

14 DAY OPPORTUNITY TO COMMENT

Application for

Significant Environmental Concern for Wildlife Habitat (SEC-h) and Significant Environmental Concern for Views (SEC-v) permits and a review of Forest Development Standards

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

Case File: T2-2017-9063

Location: 16960 NW Skyline Boulevard
Tax Lot 500, Section 24B, Township 2 North, Range 2 West, W.M.
Tax Account #R972240030 Property ID #R325873

Applicant: Jesse Winterowd, Winterbrook Planning

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

Overlays: Significant Environmental Concern for Streams (SEC-s)
Significant Environmental Concern for Wildlife Habitat (SEC-h)
Significant Environmental Concern for Views (SEC-v)
Hillside Development and Erosion Control (HD)

Proposal: Applicant is requesting permits for Significant Environmental Concern for Wildlife Habitat (SEC-h) and Significant Environmental Concern for Views (SEC-v) and a review of Forest Development Standards to construct a replacement single-family dwelling.



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 34.0005 Definitions

Commercial Forest Use – 2: MCC 33.2220 Allowed Uses, MCC 33.2250 Building Height Requirements, MCC 33.2256 Forest Practice Setbacks and Fire Safety Zones, MCC 33.2261 Development Standards for Dwellings and Structures, MCC 33.2273 Access, MCC 33.2275 Lot of Record, MCC 33.2307 Single Family Dwellings Condition Of Approval - Prohibition on Claims Alleging Injury From Farm or Forest Practices

Significant Environmental Concern: MCC 33.4565 Criteria for Approval of SEC-v Permit - Significant Scenic Views, MCC 33.4570 Criteria for Approval of SEC-h Permit – Wildlife Habitat,

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**.

Comment Period: Written comments regarding this application will be accepted if received by **4:00 p.m., Monday, April 23, 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.



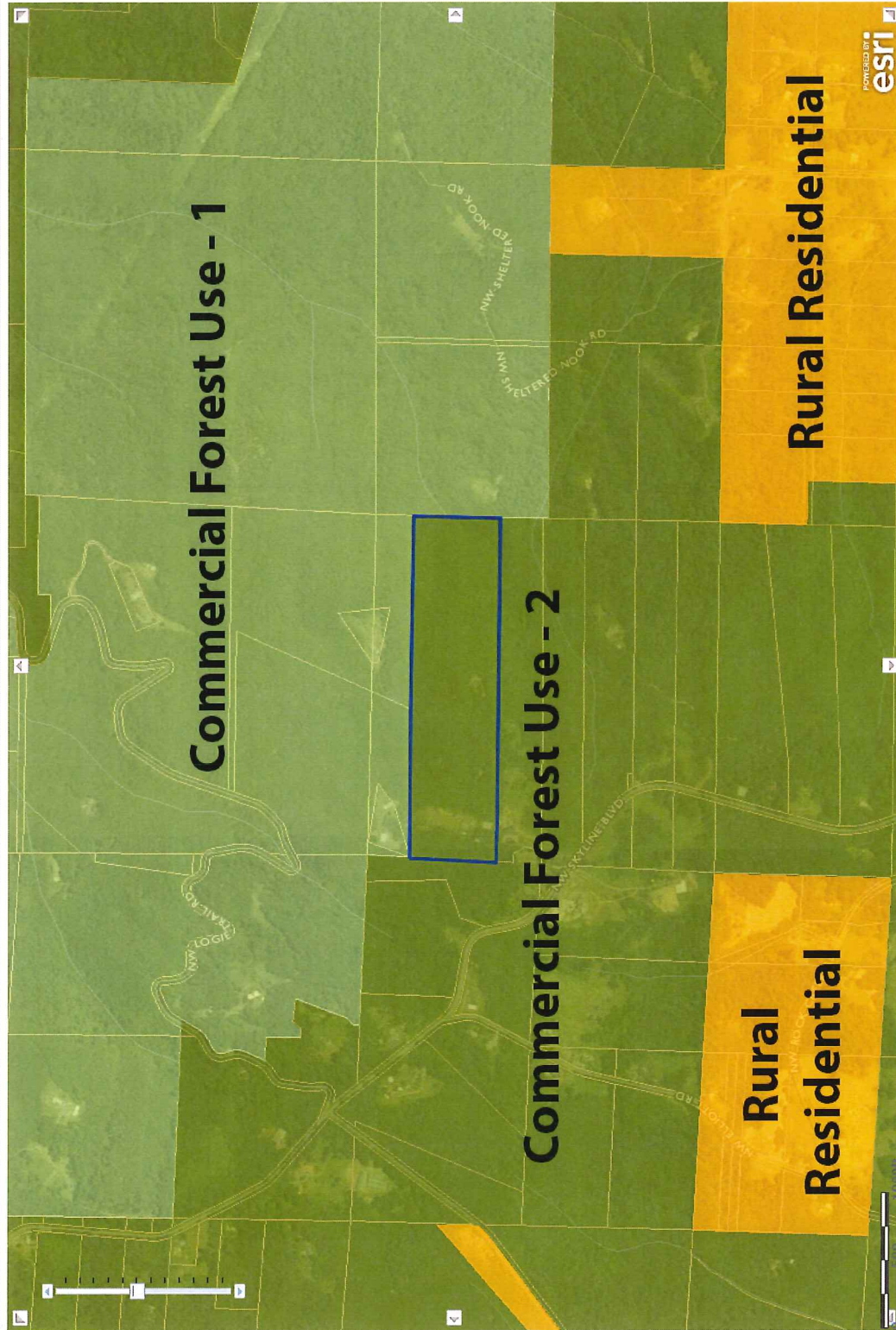
Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multico.us

