

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

REVISED 14 DAY OPPORTUNITY TO COMMENT

Application for New Forest Dwelling, Significant Environmental Concern Permit, and Exception to Secondary Fire Safety Zone

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

Case File: T2-2018-10965

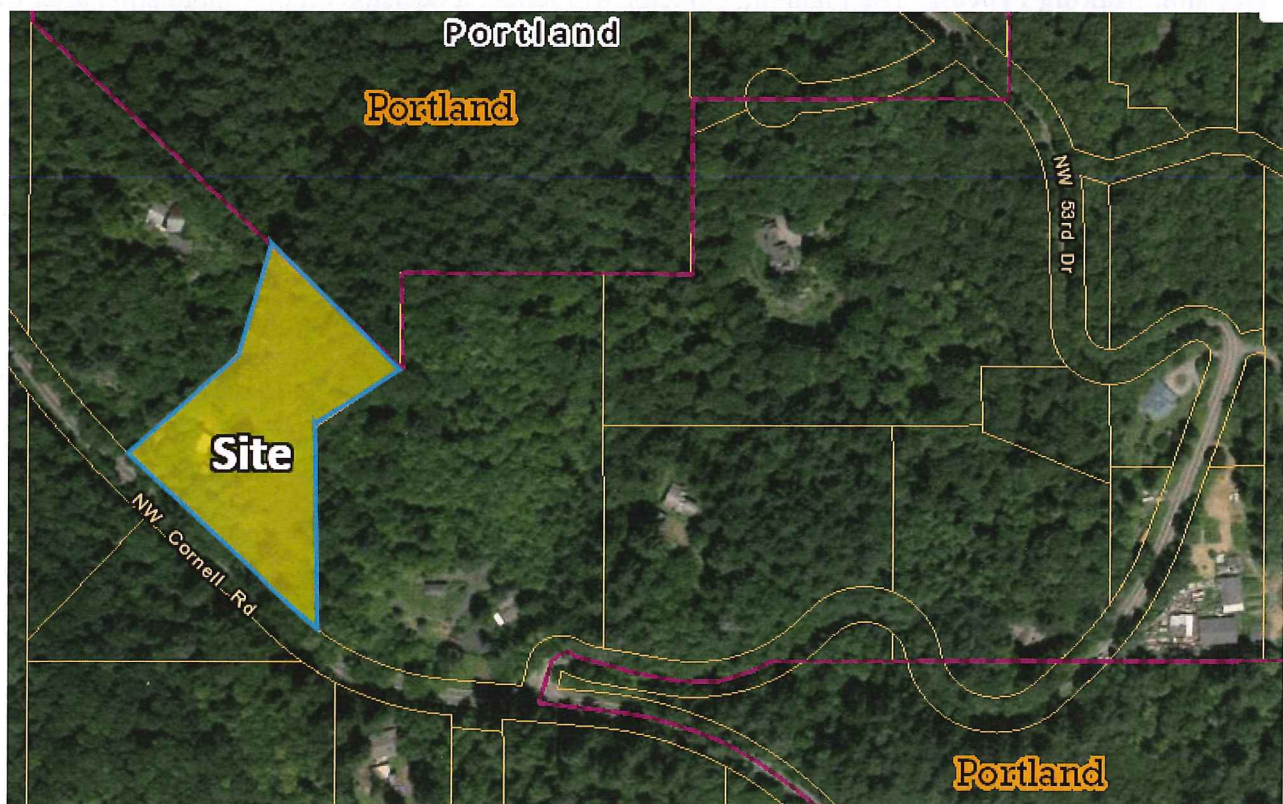
Location: 5849 NW Cornell Rd, Portland
Tax Lot 500, Section 31BA, Township 1 North, Range 1 East, W.M.
Alternate Account #R590301760 Property ID #R223171

Applicant: Ari Ampudia c/o Cofield Law Office

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

Overlays: Significant Environmental Concern for wildlife habitat (SEC-h), streams (SEC-s) / Hillside Development (HDP)

Proposal: The applicant is requesting a new forest dwelling via the County's template test criteria. The application includes a request for a Significant Environmental Concern permit for wildlife habitat (SEC-h) and streams (SEC-s).



Comment Period: Written comments regarding this application will be accepted if **received by 4 pm on Wednesday, May 8, 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 staff planner, Lisa Estrin at 503-988-0167 or email her at lisa.m.estrin@multco.us.

Applicable Approval Criteria: Multnomah County Code (MCC): *New Forest Dwelling* - MCC 33.2225(B)(2), MCC 33.2240(A) Template Dwelling, MCC 33.2250 Building Height, MCC 33.2256 Forest Practices Setbacks and Fire Safety Zones, MCC 33.2261 Development Standards for Dwellings, MCC 33.2285 Off-Street Parking, MCC 33.2307 SFD Covenant regarding Claims, MCC 37.0650 Code Compliance

Lot of Record – MCC 33.2275, MCC 33.0005 Definitions, Lot of Record

Exception to 2nd Fire Safety Zone – MCC 33.2310

Dark Sky Lighting Standards – MCC 33.0570

Significant Environmental Concern – (*SEC-h*) MCC 33.4520 Application for SEC Permit, MCC 33.4567 SEC-h Clear and Objective Standards, MCC 33.4570 Criteria for Approval of Wildlife Habitat; (*SEC-s*) – MCC 33.4520 Application for SEC Permit, MCC 33.4575 Criteria for Approval of SEC Permit - Streams

Hillside Development – MCC 33.5500 through MCC 33.5525

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.

