

NOTICE OF DECISION

Case File: T2-2020-12901

Permit: Significant Environmental Concern

Applicants: Nathan Vox **Owner:** Linzey Vox

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

Base Zone: Rural Residential (RR)

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

Proposal Summary: 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.

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Thursday, April 23, 2020 at 4:00 pm.

Opportunity to Review the Record: The complete case file, including the Planning Director Decision containing Findings, Conclusions, Conditions of Approval, and all evidence associated with this application is available for review at the Land Use Planning office. Copies of all documents are available at the rate of \$0.30/per page. For further information, contact Chris Liu, Staff Planner at 503-988-2964 or at chris.liu@multco.us

Opportunity to Appeal: An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning office at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted.

Issued by: Chris Liu

Digitally signed by Chris Liu
Date: 2020.04.08 13:24:46
-07'00'

By: Chris Liu, Planner

For: Carol Johnson, AICP
Planning Director

Date: Thursday, April 9, 2020

Instrument Number for Recording
Purposes: #2019-100248



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

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis. Approval of this land use permit is based on the submitted written narrative(s) and plan(s).

No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.

1. Permit Expiration – This land use permit shall **expire** as follows:

- a. Within **two (2) years** of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
 - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure. For utilities and developments without a frame or foundation, commencement of construction shall mean actual construction of support structures for an approved above ground utility or development or actual excavation of trenches for an approved underground utility or development. For roads, commencement of construction shall mean actual grading of the roadway.
 - ii. For purposes of Condition 1.a, notification of commencement of construction will be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to date of commencement. Work may commence once notice is completed. Commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
- b. Within **four (4) years** of the date of commencement of construction when the structure has not been completed. [MCC 39.1185(B)]
 - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.

Note: The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

2. Prior to land use sign-off for building plan check, the property owners or their representative shall:

- a. Record pages 1 through 4 of this Notice of Decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 39.1175]
- b. Record a covenant with County Records that states that the owner understands and agrees that the accessory structures cannot be occupied as a dwelling or for any other form of permanent or temporary residential use. [MCC 39.8860]

3. At the time of land use sign-off for building plan check, the property owner or their representative shall:

- a. Provide proof of recording for the items noted in 2(a) and 2(b) above.
- b. Demonstrate that all proposed exterior lighting complies with the Dark Sky Lighting Standards in MCC 39.6850.

4. As an on-going condition:

- a. The Accessory Structures shall not be designed or used, whether temporarily or permanently, as a primary dwelling, accessory dwelling unit, apartment, guesthouse, housing rental unit, sleeping quarters or any other residential use. [MCC 39.4360(F)]
- b. The nuisance plants in MCC 39.5580 Table 1 shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property. [MCC 39.5860(B)(7)]

Note: Once this decision is final, application for building permits may be made with the City of Portland. When ready to have building permits signed off by land use planning, the applicant shall complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, "Prior to land use sign-off for building plan check..." Be ready to demonstrate compliance with the conditions.
2. Contact Right-of-Way Permits at row.permits@multco.us to review your plans, obtain your access permit, and satisfy any other requirements. You may schedule an appointment at <https://multco.us/transportation-planning/webform/right-way-appointment-request/> or leave a message at 503-988-3582. Failure to make an appointment with County Right-of-Way will result in delaying your building plan review and obtaining building permits.
3. Contact the City of Portland, Bureau of Development Services, On-site Sanitation at 503-823-6892 or e-mail septic@portlandoregon.gov for information on how to complete the Septic Evaluation or Permit process for the proposed development. All existing and/or proposed septic system components (including septic tank and drainfield) must be accurately shown on the site plan.
4. Contact Chris Liu, Planner, at 503-988-2964 or chris.liu@multco.us, **for an appointment** for review of the conditions of approval and to sign the building permit plans. Please ensure that any items required under, "At the time of land use sign-off for building plan check..." are ready for land use planning review. Land Use Planning must sign off on the plans and authorize the building permit before you can go to the Building Department.

