

14 DAY OPPORTUNITY TO COMMENT

Application for a Significant Environmental Concern Permit

This notice serves 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- 12406

Location: 14320 NW McNamee Rd
Tax Lot 1400, Section 29, Township 2 North, Range 1 West, W.M.
Alternate Account #R649701820 Property ID #R236776

Applicant: Geno Salimena

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

Overlays: Significant Environmental Concern – Wildlife Habitat (SEC-h), Streams (SEC-s), Scenic Views (SEC-v) and Geologic Hazard (GH)

Proposal: Applicant is proposing to construct a covered deck, a covered patio and to replace an existing walkway with a new 260 sq. ft. walkway. The proposed development will require a Significant Environmental Concern permit for wildlife habitat (SEC-h) and scenic views (SEC-v) and compliance with the Commercial Forest Use – 2 various zoning requirements.

Comment Period: Written comments regarding this application will be accepted, if received by 4:00 pm on November 21, 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 planner, Katie Skakel at katie.skakel@multco.us or 503-988-0213.

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, any recognized neighborhood associations, 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.



For this application to be approved, the proposal will need to meet the following Multnomah County Code (MCC) approval criteria listed below:

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record - Commercial Forest Use – 2, MCC 39.6850 Dark Sky Lighting Standards.

Commercial Forest Use: MCC 39.4070(D) Allowed uses, Alteration of Habitable Dwelling, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practice Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures.

Significant Environmental Concern: MCC 39.5650 Significant Scenic View (SEC-V), and MCC 39.5850 MCC 39.5860 SEC-h.

Geologic Hazards: MCC 39.5080 Exemptions.

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 – Zoning Code**.

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.

Enclosures:

Site Plan

Building Elevation

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.

