

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern

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: T2-2021-14327

Location: 31330 SE Victory Rd, Troutdale
Alternate Account #R751705100

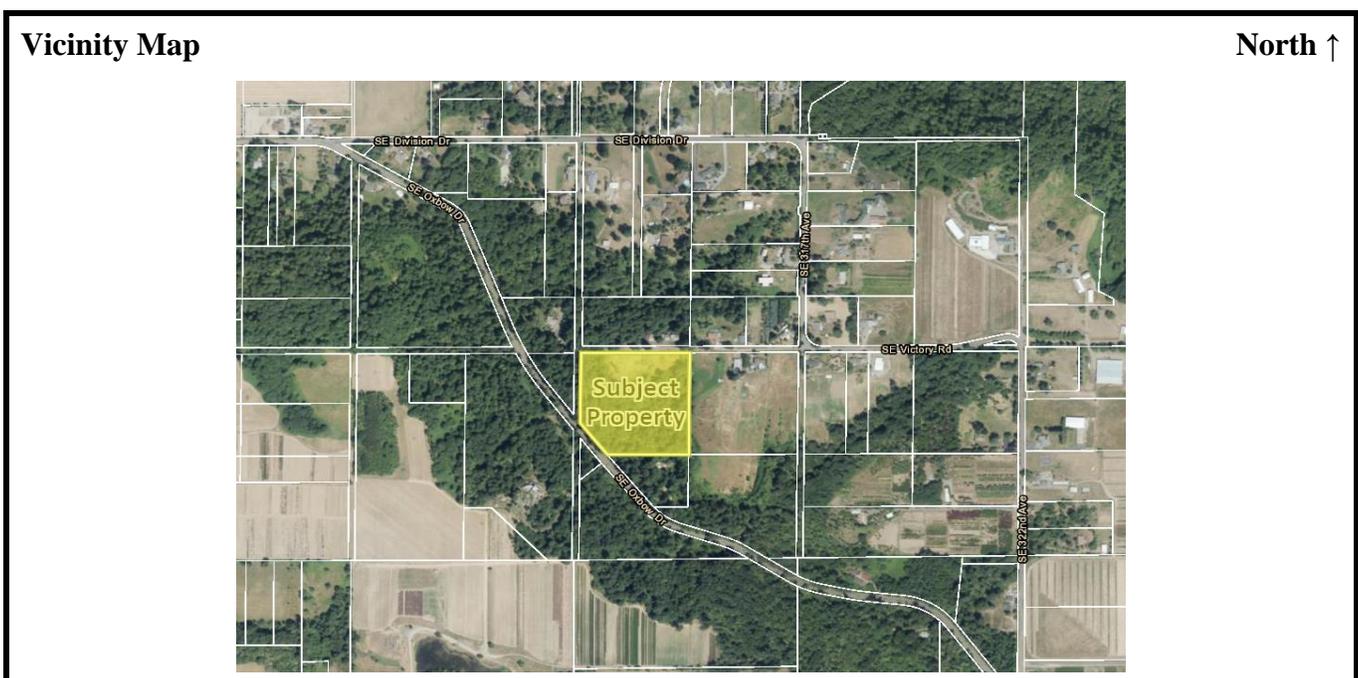
Tax Lot, Map: 1S4E08DC-00600
Property ID #R266609

Applicant: Abigail Freeland

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for wildlife habitat (SEC-h) and water resources (SEC-wr) / Geologic Hazard (GH)

Proposal: Applicant is seeking amendment to land use case T2-2020-13164 to alter the Conditions of Approval #2.a and #3 for the construction of a new single family dwelling on the subject property.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Friday, March 26, 2021**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at no cost by contacting the case planner. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact case planner, Lisa Estrin at 503-988-0167 or via email at lisa.m.estrin@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 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Rural Residential (RR)

Rural Residential (RR): MCC 39.4360 Allowed Uses, (A)(1) Single Family Dwelling, MCC 39.4275(C), (F), (G), & (H)

Significant Environmental Concern: MCC 39.5850-39.5860- Wildlife Habitat (SEC-h), MCC 39.5560 and MCC 39.5800 (SEC-wr).

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

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.