

14 DAY OPPORTUNITY TO COMMENT

Application for Lot of Record Verification, Significant Environmental Concern for Water Resources (SEC-wr) and a Road Rules Variance

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: T2-2020-13185 / EP-2020-13186

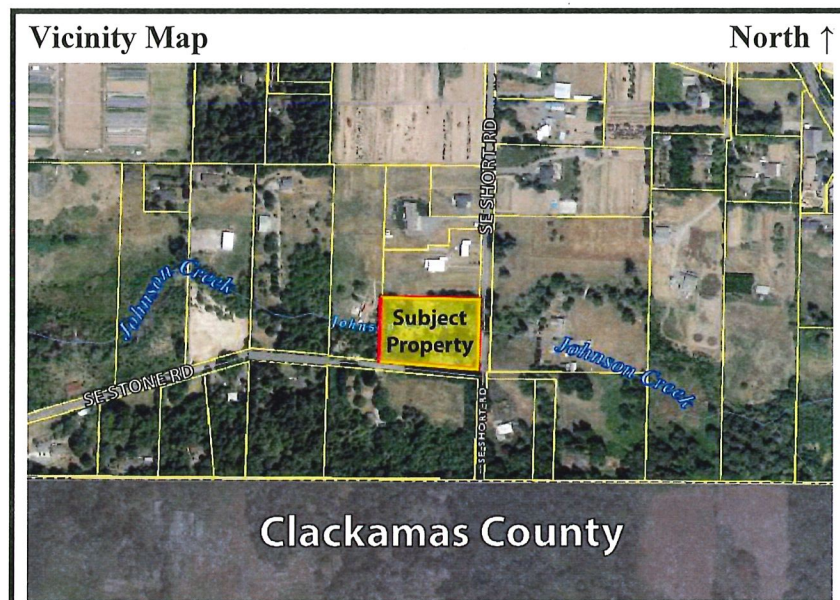
Location: 29619 SE Stone Road, Gresham
Tax Lot 200, Section 19DC, Township 1 South, Range 4 East, W.M.
Alternate Account #R994190890 Property ID #R342188

Applicant: Marn Heggen, Heggen Architecture

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Significant Environmental Concern for Water Resources (SEC-wr)
Flood Hazard (FH)

Proposal: The applicant is requesting a Lot of Record verification, a Significant Environmental Concern for Water Resources (SEC-wr) permit, and a Road Rules Variance to authorize the construction of a new single-family dwelling, the conversion of the existing single-family dwelling into an accessory building, and the multiple driveway accesses.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, August 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 \$0.35/per page. For further information regarding this application contact planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us.

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

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080 Lot of record – Multiple use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4310(A) and (F) Allowed Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4345 Access

Significant Environmental Concern (SEC) Districts: MCC39.5510 Uses; SEC Permit Required, MCC 39.5560 General Requirements for Approval in the West of Sandy River Planning Area Designated as SEC-wr or SEC-h, MCC 39.5580 Nuisance Plant List, Criteria for Approval of SEC-wr Permit – Water Resource

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

Accessory Structures – Condition of Approval: MCC 39.8860 Condition of Approval

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**.

Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads: MCRR 4.100 Application for New or Reconfigured Access, MCRR 4.200 Number of Accesses Allowed, MCRR 4.300 Location, MCRR 4.400 Width, MCRR 4.500 Sight Distance,

MCRR 5.000 Transportation Impact: MCRR 5.100 through MCRR 5.300

MCRR 6.000 Improvement Requirements: MCRR 6.100 Site Development

MCRR 11.000 Local Access Roads: MCRR 11.100 Improvement Requirements

MCRR 16.000 Variance from County Standards and Requirements: MCRR 16.200 General Variance Criteria, MCRR 16.225 Access Variance Standards, MCRR 16.250 Local Access Roads Variance Standards

MCRR 18.000 Right-of-Way Use Permits: MCRR 18.250 Access/Encroachment Permit

Copies of the referenced Multnomah County Road Rules sections can be obtained by contacting our office or by visiting our website at <https://multco.us/transportation-planning/plans-and-documents/> under the link **Multnomah County Road Rules**.