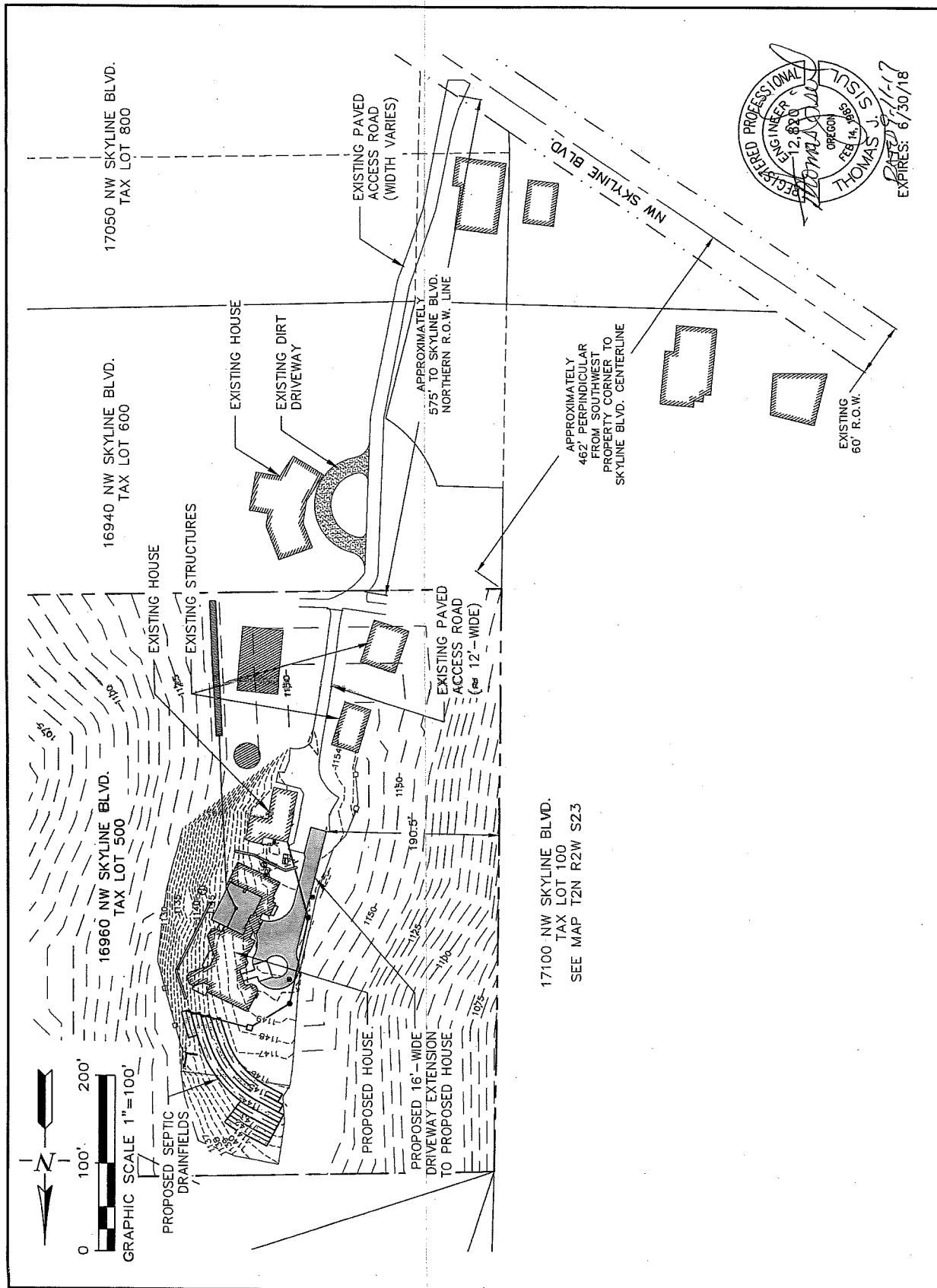
This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

