

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Significant Environmental Concern – wildlife habitat; streams; and scenic views permits

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:** T2-2020-13783

**Location:** 16011 NW Sheltered Nook Rd., Portland  
Map, Tax Lot #2N2W24D -01400 Alt. Account #R764201510 Property ID #R269559

**Applicant:** Lorraine Guthrie

**Base Zone:** Rural Residential (RR)

**Overlays:** Significant Environmental Concern – wildlife habitat (SEC-h); Significant Environmental Concern – streams (SEC-s); Significant Environmental Concern – scenic views (SEC-v); Geologic Hazards (GH)

**Proposal:** The Applicant requests approval of SEC-h, SEC-s, and SEC-v permits for a 2-story addition to an existing single-family dwelling. Site coverage of the proposed addition is approximately 1,193 sq. ft. The proposed addition will be located to the south of the existing structure between the existing dwelling and the existing driveway. A GH permit exemption is also included in the request.

#### Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on March 25, 2021**. Comments should be directed toward approval criteria applicable to the request. Digital copies of application materials and other evidence relied upon are available for inspection at no cost. Paper copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact planner, Chris Liu via email at [chris.liu@multco.us](mailto:chris.liu@multco.us).

**Applicable Approval Criteria** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – (RR); MCC 39.6850 Dark Sky Lighting Standards

RR Zone Criteria: MCC 39.4360 Allowed Uses – (A) Single Family Dwelling; MCC 39.4375 Dimensional Requirements and Standards – (C), (D), (F), (G), (H).

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required; MCC 39.5520 Application for SEC Permit; MCC 39.5650 Criteria for Approval of SEC-v permit; MCC 39.5750 Criteria for Approval of SEC-s Permit; MCC 39.5860 Criteria for Approval of SEC-h Permit

Geologic Hazards Criteria: 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**.

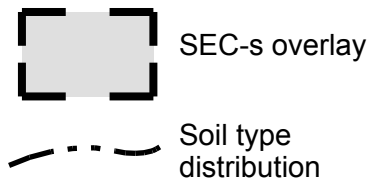
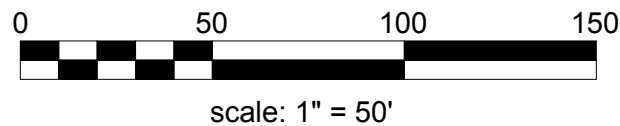
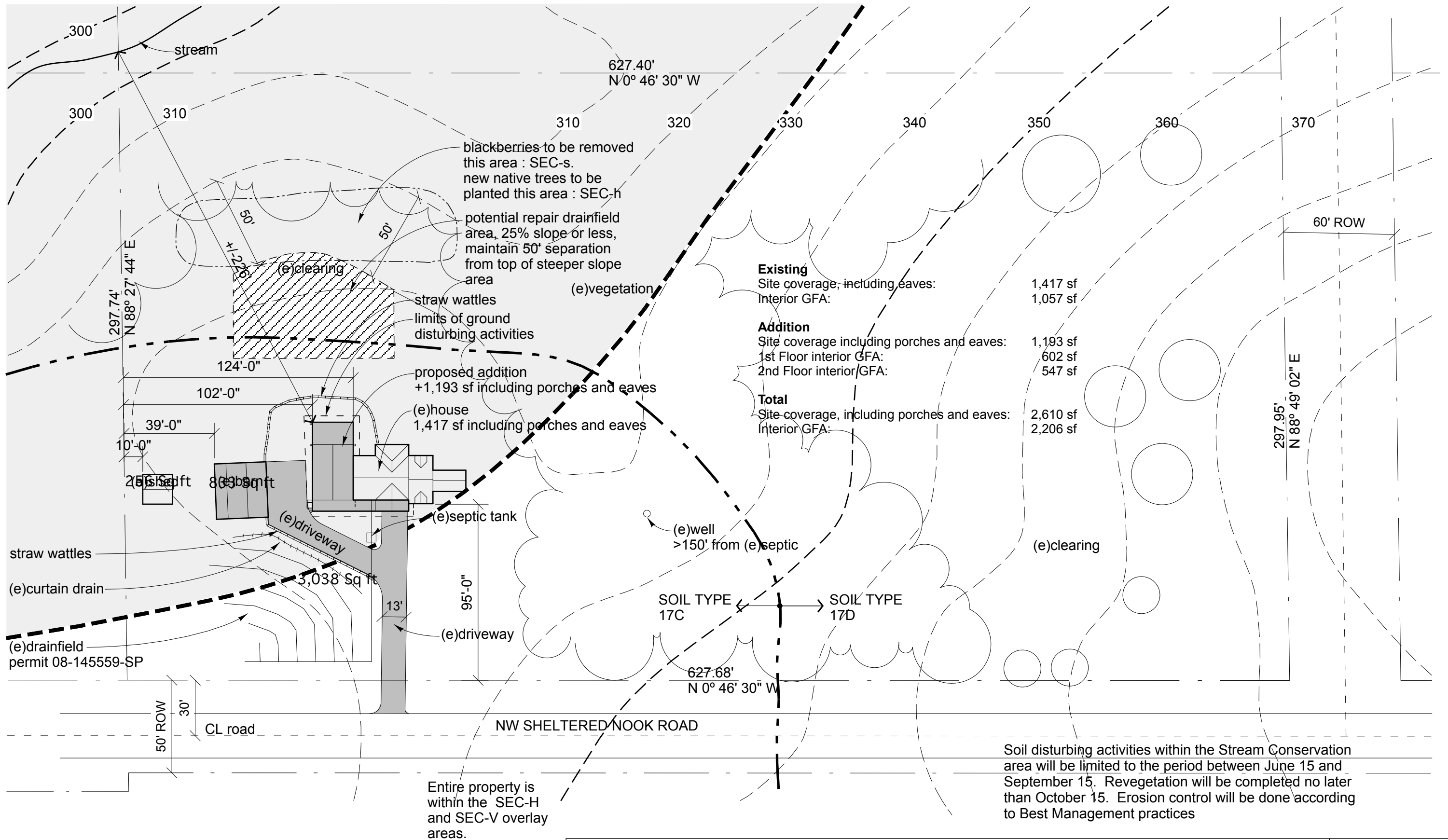
**Decision Making Process:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons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



