

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for

Accessory Use Determination, Significant Environmental Concern,
and Hillside Development and Erosion Control

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

Case File: T2-2017-9792

Location: 13751 NW Springville Road
Tax Lot 700, Section 16C, Township 1 North, Range 1 West, W.M.
Tax Account #R961160350 Property ID #R324318

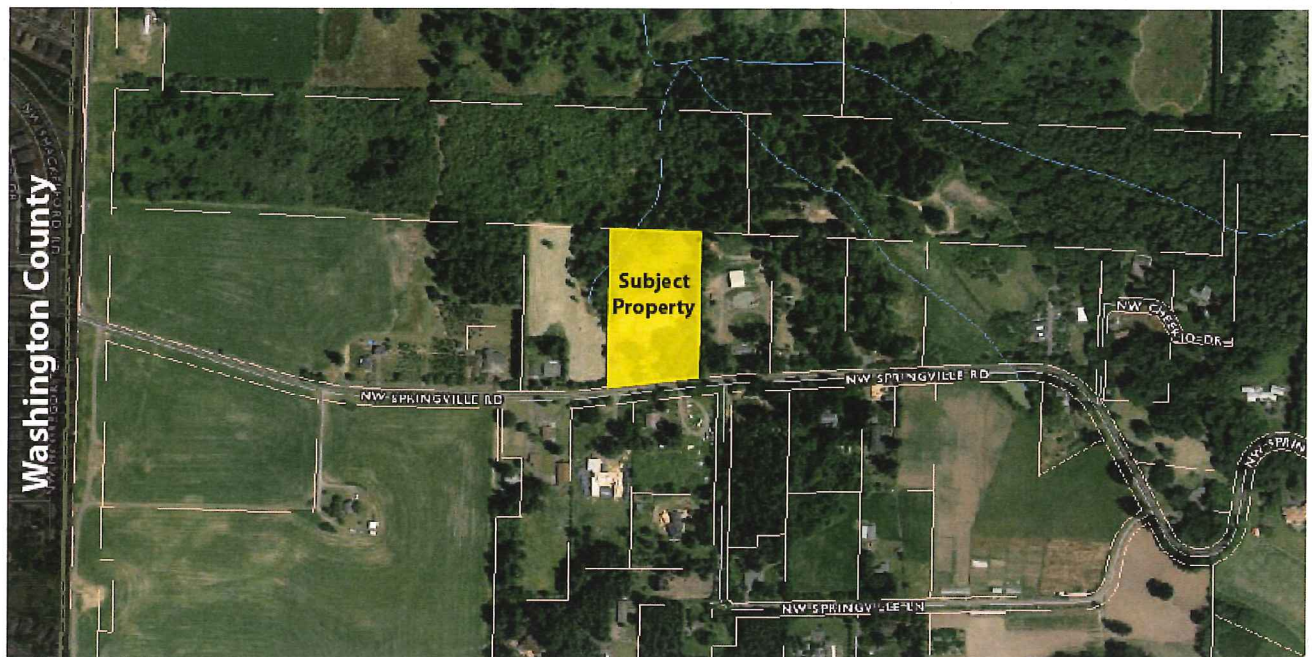
Applicant: Kevin Senn

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Significant Environmental Concern

Proposal: Construct a new horse barn, horse riding area, manure shed, fencing for pasture, driveway and retroactively correct work associated with UR-2016-5223

Vicinity Map



For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 33.0005 Definitions

Multiple Use Agriculture MUA-20: MCC 33.2820 Allowed Uses, MCC 33.2825 Review Uses, MCC 33.2855 Dimensional Requirements and Development Standards, MCC 33.2870 Lot of Record, MCC 33.2885 Access

Significant Environmental Concern: MCC 33.4515 Exceptions, MCC 33.4567 SEC-h Clear and Object Standards, MCC 33.4570 Criteria for Approval of SEC-h Permit – Wildlife Habitat, MCC 33.4575 Criteria for Approval of SEC-s Permit – Streams

Hillside Development and Erosion Control – HD: MCC 33.5505 Permits Required, MCC 33.5515 Application Information Required, MCC 33.5520 Grading and Erosion Control Standards, MCC 33.5525 Hillside Development and Erosion Control Related Definitions

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., Tuesday, September 4, 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:

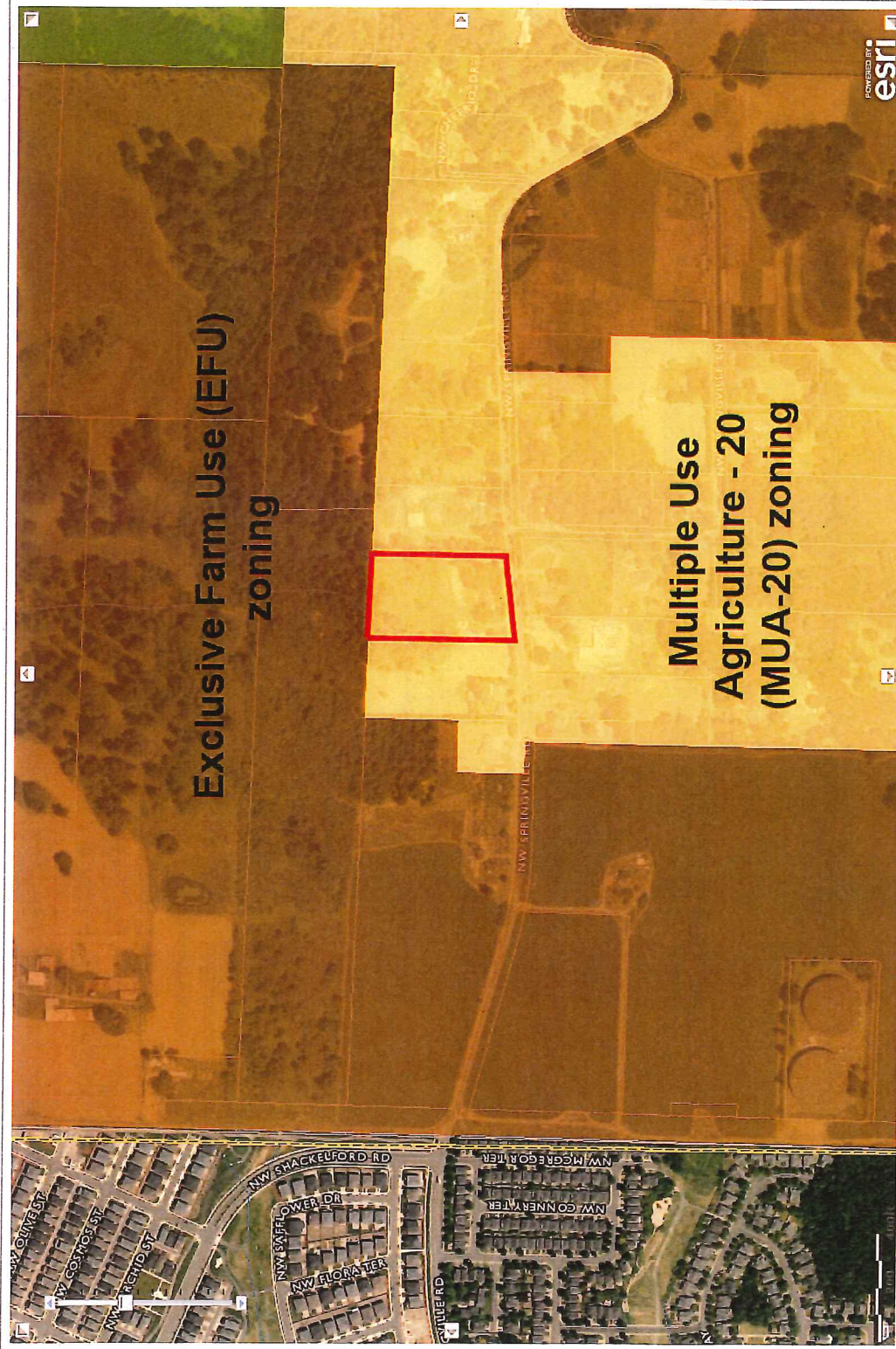
Zoning Map

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.

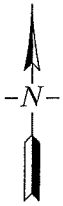
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.

Map Comments:

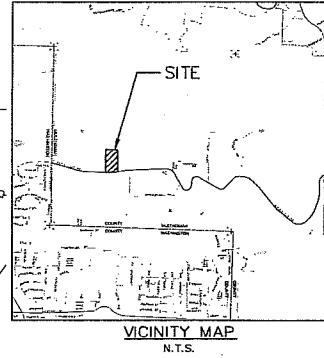
Zoning Map of 13751 NW Springville Road and surrounding properties.