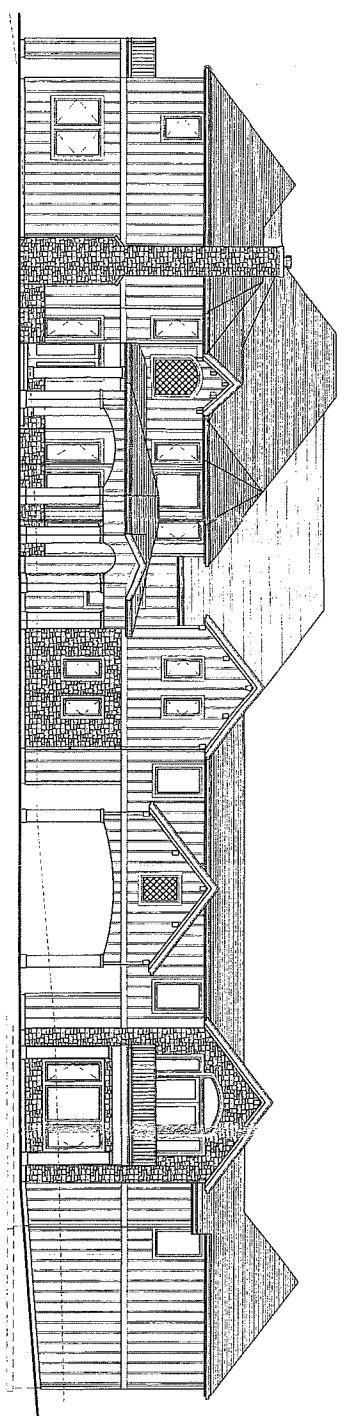
Map Comments:

Enter Map Comments here.

[Web Layout](#)







FRONT ELEVATION

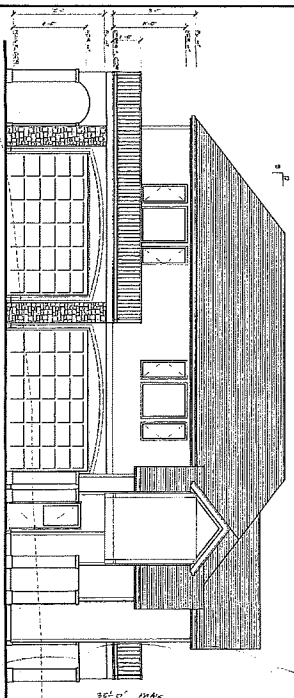
NOTE: SEE SHEET 1 FOR FINISHES AND MATERIALS.