16011 NW Sheltered Nook Road, Portland OR 97231

Architect: Lorraine Guthrie Architect, Inc. 2748 SW Patton Court, Portland OR 97201 503.804.5725  
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PROPOSED SITE PLAN	
11 December 2020	
⊖ N	A1



EXISTING NORTH & WEST

Materials and Details of Addition to match Existing:  
 Eave, soffit and gable end trim details  
 Fibercement horizontal lap siding and trim  
 Vinyl windows  
 Asphalt shingle roofing, gutters and downspouts  
 Paint to match existing color



EXISTING SOUTH & WEST



EXISTING EAST

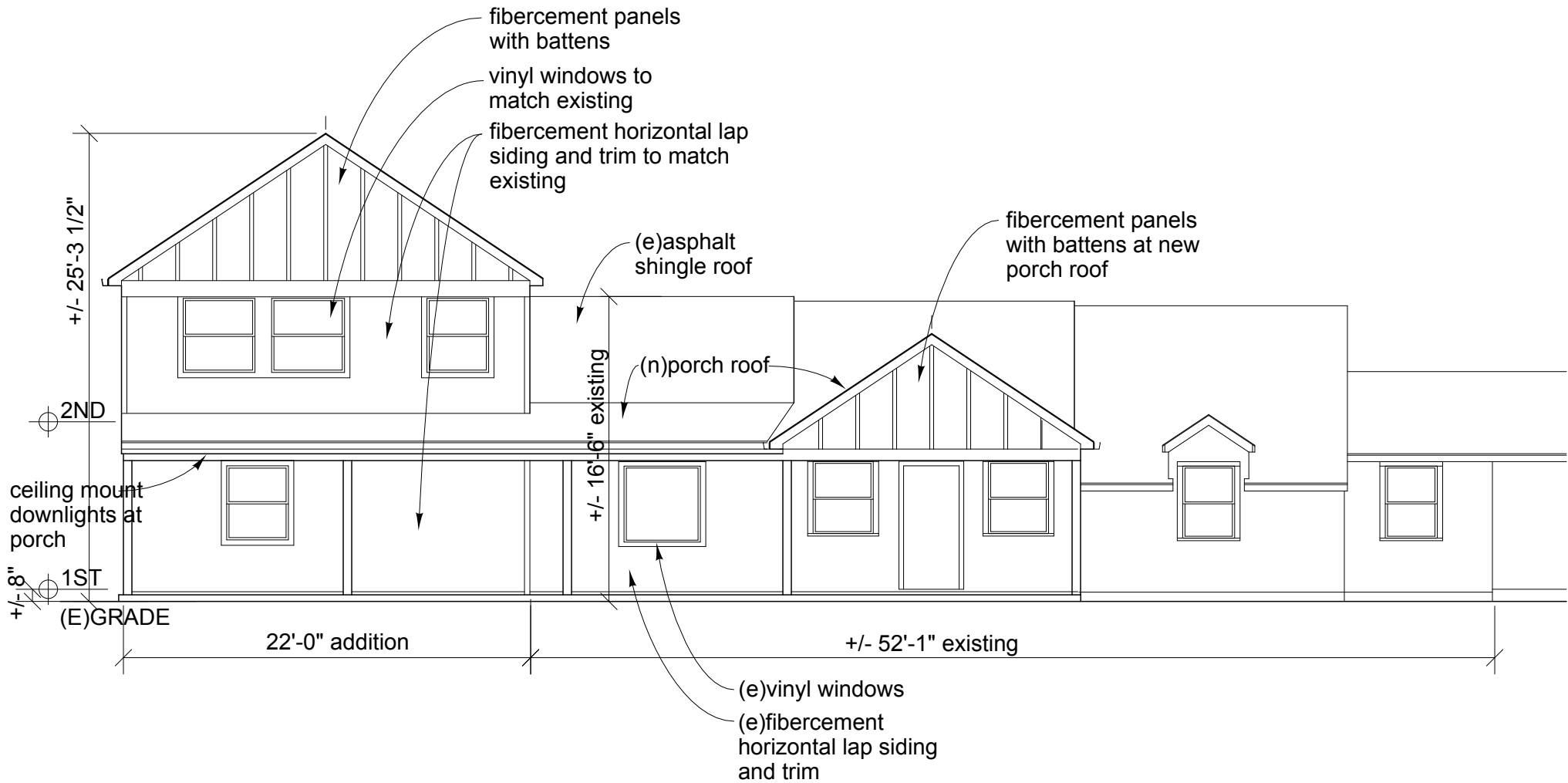
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EXISTING HOUSE

