

14 DAY OPPORTUNITY TO COMMENT

Application for an Accessory Use Determination, Lot of Record Verification, Geologic Hazards, and a Road Rules Variance

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: T2-2019-12121

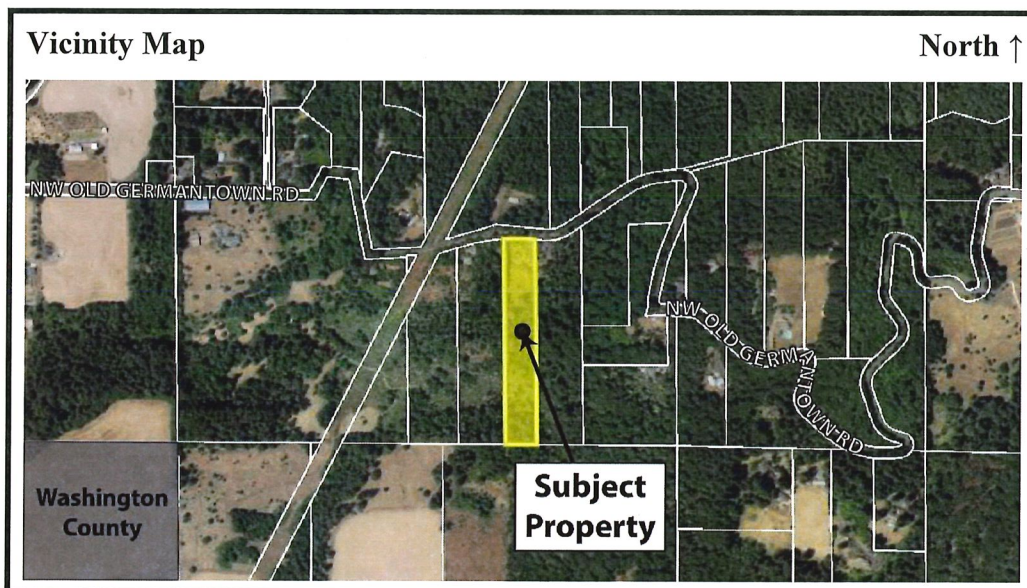
Location: 13816 NW Old Germantown Road
Tax Lot 2200, Township 1 North, Range 1 West, Section 09C, W.M.
Tax Account #R026702900 Property ID #R106145

Applicant: Ava Chapman

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Streams (SEC-s)
Significant Environmental Concern for Wildlife Habitat (SEC-h)
Geologic Hazards (GH)

Proposal: The applicant is requesting a Lot of Record Verification, an Accessory Use Determination, a Geologic Hazards, and a Road Rules Variance to authorize the conversion of a previously permitted agricultural building into an accessory building.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, March 19, 2020**. 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, except holidays*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application contact planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us.

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC):

Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Definitions: MCC 39.2000 Definitions

Lot of Record: General Provisions: MCC 39.3005 Lot of Record - Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3090 Lot of Record – Rural Residential (RR)

Rural Residential (RR): MCC 39.4360(F) Allowed Uses, MCC 39.4365(I) Review Uses, MCC 39.4375 Dimensional Requirements and Development Standards

Geologic Hazards: MCC 39.35075 Permit Required, MCC 39.5080 Exemptions, MCC 39.5085 Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permits Standards

Significant Environmental Concern (SEC): § 39.5510 Uses; SEC Permit Required, MCC 39.5515(A)(8) Exceptions

Dark Sky Lighting Standards: MCC 39.6850 Dark Sky Lighting Standards

Accessory Structures – Condition of Approval: MCC 39.8860 - Condition of Approval

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 39 – Zoning Code**.

Multnomah County Road Rules (MCRR):

MCRR 4.000 Access to County Roads, MCRR 11.00 Local Access Roads, MCRR 16.000 Variance from County Standards and Requirements

Copies of the referenced Multnomah County Road Rules can be obtained by contacting our office or visiting our website at <https://multco.us/transportation-planning/plans-and-documents/> under the link **Multnomah County Road Rules**.

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.

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:

Zoning Map

Site Plan (reduced to 8.5" x 11")

Floor Plan (reduced to 8.5" x 11")

Building Elevation (reduced to 8.5" x 11")

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.