[Web Layout](#)

0 50' 100'
GRAPHIC SCALE 1"=50'



13937 NW
SPRINGVILLE RD.
T.L. 100



ENVIRONMENTAL ZONING
LINE FOR STREAMS
(LINE DRAWN FROM
MULTNOMAH COUNTY'S
ONLINE INTERACTIVE
MAPPING PROGRAM)

RAIL FENCING

RAIL FENCING

PROPOSED BRIDGE

EXISTING
PUMP HOUSE

STRAW WATTLES
(TYPICAL)

TEMPORARY STORAGE
AREA (TYPICAL)

TEMPORARY STOCKPILE
AREA (TYPICAL)

PROPOSED 12' X 16'
MANURE SHED

SLOPE RANGES
FROM 25%-57%
SEDIMENT FENCE
(TYPICAL)

PROPOSED HORSE
BARN
36' X 48'
FFE 432.00

PROPOSED GATES

13641 NW
SPRINGVILLE RD.
T.L. 800

DOTTED LINE REPRESENTS
200' OFFSET OF NW
SPRINGVILLE ROAD NORTH
R.O.W. LINE

DOTTED LINE REPRESENTS
200' OFFSET OF NW
SPRINGVILLE ROAD NORTH
R.O.W. LINE

RAIL FENCING
SURROUNDING
HORSE RIDING AREA

PROPOSED 12'-WIDE
GRAVEL ACCESS
ROAD

PROPOSED GATES

EXISTING GRAVEL
DRIVEWAY

13839 NW
SPRINGVILLE RD.
T.L. 600

GRAVEL ACCESS ROAD
15% MAXIMUM SLOPE

NEW GRAVEL ACCESS

EXISTING HOUSE
13751 NW
SPRINGVILLE ROAD

EXISTING TREE
(TYPICAL)

PROPOSED GATES

EXISTING TREE
TO BE REMOVED

SEDIMENT FENCE
(TYPICAL)

EXISTING GRAVEL
DRIVEWAY TO BE REMOVED

EXISTING CONCRETE
DRIVEWAY

EXISTING GRAVEL
DRIVEWAY APPROACH
TO BE REMOVED

EXISTING GRADE
CONTOURS (TYPICAL)

EXISTING FENCE ALONG
EAST PROPERTY LINE

R.O.W. CENTERLINE

EXISTING 60'-WIDE
R.O.W.

R.O.W. CENTERLINE

NW SPRINGVILLE ROAD

EXISTING EDGE
OF PAVEMENT

GRAVEL ACCESS ROAD
TO SERVE AS
CONSTRUCTION ENTRANCE

EXISTING MAILBOX
(APPROXIMATELY 33'
FROM WESTERN
PROPERTY LINE)