Decision Making Process: The Planning Director and County Engineer 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 and County Engineer'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:

Zoning Map

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.



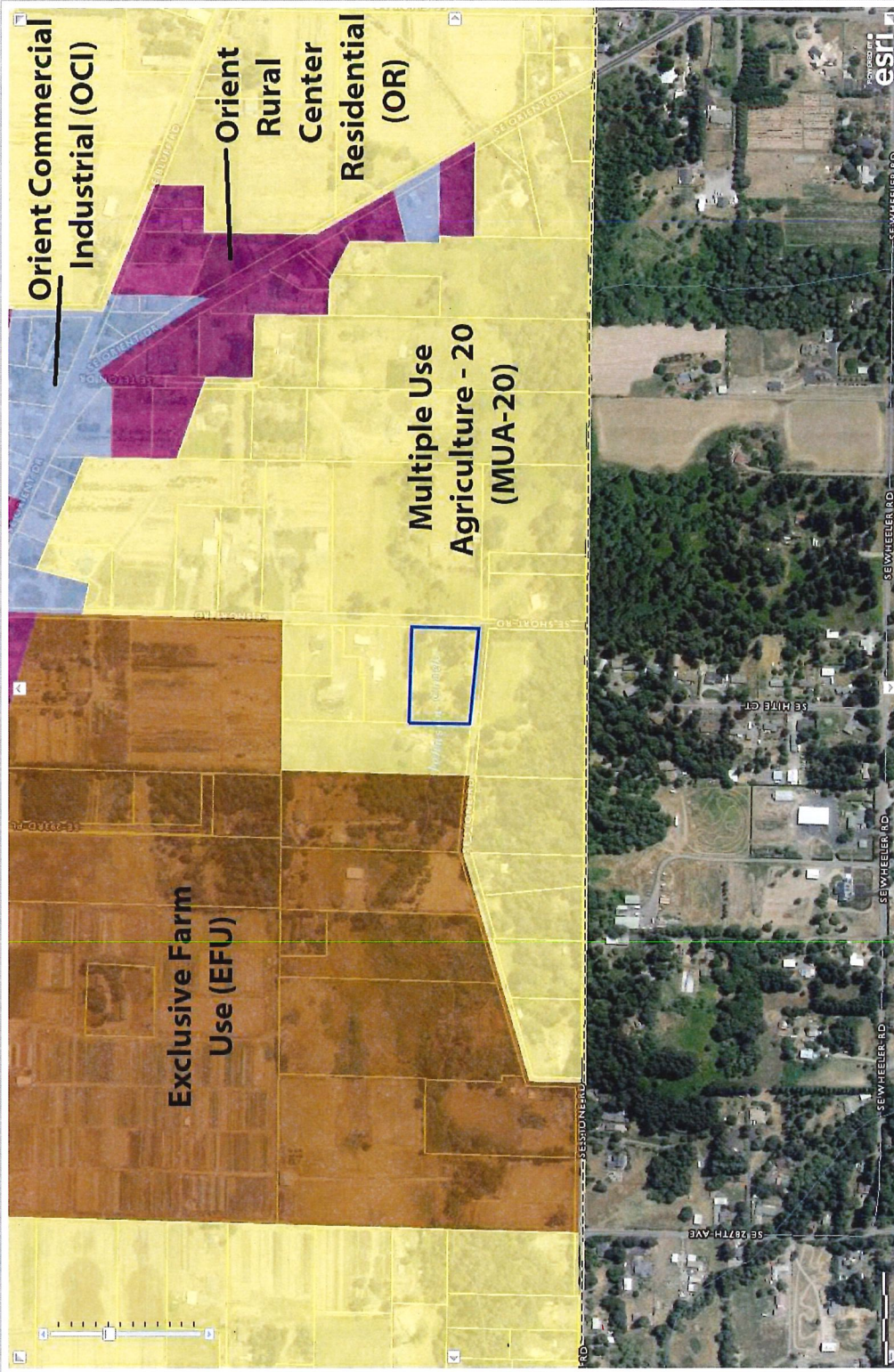
**Department of Community Services
Land Use Planning and Transportation
Program**
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Zoning Map of surrounding properties
near subject property 29619 SE Stone
Road