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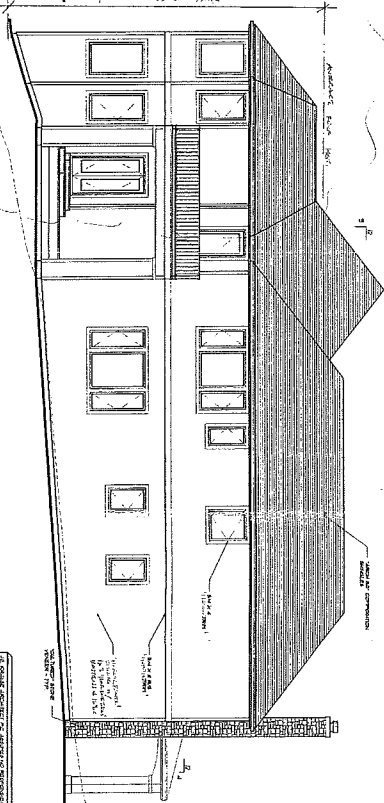
CONSERVATION FEATURE (SELECT ONE)		ENVELOPE ENHANCEMENT FEATURE (SELECT ONE)	
1	NO CHANGE	1	NO CHANGE
2	REPAIR AND MAINTAIN EXISTING	2	REPAIR AND MAINTAIN EXISTING
3	REPLACE WITH LIKE MATERIALS	3	REPLACE WITH LIKE MATERIALS
4	REPLACE WITH DIFFERENT MATERIALS	4	REPLACE WITH DIFFERENT MATERIALS
5	REPLACE WITH DIFFERENT MATERIALS AND COLOR	5	REPLACE WITH DIFFERENT MATERIALS AND COLOR
6	REPLACE WITH DIFFERENT MATERIALS AND COLOR AND STYLE	6	REPLACE WITH DIFFERENT MATERIALS AND COLOR AND STYLE
7	REPLACE WITH DIFFERENT MATERIALS AND COLOR AND STYLE AND LOCATION	7	REPLACE WITH DIFFERENT MATERIALS AND COLOR AND STYLE AND LOCATION
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NOTICE
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LEFT-SIDE ELEVATION



RIGHT-SIDE ELEVATION

NO. 1
OF FOUR

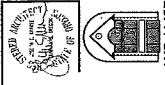
TITLE: EXTERIOR ELEVATIONS
PROJECT: NGUYEN RESIDENCE
OWNER: DON AND KIM

PORTLAND, OREGON

DATE: 10/15/2011
BY: [Signature]