2

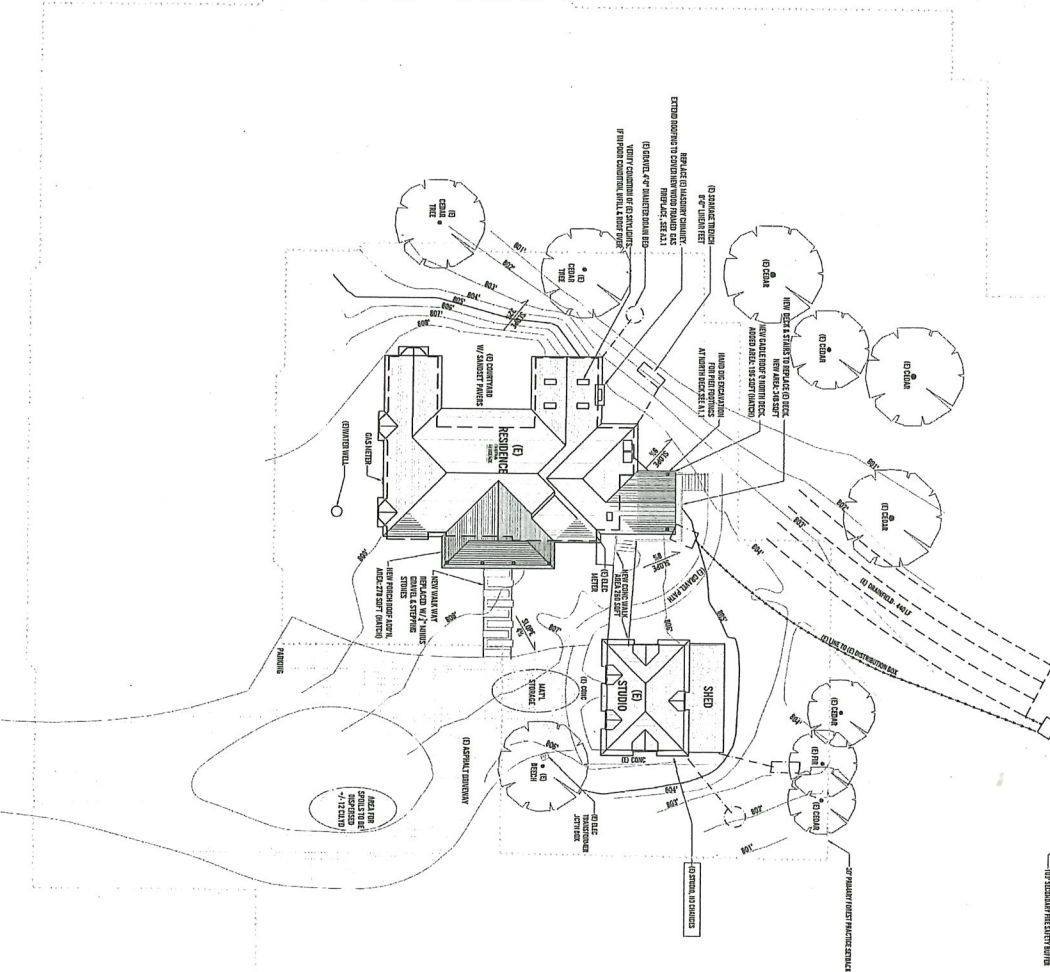
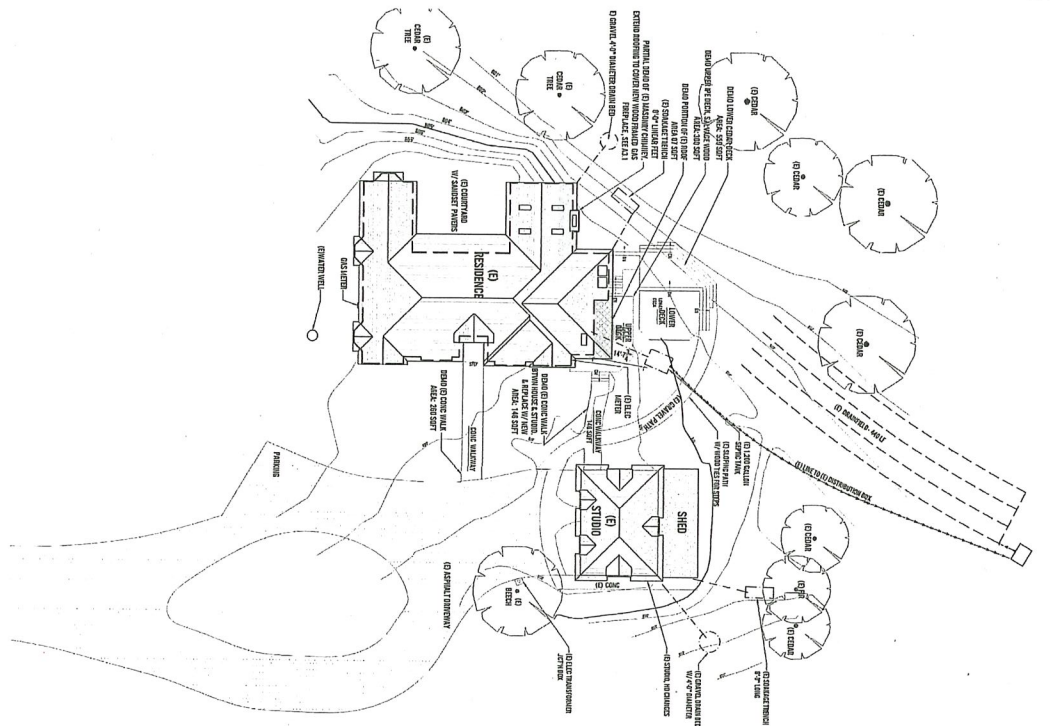
EXISTING SITE PLAN

SCALE: 1/32" = 1'-0"

1

PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"



FLYNN + CHEN RESIDENTIAL REMODEL

14320 NW MCNAMEE ROAD, PORTLAND, OR 97231

SITE PLAN PROPOSED & EXISTING

A0.1

DATE: 7-12-19
REV:

