

14 DAY OPPORTUNITY TO COMMENT

Application for Administrative Decision by the Planning Director and Lot of Record Verification

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: T2-2020-13365

Location: 22600 NW Skyline Blvd., North Plains
Tax Lot 500 & 700, Section 03, Township 2 North, Range 2 West, W.M.
Alternate Account #R972030090 & R972030110 Property ID #R325576 & R325578

Applicant: Peggy Hennessy

Base Zone: Commercial Forest Use – 1 (CFU-1)

Overlays: Significant Environmental Concern – Wildlife Habitat (SEC-h); Streams (SEC-s);
Scenic Views (SEC-v); and Geologic Hazards (GH)

Proposal: The Applicant requests a determination to confirm that the property qualifies for a replacement dwelling per the Commercial Forest Use zone regulations. The Applicant also requests a Lot of Record Verification to confirm the subject property is a Lot of Record following a series of Lot Line Adjustments that occurred from 2016 – 2019.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Monday, August 31, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact case planner, Chris Liu at 503-988-2964 or via email at chris.liu@multco.us.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions: MCC 39.1515 Code Compliance and Applications

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3020 Lot of Record (CFU-1)

Replacement Dwelling: MCC 39.4070 Allowed Uses – (D) Replacement or restoration of an existing lawfully established habitable dwelling (within 100 feet from the existing dwelling), MCC 39.2000 Definitions – Lawfully Established Dwelling; Habitable Dwelling

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.

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.