ARCHITECT: KRAUSE ARCHITECTS

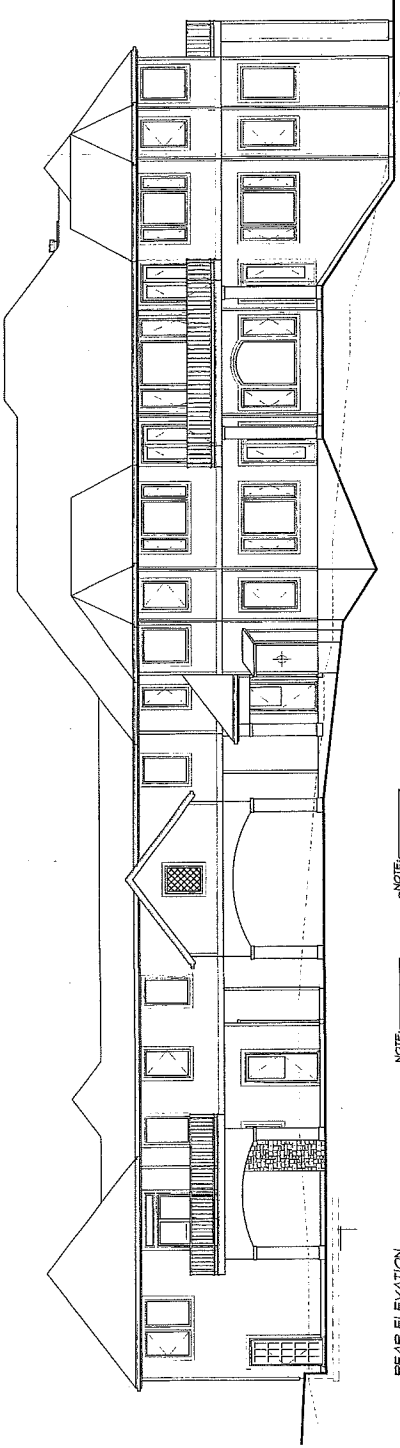




KRAUSE
ARCHITECT

1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.KRAUSEARCHITECT.COM

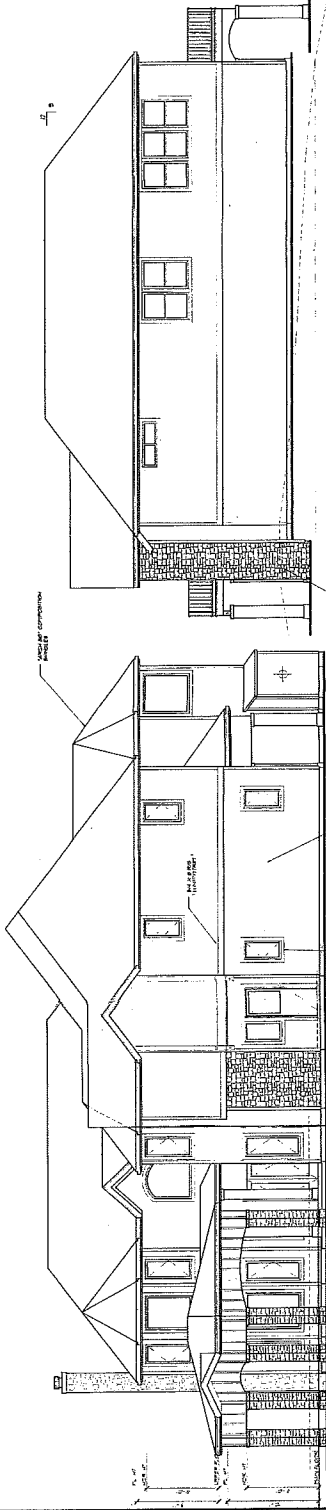
PORTLAND, OREGON



REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT.