NEW GRAVEL DRIVEWAY
TO CONNECT TO EXISTING
CONCRETE DRIVEWAY

13800 NW
SPRINGVILLE RD.
T.L. 2000

13722 NW
SPRINGVILLE RD.
T.L. 1900

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

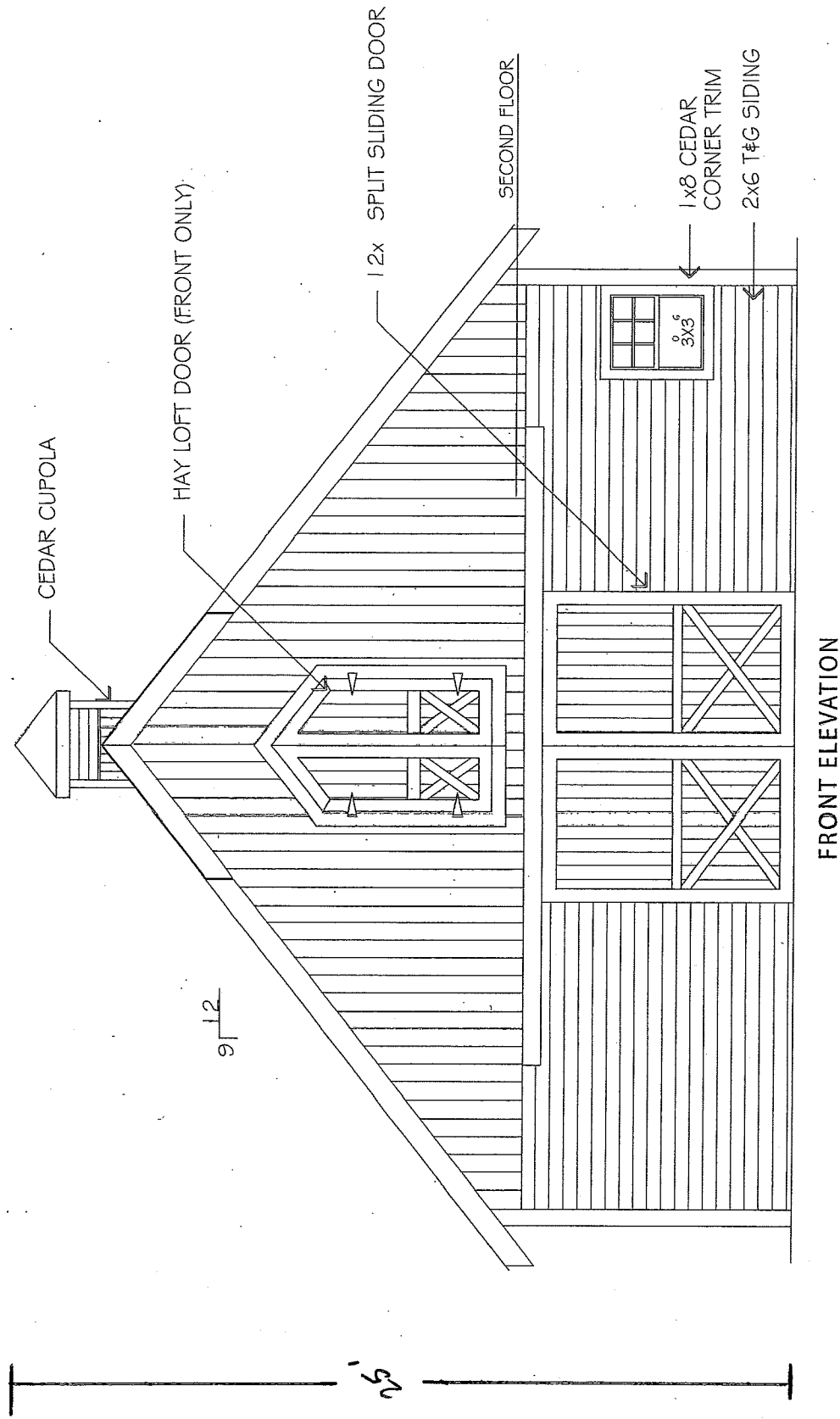
Preliminary
Grading and Erosion
and Sediment Control Plan

