
14 DAY OPPORTUNITY TO COMMENT

Application for Forest Development Standards, Accessory Use Determination, and Significant Environmental Concern for Wildlife Habitat (SEC-h)

Notice is required to be given to 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: T2-2018-10982 **Applicant:** Rocky L. Eells

Location: 5238 Oxbow Parkway, Gresham
Tax Lot 800, Township 1 South, Range 4 East, Section 15B, W.M.
Tax Account #R994150070 Property ID #R341817

Base Zone: Commercial Forest Use (CFU)

Overlays: Significant Environmental Concern for Water Resources (SEC-wr),
Significant Environmental Concern for Wildlife Habitat (SEC-h),
Hillside Development and Erosion Control (HD)

Proposal: The applicant is requesting a review of Forest Development Standards, an Accessory Use Determination, and a Significant Environmental Concern for Wildlife Habitat (SEC-h) permit to construct at 52' x 44' deck and yurt.

Comment Period:

Written comments regarding this application will be accepted, if received by **4:00 PM on Tuesday, July 16, 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, Rithy Khut at rithy.khut@multco.us or at 503-988-0176.

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.



Applicable Approval Criteria:

Administration and Procedures: MCC 37.0560 Code Compliance and Applications

General Provisions: MCC 36.0005 Definitions

Administration and Enforcements – Permits and Certificates: MCC 36.0565 Condition of Approval – Accessory Structure, MCC 36.0570 Dark Sky Lighting Standards

Commercial Forest Use CFU: MCC 36.2020(T) Allowed Uses, MCC 36.2025(L) Review Uses, MCC 36.2050 Building Height Requirements, MCC 36.2056 Forest Practice Setbacks and Fire Safety Zones, MCC 36.2061 Development Standards for Dwellings and Structures, MCC 36.2075 Lot of Record, MCC 36.2095 Sewage, Storm Water, Water Systems and Grading Requirements

Significant Environmental Concern, SEC: MCC 36.4515 Uses – SEC Permit Required, MCC 36.4550 General Requirements for Approval in Areas Designated as SEC-wr or SEC-h, MCC 36.4560 Criteria for Approval of SEC-h Permit – Wildlife Habitat, MCC 36.4567 SEC-h Clear and Objective Standards

Hillside Development and Erosion Control: MCC 36.5505 Permits Required, MCC 36.5510 Exempt Land Uses and Activities

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link Chapter 36: West of Sandy Rural Plan Area and Chapter 37: Administration and Procedures

Enclosures:

Zoning Map

Site Plan, Building Plans, and Building Elevations

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.



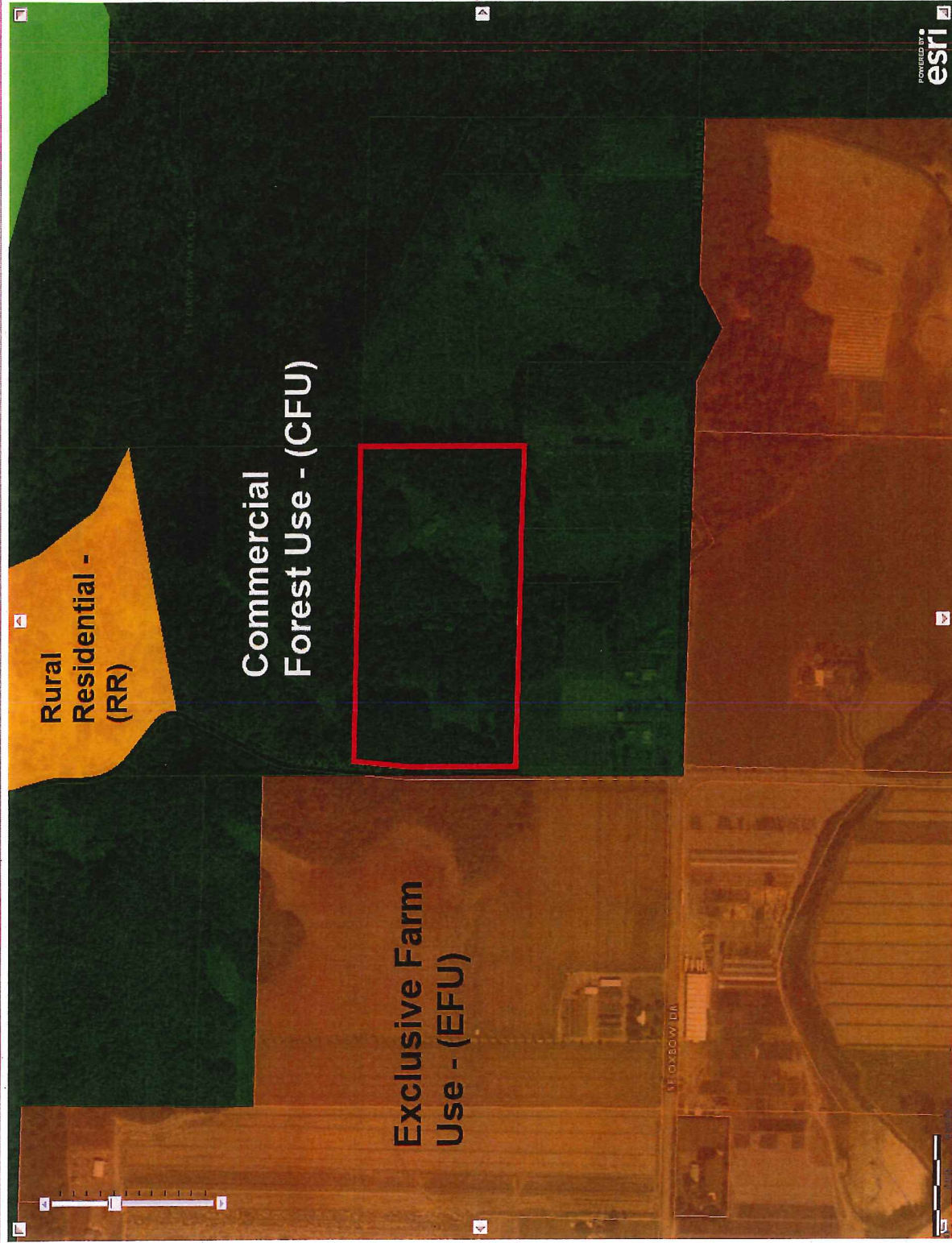
Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.968.3043
Fax 503.968.3589
Email land.use.planning@multco.us