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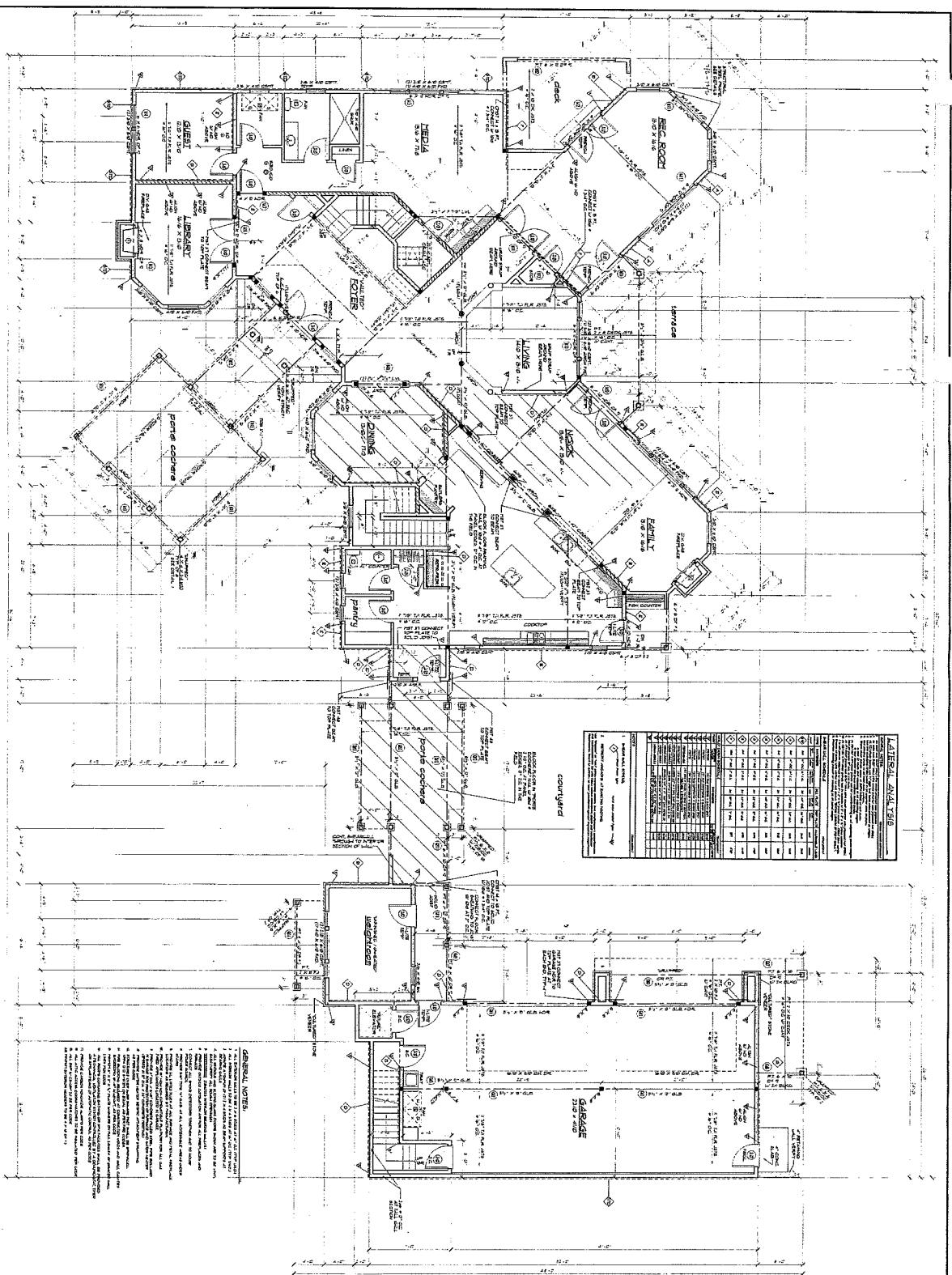


RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
NEUTER RESIDENCE
DON AND KIM

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ALL MATERIALS AND FINISHES SHALL BE OF QUALITY AND DURABLE.
3. ALL WORK SHALL BE COMPLETED BY THE DATE SHOWN ON THE DRAWING.



LEGEND

SYMBOL	DESCRIPTION
(1)	1" = 1/4" SCALE
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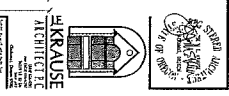
NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL ROOMS ARE TO BE FINISHED TO THE CENTER OF THE ROOM.
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GENERAL NOTES:
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3

PROJECT:
 NGUYEN RESIDENCE
 OWNER:
 DON AND KIM

PORTLAND, OREGON





KRAUSE
ARCHITECTURAL

1000 N. 10th St.
Portland, OR 97228
503.555.1234
www.krausearchitect.com

PORTLAND, OREGON

UPPER FLOOR PLAN
MAYNEN RESIDENCE
DON AND KIM

DATE: 12/15/18
DESIGNED BY: J. Krause
DRAWN BY: J. Krause
CHECKED BY: J. Krause
SCALE: 1/4" = 1'-0"