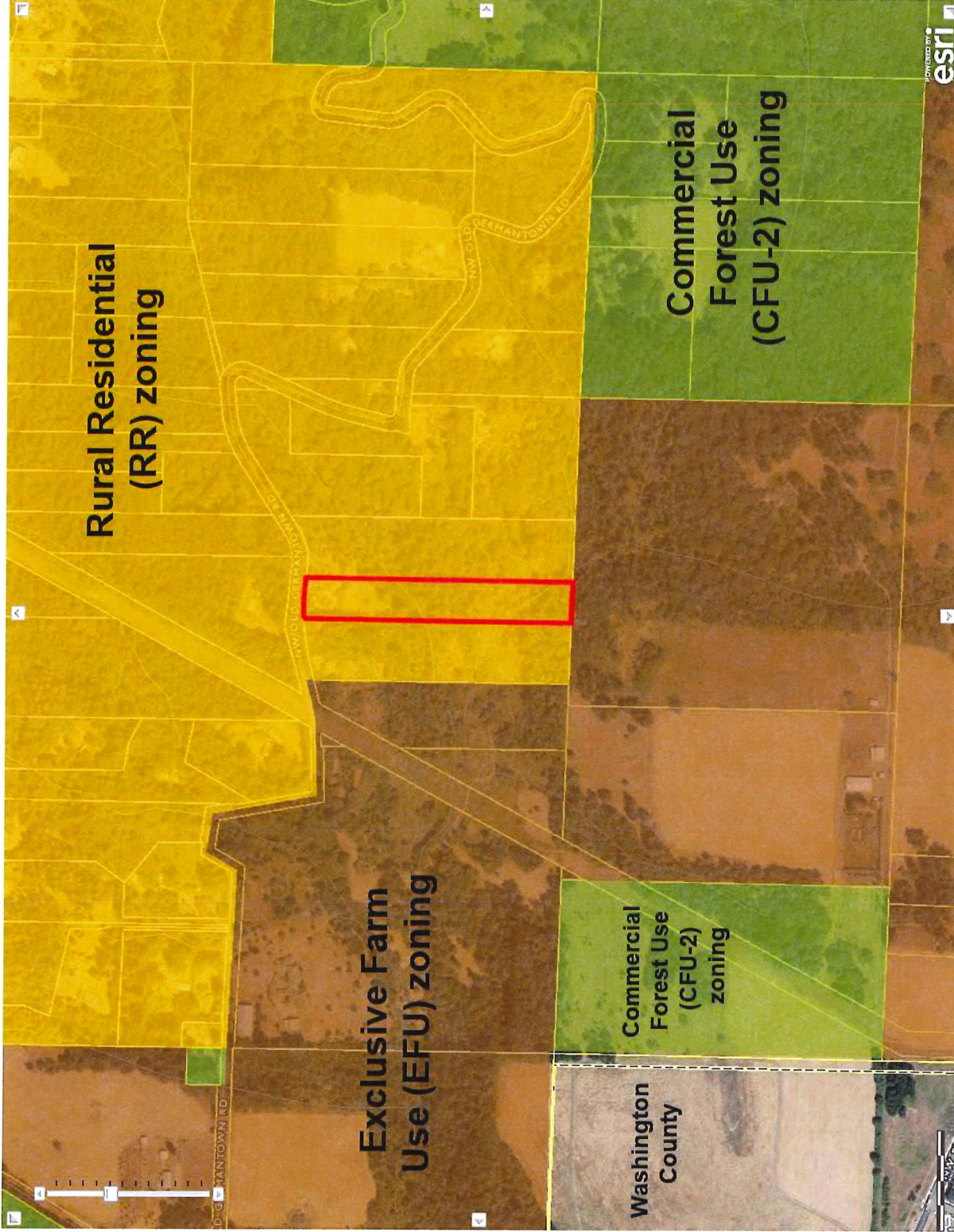
Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
PH 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

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.

