

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 New Forest Dwelling, Forest Development Standards, Hillside Development, and Significant Environmental Concern Permits

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

**Case File:** T2-2018-11007

**Location:** Tentative Address: 15195 NW Cornelius Pass Rd, Portland  
Tax Lot 301, Section 25, Township 2 North, Range 2 West, W.M.  
Alt. Acct # R649891690  
Property ID# R629395

**Applicant:** Petrus & Emma Van Eeden

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

**Proposal:** Applicant requests an approval for a New Forest Dwelling and associated development on a property within CFU-2 Zone with development activity within Slope Hazard, Significant Environmental Concern for Steams and Wildlife Habitat Overlay Zones.



**Comment Period:**

Written comments regarding this application will be accepted if received by January 08, 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 Katie Skakel, Senior Planner, email [katie.skakel@multco.us](mailto:katie.skakel@multco.us) or phone (503) 988-0213.

**Applicable Approval Criteria: Multnomah County Code (MCC):**

- MCC 33.2200 - 2110 Commercial Forest Use – 2 (CFU-2)
- MCC 33.2240(A) CFU-2 Template Dwelling Criteria
- MCC 33.2250 Building Height Requirements
- MCC 33.2256 Forest Practices Setbacks and Fire Safety Zones
- MCC 33.2261 Development Standards for Dwellings and Structures
- MCC 33.2075 Lot of Record
- MCC 33.4500 through MCC 33.4550: SEC General
- MCC 33.4570: SEC-Wildlife Habitat
- MCC 33.4575: SEC-Stream
- MCC 33.5500 - 33.5525: Hillside Development

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.

**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:**

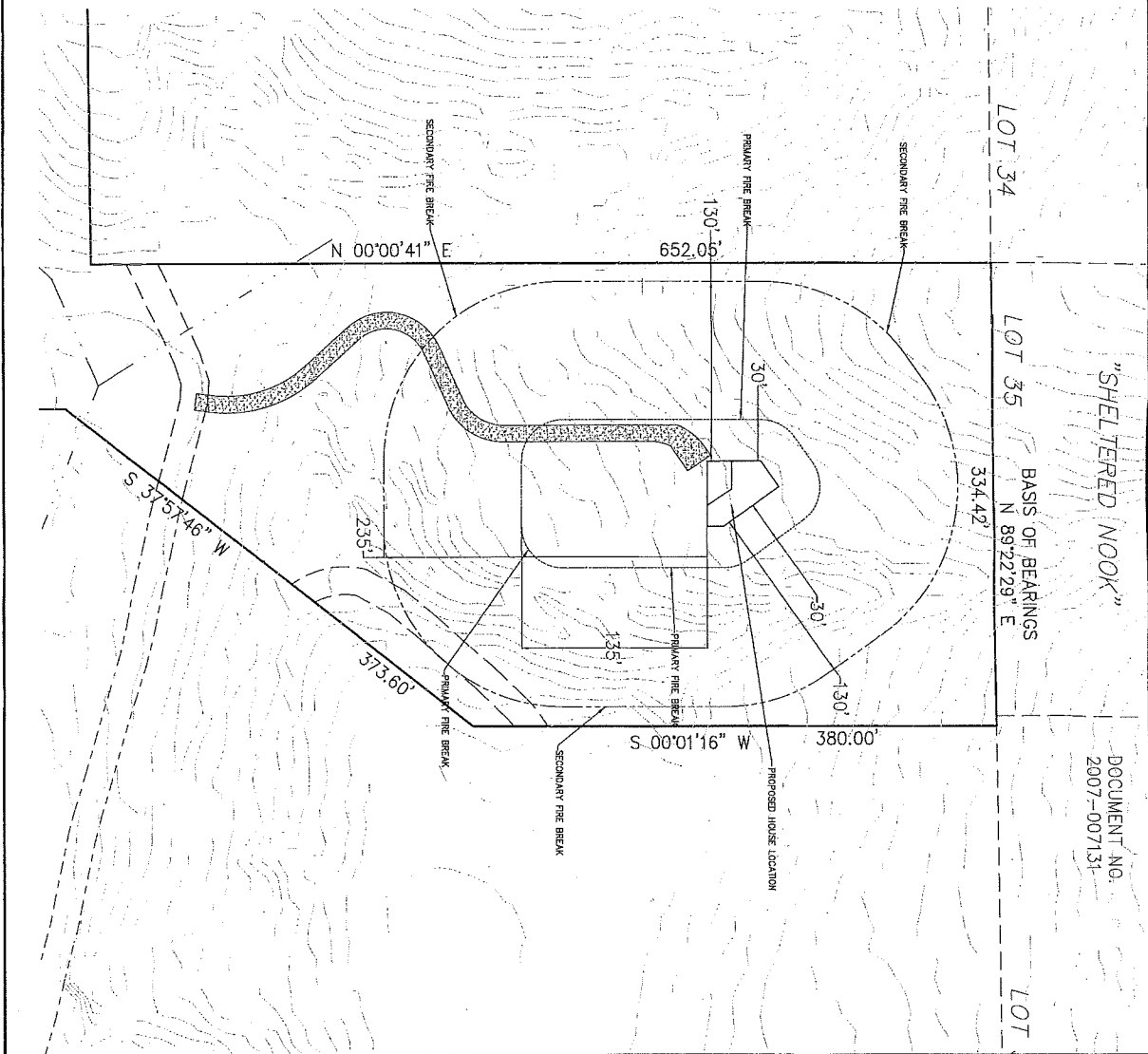
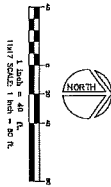
Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