Web Layout





LAND USE REVIEW
ARCHITECT
CONSTRUCTION

M/H
Merrill H. Haggren
Principal
Haggen Architecture
Pittsford, NY
518-237-1371
merrillhaggen@haggenarchitecture.com

PALAMARYUK
29819 SE STONE RD
GRESHAM, OR 97030

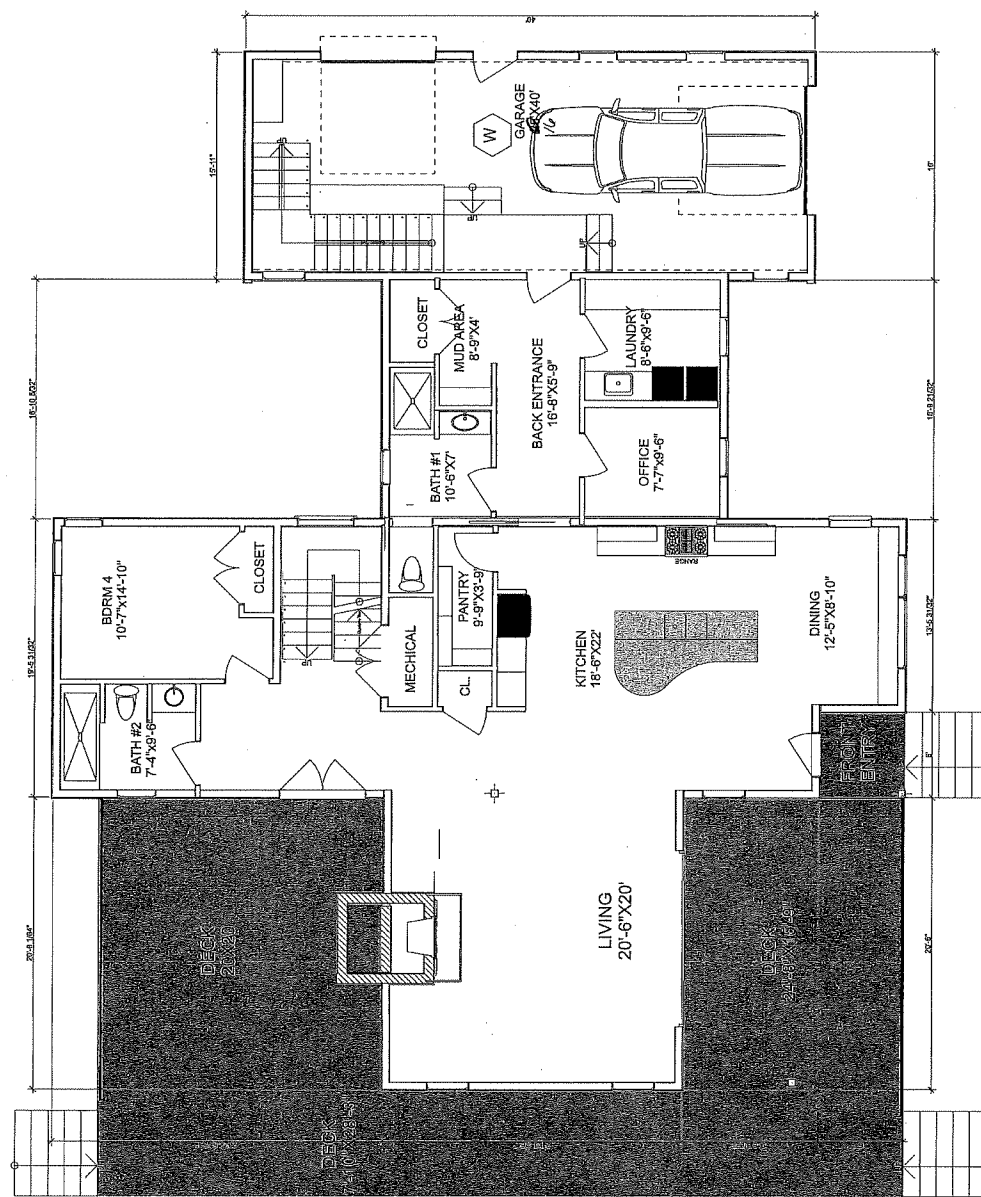
NO.	DATE	DESCRIPTION	BY
1	10/15/19	ISSUED FOR PERMIT	MH