20 July 2020

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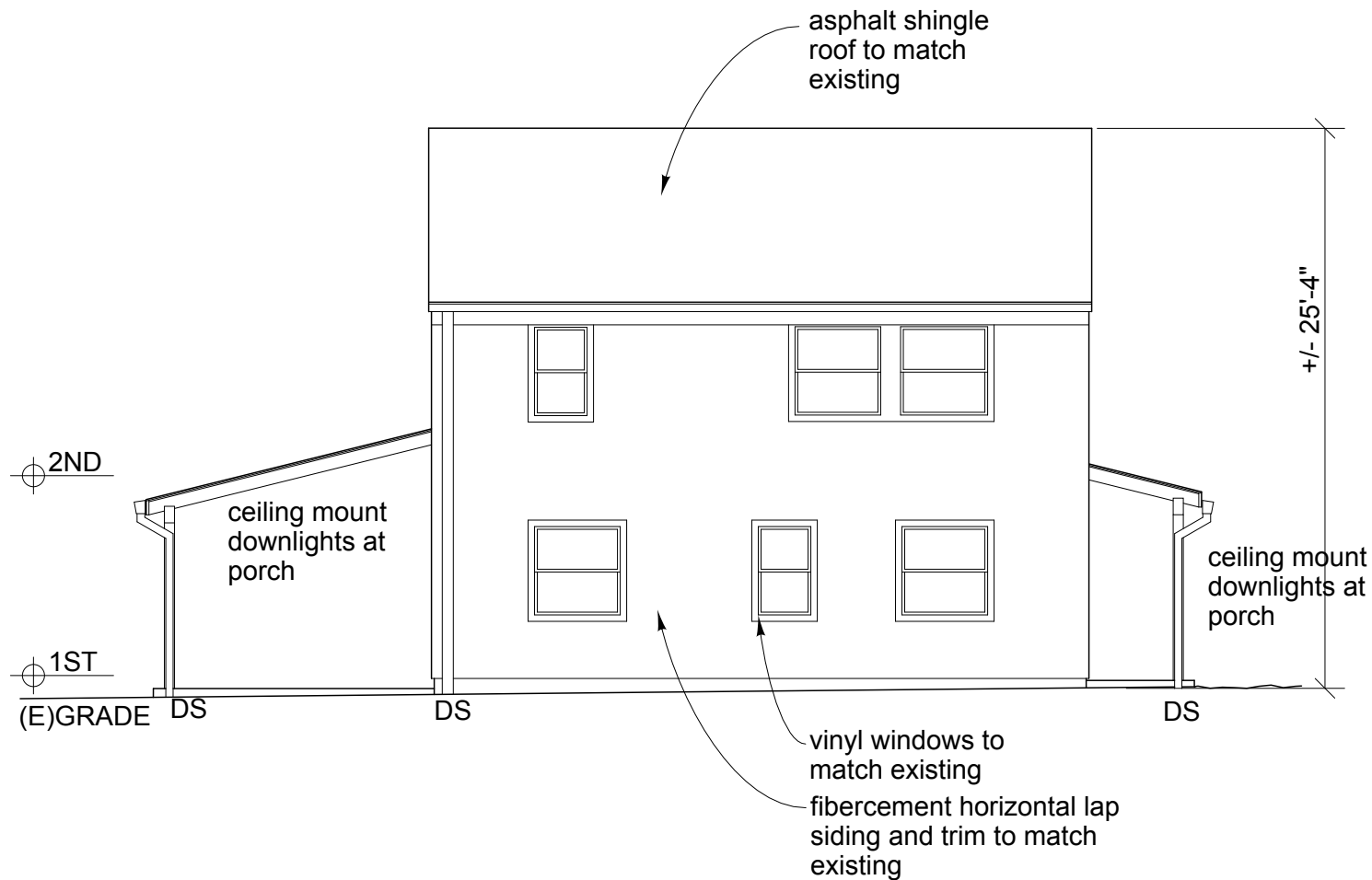
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EAST ELEVATION