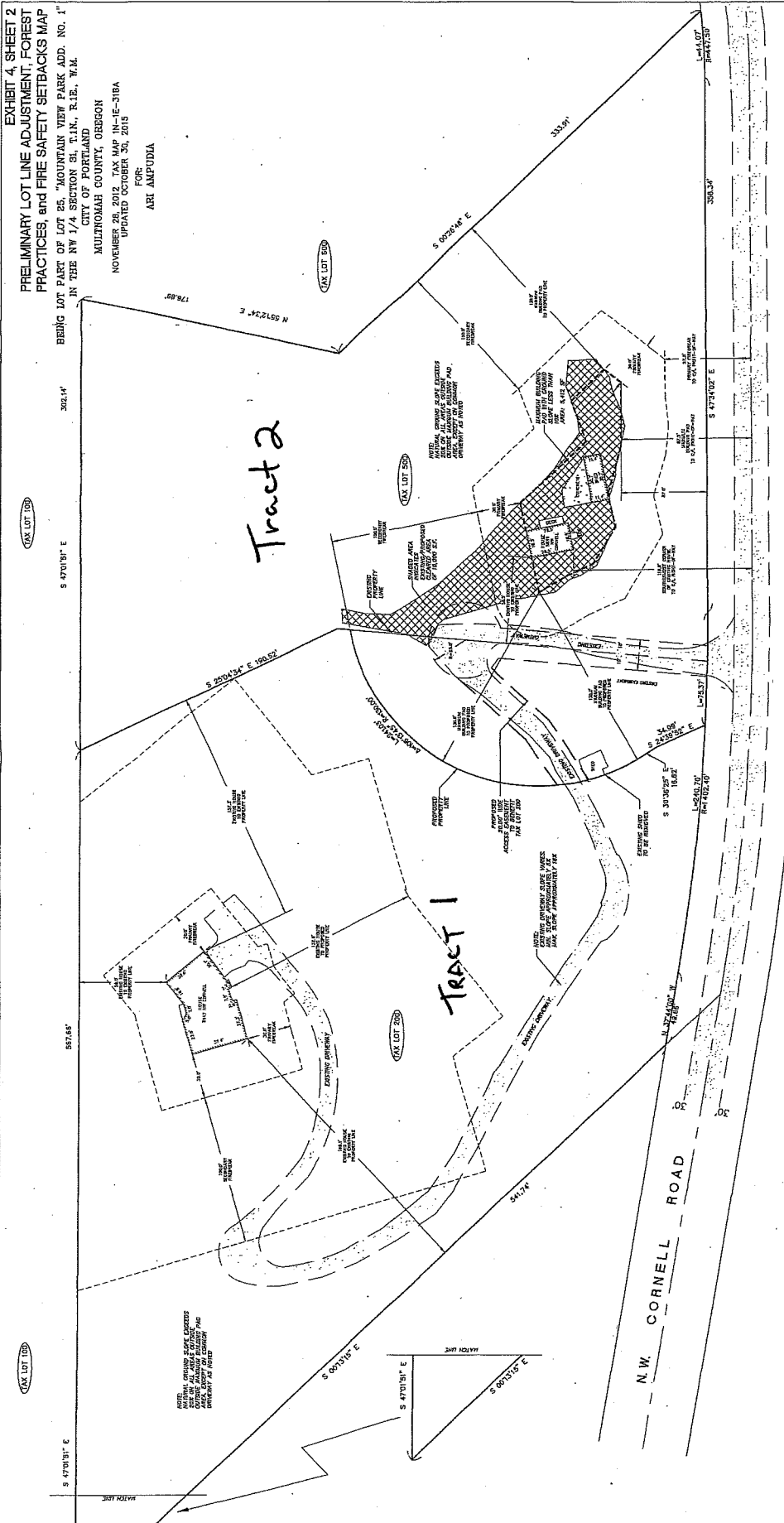
Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

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.

EXHIBIT 4, SHEET 2
PRELIMINARY LOT LINE ADJUSTMENT, FOREST
PRACTICES, and FIRE SAFETY SETBACKS MAP
IN THE NW 1/4 SECTION 31, T.1N., R.1E., W.1M.

CITY OF PORTLAND
 MULTNOMAH COUNTY, OREGON
 NOVEMBER 28, 2012. TAX MAP IN-E-31BA
 UPDATED OCTOBER 30, 2015
 FOR:
 ARI AMPUDIA



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 ANDY FARR
 OREGON
 LICENSE NO. 1000
 EXPIRES: JUNE 30, 2016

DRAWN BY:
 ANDY FARR AND ASSOCIATES, INC.
 1000 N. W. CORNELL ROAD
 LAKE OSWEGO, OREGON 97035
 PH: 503-638-3341

PROJECT: 1000
 DATE: 11/28/12
 DRAWING: 1000-001

AREA TABLE (ACRES)

	EXISTING	PROPOSED
TAX LOT 200	4.09	3.69
TAX LOT 205	0.72	3.12
THROUGH TAX LOT 200 TO TAX LOT 205	0.40	0.40

