

## 14 DAY OPPORTUNITY TO COMMENT

### Application for 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:** T2-2020-12901

**Location:** 16225 NW Sheltered Nook Road, Portland  
Tax Lot 100, Section 24D, Township 2 North, Range 2 West, W.M.  
Tax Account # R764200010 Property ID # R269546

**Applicant:** Nathan Vox

**Base Zone:** Rural Residential (RR)

**Overlays:** Significant Environmental Concern – scenic views (SEC-v), wildlife habitat (SEC-h),  
Geologic Hazards (GH)

**Proposal:** Applicant requests a Significant Environmental Concern permit for views and wildlife habitat to replace an existing manufactured dwelling, replace an existing accessory building, and relocate an existing carport.

#### Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on March 20, 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, Chris Liu at 503-988-2964 or [chris.liu@multco.us](mailto:chris.liu@multco.us).

**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 39.3090 – Lot of Record – Rural Residential (RR), MCC 39.6850 Dark Sky Lighting Standards

Rural Residential Zone Criteria: MCC 39.4360 Allowed Uses, (A)(1) Single family dwelling, (F) Accessory Structures, MCC 39.4375(C),(D),(F), (G) & (H) – Dimensional Requirements and Development Standards

Significant Environmental Concern: MCC 39.5650 Scenic View (SEC-v), MCC 39.5850 – 39.5860 – Wildlife Habitat (SEC-h)

Geologic Hazards: MCC 39.5080 Exemptions

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link: **Chapter 39 - Zoning Code**

**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.

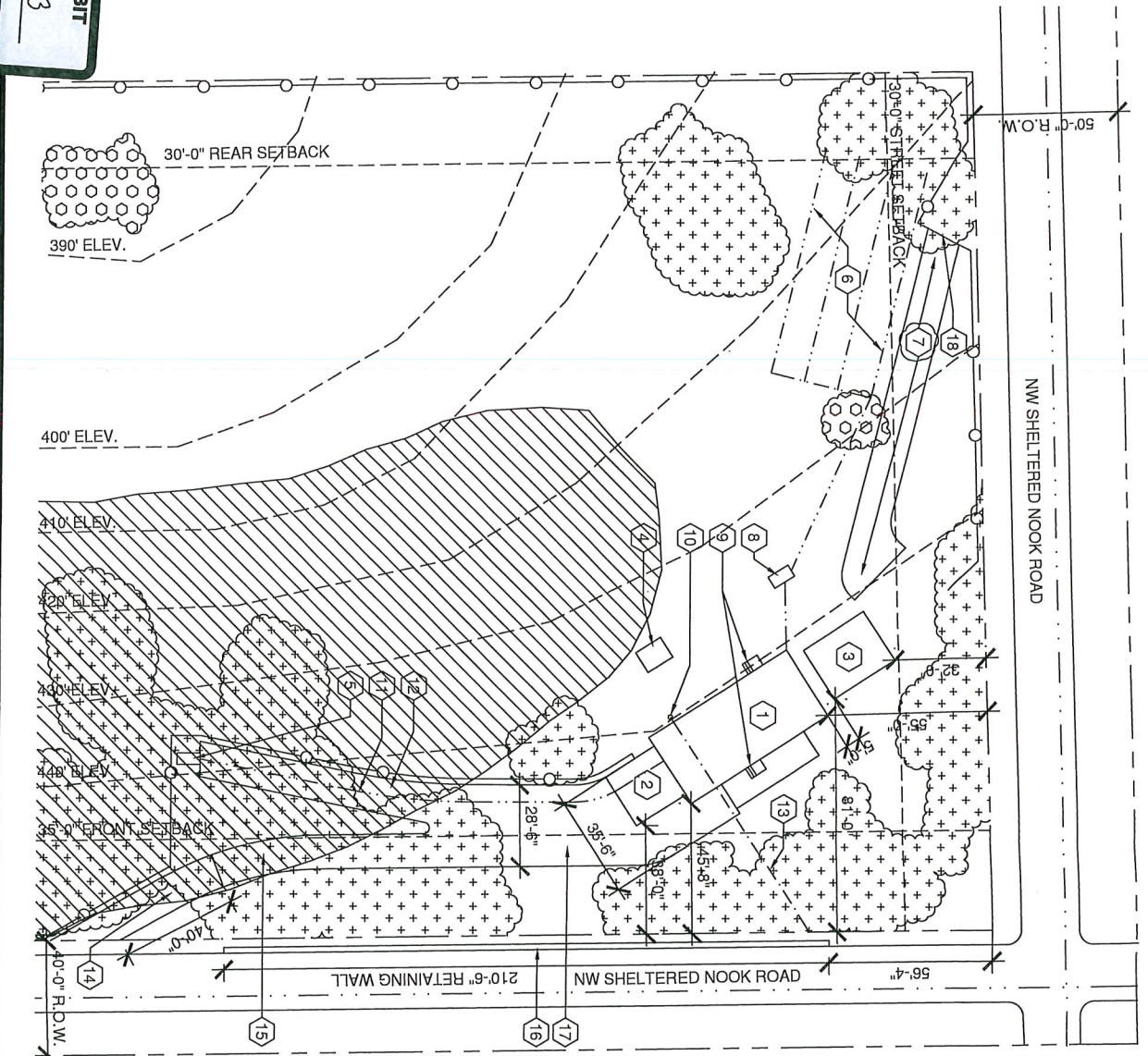
**Important Note:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Enclosures:  
Site Plan  
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.