LAND USE
REVIEW

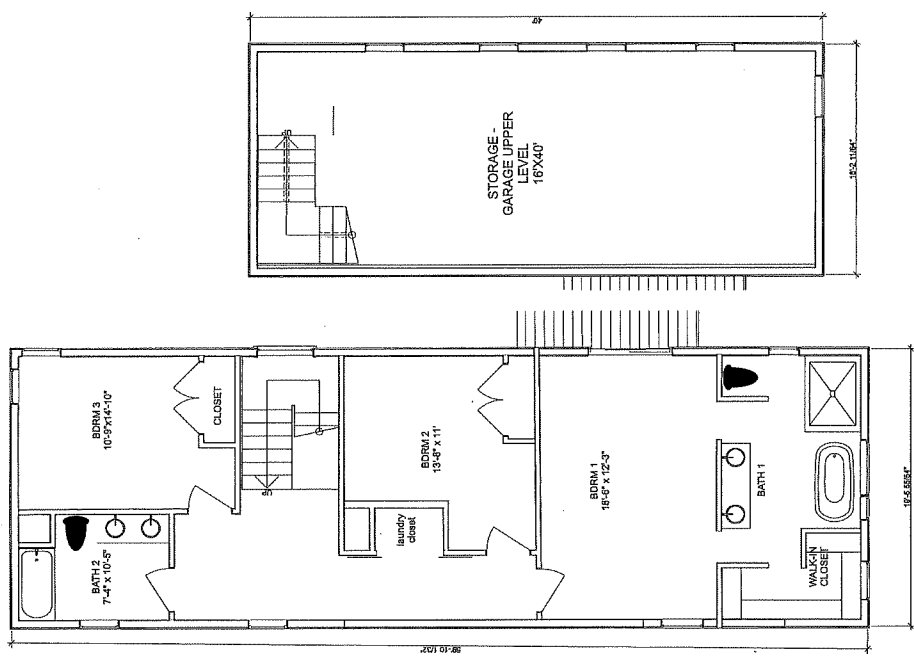
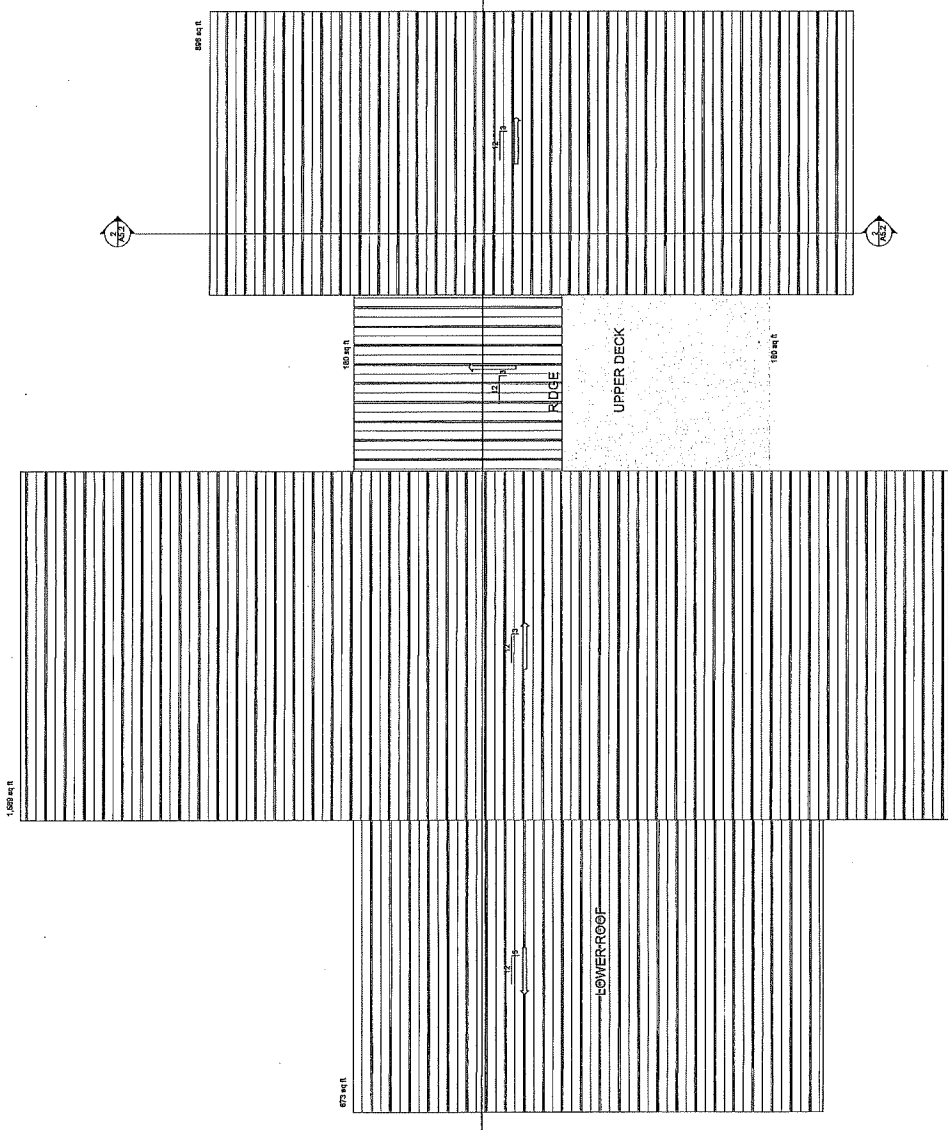
SHEET TITLE
FIRST LEVEL