The above must be completed before the applicant can obtain building permits from the City of Portland. Five (5) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, Land Use Planning may collect additional fees, including an erosion control inspection fee, if applicable.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 PROPOSAL:

Staff: The Applicant requests a Significant Environmental Concern permit for a replacement manufactured single-family dwelling with attached deck, an accessory barn building, and relocation of an existing carport. The property is within the Geologic Hazards (GH) Overlay; however, the applicant submitted materials to demonstrate satisfaction of the exemption requirements for a GH permit.

The subject property is located in rural West Unincorporated Multnomah County in the Rural Residential zone. The subject property is outside the Metro Urban Growth boundary and there are other rural residences in the immediate vicinity of NW Sheltered Nook Road.

2.0 GENERAL PROVISIONS:

2.1 MCC 39.1515 Code Compliance and Applications

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County

Staff: There are no active compliance cases for the subject property. Staff is not aware of any compliance issues at this time that will not be resolved through the approval of this permit.
Criteria met.

2.2 MCC 39.3005 Lot of Record – Generally

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

Staff: The subject property is LOT 1 of the Sheltered Nook subdivision. The configuration has not changed since the approval of the subdivision, except for a portion dedicated to the County public right-of way. *Criteria met.*

2.3 MCC 39.3090 Lot of Record – Rural Residential (RR)

(A) In addition to the standards in MCC 39.3005, for the purposes of the RR district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 39.4395, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(C) Except as otherwise provided by MCC 39.4380, 39.4385, and 39.5300 through 39.5350, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

(D) The following shall not be deemed to be a lot of record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;**
- (2) An area of land created by the foreclosure of a security interest.**
- (3) An area of land created by court decree.**

Staff: As described in section 2.2 above, the subject property qualifies as a Lot of Record. The subject property is LOT 1 of the Sheltered Nook subdivision. The configuration has not changed since the approval of the subdivision, except for a portion dedicated to the County public right-of way. *Criteria met.*

3.0 RURAL RESIDENTIAL ZONE:

3.1 MCC 39.4360 Allowed Uses

The following uses and their accessory uses are allowed, subject to all applicable supplementary regulations contained in MCC Chapter 39.

(A) Residential use consisting of a single family dwelling on a Lot of Record.

(F) Accessory Structures subject to the following:

(1) The Accessory Structure is customarily accessory or incidental to any use permitted or approved in this base zone and is a structure identified in the following list:

- (a) Garages or carports;**

(n) Similar structures.

Staff: The proposal includes the replacement of an existing manufactured home with a new manufactured home and attached deck, the relocation of an approximately 20' x 20' existing carport, and the construction of an approximately 25' x 20' new barn. *Criteria met.*

3.2 (2) The Accessory Structure shall not be designed or used, whether temporarily or permanently, as a primary dwelling, accessory dwelling unit, apartment, guesthouse, housing rental unit, sleeping quarters or any other residential use.

(3) The Accessory Structure may contain one sink.

(4) The Accessory Structure shall not contain:

- (a) More than one story;**
- (b) Cooking Facilities;**
- (c) A toilet;**
- (d) Bathing facilities such as a shower or bathing tub;**
- (e) A mattress, bed, Murphy bed, cot, or any other similar item designed to aid in sleep as a primary purpose, unless such item is disassembled for storage; or**
- (f) A closet built into a wall.**

Staff: The carport and barn are open floor plan structures that do not contain: a sink, cooking facilities, a toilet, bathing facilities, nor a bed or closet built into a wall (Exhibit A.15 & A.17). Both structures are a single story. The structures are not designed for use as a dwelling; however, a condition of approval is included to ensure compliance with (2) above. *Criteria met.*

3.3 (5) Compliance with MCC 39.8860 is required.

Staff: A condition of approval is included to ensure this criterion is met. The applicant will be required to record a covenant prohibiting use of either accessory structure as a dwelling. *Criterion met.*

3.4 (6) The combined footprints of all buildings accessory to an accessory dwelling unit (ADU) shall not exceed combined footprints of 400 square feet and the combined footprints of all Accessory Buildings on a Lot of Record, including buildings accessory to an ADU, shall not exceed 2,500 square feet.