1  
PL3

# SITE PLAN

1"=40'  
PLANNING REVIEW 1/16/20

- DECIDUOUS TREES, PRIMARILY FRUIT TREES
- CONIFEROUS TREES
- FENCE LINE
- WATER LINE FROM WELL
- ELECTRICAL WIRE
- UNDERGROUND
- PROPERTY LINE
- GEOLOGICAL HAZARD ZONE

## LEGEND

- NO SURFACE DRAINAGE OR INTERMITTENT STREAMS
- NEW 27'x56' MANUFACTURED HOME
- RELOCATED 20'x20' CARPORT
- NEW 25'x20' BARN ON EXISTING COMPACTED GRAVEL PAD
- (E) 10'x8' GREEN HOUSE
- (E) 4'x8' WELL HOUSE
- (E) 330' DRAIN FIELD
- (E) DRIVEWAY TO BE DECOMMISSIONED
- (E) 1000g SEPTIC TANK 20' FROM HOUSE
- NEW 4'x4' DECK WITH RAILING
- (E) POWER POLE
- (E) WATER LINE FROM WELL TO HOUSE
- (E) 12' COMPACTED GRAVEL ACCESS ROAD TO WELL HOUSE
- (E) UNDERGROUND POWER LINE
- (E) 12' PAVED DRIVEWAY ENTRANCE
- (E) 12' COMPACTED GRAVEL DRIVEWAY
- (E) 3' TALL CONCRETE RETAINING WALL IN R.O.W.
- (E) COMPACTED GRAVEL DRIVEWAY
- (E) 12' METAL GATE

## KEYED NOTES

- NEW 27'x56' MANUFACTURED HOME
- RELOCATED 20'x20' CARPORT
- NEW 25'x20' BARN ON EXISTING COMPACTED GRAVEL PAD
- (E) 10'x8' GREEN HOUSE
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- (E) COMPACTED GRAVEL DRIVEWAY
- (E) 12' METAL GATE

## GENERAL NOTES

#

**VOX**  
DESIGNS

### CONTACT INFO:

Nathan Vox  
PO Box 6656  
Portland, OR 97228  
503-317-4242  
nathanvox@gmail.com

### TAX ID #

R269546

### RPA #

R764200010

### CLIENT

VOX  
12020 SW Douglas  
Portland, OR 97225  
503-317-4242  
nathanvox@gmail.com

**HOME REPLACEMENT**  
FOR NATHAN & LINZEY VOX  
16225 NW Sheltered Nook RD  
Portland, OR 97231

### PROJECT #

2019002

### SHEET #

PL3

SHEET 3 OF 8

\* Copy retained \*  
Not to scale.