4

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LATERAL ANALYSIS

WALL	WALL NO.	WALL TYPE	WALL THICKNESS	WALL HEIGHT	WALL AREA	WALL WEIGHT	WALL MOMENT	WALL STIFFNESS
W1	1	CMU	12"	8'-0"	96.0	1200	1000	1000
W2	2	CMU	12"	8'-0"	96.0	1200	1000	1000
W3	3	CMU	12"	8'-0"	96.0	1200	1000	1000
W4	4	CMU	12"	8'-0"	96.0	1200	1000	1000
W5	5	CMU	12"	8'-0"	96.0	1200	1000	1000
W6	6	CMU	12"	8'-0"	96.0	1200	1000	1000
W7	7	CMU	12"	8'-0"	96.0	1200	1000	1000
W8	8	CMU	12"	8'-0"	96.0	1200	1000	1000
W9	9	CMU	12"	8'-0"	96.0	1200	1000	1000
W10	10	CMU	12"	8'-0"	96.0	1200	1000	1000
W11	11	CMU	12"	8'-0"	96.0	1200	1000	1000
W12	12	CMU	12"	8'-0"	96.0	1200	1000	1000
W13	13	CMU	12"	8'-0"	96.0	1200	1000	1000
W14	14	CMU	12"	8'-0"	96.0	1200	1000	1000
W15	15	CMU	12"	8'-0"	96.0	1200	1000	1000
W16	16	CMU	12"	8'-0"	96.0	1200	1000	1000
W17	17	CMU	12"	8'-0"	96.0	1200	1000	1000
W18	18	CMU	12"	8'-0"	96.0	1200	1000	1000
W19	19	CMU	12"	8'-0"	96.0	1200	1000	1000
W20	20	CMU	12"	8'-0"	96.0	1200	1000	1000
W21	21	CMU	12"	8'-0"	96.0	1200	1000	1000
W22	22	CMU	12"	8'-0"	96.0	1200	1000	1000
W23	23	CMU	12"	8'-0"	96.0	1200	1000	1000
W24	24	CMU	12"	8'-0"	96.0	1200	1000	1000
W25	25	CMU	12"	8'-0"	96.0	1200	1000	1000
W26	26	CMU	12"	8'-0"	96.0	1200	1000	1000
W27	27	CMU	12"	8'-0"	96.0	1200	1000	1000
W28	28	CMU	12"	8'-0"	96.0	1200	1000	1000
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W30	30	CMU	12"	8'-0"	96.0	1200	1000	1000
W31	31	CMU	12"	8'-0"	96.0	1200	1000	1000
W32	32	CMU	12"	8'-0"	96.0	1200	1000	1000
W33	33	CMU	12"	8'-0"	96.0	1200	1000	1000
W34	34	CMU	12"	8'-0"	96.0	1200	1000	1000
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W36	36	CMU	12"	8'-0"	96.0	1200	1000	1000
W37	37	CMU	12"	8'-0"	96.0	1200	1000	1000
W38	38	CMU	12"	8'-0"	96.0	1200	1000	1000
W39	39	CMU	12"	8'-0"	96.0	1200	1000	1000
W40	40	CMU	12"	8'-0"	96.0	1200	1000	1000
W41	41	CMU	12"	8'-0"	96.0	1200	1000	1000
W42	42	CMU	12"	8'-0"	96.0	1200	1000	1000
W43	43	CMU	12"	8'-0"	96.0	1200	1000	1000
W44	44	CMU	12"	8'-0"	96.0	1200	1000	1000
W45	45	CMU	12"	8'-0"	96.0	1200	1000	1000
W46	46	CMU	12"	8'-0"	96.0	1200	1000	1000
W47	47	CMU	12"	8'-0"	96.0	1200	1000	1000
W48	48	CMU	12"	8'-0"	96.0	1200	1000	1000
W49	49	CMU	12"	8'-0"	96.0	1200	1000	1000
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W62	62	CMU	12"	8'-0"	96.0	1200	1000	1000
W63	63	CMU	12"	8'-0"	96.0	1200	1000	1000
