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Renotice OPPORTUNITY TO COMMENT

Application for

Forest Development Standards Permit, Significant Environmental Concern Permit, Exception to the Secondary Fire Safety Zone Permit and Adjustment

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

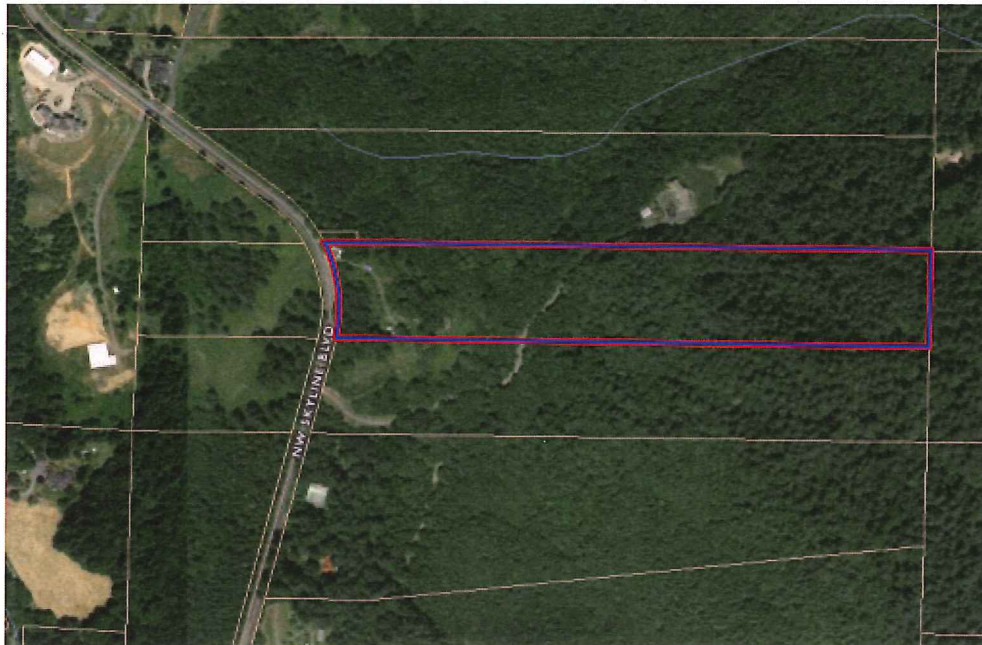
Case File: T2-2018-10848

Location: Skyline Blvd.
Tax Lot 01100, Section 24B, Township 2 North, Range 2 West, W.M.
Alt. Acct: R972240060
Property ID: R325877

Applicant: Donis Mcardle

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

Proposal: Application for a replacement dwelling in the CFU-2 zone and Significant Environmental Concern for Wildlife Habitat and Scenic Views Overlay zone, Exception to reduce secondary fire safety zone and Adjustment to reduce south setback from 130 feet to 78 feet.



Comment Period: Written comments regarding this application will be accepted if received by **March 21, 2019 by 4 pm**. 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 George Plummer, Planner at george.a.plummer@multco.us - (503) 988-0202 (8 am to 4 pm Tuesday through Friday).

Applicable Approval Criteria: Multnomah County Code (MCC):

MCC 33.0005 Definitions: Habitable Dwelling, Lawfully Established Dwelling and Lot of Record

MCC 33.2225(A) Review Uses

MCC 33.2256 Forest Practices Setbacks and Fire Safety Zones

MCC 33.2261 Development Standards for Dwellings and Structures

MCC 33.2275 Lot of Record

MCC 33.2310 Exceptions to Secondary Fire Safety Zones

MCC 33.4510 Uses; SEC Permit Required

MCC 33.4520 Application for SEC Permit

MCC 33.4570 Criteria for Approval of SEC-h Permit -Wildlife Habitat

MCC 33.4565 Criteria for Approval of SEC-v Permit – Scenic Views

MCC 33.7100 - 33.7606: Adjustment Scope

MCC 33.7611: Adjustment Criteria

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 33: West Hills Rural Plan Area.

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.