

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern Permit and Accessory Use Determination

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: T2-2020-12860

Location: 22441 NW 220th Ave.,
Tax Lot 2100, Section 26C, Township 2 North, Range 2 West, W.M.
Tax Account #R972260450 Property ID #R325984

Applicant: Kevin Godwin

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

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

Proposal: Applicant requests a SEC-h permit to construct a new accessory building and addition to an existing single-family dwelling within the SEC-h overlay. Due to the inclusion of a second story in the proposed accessory building, an Accessory Use Determination is required. The project qualifies for an exemption to the GH permit requirements.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Friday, June 26, 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.

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

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record – (CFU-2), MCC 39.6850 Dark Sky Lighting Standard

Commercial Forest Use – 2 Zone: MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures – (C)

Accessory Use Determination: MCC 39.4070 Allowed Uses – (T) Accessory Structures, MCC 39.4075 Review Uses – (L) Accessory Structures

Significant Environmental Concern: MCC 39.5520 Application Requirements, MCC 39.5860 Criteria for Approval of SEC-h Permit

Geologic Hazards: MCC 39.5075 Permits Required, 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**.

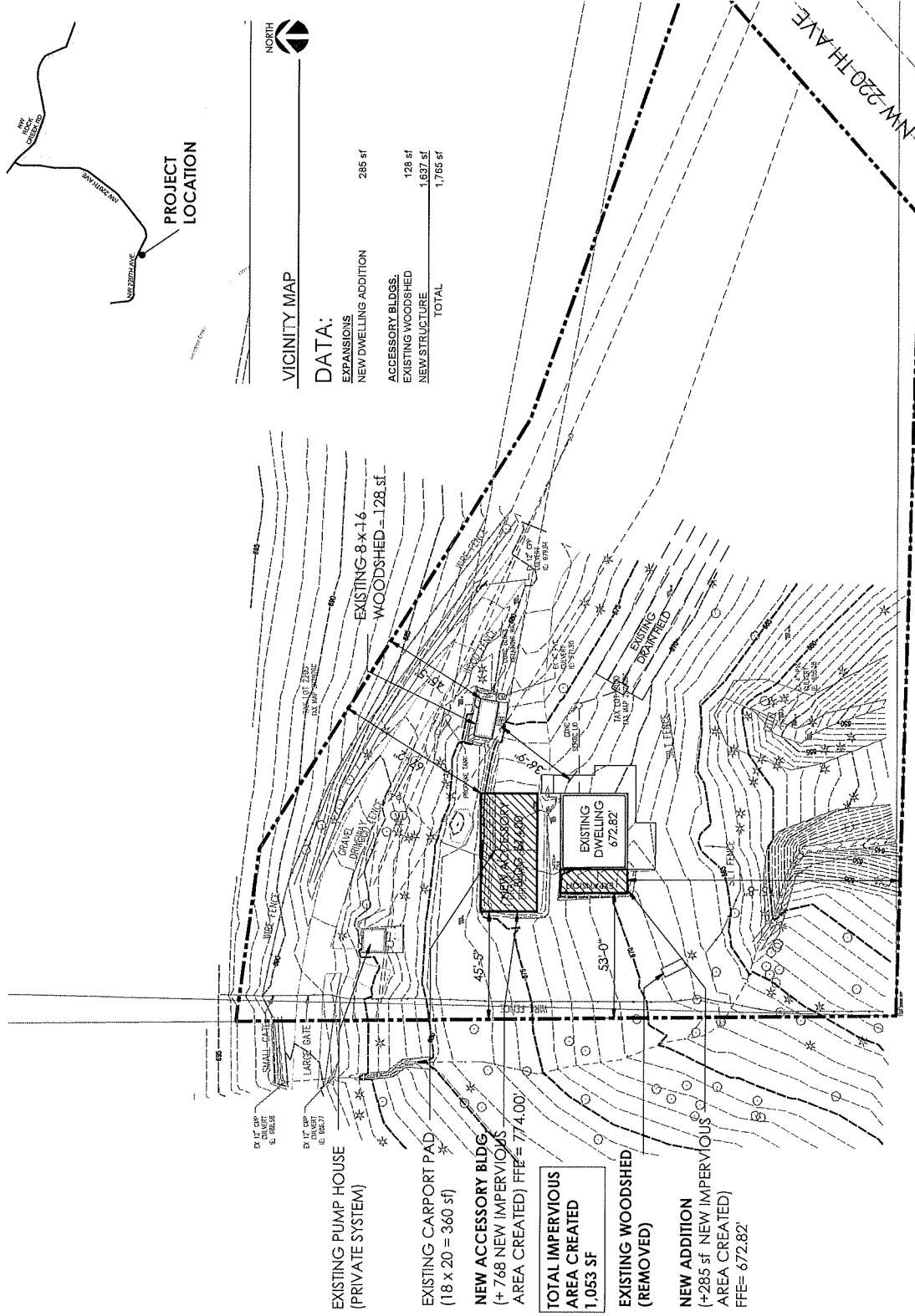
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons 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.