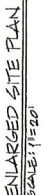
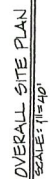
Map Comments:

Zoning Map of 13816 NW Old
Germantown Road (Alternative
Account# R026702900)

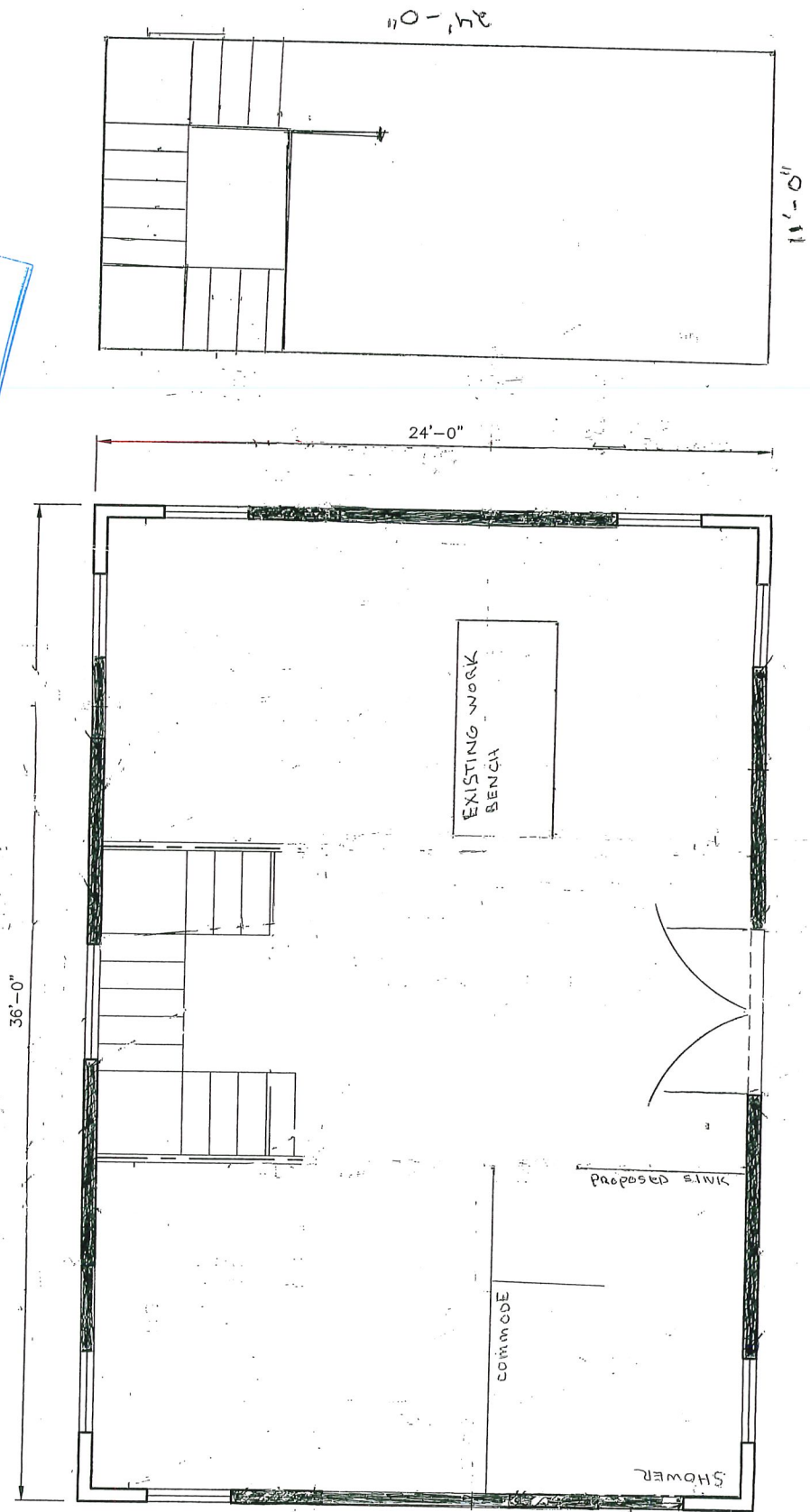
[Web Layout](#)



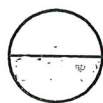
MULTNOMAH COUNTY
PLANNING SECTION



RECEIVED
JUL 31 2019
BY:



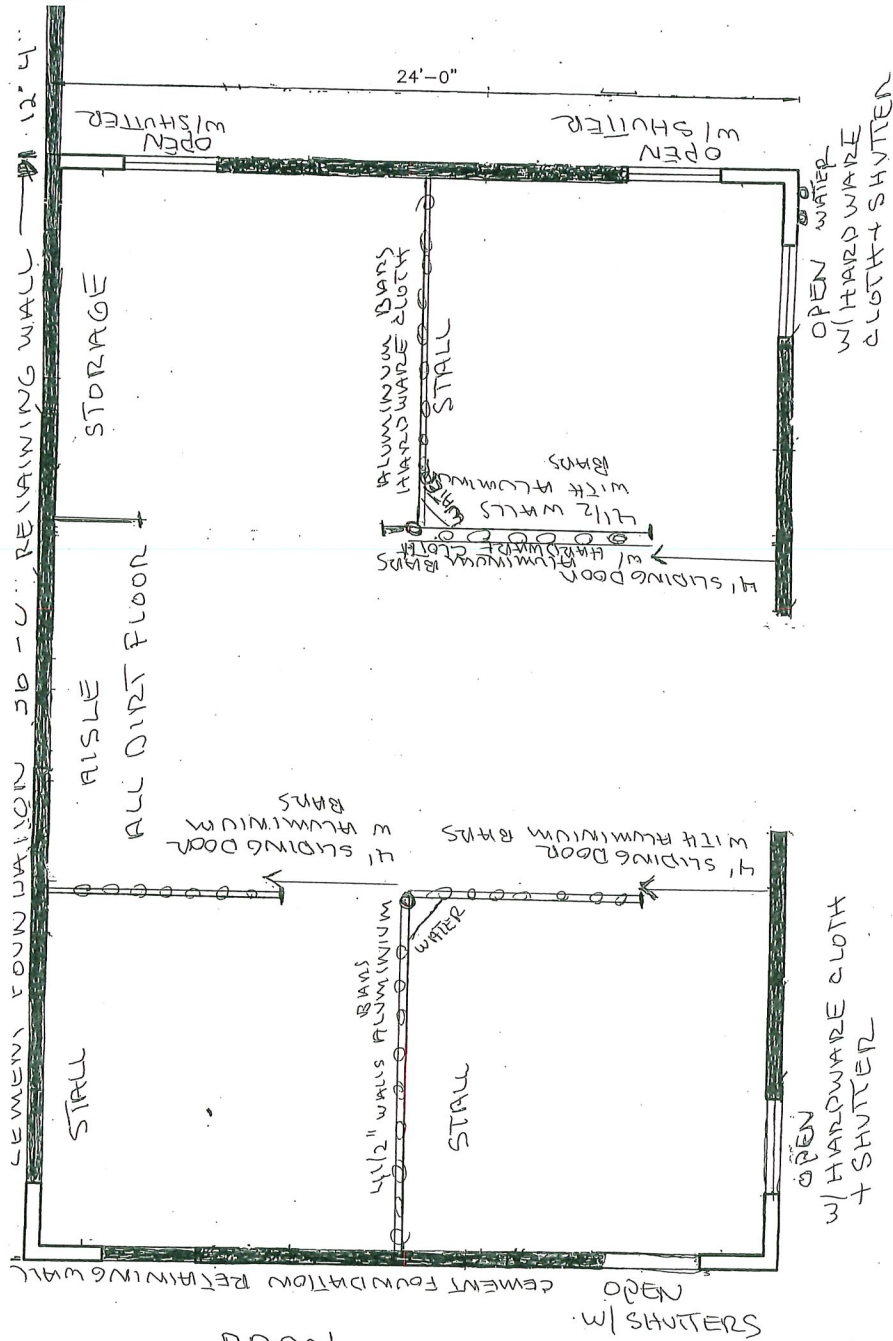
MAIN FLOOR



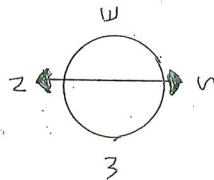
1/4"=1'-0"

GROUND FLOOR CHAPMAN BARN

13816 NW OLD GERMAN TOWN
7-2-2010-17121



BARN
BASEMENT LEVEL
DIRT FLOOR
1/4" = 1'-0"
BUILT BY JIM YANZIEK 1989



13816 NW OLD GERMAN TOWN
T2-2019-12121

RECEIVED
2019 NOV 26 PM 2:36
MULTICOUNTY PLANNING SECTION

REVISED DATE
10/20/2019