

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 Forest Development Standards and Significant Environmental Concern Permits

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

**Case File:** T2-2017-7920

**Location:** 13610 NW Skyline Blvd.  
Tax Lot 3500 Section 25, Township 2 North, Range 2 West, W.M.  
Alt. Acct # R972250250  
Property ID# R325920

**Applicants/** Brad & Lisa Graff

**Base Zone:** Commercial Forest Use -2 (CFU-2)

**Overlay Zone:** Significant Environmental Concern for Wildlife Habitat (SEC-h)

**Proposal:** A request for a Forest Development Standards and Significant Environmental Concern Permits reviews for ground mount solar system, more than 100 feet from dwelling, forest practices building and after the fact permitting of additional landscaping area/geothermal system installation, farming area, and a gazebo more than 100 feet from dwelling.



**Comment Period:** Written comments regarding this application will be accepted if received by **4:00 pm on January 31, 2018**. 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 33.2200 - .2310: Commercial Forest Use -2, MCC 33.4500-.4535: Significant Environmental Concern and 33.4567-4570: Significant Environmental Concern for Wildlife Habitat. 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](http://multco.us/landuse/zoning-codes) under the link Chapter 33, West Hills Rural Plan Area.

**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.



# Attachment 1a: GEC Site Plan

Updated 12/13/2017

**Area A:** Development Site (27,700 sq ft)

**Area B:** Reforested Area (7 acres)

**Area C:** Planted Area (14,600 sq ft)

**Area D:** Fire Suppression Pond (9,990 sq ft)

**Area E:** Front planted area & septic (15,600 sq ft)

TOTAL AREA A+C+D+E = 1.56 acres

**TOTAL AREA if farm use approved: 1.16 acres**  
(subtract forestry pond & .3 acres for farm use)

Disturbance: ~ 36 ft<sup>2</sup> from 12 holes  
CUT: 100 ft<sup>3</sup> of dirt from holes to be  
uniformly spread in forest

Disturbance: ~ 100 ft<sup>2</sup> from 64 holes  
CUT: 500 ft<sup>3</sup> of dirt from holes to be  
uniformly spread in forest

Disturbance: 25,000 ft<sup>2</sup> (Areas C & D)  
CUT & FILL: 11,000 ft<sup>3</sup> from the pond (D1) was  
filled in immediately behind (D2) (North) on  
the downside.

Forest practices building  
30'x50' building envelope  
Structure will be ~1000 ft<sup>2</sup>

Greenhouse  
199ft<sup>2</sup>  
60-80' from house