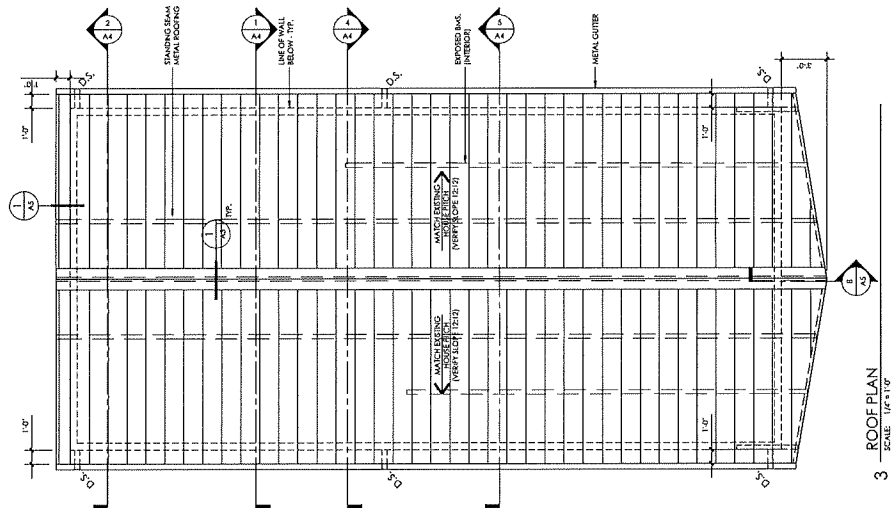
Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Enclosures:
Site Plan
Floor Plan
Building Elevation

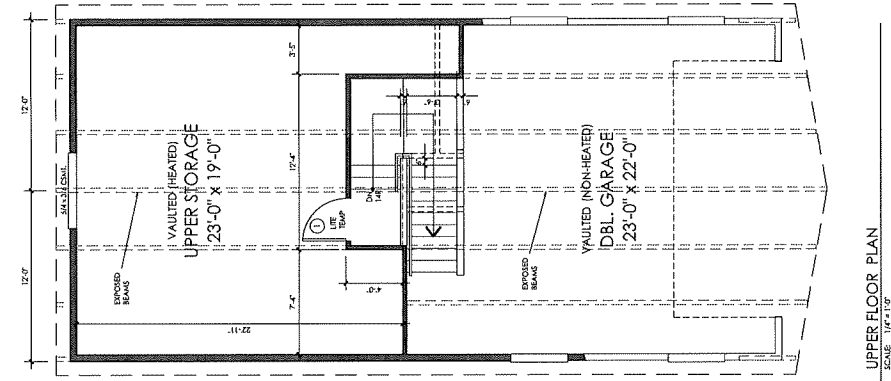
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

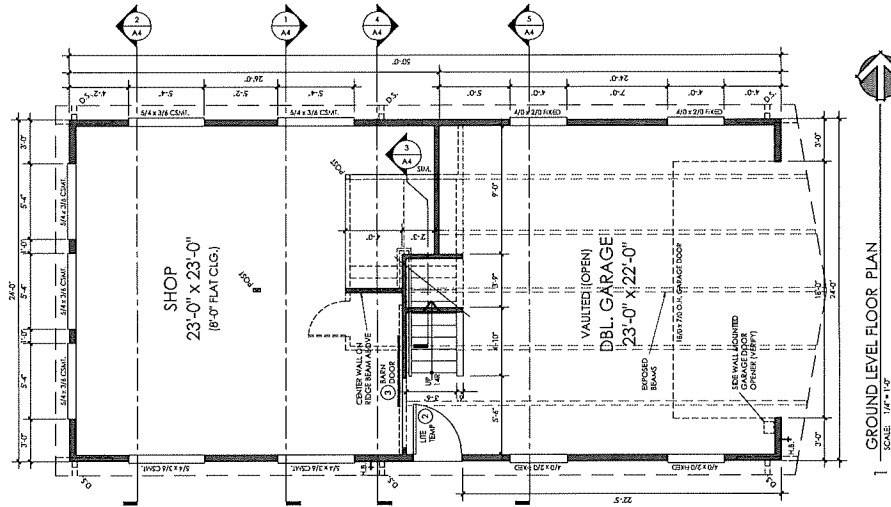




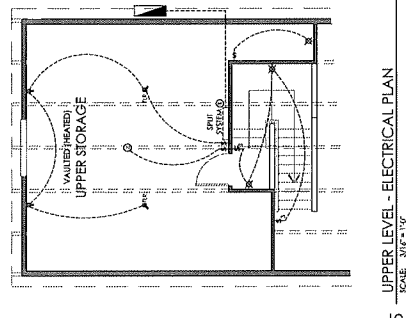
3 ROOF PLAN
SCALE: 1/4" = 1'-0"



