

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

14 DAY OPPORTUNITY TO COMMENT

Application for

New single family dwelling with a request for an Adjustment, Hillside Development Permit, and Roads Rules Variance.

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

Case File: T2-2018-10449/EP-2018-10461

Location: 65 SE Red Elder Dr., Corbett, OR
Tax Lot 01000, Section 35CC,
Township 1N, Range 5E, W.M.

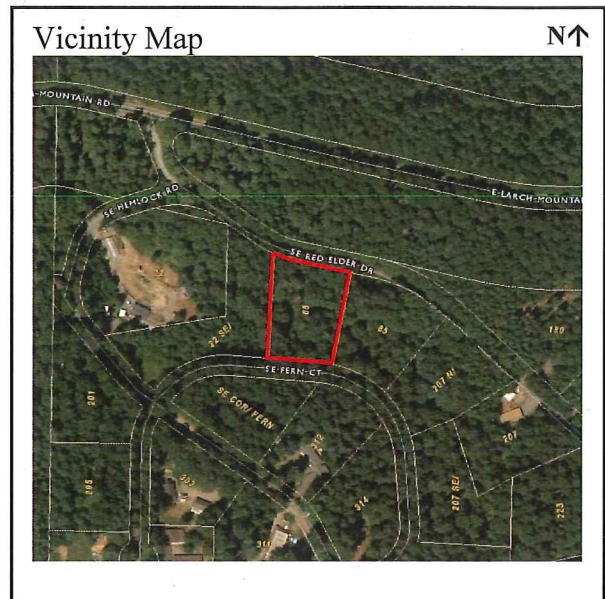
Alt. Acct # R289900050/Prop. ID# R164715

Applicant: Juliana and Carl Wallace

Base Zone: Rural Residential

Overlays: None

Proposal: Request to build new single family dwelling with an adjustment to the minimum front yard setback of 18' vs standard 30' setback, a Hillside Development Permit and a Roads Rules Variance to create a regraded safety vehicular turn around on S.E. Red Elder Drive.



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 35.7600 Adjustment, Hillside Development Permit, MCC 35.5505- MCC 35.5520 and Multnomah County Road Rules (MCRR): MCRR 4.00; Access to County Roads; MCRR 16:000: Variance from County Standards and Requirements

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 link Chapter 35: East Sandy 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 under the link Multnomah County Road Rules.

Comment Period: Written comments regarding this application will be accepted if received by **4:00 p.m., February 12, 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 Katie Skakel, Staff Planner at 503-988- 0213, or by email at katie.skakel@multco.us.

