

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 Administrative Decision by Planning Director for Measure 49 Dwelling, Significant Environmental Concern for Streams & Wildlife Habitat, Hillside Development, Forest Development Standards, Exception to Secondary Fire Safety Zones and Road Rules Variance Permits**

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

**Case File:** T2-2017-9821

**Location:** NW Sheltered Nook Road (Lots 37 & 38 of Sheltered Nook Subdivision)  
Tax Lot 1700 & 1701, Section 19 C, Township 2 North, Range 1 West, W.M.  
Alt. Acct # R764203710 & R764203610  
Property ID # R589894 & R269576

**Applicant:** Ray Friedmann & Mark Tesaro

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

**Proposal:** A request for permits related to building a Measure 49 Forest Dwelling and related development in the Commercial Forest Use - 2 Zone, Significant Environmental Concern for Stream (SEC-s) and Wildlife Habitat (SEC-h) Overlay Zone, Hillside Development Overlay Zone.



**Comment Period:** Written comments regarding this application will be accepted if received by **4:00 p.m. on April 25, 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 (8am to 4pm Tuesday through Friday)**.

**Applicable Approval Criteria:**

Oregon Revised Statutes (ORS) 195.300 to 195.336: Measure 49 Approval E118495 Conditions  
Multnomah County Code (MCC): MCC 33.2000 through 33.2110: CFU-2 Zone, MCC 33.4500 through 33.4550: SEC, MCC 33.4570: SEC-h, MCC 33.4575: SEC-s, and MCC 33.5500 through 33.5525: Hillside Development.

Multnomah County Road Rules (MCRR): MCRR 1.000 through 8.000: Road Rules, MCRR 11.000: Local Access Roads, and MCRR 16.000: Road Rules Variance

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.

The Multnomah County Road Rules can be obtained by contacting our office or online at [multco.us/transportation-planning/plans-and-documents](http://multco.us/transportation-planning/plans-and-documents) under the link Multnomah County Road Rules.

**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.

# OVERALL SITE PLAN

- 1 NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.
- 2 IT IS THE OWNERS RESPONSIBILITY TO LOCATE THE PROPERTY LINE AND A SURVEY IS RECOMMENDED TO VERIFY
- 3 EXISTING TREE TO REMAIN - LARGE ≥ 12" DIA TRUNK
- 4 CAR PORT LOCATION
- 5 APPROX LOC. OF PROPOSED DRAINFIELD, REF C.2
- 6 STORM WATER PIPE, REF SITE STORMWATER PLAN C.1
- 7 STORM WATER PIPE, CONNECT TO BUILDING STORM SYSTEM, REF SITE STORMWATER PLAN C.1
- 8 DETENTION TANK, REF SITE STORMWATER PLAN C.1
- 9 BACK UP DRAINFIELD, REF C.2
- 10 WELL LOCATION
- 11 CENTERLINE OF CREEK
- 12 WATER LINE
- 13 PROPANE TANK
- 14 TEST PIT LOCATION
- 15 SEPTIC TANK LOCATION, REF C.2
- 16 CARPORT FIRE SETBACK, 30' FROM STRUCTURE
- 17 HOUSE FIRE SETBACK
- 18 SEC-STREAM OVERLAY, 300' SETBACK FROM CENTER OF STREAM
- 19 REGRADED AREA FOR ELEVATIONS 322, 324, 326 & 328 TO ACCOMMODATE <10% SLOPE REQUIREMENT
- 20 STORMWATER PIPE GOING TOWARD STREAM TO BE APPROX. LOCATION TO MANUEVER BETWEEN TREES AND ALONG BEST CONTOURS ON FOREST FLOOR
- 21 GRAVEL COURTYARD PATIO
- 22 TRELLIS/ARBOR STRUCTURE
- 23 CONCRETE RETAINING WALL