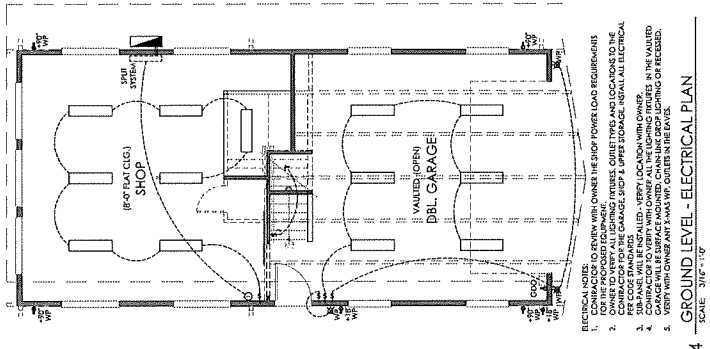
2 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 UPPER LEVEL - ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



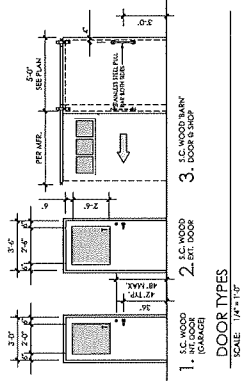
4 GROUND LEVEL - ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- NEW 2x4 @ 24" WALLS
- NEW BEARING WALLS - 12" O.C.
- NEW 1x6 WALLS (SEE NOTES)
- EXISTING WALLS (SEE NOTES)
- RESOLUTION OF EXISTING WALLS
- PROVIDE SHORING AS NOTED
- CEILING DROPS

ELECTRICAL

- RECESSED CIG. LIGHT
- WALL MOUNTED INCANDESCENT
- WALL MOUNTED INCANDESCENT
- HANGING PENDENT LIGHTING
- COMBIO RECESSED EXHAUST FAN & LIGHT (VENT TO THE OUTSIDE)
- DUPLEX OUTLET
- FAN / LIGHT COMBO



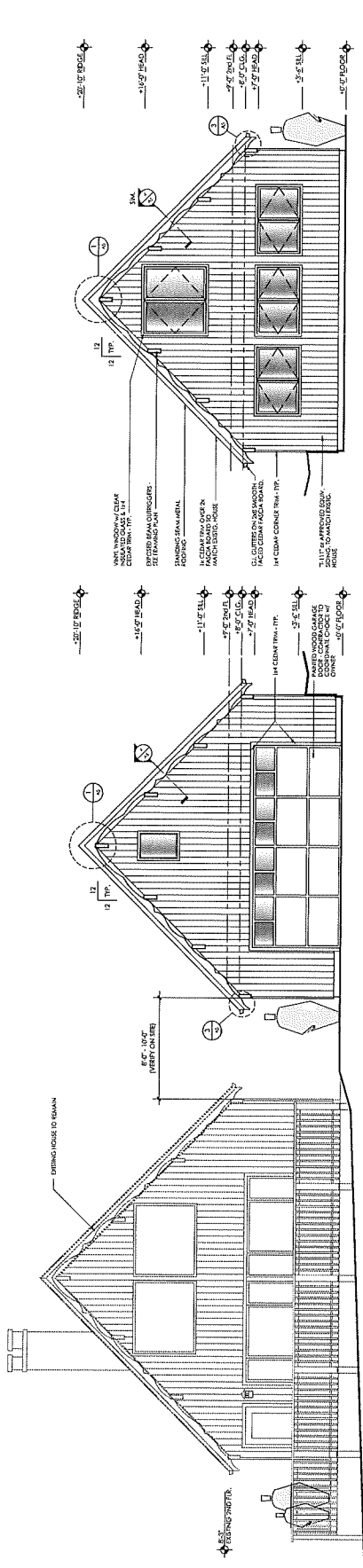
DOOR TYPES
SCALE: 1/4" = 1'-0"

New Garage / Shop and Main House Bathroom Addition
Tran - Roseboom Residence
22441 NW 220th Ave Portland Or, Multnomah County

Project No. 18-109
Drawn By KG
Revisions 05/21/2019 PERMIT SET

GARAGE FOUNDATION FLOOR & ROOF PLANS

A2



- NOTES:
1. VERIFY ON-SITE & MATCH THE ROOF PITCH WITH THE EXISTING MAIN HOUSE.
 2. MATCH ALL WINDOW STYLES AND COLORS WITH EXISTING MAIN HOUSE.
 3. ALL EXTERIOR FINISHES & MATERIAL SYSTEMS TO BE VERIFIED BY THE OWNER PRIOR TO THE GENERAL CONTRACTOR PURCHASING OR INSTALLING.
 4. ALL EXTERIOR FINISHES & MATERIAL SYSTEMS TO BE VERIFIED BY THE OWNER PRIOR TO THE GENERAL CONTRACTOR PURCHASING OR INSTALLING.
 5. VERIFY LOCATION OF 3/4" JUSTITION CONDENSER PAD.

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GARAGE
EXT. ELEVATIONS

A 3