**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.

NOTE:  
 THAT REAR AND SIDES OF THE HOUSE MUST BE  
 GRADED TO SLOPES LESS THAN 10%. THE FRONT OF  
 THE HOUSE WILL BE KEPT AS EXISTING GRADE AND  
 SLOPE NEAR SEPTIC AND DRAINFIELD AREA.

GIS CONTOUR INTERVALS 5 FT



DOCUMENT NO.  
 2007-007131

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 of 12

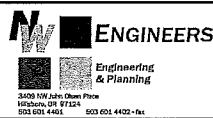


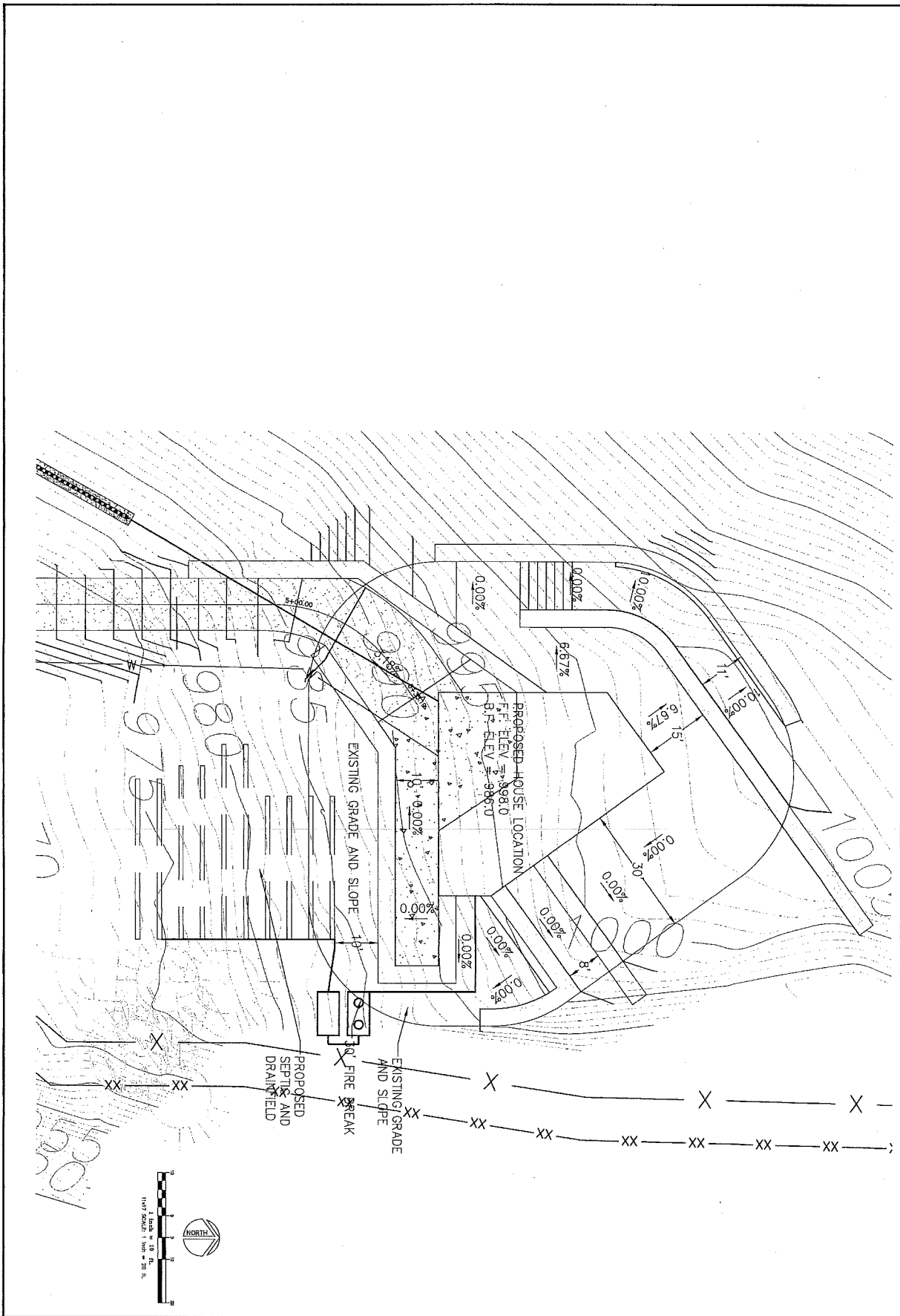
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15201 CORNELIUS PASS  
 ROAD FOREST DWELLING  
 N0485  
 FIRE BREAKS  
 ON GIS CONTOURS

FOR: PIETER VAN EEDEN  
 1237 SW 162ND AVE.  
 BEAVERTON, OR 97006  
 971-770-5356  
 SITE: TAX MAP 2N2W25  
 TAX LOT 301  
 MULTNOMAH COUNTY, OREGON





| FIRE2<br><br><div style="font-size: 2em; font-weight: bold; text-align: center;">5</div> of 12 |    | DESIGNED TMS<br>DRAWN TMS<br>REVIEWED TMS<br>SUBMITTAL | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> </tbody> </table> | REVISION | BY | DATE | 1 |  |  | 2 |  |  | 3 |  |  | 4 |  |  | 5 |  |  | 6 |  |  | 7 |  |  | 15201 CORNELIUS PASS<br>ROAD FOREST DWELLING<br>N0485<br>PROPOSED SLOPE<br>& FIRE BREAK | FOR: PIETER VAN EEDEN<br>1237 SW 162ND AVE.<br>BEAVERTON, OR 97006<br>971-770-5356<br>SITE: TAX MAP 2H2W25<br>TAX LOT 301<br>MULTNOMAH COUNTY, OREGON | <br><b>ENGINEERS</b><br>Engineering<br>& Planning<br><small>31450 NW 32nd Green Place<br/>         Hillsboro, OR 97124<br/>         503.601.4411 503.601.4402-fax</small> |
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