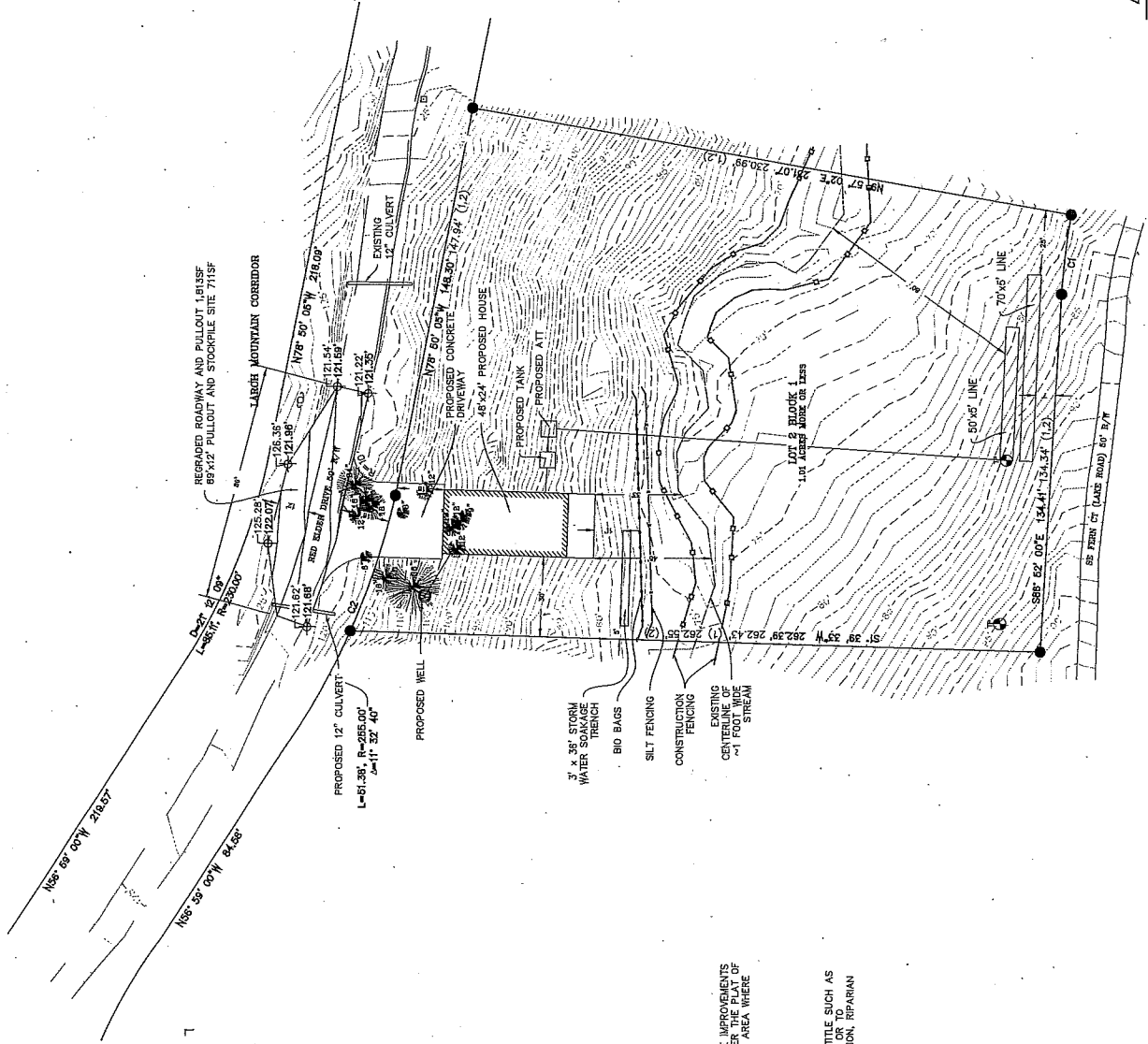
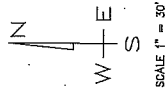
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, property owners within 750 feet of the subject property, and any other persons who submitted written comments 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.

WALLACE RESIDENCE SITE PLAN LOT 2 OF BLOCK 1 OF FOOTHILLS RANCH IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, COUNTY OF MULTNOMAH, STATE OF OREGON



LEGEND AND ABBREVIATIONS

- FOUND 5/8-INCH IRON ROD PER CS
- TREE WITH DIAMETER (INCHES)
- MAJOR CONTOUR 5' INTERVAL
- - - MINOR CONTOUR 1' INTERVAL
- ⊙ TEST PIT LOCATION
- ⊙ UTILITY POLE
- ⊙ ELECTRICAL PEDESTAL
- R/W RIGHT OF WAY WIDTH PER REF. 1
- 125.00' EXISTING GRADE
- 126.00' FINISHED GRADE

REFERENCES

- 1) PL 1191-027/028 PLAT OF FOOTHILLS RANCH, DATED JUNE 1958
- 2) CS 38174, SURVEY OF LOT 2 BLOCK 1 FOOTHILLS RANCH, DATED MARCH 28, 1975

NOTES

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING GROUND CONDITIONS FOR SITE IMPROVEMENTS INCLUDING NEW HOME CONSTRUCTION AND ROAD IMPROVEMENTS. RECORD MONUMENTS PER THE PLAT OF FOOTHILLS RANCH WERE RECOVERED AND SHOWN HEREON. ONLY TREES LOCATED IN THE AREA WHERE THE NEW HOME IS PLANNED WERE TIED.

FIELD MEASUREMENTS WERE CONDUCTED ON SEPTEMBER 6, 2018.

45TH PARALLEL GEOMATICS, LLC MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, PREScriptive RIGHTS, EASEMENT, ESTOPPEL, ACQUISITION, ETC., OR TO ENVIRONMENTAL CONCERNS SUCH AS HAZARDOUS WASTE, POLLUTION, WETLAND DELINEATION, RIPARIAN CHANGES, FLOOD ZONES, ETC.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 LAND SURVEYOR
 SAMANTHA TAY TANNER
 90079