gusto!
DESIGN
PORTLAND, OR
503.208.8310

gusto!
DESIGN
PORTLAND, OR
503.200.0310

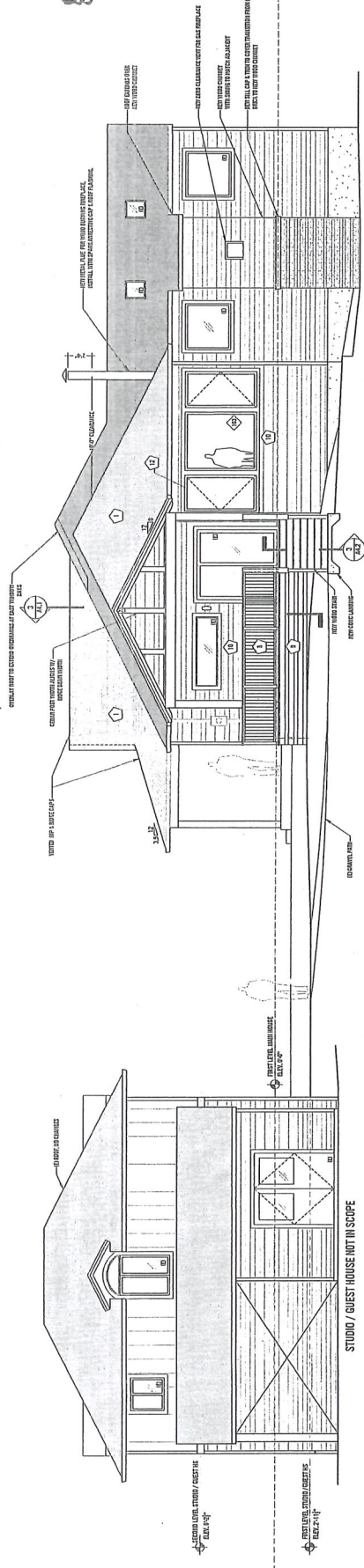
FLYNN + CHEN RESIDENTIAL REMODEL

PROPOSED ELEVATIONS

DATE: 8-14-19
REV:

A3.1

2650

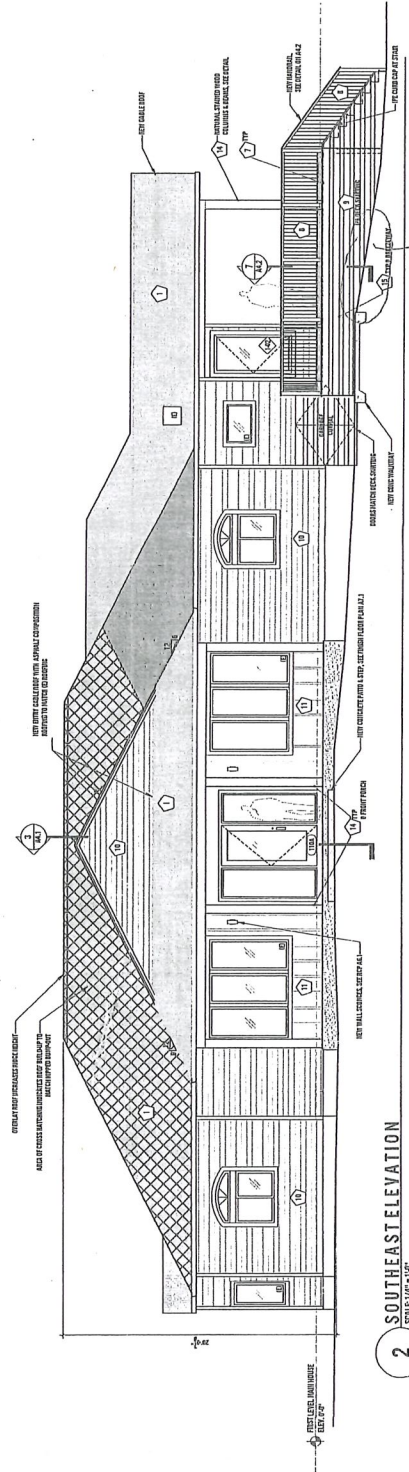


1. NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

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| 1 | <u>PAROLE</u> | CONVICTS ARE ELIGIBLE TO APPLY FOR PAROLE AFTER A MINIMUM OF 1 YEAR OF CONFINEMENT. PAROLE IS GRANTED BY THE BOARD OF PRISONS AND PAROLE, 1000 WEST 10TH AVENUE, DENVER, COLORADO 80202. |
| 2 | <u>PROBATION</u> | PROBATION REPORTS ARE FILED BY THE NEW FRONT PROSECUTOR'S OFFICE, 1000 WEST 10TH AVENUE, DENVER, COLORADO 80202. |
| 3 | <u>CRIMINAL RECORDS</u> | THE NEW JERSEY ARCHIVE |
| 4 | <u>CRIMINAL RECORDS</u> | STATE & FEDERAL JUDGES BASED ON WHICH THE CRIMINAL RECORDS ARE MAINTAINED. THE NEW JERSEY ARCHIVE |
| 5 | <u>STATE RECORDS</u> | 1. A LIST OF THE CRIMINAL RECORDS MAINTAINED IN THE NEW JERSEY ARCHIVE |
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SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

10/11/20