08 YOGA STUDIO AND HALL  
1/4" = 1'-0"

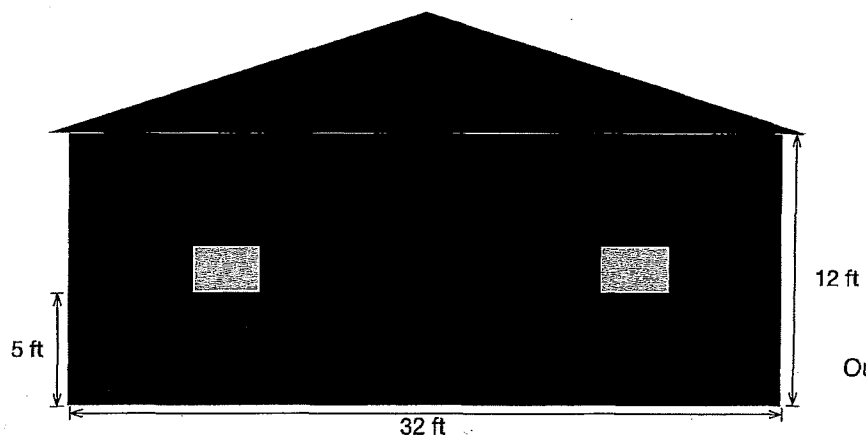
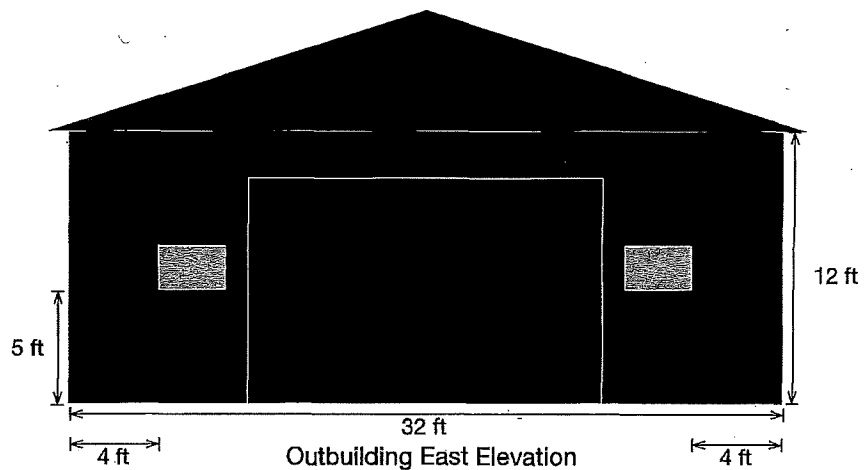
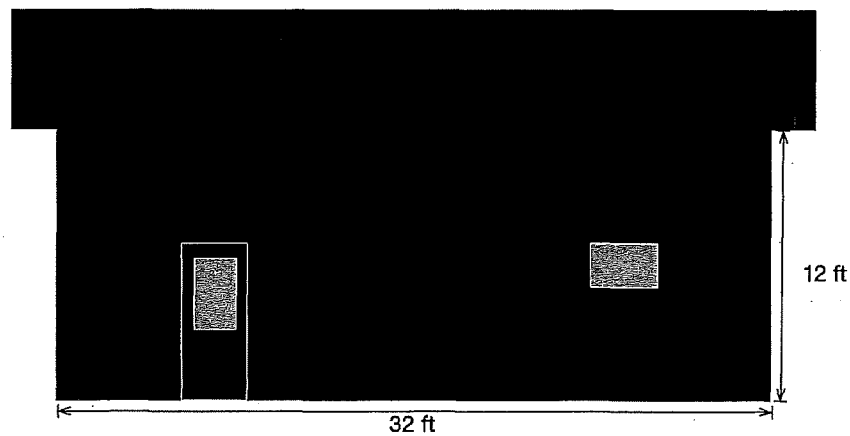
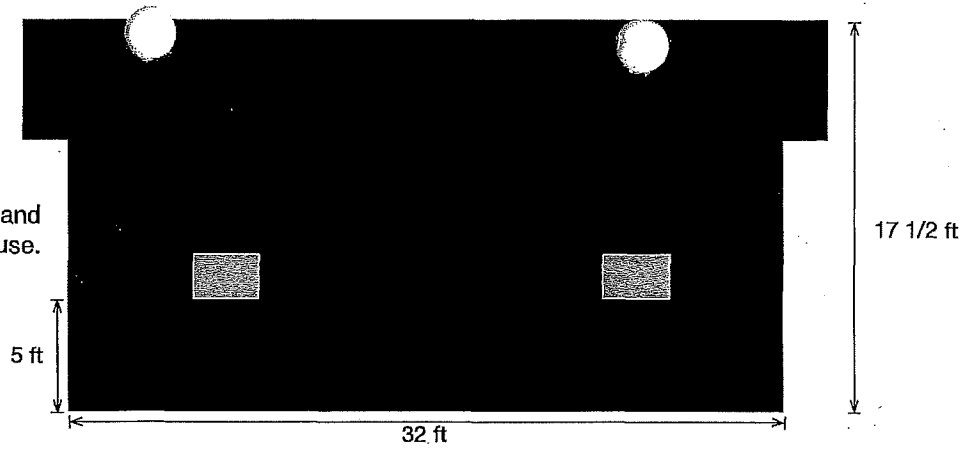


① 04 GREAT ROOM AND NORTH COURTYARD  
1/4" = 1'-0"



Flat (matte)  
metal roofing  
to match house

Metal siding color and  
finish to match house.



Outbuilding Elevations  
1/8" = 1 ft.  
Richard A. Ray  
July 2017