RENEW 6/30/20

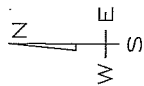
45th PARALLEL GEOMATICS, LLC

P.O. BOX 1863
 HOOD RIVER, OREGON 97031
 541-392-1157

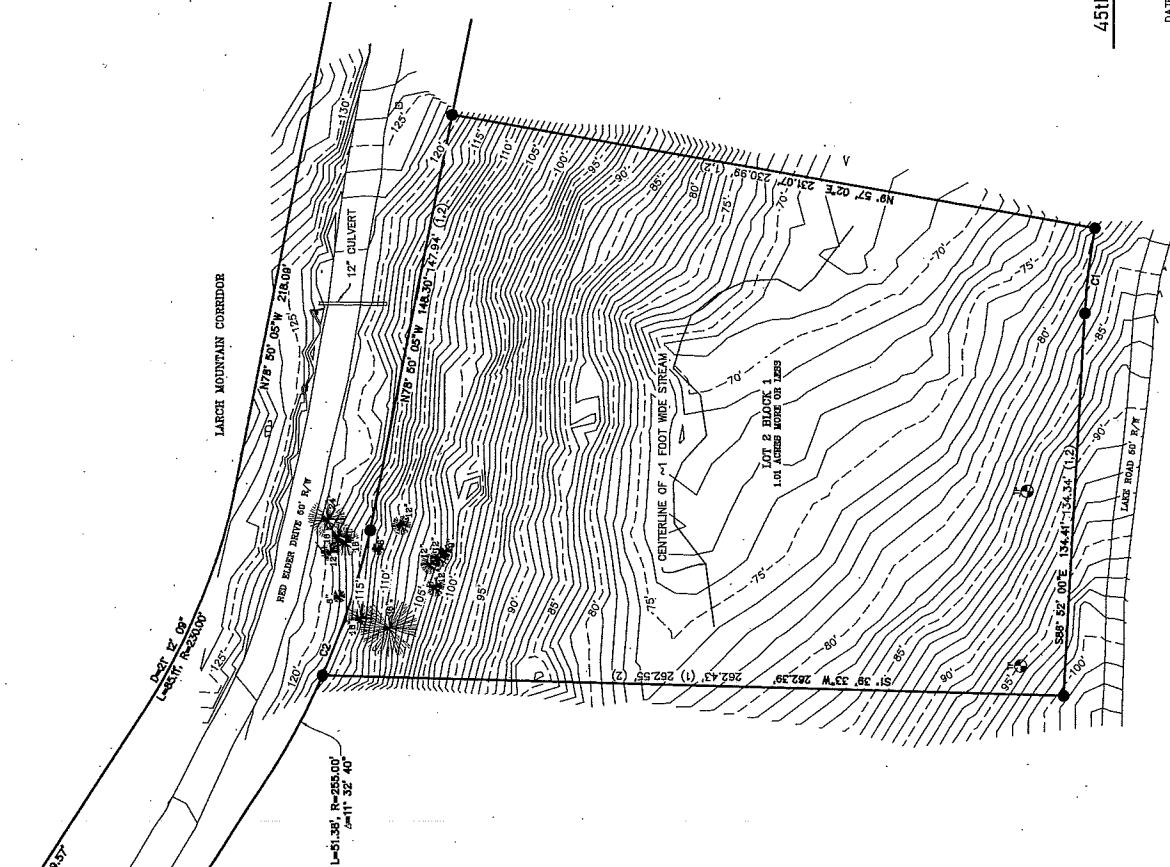
DATE: 9/18/2018

SHEET: 1 OF 1

TOPOGRAPHIC SURVEY
LOT 2 OF BLOCK 1 OF FOOTHILLS RANCH
IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 5 EAST,
WILLAMETTE MERIDIAN, COUNTY OF MULTNOMAH, STATE OF OREGON



SCALE 1" = 30'



Curve Table					
Curve #	Length	Radius	Record Delta	Chord Direction	Chord Length
C1	30.04'	257.00'	6° 41' 48"	N83° 15' 22\"W	30.02'
C2	53.65'	250.00'	10° 58' 48"	S71° 43' 48\"E	53.58'

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- ⊙ ELECTRICAL PEDESTAL
- R/W RIGHT OF WAY WIDTH PER REF. 1

REFERENCES

- PL 1191-027,028 PLAT OF FOOTHILLS RANCH, DATED JUNE 1988
- CS 36174, SURVEY OF LOT 2 BLOCK 1 FOOTHILLS RANCH, DATED MARCH 26, 1975

NOTES

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING GROUND CONDITIONS FOR SITE IMPROVEMENTS AND TO LOCATE THE EXISTING AND PROPOSED UTILITIES AND STRUCTURES. THE SURVEY WAS CONDUCTED ON SEPTEMBER 8, 2018. FIELD MEASUREMENTS WERE CONDUCTED ON SEPTEMBER 8, 2018.

