

14 DAY OPPORTUNITY TO COMMENT

Application for

a Hillside Development and Grading (HD) permit to establish a replacement dwelling

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

Case File: T2-2017-9705

Location: 11575 NW Laidlaw Road
Tax Lot 2900, Section 22D, Township 1 North, Range 1 West, W.M.
Tax Account #R090601990 Property ID #R118522

Applicant: Lou Montgomery

Base Zone: Rural Residential (RR)

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

Proposal: Replace and construct a new single-family dwelling



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 33.0005 Definitions
Rural Residential – RR: MCC 33.3120 Allowed Uses, MCC 33.3155 Dimensional Requirements and Development Standards, MCC 33.3170 Lot of Record, MCC 33.3185 Access
Hillside Development and Erosion Control – HD: MCC 33.5515 Application Information Required, MCC 33.5520 Grading and Erosion Control Standards, MCC 33.5525 Hillside Development and Erosion Control Related Definitions
Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, 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., Friday, March 16, 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 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.

Enclosures:

Zoning Map

Site Plan

Building Plans and Elevations

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.



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
PH 503.988.3043
FAX 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county
sources.
This map is not printed to scale and should not
be used for measurement.
Multnomah County cannot accept responsibility
for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Enter Map Comments here.

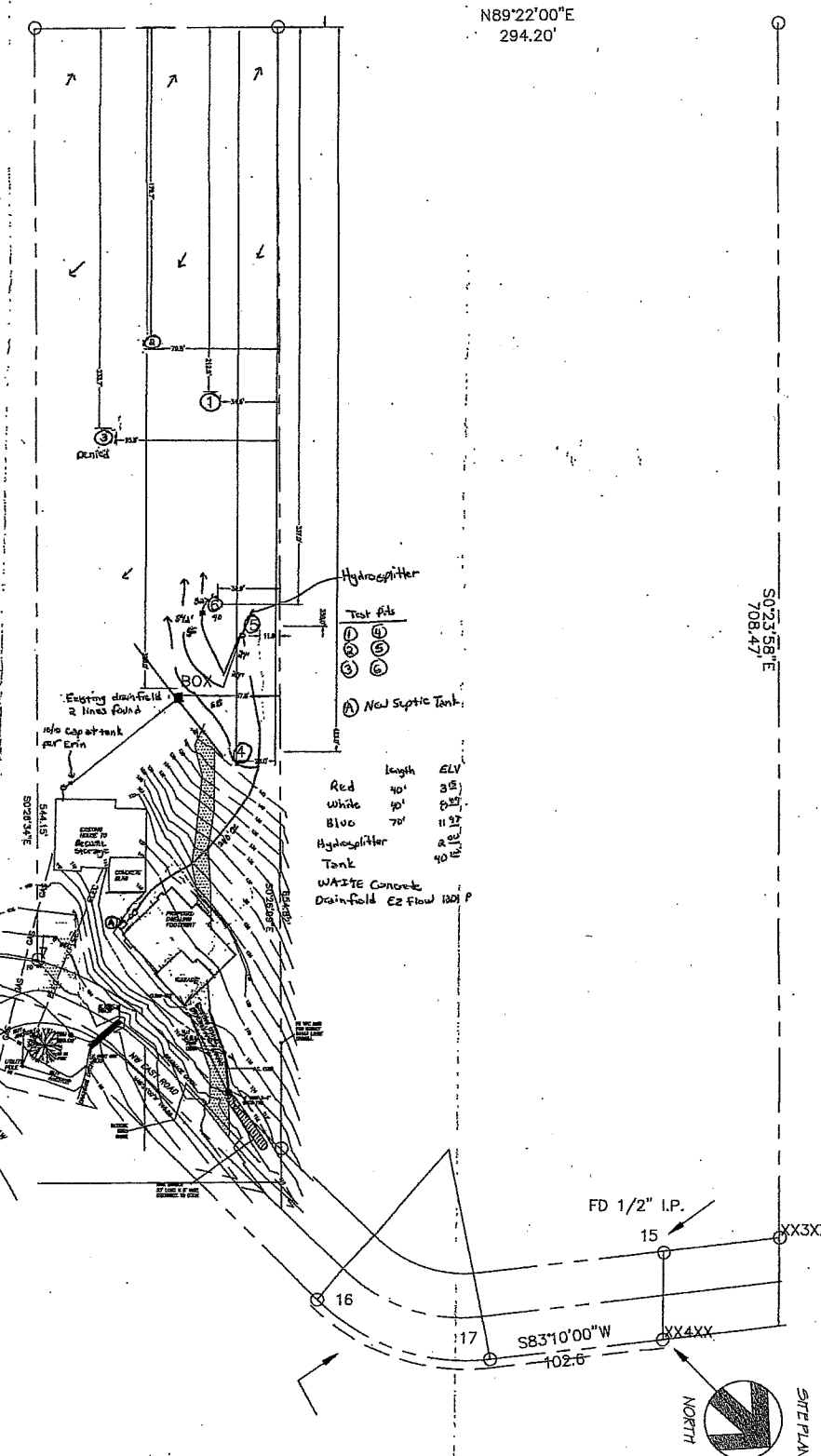
[Web Layout](#)