20 July 2020

**A6**



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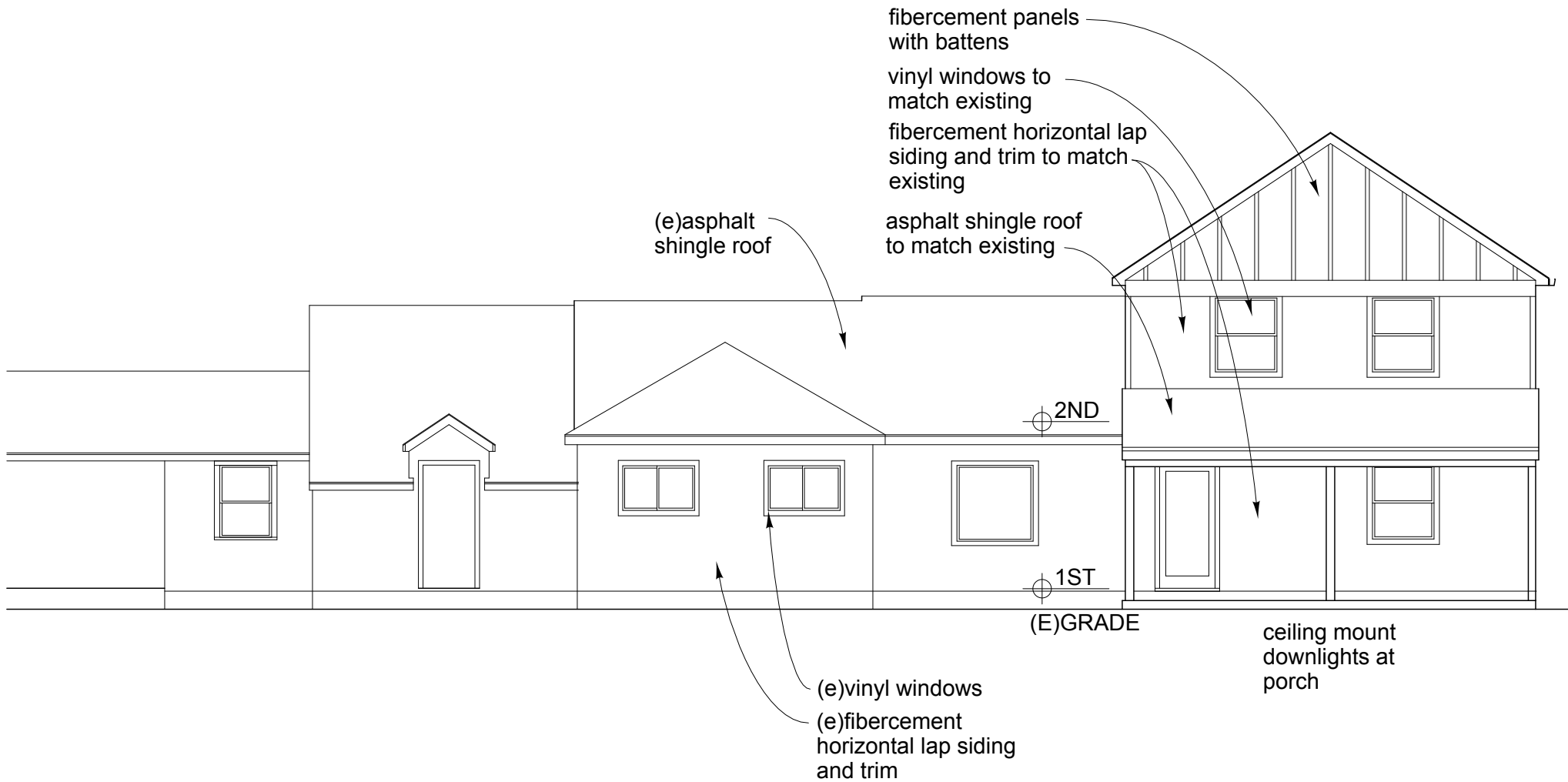
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SOUTH ELEVATION

