

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for Time Extension of a Type II Decision

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:

T2-2020-12980

Location:

Property 1: No Situs address, located north of NW 5th Ave. and east of Valley St.

Tax Lot 800, Section 30B, Township 2N, Range 1W, W.M.

Alternate Account #R289605470

Property ID #R164695

-and-

Property 2: No Situs address, located north of NW 5th Ave. Tax Lot 900, Section 30B, Township 2N, Range 1W, W.M

Alternate Account #R289605270

Property ID #R164693

Applicant:

Andrew Tull, 3J Consulting, Inc.

Base Zone:

Rural Residential (RR)

Overlays:

Significant Environmental Concern of Wildlife Habitat (SEC-h)

Hillside Development and Erosion Control (HD)

Proposal:

Request a 24-month time extension for Case Number T2-2016-6543



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Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on May 7, 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, Aldo Rodriguez at 503-988-4159 or *aldo.rodriguez@multco.us*.

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

Multnomah County Code (MCC): <u>Violations, Enforcement and Fines</u>: MCC 39.1515 Code Compliance and Applications

<u>Lot of Record – General Provisions</u>: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3090

Extension of Type II or Type III Decision: MCC 39.1195

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.

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.

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

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