PRINTED: 10/15/19
ISSUED: "PERMIT DATE"
DRAWN: MERRILL HAGGEN
CHECKED: M/H
DATE: 10/15/19
JOB: PALAMARYUK
PROJECT: PALAMARYUK
FLOOR: 1ST
SHEET:

A2.1

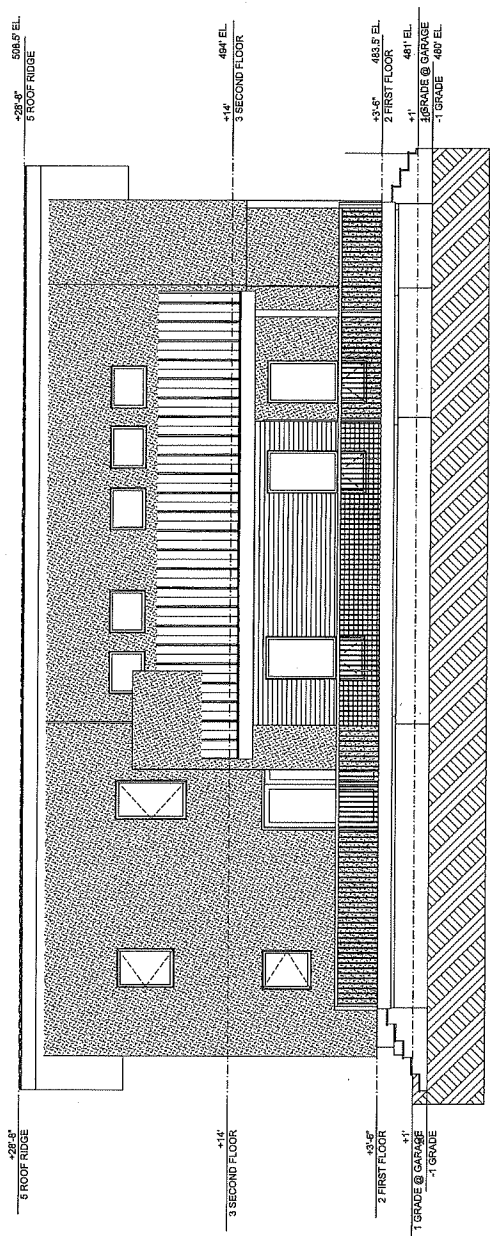
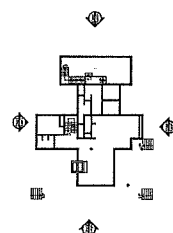