## LEGEND - SITE PLAN

- PROANE LINE CONNECTION
- PPL

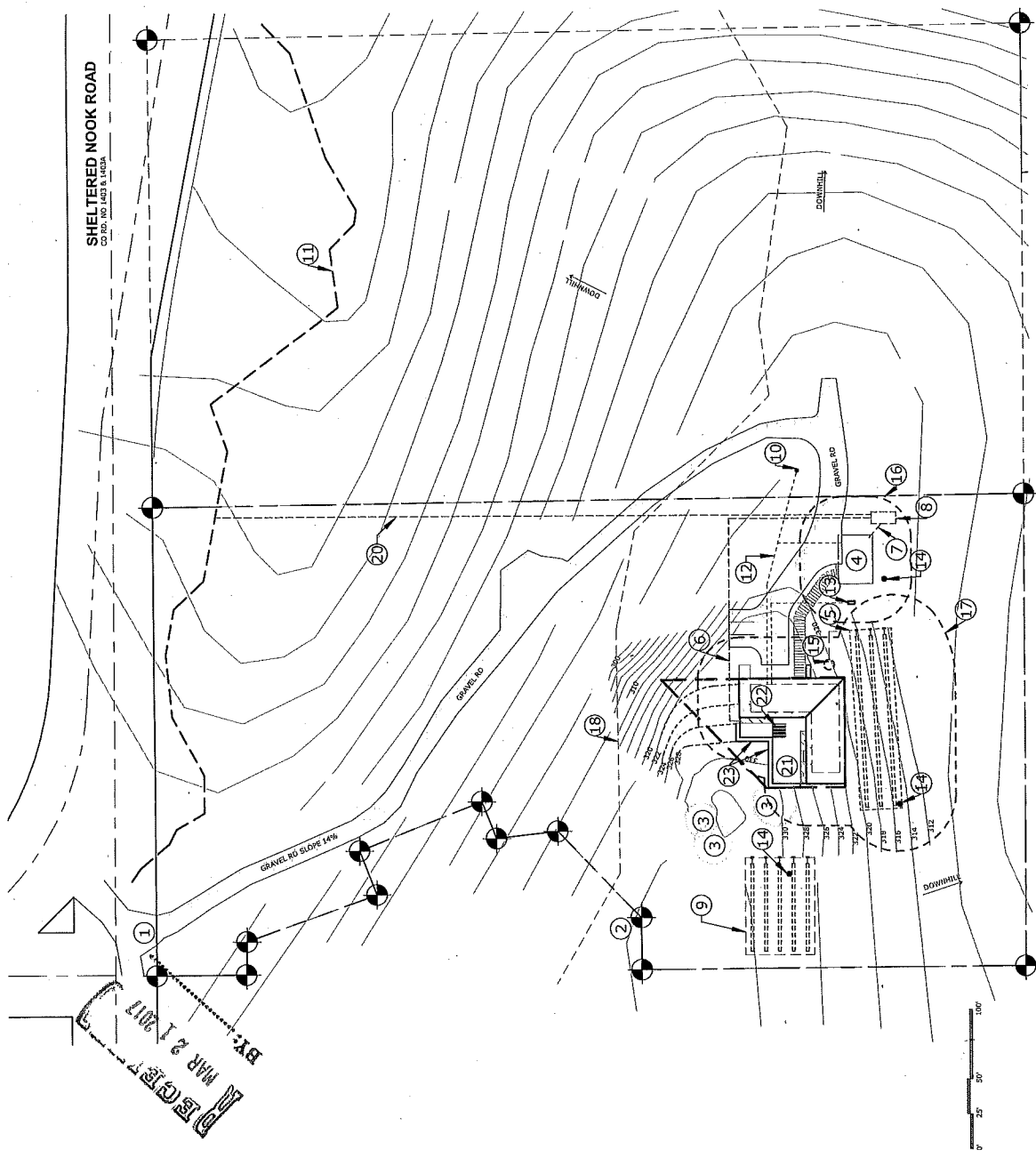
ISSUING DOC: OVERALL SITE PLAN

ISSUE DATE: 02/16/18

PROJ. NO.: 16-075 DRAWN BY:  
REF SHEET(S):

1/2

FRIEDMANN-TESAURO HOUSE



1 OVERALL SITE PLAN  
1" = 80'-0"