13751 NW
SPRINGVILLE ROAD
KEVIN SENN

REVISIONS	BY
1	JS

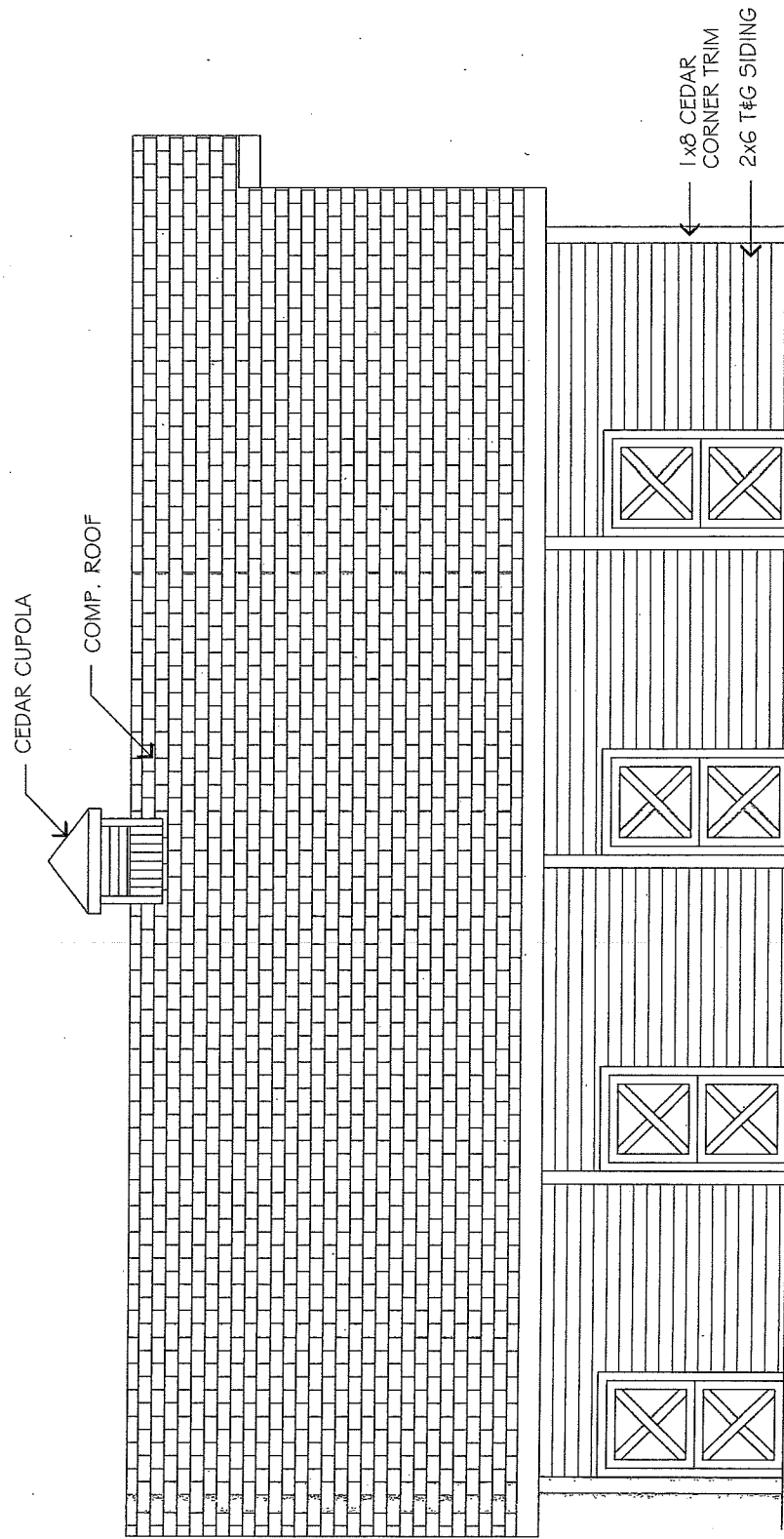
DATE AUG 2017
SCALE AS NOTED
DRAWN JDM
JOB S017-022
SHEET 1
OF 2 SHEETS