Commercial Forest Use - 2 (CFU-2)

Rural Residential (RR)

Washington
County

POWERED BY
esri



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN.

1	DATE	09/25/17
	SCALE	1" = 30'-0"
	DRAWN BY	MM
	CHECKED BY	CS

SITE PLAN

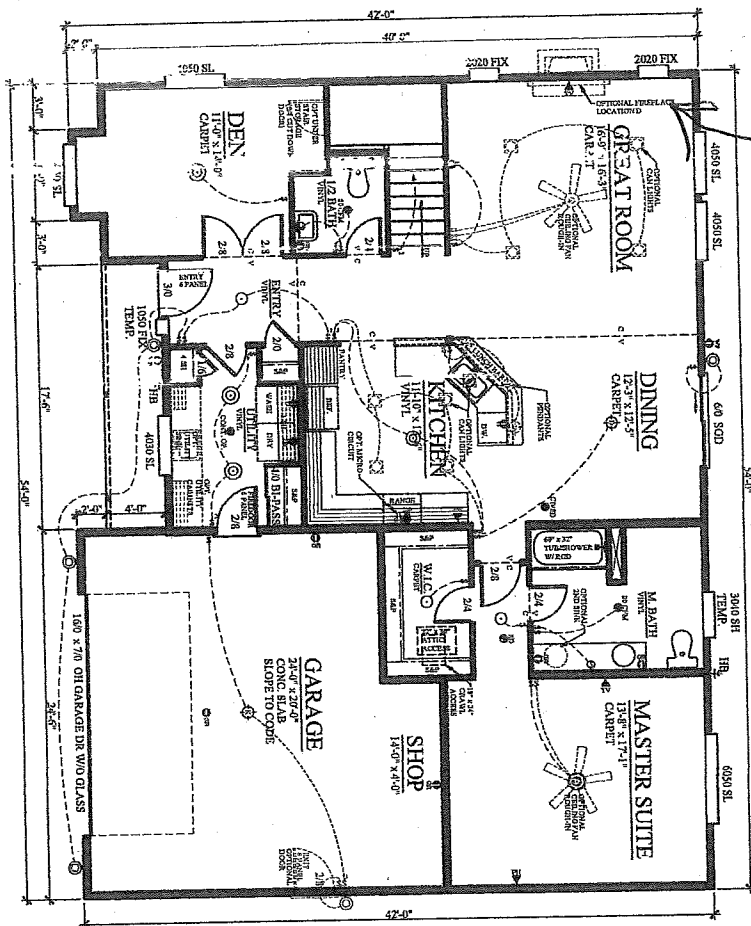
Steve M Thompson
Marjorie A Thompson
 11830 NW Laidlaw Rd
 Portland OR 97229

SIMPL HOME DESIGNS
 4931 SW 76TH Ave #211 Portland, OR 97225
 p 503-515-6495 - f 503-719-4825
 www.ezpermits.biz / mikem@ezpermits.biz