1  
PL4

# NORTH ELEVATION

1/8" = 1'-0"

2  
PL4

# SOUTH ELEVATION

1/8" = 1'-0"

3  
PL4

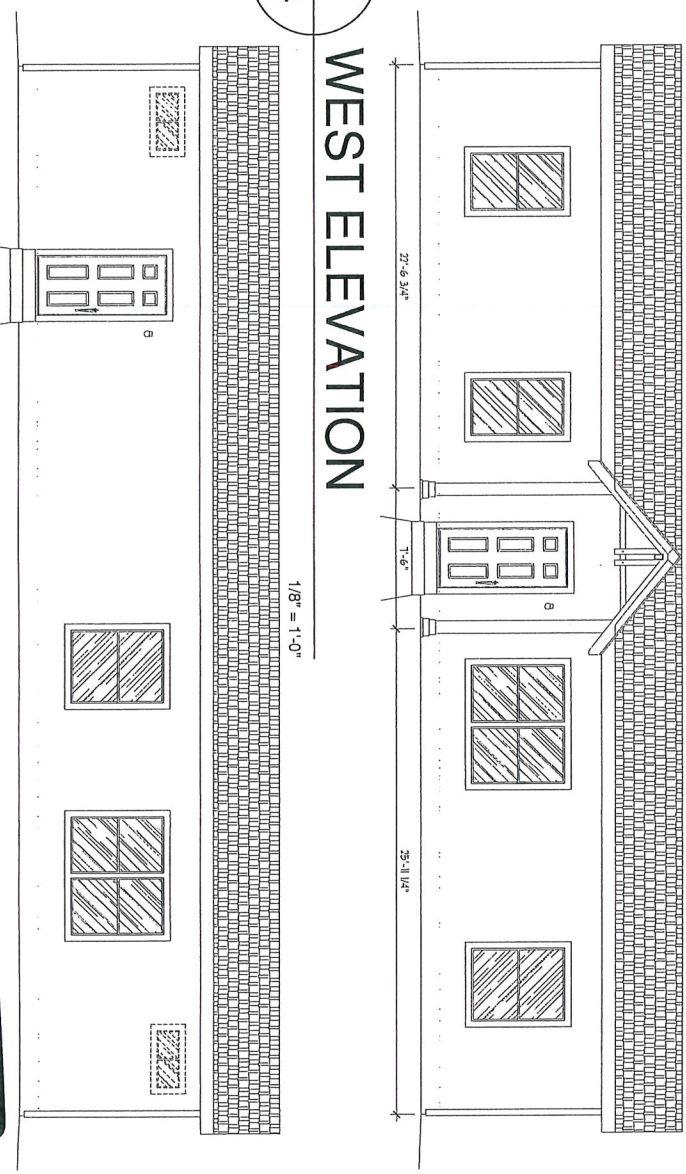
# WEST ELEVATION

1/8" = 1'-0"

4  
PL4

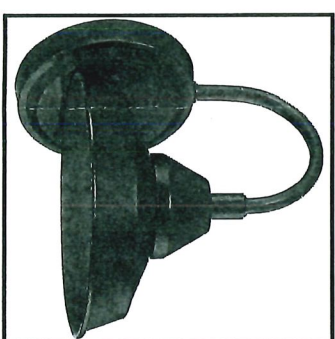
# EAST ELEVATION

1/8" = 1'-0"



TYPICAL EXTERIOR FIXTURE: JOHN TIMBERLAND LIGHTING, WESTLEY 8-1/2" HIGH BLACK LED OUTDOOR WALL LIGHT, #13780, DARK SKY COMPLIANT

PLANNING REVIEW 1/16/20



## GENERAL NOTES

1. SEE EXTERIOR LIGHT SPECS BELOW FOR DARK SKY REQUIREMENTS
2. MANUFACTURED HOME DRAWINGS ARE BY OTHERS

## FINISHES

- HOUSE PAINT: PPG, EXTERIOR SATIN, 1039-6 "IN THE SHADOWS"
- HOUSE TRIM: PPG, EXTERIOR SATIN, 1001-1 "DELICATE WHITE"
- HOUSE ROOF: LANDMARK ARCHITECTURAL, ASPHALT SHINGLES "MOIRE BLACK"