Staff: The combined footprint of the carport and barn is 900 +/- square feet. The property contains an existing 80 +/- square feet greenhouse, 32 +/- square feet well-house. Therefore, the combined footprint of the existing and proposed accessory structures is within the allowable footprint limit of 2,500 square feet. *Criterion met.*

3.5 (7) An Accessory Structure exceeding any of the Allowed Use provisions above, except for the combined footprints allowed for all buildings accessory to an ADU, shall be considered through the Review Use provisions.

(8) Buildings in conjunction with farm uses as defined in ORS 215.203 are not subject to these provisions. Such buildings shall be used for their allowed farm purposes only and, unless so authorized, shall not be used, whether temporarily or permanently, as a primary dwelling, accessory dwelling unit, apartment, guesthouse, housing rental unit, sleeping quarters or any other residential use.

Staff: The proposed carport and barn satisfy the Allowed Use provisions as described in section 3.1 – 3.4. The structures are accessory to the residential use on the property; they do not qualify as buildings in conjunction with farm uses as defined in ORS 215.203. *Criteria met.*

3.6 MCC 39.4375 Dimensional Requirements and Development Standards

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county “Design and Construction Manual” and the Planning Director shall determine any additional yard requirements in consultation with the Road Official

Staff: The proposed manufactured dwelling, the proposed carport, and the proposed barn are all less than 35 feet in height (Exhibit A.14 & A.15). Per the site plan provided as Exhibit A.13, all structures are located at least 30 feet from the front and rear property line and at least 10 feet from the side property line. County Transportation did not indicate that the property abuts a street having insufficient right-of-way (Exhibit A.9 – A.10). *Criteria met.*

3.7 (F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, shall be provided on the lot.

(1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.

(2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.

Staff: A septic review certification completed by the County Sanitarian (Exhibit A.5) states that the existing septic system is capable of serving the proposed development. A stormwater certificate completed by a WDY, INC. Engineer states that a Natural Infiltration process is capable of controlling stormwater drainage generated by the development (Exhibit A.8).

- 3.8 (G) New, replacement, or expansion of existing dwellings shall minimize impacts to existing farm uses on adjacent land (contiguous or across the street):

(H) All exterior lighting shall comply with MCC 39.6850

Staff: Based on the materials provided by the applicant, there are no known existing farm uses on adjacent land. Staff addresses the requirements of MCC 39.6850 in section 3.9 below.
Criteria met.

3.9 MCC 39.6850 Dark Sky Lighting Standards

(C) The following standards apply to all new exterior lighting supporting a new, modified, altered, expanded, or replaced use approved through a development permit and to all existing exterior lighting on property that is the subject of a development permit approval for enlargement of a building by more than 400 square feet of ground coverage.

(1) The light source (bulbs, lamps, etc.) must be fully shielded with opaque materials and directed downwards. "Fully shielded" means no light is emitted above the horizontal plane located at the lowest point of the fixture's shielding. Shielding must be permanently attached.

(2) The lighting must be contained within the boundaries of the Lot of Record on which it is located. To satisfy this standard, shielding in addition to the shielding required in paragraph (C)(1) of this section may be required.

Staff: The proposed exterior lighting consists of *John Timberland Lighting* black LED outdoor wall lights that contain a hood design to direct light downward (Exhibit A.14). The current proposed lighting aligns with the Dark Sky Lighting Standards noted above. A condition of approval is included to ensure the above criteria are met. *As conditioned, the above criteria are met.*

4.0 SIGNIFICANT ENVIRONMENTAL CONCERN:

4.1 MCC 39.5520 Application for SEC Permit

An application for an SEC permit for a use or for the change or alteration of an existing use on land designated SEC, shall address the applicable criteria for approval, under MCC 39.5540 through 39.5860.

(A) An application for an SEC permit shall include the following:

Staff: The applicant provided the required application information as Exhibit A.1 – A.18

4.2 MCC 39.5650 Significant Scenic Views

(B) In addition to the information required by MCC 39.5520, an application for development in an area designated SEC-v shall include:

(1) Details on the height, shape, colors, outdoor lighting, and exterior building materials of any proposed structure;

(2) Elevation drawings showing the appearance of proposed structures when built and surrounding final ground grades;

(3) A list of identified viewing areas from which the proposed use would be visible; and,

(4) A written description and drawings demonstrating how the proposed development will be visually subordinate as required by subsection (C) below, including information on the type, height and location of any vegetation or other materials which will be used to screen the development from the view of identified viewing areas.