Barn Pros Cascade 48 Barn Standard Model with Equine Package



© 2014 BARN PROS INC

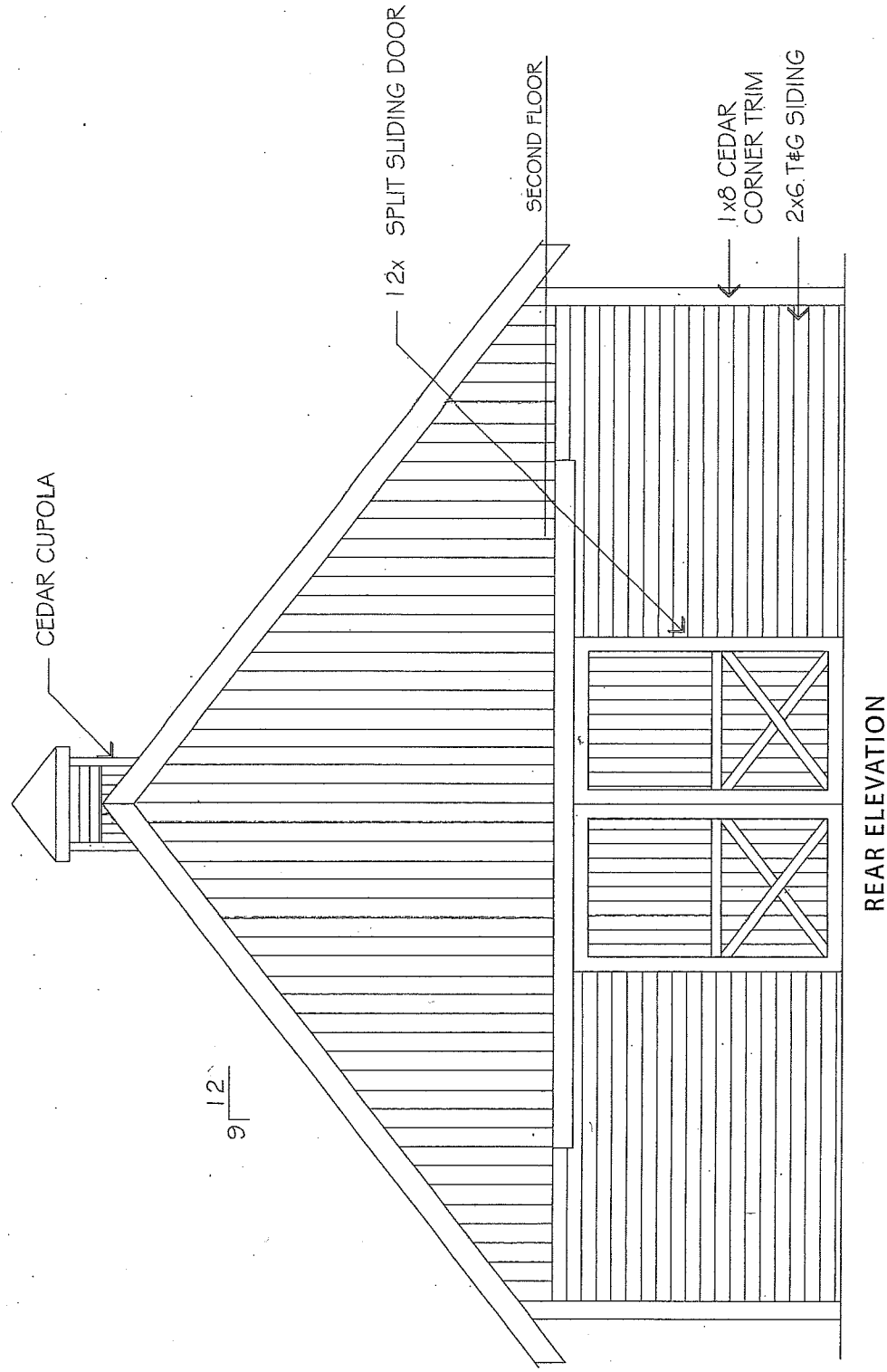
Barn Pros Cascade 48 Barn Standard Model with Equine Package



