

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern Review 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: T2-2021-14321

Location: 31117 SE Division Dr. Troutdale
Tax Lot 00500, Section 1S, Township 4E, Range 08BD, W.M.
Alternate Account #R994080350 Property ID #R341624

Applicant: Brian & Kaitlin Aho

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Overlay Wildlife Habitat (SEC-h)

Proposal: The applicants are proposing to construct a 2,400 square foot accessory building within the significant environmental wildlife habitat overlay. Additionally a Lot of Record Verification is requested.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on April 16, 2021**. 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, Marisol Cervantes at 503-988-9452 or Marisol.Cervantes@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 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record- Rural Residential Zone

Rural Residential (RR) Zone: MCC 39.4360(F) Allowed Uses, MCC 39.4375 Dimensional Requirements and Development Standards, (C), (D), (F) & (H)

Significant Environmental Concern- Wildlife Habitat (SEC-h): MCC 39.5520 Application for SEC 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.

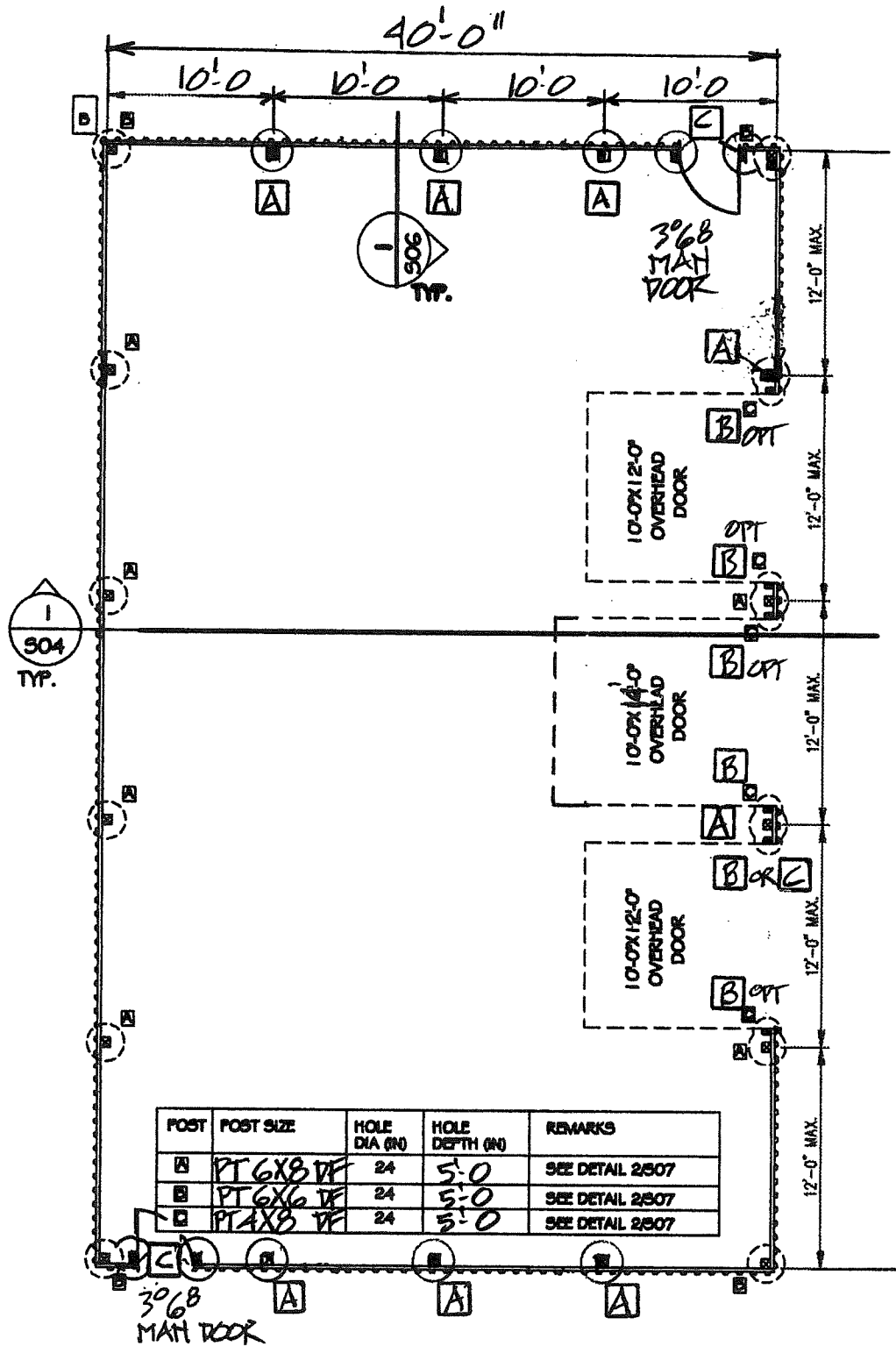
Enclosures:
Site Plan
Floor Plan
Building Elevations

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.