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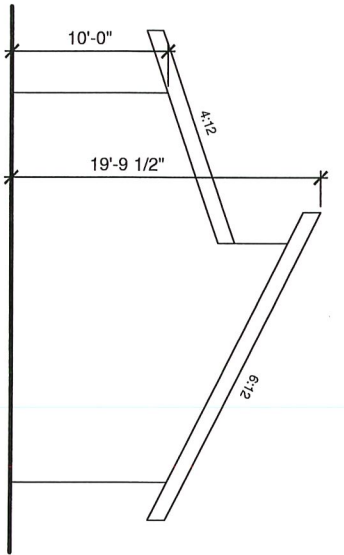
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PL4

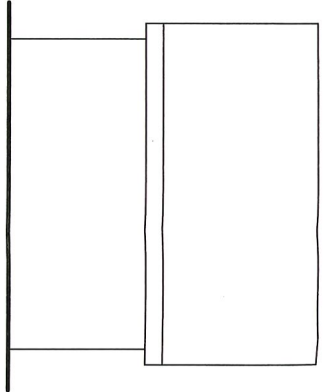
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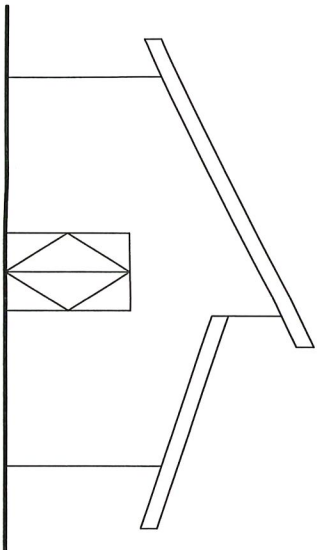




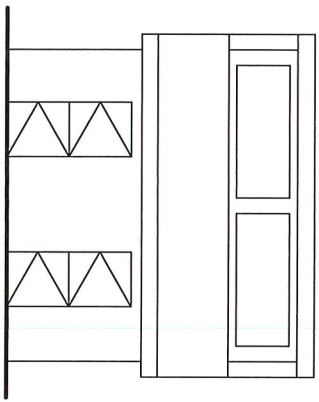
1 BARN-NORTH  
PL4B  
1/8"=1'-0"



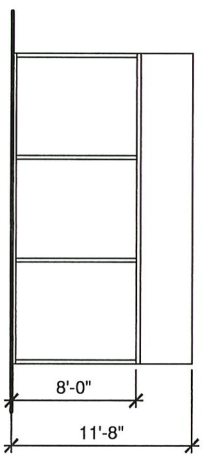
2 BARN-EAST  
PL4B  
1/8"=1'-0"



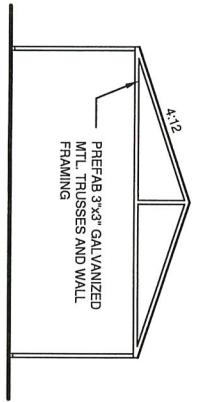
3 BARN-SOUTH  
PL4B  
1/8"=1'-0"



4 BARN-WEST  
PL4B  
1/8"=1'-0"



5 CARPORT-WEST  
PL4B  
1/8"=1'-0"

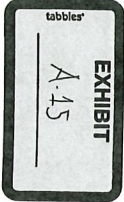


6 CARPORT-SOUTH  
PL4B  
1/8"=1'-0"

### FINISH NOTES

- BARN ROOF: LANDMARK ARCHITECTURAL, ASPHALT SHINGLES "MOIRE BLACK"
- BARN SIDING: CLEAR STAIN & SEALER OVER WOOD
- CARPORT ROOF: STANDING SEAM MTL, LIGHT BROWN

PLANNING REVIEW 1/16/20



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