

14 DAY OPPORTUNITY TO COMMENT

Application for Lot of Record Verification and 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: T2-2020-13000

Location: 32 NE Sandy Dell Road, Troutdale
Tax Lot 800, Section 31CB, Township 1 North, Range 4 East, W.M.
Alternate Account #R944310440 Property ID #R322438

Applicant: Dean Mackeson

Base Zone: Commercial Forest Use (CFU)

Overlays: Significant Environmental Concern – Wildlife Habitat (SEC-h), Water Resources (SEC-wr), Flood Hazard (FD)

Proposal: Applicant requests a SEC permit to construct an addition to an existing single-family dwelling and new septic system on the subject property within the SEC-h and SEC-wr overlay. The application includes a Lot of Record Verification for the current configuration of the subject property.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, July 16, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available by contacting the case planner listed below. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application contact case 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 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3010 Lot of Record – (CFU), MCC 39.6850 Dark Sky Lighting Standards

CFU Zone: MCC 39.4070 Allowed Uses (D) Single Family Dwelling, 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

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5560 General Requirements, MCC 39.5800 Criteria for Approval of SEC-wr Permit, MCC 39.5860 Criteria for Approval of SEC-h Permit

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:

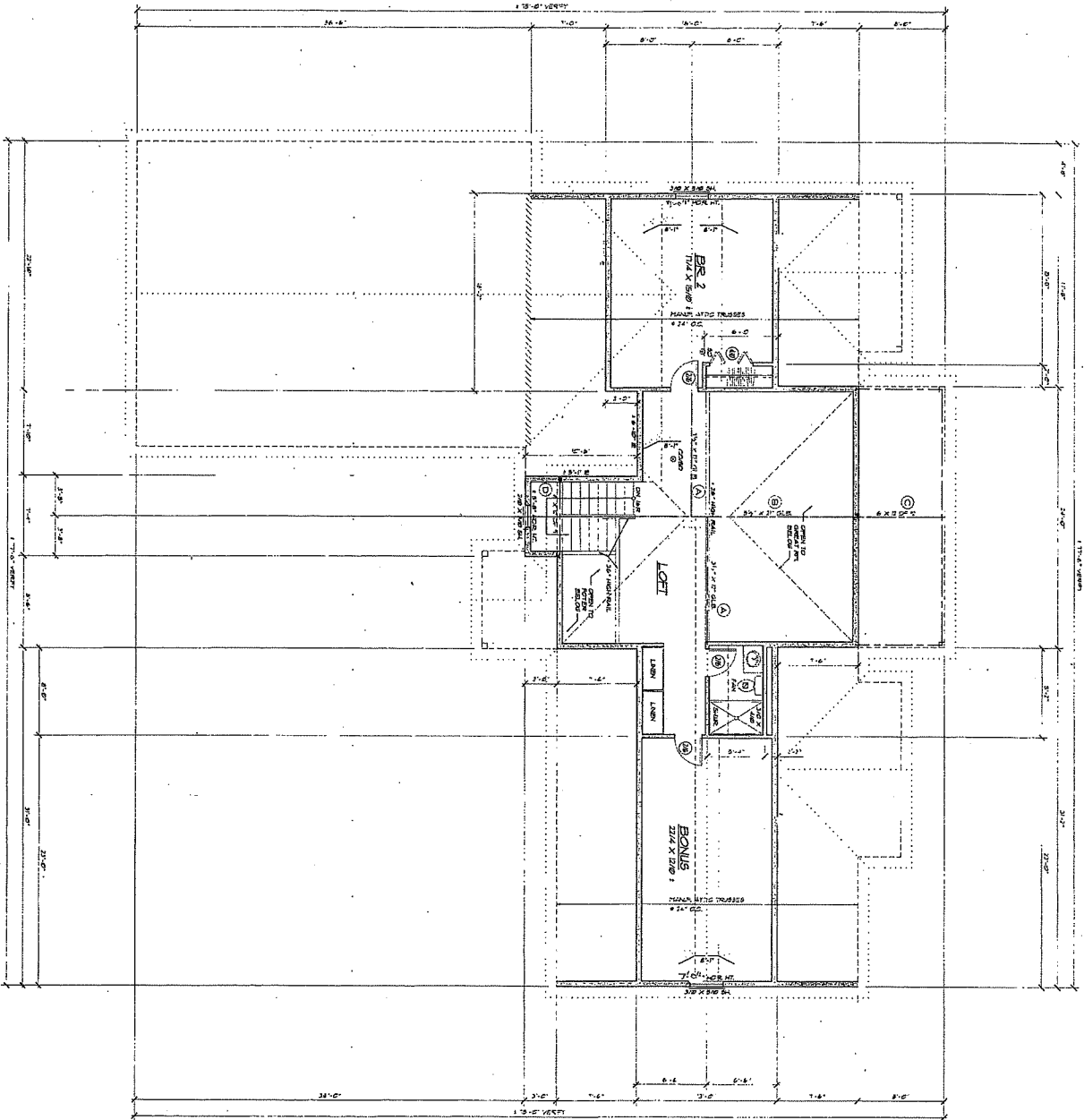
Site Plan

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.

LEGEND:
 --- EXISTING ROOMS
 --- EXISTING WALLS
 --- EXISTING DOORS
 --- EXISTING WINDOWS
 --- EXISTING STAIRS



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

6-10-07

NO. 3
 OF 3 SHEETS

TITLE:
 UPPER FLOOR PLAN
 PROJECT:
 PLYMPTON REMODEL
 OWNER:
 BOB and LISA

DATE:
 JANUARY 17, 2008
 DESIGNED BY:
 J. L. KRAUSE
 DRAWN BY:
 J. L. KRAUSE
 CHECKED BY:
 J. L. KRAUSE
 SCALE:
 1/4" = 1'-0"

37 NE SANDY, OREGON 97131

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J. L. KRAUSE
 ARCHITECT, P.C.
 37 NE SANDY, OREGON 97131
 503.255.1234
 www.jlkrausearchitect.com



TAX LOT 802, MAP 1N, 4E, 31CB
LOCATED IN THE S.W. 1/4 SECTION 31, T.1N., R.4E., W.1/4,
MULTNOMAH COUNTY, OREGON
FEBRUARY 6, 2019 SCALE 1"=20'
UPDATED JANUARY 3, 2020

[illegible]