W64	64	CMU	12"	8'-0"	96.0	1200	1000	1000
W65	65	CMU	12"	8'-0"	96.0	1200	1000	1000
W66	66	CMU	12"	8'-0"	96.0	1200	1000	1000
W67	67	CMU	12"	8'-0"	96.0	1200	1000	1000
W68	68	CMU	12"	8'-0"	96.0	1200	1000	1000
W69	69	CMU	12"	8'-0"	96.0	1200	1000	1000
W70	70	CMU	12"	8'-0"	96.0	1200	1000	1000
W71	71	CMU	12"	8'-0"	96.0	1200	1000	1000
W72	72	CMU	12"	8'-0"	96.0	1200	1000	1000
W73	73	CMU	12"	8'-0"	96.0	1200	1000	1000
W74	74	CMU	12"	8'-0"	96.0	1200	1000	1000
W75	75	CMU	12"	8'-0"	96.0	1200	1000	1000
W76	76	CMU	12"	8'-0"	96.0	1200	1000	1000
W77	77	CMU	12"	8'-0"	96.0	1200	1000	1000
W78	78	CMU	12"	8'-0"	96.0	1200	1000	1000
W79	79	CMU	12"	8'-0"	96.0	1200	1000	1000
W80	80	CMU	12"	8'-0"	96.0	1200	1000	1000
W81	81	CMU	12"	8'-0"	96.0	1200	1000	1000
W82	82	CMU	12"	8'-0"	96.0	1200	1000	1000
W83	83	CMU	12"	8'-0"	96.0	1200	1000	1000
W84	84	CMU	12"	8'-0"	96.0	1200	1000	1000
W85	85	CMU	12"	8'-0"	96.0	1200	1000	1000
W86	86	CMU	12"	8'-0"	96.0	1200	1000	1000
W87	87	CMU	12"	8'-0"	96.0	1200	1000	1000
W88	88	CMU	12"	8'-0"	96.0	1200	1000	1000
W89	89	CMU	12"	8'-0"	96.0	1200	1000	1000
W90	90	CMU	12"	8'-0"	96.0	1200	1000	1000
W91	91	CMU	12"	8'-0"	96.0	1200	1000	1000
W92	92	CMU	12"	8'-0"	96.0	1200	1000	1000
W93	93	CMU	12"	8'-0"	96.0	1200	1000	1000
W94	94	CMU	12"	8'-0"	96.0	1200	1000	1000
W95	95	CMU	12"	8'-0"	96.0	1200	1000	1000
W96	96	CMU	12"	8'-0"	96.0	1200	1000	1000
W97	97	CMU	12"	8'-0"	96.0	1200	1000	1000
W98	98	CMU	12"	8'-0"	96.0	1200	1000	1000
W99	99	CMU	12"	8'-0"	96.0	1200	1000	1000
W100	100	CMU	12"	8'-0"	96.0	1200	1000	1000

NOTES:
1. ALL WALLS TO BE CONCRETE MASONRY (CMU) WITH REINFORCING BARS (REBAR) AT 16" ON CENTER.
2. ALL WALLS TO BE FINISHED WITH INTERIOR PLASTER AND EXTERIOR STUCCO.
3. ALL WALLS TO BE FINISHED WITH INTERIOR PAINT AND EXTERIOR SIDING.
4. ALL WALLS TO BE FINISHED WITH INTERIOR CARPET AND EXTERIOR GRASS.
5. ALL WALLS TO BE FINISHED WITH INTERIOR FLOORING AND EXTERIOR PAVING.
6. ALL WALLS TO BE FINISHED WITH INTERIOR CEILING AND EXTERIOR ROOFING.
7. ALL WALLS TO BE FINISHED WITH INTERIOR DOORS AND EXTERIOR WINDOWS.
8. ALL WALLS TO BE FINISHED WITH INTERIOR STAIRS AND EXTERIOR PORCHES.
9. ALL WALLS TO BE FINISHED WITH INTERIOR BATHS AND EXTERIOR PATIOS.
10. ALL WALLS TO BE FINISHED WITH INTERIOR KITCHENS AND EXTERIOR DECKS.

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

deck