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## 14 DAY OPPORTUNITY TO COMMENT

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

We are required to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

**Case File:** T2-2019-11466 & EP-2019-11642

**Location:** A Tax Lot Adjacent to 17005 NW Skyline Blvd., Portland  
Tax Lot 1200, Section 24B, Township 2 North, Range 2 West, W.M.  
Tax Account #R972240050 Property ID #R325876

**Applicant:** Donis McArdle

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

**Overlays:** Significant Environmental Concern – Wildlife Habitat (SEC-h)

**Proposal:** The applicant requests approval for a new forest dwelling via the Template Test procedures. The request also includes a Significant Environmental Concern – Wildlife Habitat Permit, Exception to the Secondary Fire Safety Zone, and Road Rules Variance for the driveway spacing standards.

Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 PM on July 11, 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, Chris Liu at [chris.liu@multco.us](mailto:chris.liu@multco.us) or at 503-988-2964.

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

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record - Generally, MCC 39.3030 Lot of Record - CFU-2, MCC 39.6850 Dark Sky Lighting Standards;

New Forest Dwelling (Template): MCC 39.4075(B) Review Uses, MCC 39.4090 Template Dwellings Standards, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards For Dwellings And Structures, MCC 39.4150 Single Family Dwellings Condition of Approval;

Exceptions to Secondary Fire Safety Zones: MCC 39.4155 Exceptions To Secondary Fire Safety Zones;

Significant Environmental Concern (Type 1): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5850 & 39.5860 Criteria For Approval of SEC-H Permit

Multnomah County Road Rules (MCRR):

MCRR 16.000 Variance from County Standards and Requirements, MCRR 16.225 Access Variance Standards; B. Access Spacing

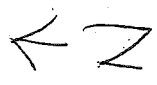
Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes> under the link *Chapter 39: Multnomah County Zoning Code* and <https://multco.us/transportation-planning/> under the link *Plans and Documents*.

**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.



TL 600 NW Skyline

TL 800

17050

TL 900  
16820 NW  
SKYLINE

TL 1200  
SUBJECT  
PROPERTY

16940 NW SKYLINE EASEMENT  
17050 NW SKYLINE DR.  
17050 NW SKYLINE DR.

17005 NW SKYLINE BARN DRIVE

14005 NW SKYLINE

53' property corner to middle  
of subject driveway  
82' middle of barn driveway to  
middle of proposed driveway  
54' middle of 17050 and middle of easement  
driveway to 16940  
TL 1000

Proposed driveway is  
directly across NW  
skyline from easement to  
16940 NW Skyline

Measuring diagonally across  
NW skyline from center of  
17050 NW skyline to center  
of proposed driveway is  
approximately 85' more or less.

\* Not to Scale \*  
For Illustration Only