Our New Home Floor PLAN

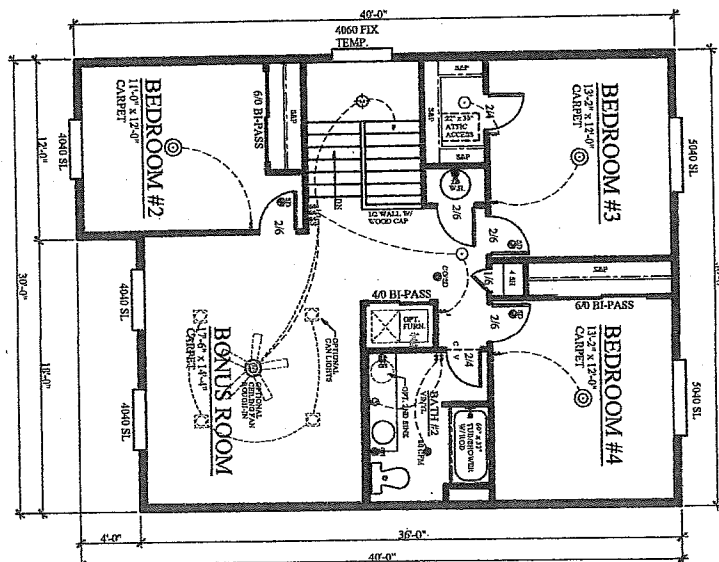
Spencer Firebrace



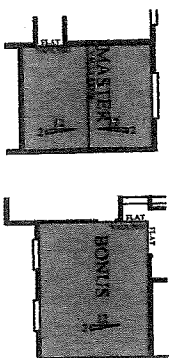
MAIN FLOOR PLAN
606 SQ. FT. 1/8" = 1'-0"



AREAS									
COUNTERTOP		BACKSPLASH		FLOORING					
KIT: 25'	25 SF	KITCHEN	15 LF	GREAT ROOM (INCL. COAT CLOSET)	340 SF	MASTER BATH	77 SF	BEDROOM #3	187 SF
KIT: 13' ISLAND	32 SF	KIT: 13' ISLAND	12 LF	BRNRY	48 SF	UTILITY	95 SF	BEDROOM #4	181 SF
GOV: 13' KITCHEN	30 SF	KIT: 13' KEN W/ COOKTOP	43 LF	KITCHEN (INCL. DINING AND HALL TO MASTER)	284 SF	1/2 BATH	36 SF	BONUS (INCL. HALL TO BEDROOMS & CLOSET)	369 SF
MA: 13' BATH	14 SF	MA: 13' BATH	10 LF	OPTIONAL PANTRY	33 SF	BATH #2	50 SF	STAIRS	116 SF
BA: 13'	12 SF	BA: 13'	9 LF	MASTER SUITE	316 SF	BEDROOM #2	162 SF	OPT. UNDER STAIRS	54 SF
UTO: 13' OPTION	19 SF	OPT. OVERALL UTILITY	14 LF	DEN	161 SF				



UPPER FLOOR PLAN
1053 SQ. FT. 1/8" = 1'-0"



OPTIONAL VAULT AREAS

SYMBOL	ELECTRICAL LEGEND
	FAN
	ELECTRICAL
	FAN - CEILING ROUGH-IN
	LIGHT - W. MOUNT - EXTERIOR
	LIGHT - DINING ROOM
	LIGHT - KEYLESS
	LIGHT - 1 STORY
	LIGHT - 2 STORY
	LIGHT - LARGE MUSHROOM
	LIGHT - SMALL MUSHROOM
	LIGHT - PENDANT
	LIGHT - RECESSED CAN
	LIGHT - WALL MOUNT - VANITY
	OUTLET - 110
	OUTLET - 220
	OUTLET - PHONE
	OUTLET - TV
	SMOKE DETECTOR
	SMOKE DETECTOR
	SWITCH

NOTE:

1. ACTUAL LOCATION OF ELECTRICAL OUTLETS, HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.

2. THESE PLANS ARE GENERALIZED AS OPPOSED TO SPECIFIC. THE FINAL MEASUREMENTS AND LAYOUT OF THE STRUCTURE WILL DIFFER SOMEWHAT FROM WHAT IS SHOWN.

APPROVED : _____
OWNER _____
DATE _____
OWNER _____
OFFICER, ADAIR HOMES _____