1 PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

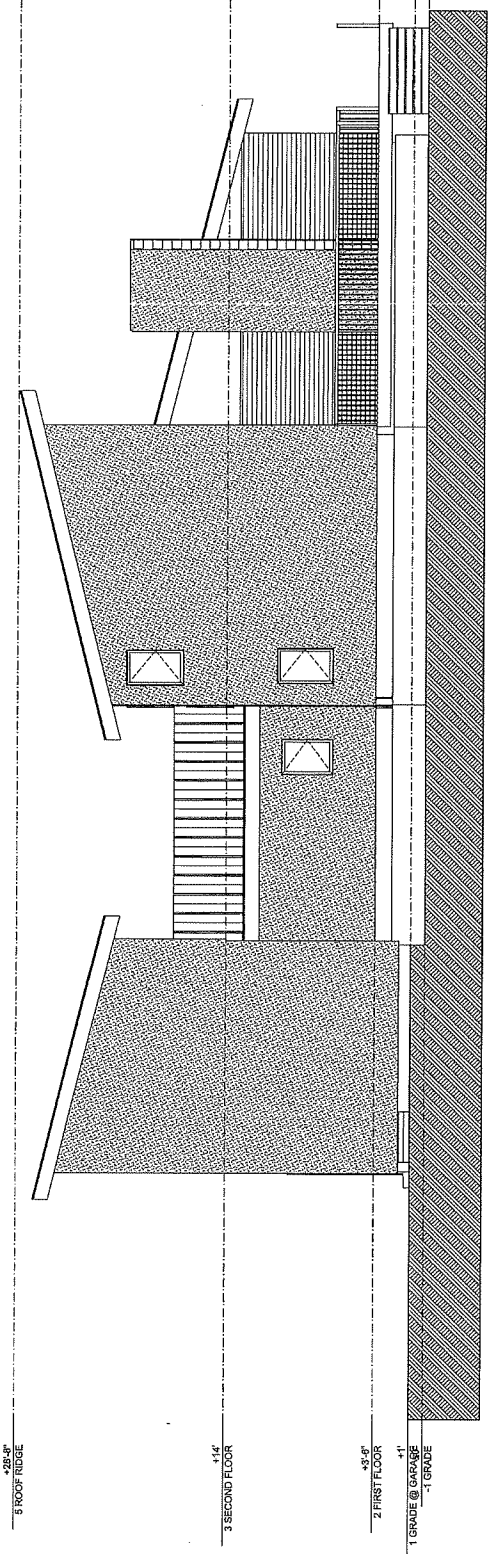


1 ROOF SCALE: 1/4" = 1'-0"

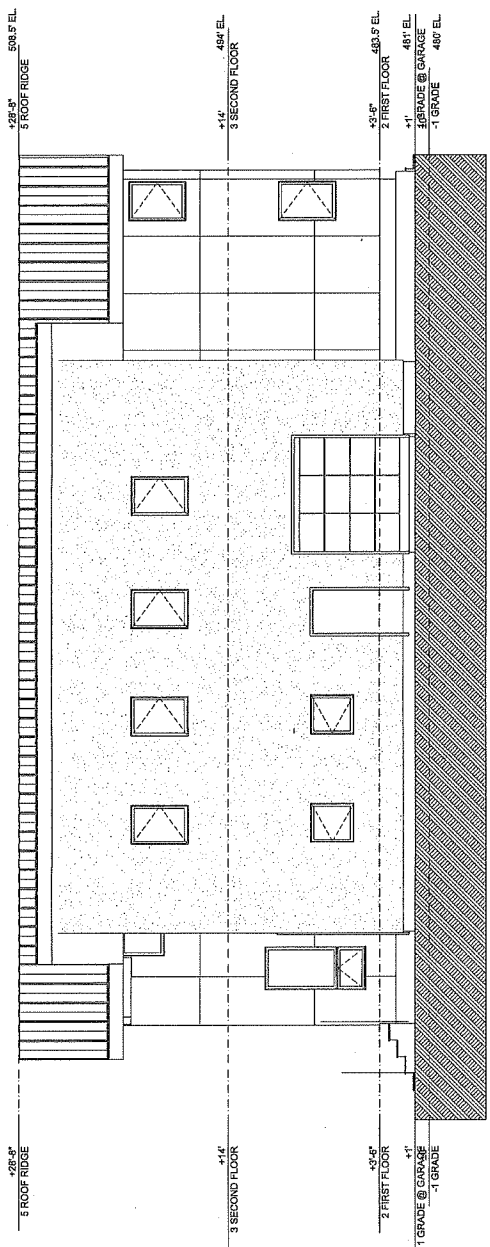