This map is based on data from non county
sources.
This map is not printed to scale and should not
be used for measurement.
Multnomah County cannot accept responsibility
for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Zoning Map of 5238 SE Oxbow Parkway

[Web Layout](#)

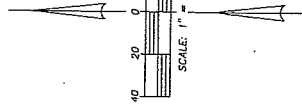
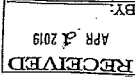


SKETCH MAP DETAIL

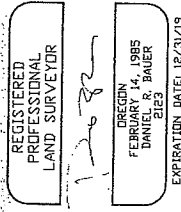
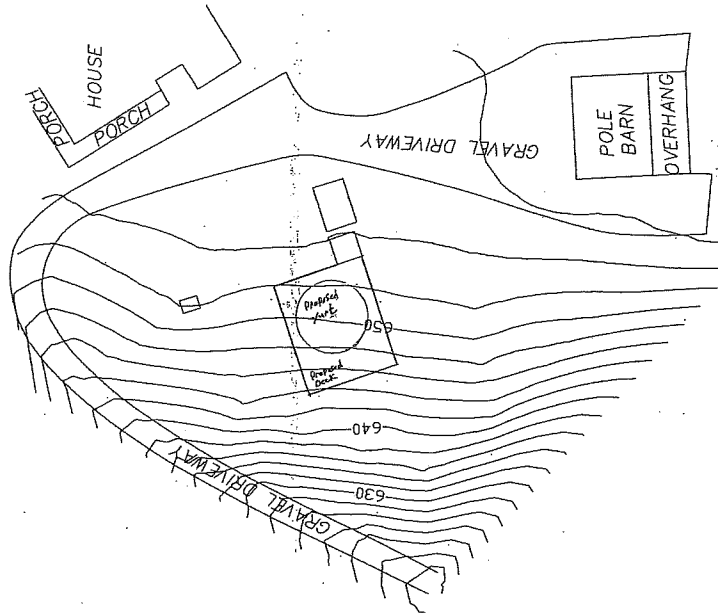
SITE PLAN FOR YURT/DECK CONSTRUCTION
 154E15B TAX LOT 00800 - DOCUMENT NO. 2017-07800
 SITUATED IN THE N.W. 1/4, SECTION 15, T.1S, R.4E, W.M.
 MULTNOMAH COUNTY, OREGON

MARY ASSOCIATES
 18615 E. BURNSIDE STREET
 PORTLAND, OR 97233
 TEL: 503-666-5656
 FAX: 503-666-6666
 EMAIL: DON@MARYASSOCIATES.NET

DATE: JANUARY 25, 2018
 ACCOUNT NO. 18127
 DRAWING NO. 18127SITEPLAN



154E15B TAX LOT 1400

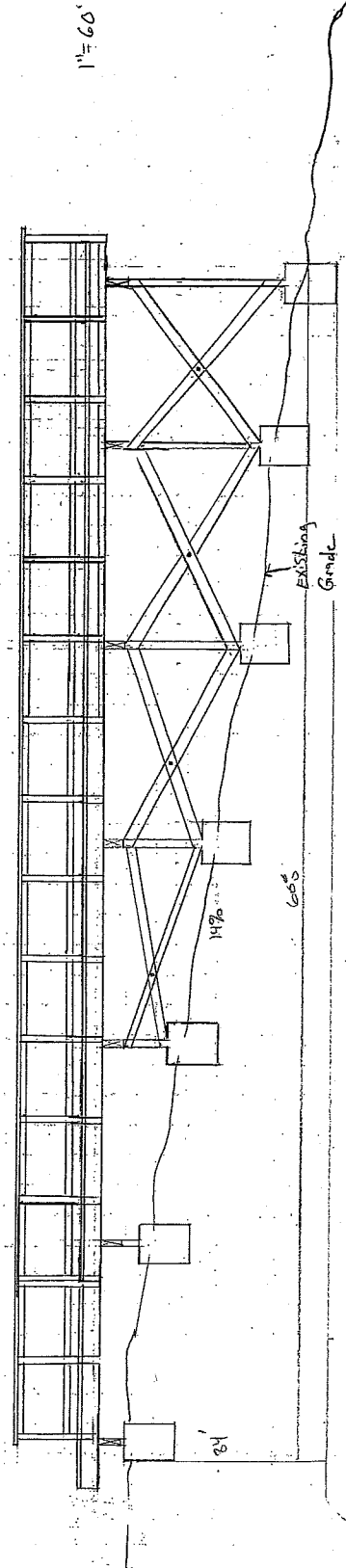


ZONING:
 CFU - COMMERCIAL FOREST USE

SITE SIZE:
 854,467 SQUARE FEET - 19.62 ACRES

PARCEL DATA:
 154E15B TAX LOT 00800 - DOCUMENT NO. 2017-078009

BENCHMARK
 WEST 1/4 CORNER, SECTION 15, T15R4E
 CITY OF PORTLAND BENCHMARK NO. 4260
 873.824 CITY OF PORTLAND DATUM



North