Staff: The applicant provided details on the proposed building materials and outdoor lighting. Elevation drawings are included as Exhibit A.14 & A.15. The topographical information provided by the applicant indicated the site is not visible from an identified viewing area, thus visual subordination is not required. Vegetation screening the property is shown on the site plan included as Exhibit A.13. *Criteria met.*

4.3 (C) Any portion of a proposed development (including access roads, cleared areas and structures) that will be visible from an identified viewing area shall be visually subordinate. Guidelines which may be used to attain visual subordination, and which shall be considered in making the determination of visual subordination include:

Staff: As per the topographical information provided by the applicant (Exhibit A.18), the subject property is not topographically visible from an identified viewing area. Hence, the applicant does not need to attain visual subordination per this criterion. *Criterion met.*

4.4 MCC 39.5650(D) & (E)

Staff: The proposal does not include any mining of a protected aggregate or mineral resource. Therefore, (D) is not applicable to this proposal. The proposal does not require the development to be visually subordinate as described in section 4.3 above. Therefore, no additional conditions relative to visual subordination are necessary. *Criteria met.*

4.5 MCC 39.5860 Criteria for approval of SEC-H permit – wildlife habitat

(A) In addition to the information required by MCC 39.5520 (A), an application for development in an area designated SEC-h shall include an area map showing all properties which are adjacent to or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass:

Staff: The applicant provided the required application materials as Exhibit A.1 – A.18.
Criteria met.

4.6 (B) Development standards:

(1) Where a parcel contains any nonforested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.

Staff: The proposal is limited to the existing cleared area shown on the site plan included as Exhibit A.13. No new land clearing is proposed for the development (Exhibit A.4). *Criterion met.*

4.7 (2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.

(3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.

(4) For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:

(a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or

(b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing access road/driveway on the opposite side of the road.

Staff: The approximate distance between the proposed development and the adjacent public road (NW Sheltered Nook Road) is 45 feet. The driveway is approximately 235 feet long (Exhibit A.13). Per the applicant's materials, the property on the opposite side of NW Sheltered Nook Road contains a driveway within 50 feet of the subject property's driveway.
Criteria met.

4.8 (5) The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.

Staff: Per the applicant's materials (Exhibit A.4, A.13 & A.16), the adjacent properties do not have development within 200 feet of a common side property line. *Criterion met.*

4.9 (6) Fencing within a required setback from a public road shall meet the following criteria:

(a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.

(b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.

(c) Cyclone, woven wire, and chain link fences are prohibited.

(d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.

(e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development. (See Figure 4 below.)

(f) Fencing standards do not apply where needed for security of utility facilities.

Staff: No new fencing is proposed as part of this project. The existing fencing will remain in-place (Exhibit A.4 & A.13). *Criteria met.*

4.10 (7) The nuisance plants in MCC 39.5580 Table 1 shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property.

Staff: The applicant does not propose to plant any nuisance plants listed in MCC 39.5580 (Exhibit A.4). A condition of approval is included to ensure the above criterion is met. *As conditioned, the above criterion is met.*

4.11 (C) Wildlife Conservation Plan. An applicant shall propose a wildlife conservation plan if one of two situations exist.

(1) The applicant cannot meet the development standards of subsection (B) because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use; or

(2) The applicant can meet the development standards of subsection (B), but demonstrates that the alternative conservation measures exceed the standards of subsection (B) and will result in the proposed development having a less detrimental impact on forested wildlife habitat than the standards in subsection (B).

Staff: The applicant has demonstrated the proposal complies with the development standards of MCC 39.5860(B) as described in section 4.6 – 4.10. Therefore, a Wildlife Conservation plan is not required for the proposal. *Criteria met.*

5.0 GEOLOGIC HAZARDS:

5.1 MCC 39.5075 Permits Required

Unless exempt under this code or authorized pursuant to a Large Fill permit, no development, or ground disturbing activity shall occur: (1) on land located in hazard areas as identified on the Geologic Hazards Overlay map, or (2) where the disturbed area or the land on which the development will occur has average slopes of 25 percent or more, except pursuant to a Geological Hazards permit (GH).