LEFT SIDE ELEVATION

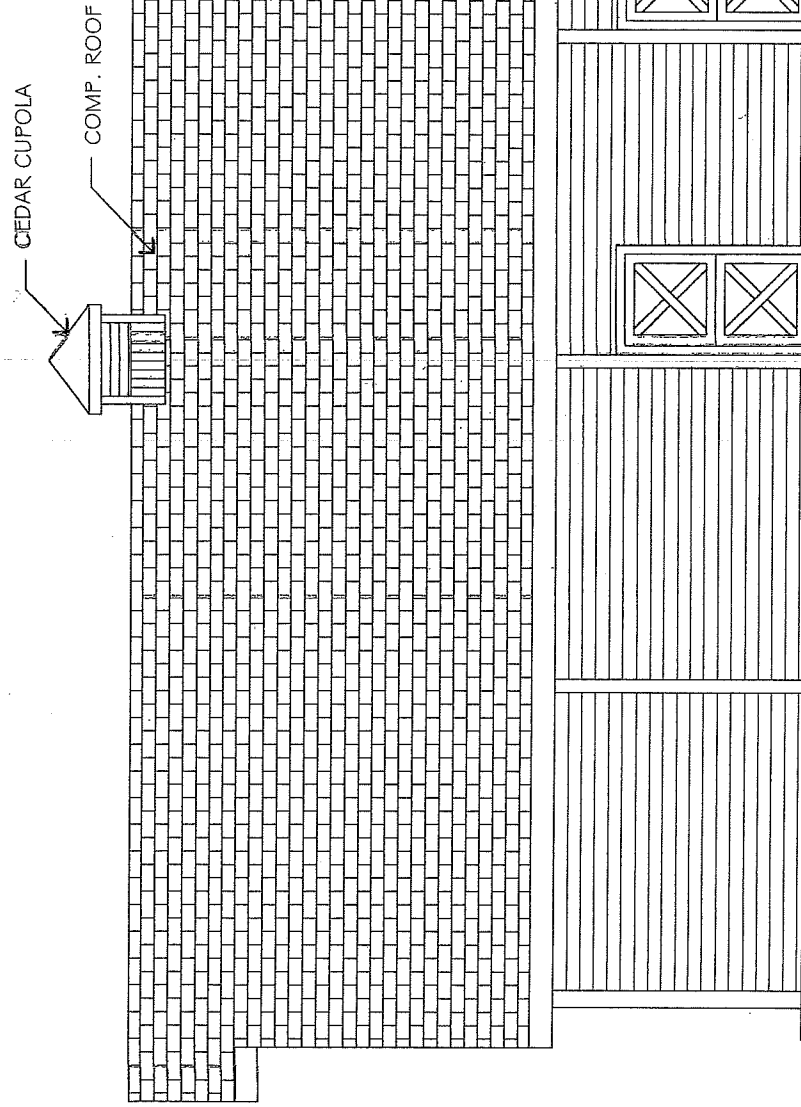
© 2014 BARN PROS INC

Barn Pros Cascade 48 Barn Standard Model with Equine Package



© 2014 BARN PROS INC

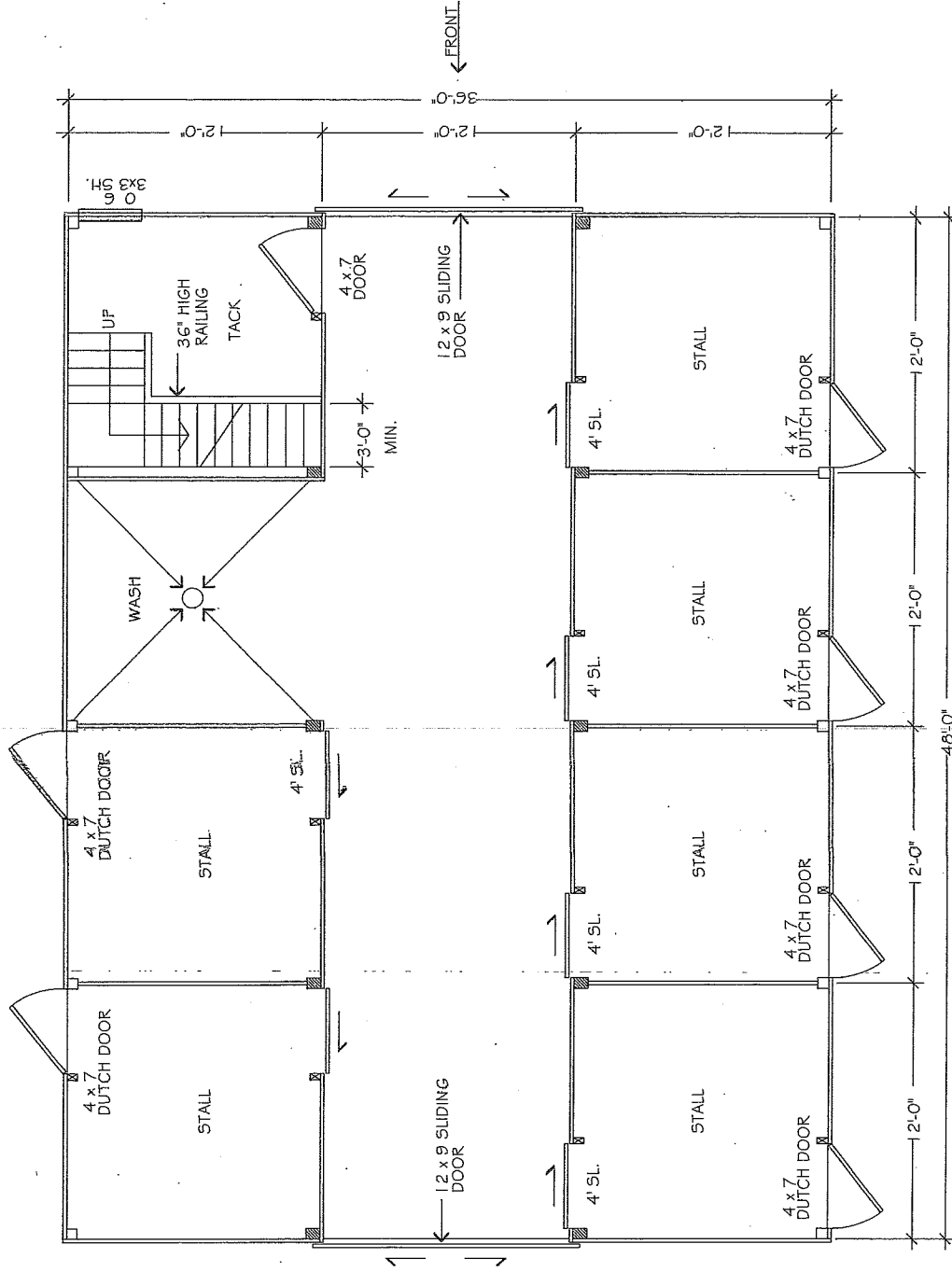
Barn Pros Cascade 48 Barn Standard Model with Equine Package