2 PLAN - SECOND FLOOR & GARAGE LOFT STORAGE
SCALE 1/4" = 1'-0"



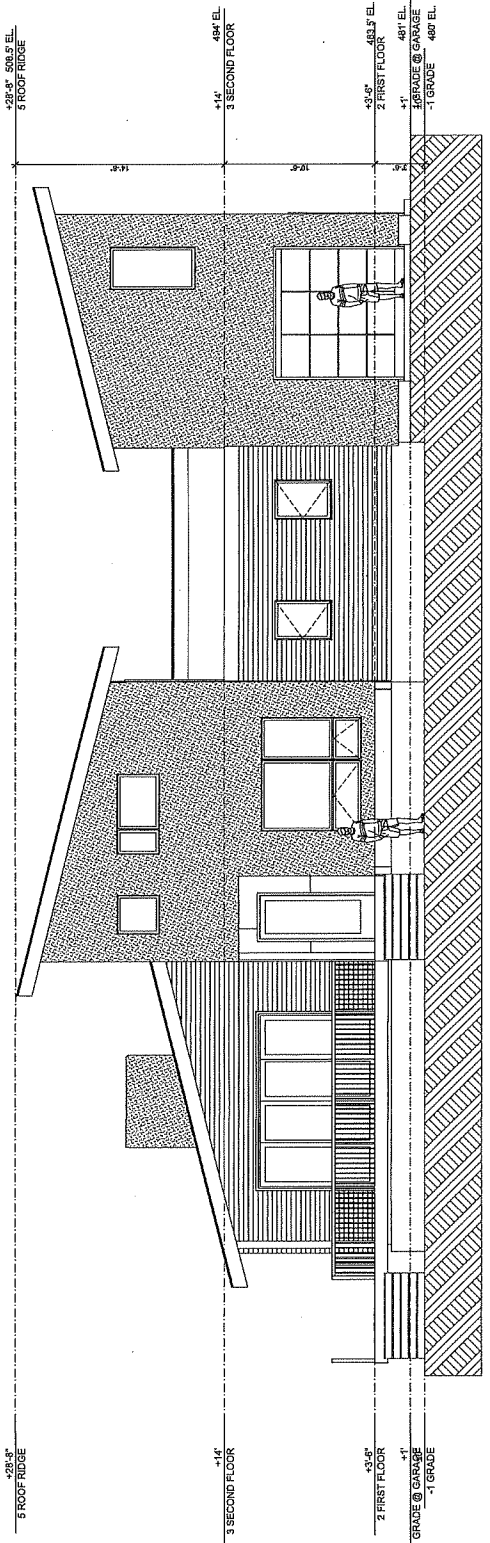
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"