Staff: The submitted application materials demonstrate the project qualifies for an exemption per MCC 39.5080. Staff addresses the exemption requirements in section 5.2 below. *Criteria met.*

5.2 MCC 39.5080 Exemptions

Ground disturbing activity occurring in association with the following uses is exempt from GH permit requirements:

(N) Uses not identified in subsections (A) through (M) that meet all of the following requirements:

- (1) Natural and finished slopes will be less than 25 percent; and,**
- (2) The disturbed or filled area is 20,000 square feet or less; and,**
- (3) The volume of soil or earth materials to be stored is 50 cubic yards or less; and,**
- (4) Rainwater runoff is diverted, either during or after construction, from an area smaller than 10,000 square feet; and,**
- (5) Impervious surfaces, if any, of less than 10,000 square feet are to be created; and,**
- (6) No drainageway is to be blocked or have its stormwater carrying capacities or characteristics modified; and,**
- (7) The use will occur outside the Tualatin River and Balch Creek drainage basins.**

Staff: Per the submitted application materials (Exhibit A.13, A.16 & A.18), the natural and finished slopes are less than 25 percent, the disturbed area is less than 20,000 square feet, volume of soil to be stored is less than 50 cubic yards, and new impervious surfaces are less than 10,000 square feet. Per the submitted Storm Water Certificate, runoff is controlled

through natural infiltration (Exhibit A.8). The subject property is within the Columbia Watershed. The Columbia Watershed is located outside of the Tualatin River and Balch Creek drainage basins. *Criteria met.*

6.0 PUBLIC COMMENT:

Comments received from Mark Tesauro and Ray Friedmann, neighboring property owners.

Staff: Tesauro and Friedmann indicated their support for the proposal.

7.0 CONCLUSION:

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Significant Environmental Concern Permit to establish a replacement single-family dwelling and attached deck, approximately 20' x 20' carport, and approximately 25' x 20' barn in the Rural Residential (RR) zone. This approval is subject to the conditions of approval established in this report.

8.0 EXHIBITS:

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits
- 'D' Comments Received

Exhibits with a “*” after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2020-12901 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	General Application Form	01.16.2020
A.2	3	Warranty Deed recorded September 20, 2019 as instrument no. 2019-100248	01.16.2020
A.3	8	Significant Environmental Concern for Views (SEC-v) Worksheet	01.16.2020
A.4	7	Significant Environmental Concern for Wildlife Habitat (SEC-h) Type-1 Worksheet	01.16.2020
A.5	6	Septic Review Certification	01.16.2020
A.6	4	Fire Service Agency Review	01.16.2020
A.7	3	Certification of Water Service	01.16.2020
A.8	8	Stormwater Drainage Control Certificate	01.16.2020
A.9	17	Transportation Review (TR) Worksheet	01.16.2020

A.10	3	Transportation Planning Memorandum	01.16.2020
A.11	1	PL1 Cover Sheet	01.16.2020
A.12	1	PL2 Demo Site Plan	01.16.2020
A.13	1	PL3 Site Plan	01.16.2020
A.14	1	PL4 House Elevations	01.16.2020
A.15	1	PL4b Barn & Carport Elevations	01.16.2020
A.16	1	PL5 Area Plan	01.16.2020
A.17	1	PL6 Floor Plans	01.16.2020
A.18	1	PL7 Screening Plan	01.16.2020
'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 2N2W24D -00100	01.16.2020
B.2	1	Staff Email regarding consolidation of Type 1 SEC-h application previously assigned case no. T1-2020-12900	01.17.2020
'C'	#	Administration & Procedures	Date
C.1	1	Complete letter (Day 1)	02.06.2020
C.2	6	Opportunity to comment	03.05.2020
C.3	15	Administrative decision	04.09.2020
'D'	#	Comments Received	Date
D.1	1	Comments from Mark Tesauro & Ray Friedmann	03.18.2020