20 July 2020

**A7**



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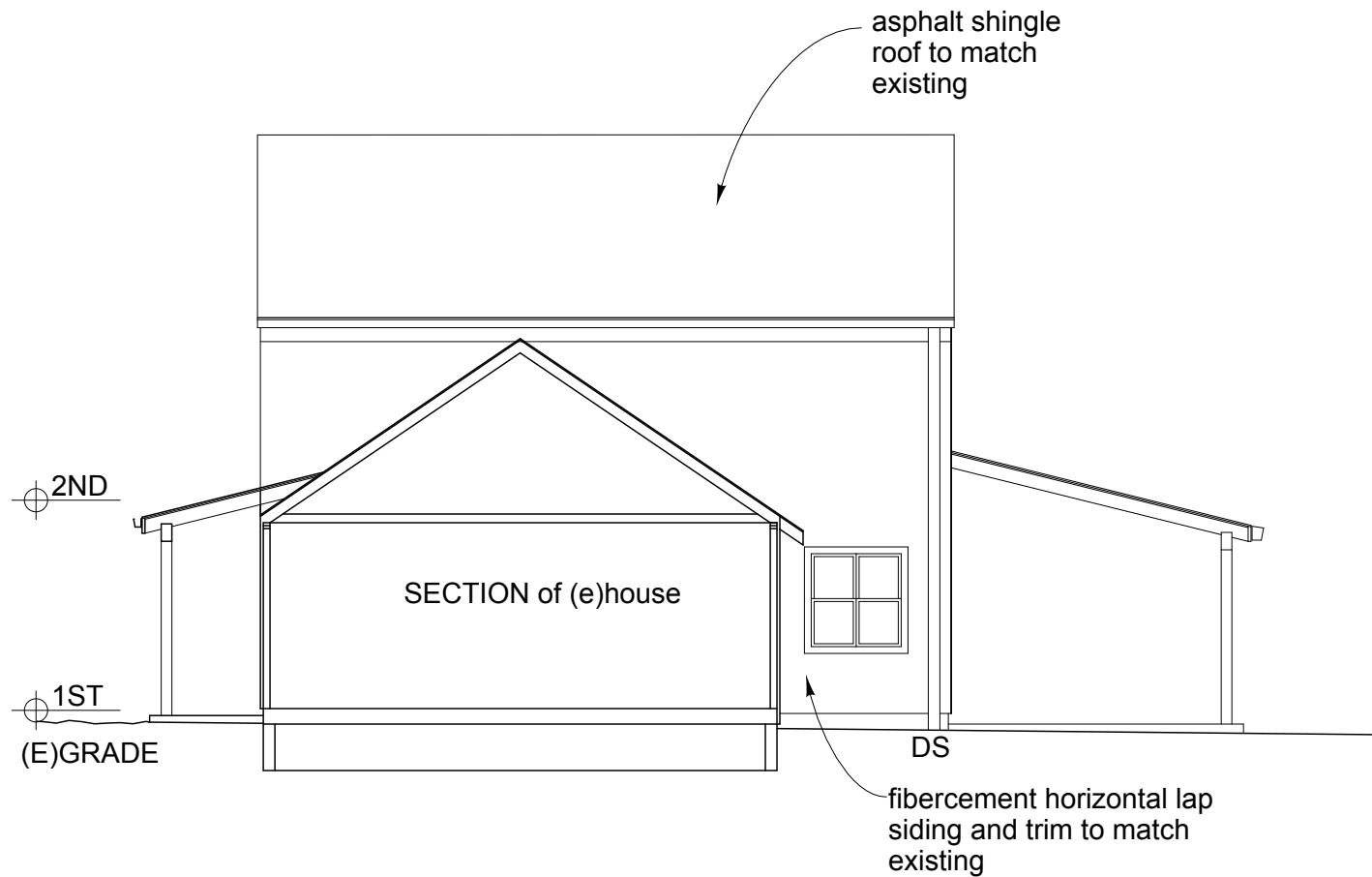
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WEST ELEVATION

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SOUTH ELEVATION

20 July 2020

**A9**