

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

14 DAY OPPORTUNITY TO COMMENT

Application for a new Single Family Dwelling in a Rural Residential Zone (RR) with a Significant Environmental Concern Water Resource Overlay (SEC-wr). (Case # T2-2018-10511)

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

Case File: T2-2018-10511

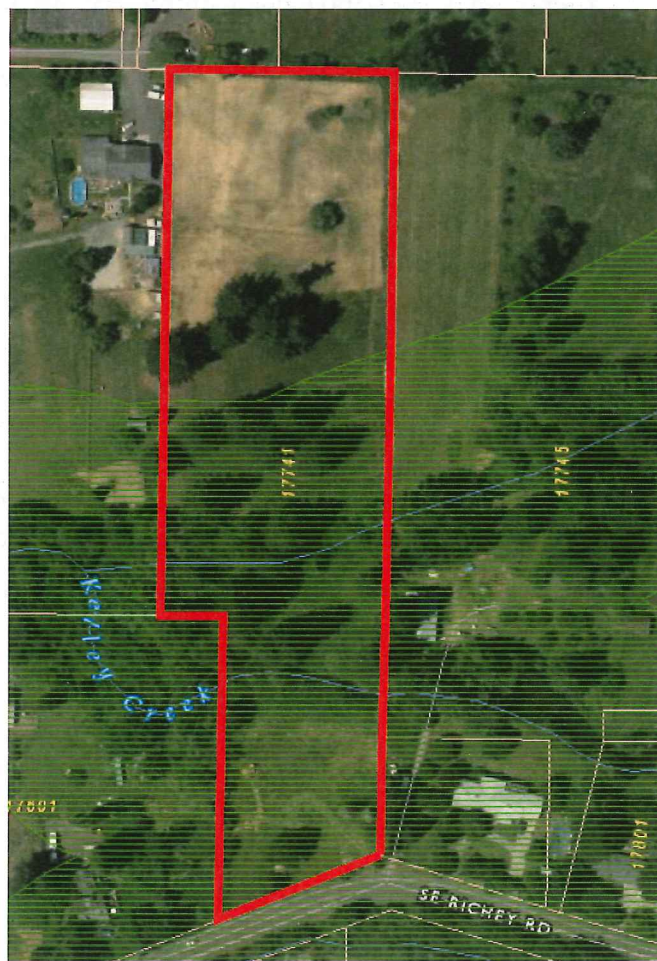
Location: 17741 SE Richey Road
Tax Lot 00300 of Section 19DA,
Township 1 South, Range 3 East,
W.M.

Alt.	R99319	Site	4.32
Acct #	1370	Size:	acres

Applicant: Dan Symons

Base Zone: Rural Residential (RR)

Proposal: A request for a Type 2 Significant Environmental Concern (SEC-wr), and Type 2 Lot of Record Determination and Road Rules Variance to approve a new single family dwelling.



Comment Period: Written comments regarding this application will be accepted if received by 4pm on January 4, 2019. 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 the Planner on Duty at land.use.planning@multco.us or at 503-988-3043.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 11.15-2208 Primary Uses, MCC 11.15.2218 Dimensional Standards, MCC 11.15.2226 Off-Street Parking, MCC 11.15.2228 Access, MCC 11.15.6408(A) and (C) Application for SEC, MCC 11.15.6420 Criteria for Approval of SEC Permit, MCC 11.15.6423 General SEC-wr Requirements, MCC 11.15.642 SEC-wr Approval Criteria, MCC 37.0560 Code Compliance, MCC 11.45.040 Compliance Required, MCC 11.15.0005 Lot of Record, MCC 11.15.2222 Lot of Record, and Road Rules Variance MCRR 4.200 through 4.500 Access to County Roads, MCC 16.100 Variance Requirements, MCRR 16.200 General Variance Criteria, and MCRR 16.225 Access Variance Standards.

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 under the appropriate link. The Multnomah County Road Rules can be obtained by contacting our office or online at 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.