45TH PARALLEL GEOMATICS, LLC MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS NOTED ANY OBVIOUS ENVIRONMENTAL CONCERNS SUCH AS HAZARDOUS WASTE, POLLUTION, WETLAND DELINEATION, RIPARIAN CHANGES, FLOOD ZONES, ETC.

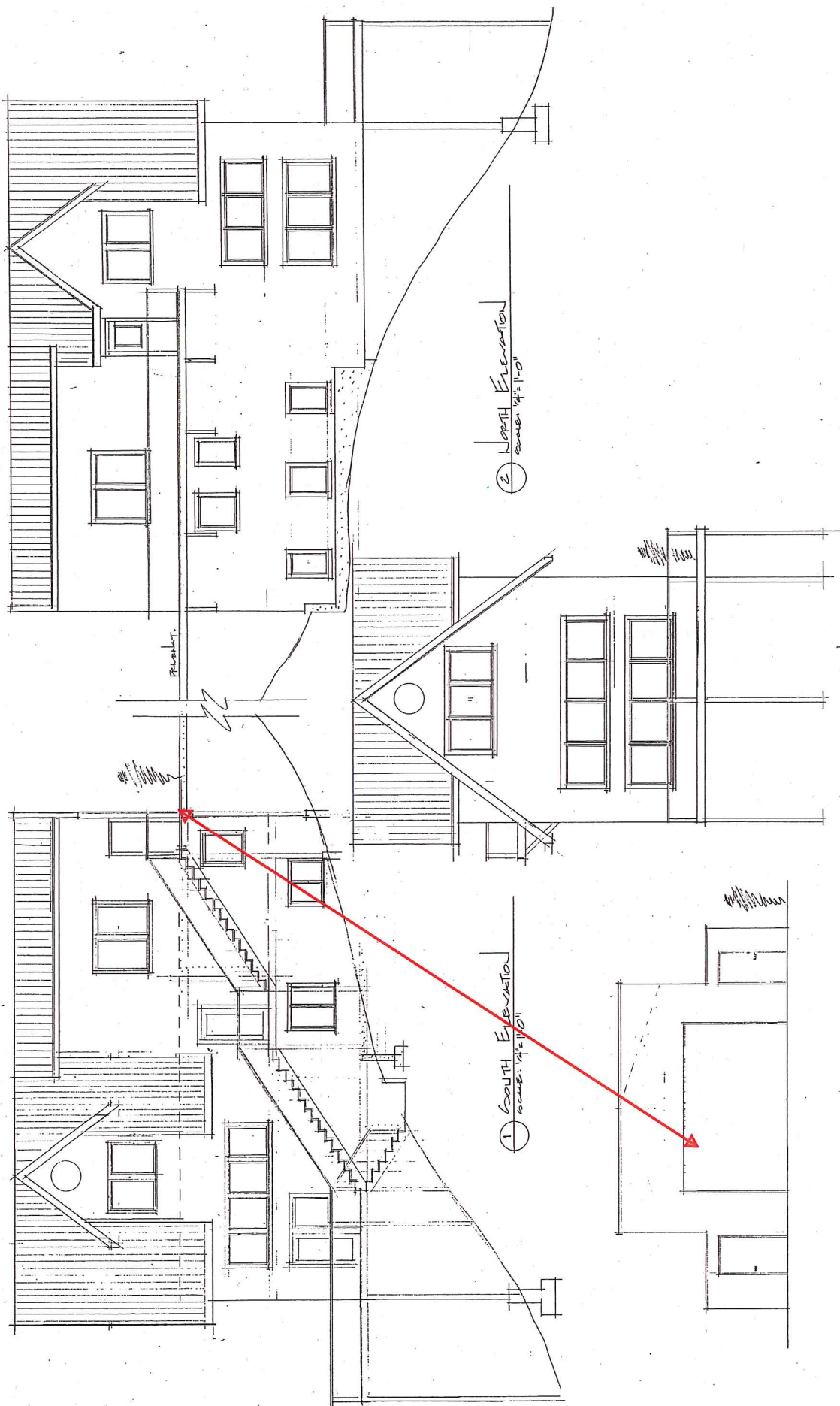
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 26, 2015
SAMANTHA KAY TANNER
80076

REVIEWS 6/30/20

45TH PARALLEL GEOMATICS, LLC

P.O. BOX 1863
HOOD RIVER, OREGON 97031
541-392-1157
DATE: 9/18/2018
SHEET: 1 OF 1



2 North Elevation
scale: 1/4" = 1'-0"

1 West Elevation
scale: 1/4" = 1'-0"

1 South Elevation
scale: 1/4" = 1'-0"

3 East Elevation