RIGHT SIDE ELEVATION

© 2014 BARN PROS INC

Barn Pros Cascade 48 Barn Standard Model with Equine Package



FLOORPLAN - LOWER

© 2014 BARN PROS INC

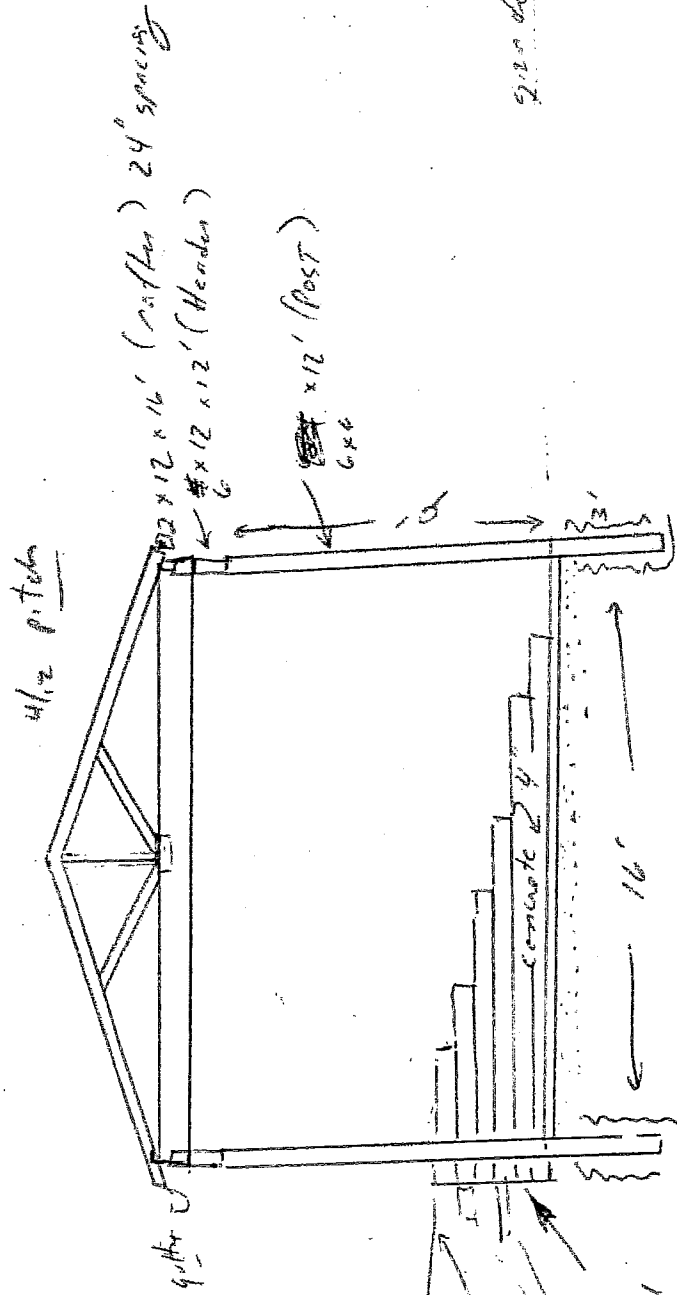
Architectural floor plan of a building with a loft. The plan shows a main floor with a staircase labeled "DN" and a loft area labeled "LOFT DOOR". Dimensions are provided for various sections: 12'-0" for the main floor width, 12'-0" for the loft width, and 12'-0" for the main floor length. Notes specify "4x6 DOOR POST EXTEND TO RAFTER W/ (8) 16d NAILS & (2) SIMPSON A-35 FRAMING ANCHORS AT BASE" and "2x6 T&G GUARD 40" HIGH". The plan also indicates "OPEN TO BELOW" for the main floor and "LOFT DOOR" for the loft area.

© 2014 BARN PROS INC

13751 NW Springfield

Portland, OR

PROPOSED
MANURE SHED



EAST
ELEVATION

Kevin Smith