BUILDING CODES DIVISION

1535 EDGEWATER STREET NW
SALEM OR 97306
P.O. BOX 14470
TEL: (503) 378-4133 FAX: (503) 378-2322

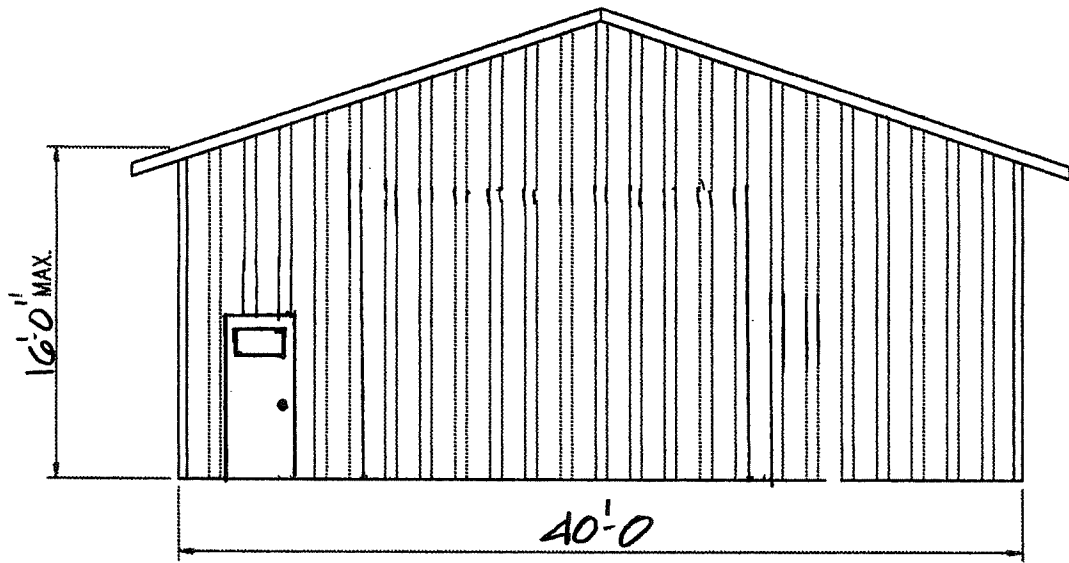
READY BUILD PLAN #2014-01
PRESCRIPTIVE POST FRAME BUILDING
40'-0" X 60'-0" X 16'-0"

WIND: 120 MPH EXPOSURE "B"
SNOW: 30 PSF

BUILDING CODE:

OSSC: 2019

S02

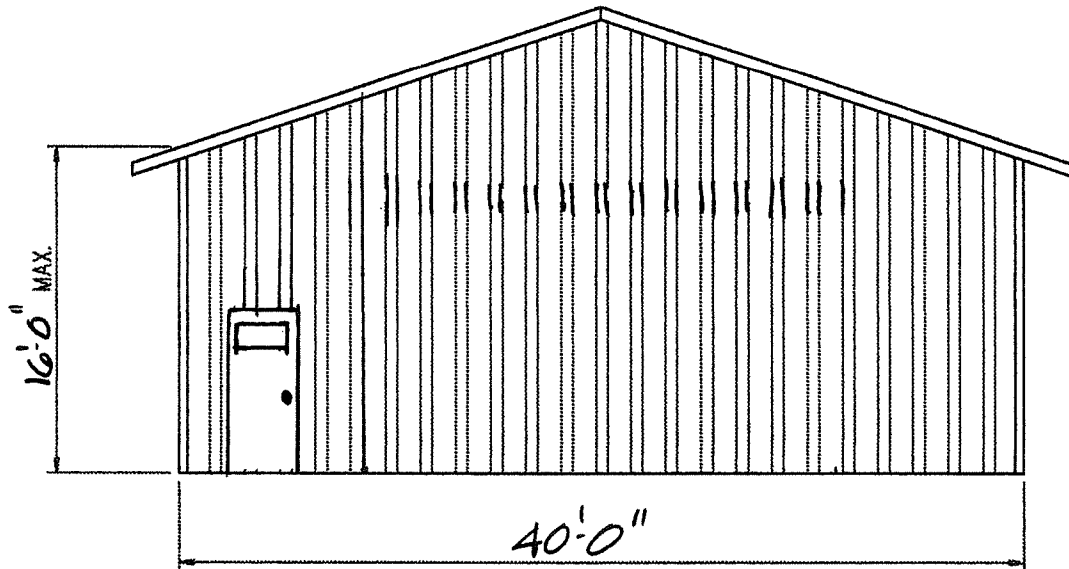


1
S12

GABLE ELEVATION
LEFT SIDE

PLAN NOTES:

1. MAXIMUM OPENING WIDTH IS 16'-0"
2. SEE 1/311 FOR TRUSS BOTTOM CHORD BRACING FOR OPENING GREATER THAN 14'-0"
3. STITCH WALL PER S10 WHEN OPENING IS EQUAL TO 16'-0"



2
S12

GABLE ELEVATION

BUILDING CODES DIVISION

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S12

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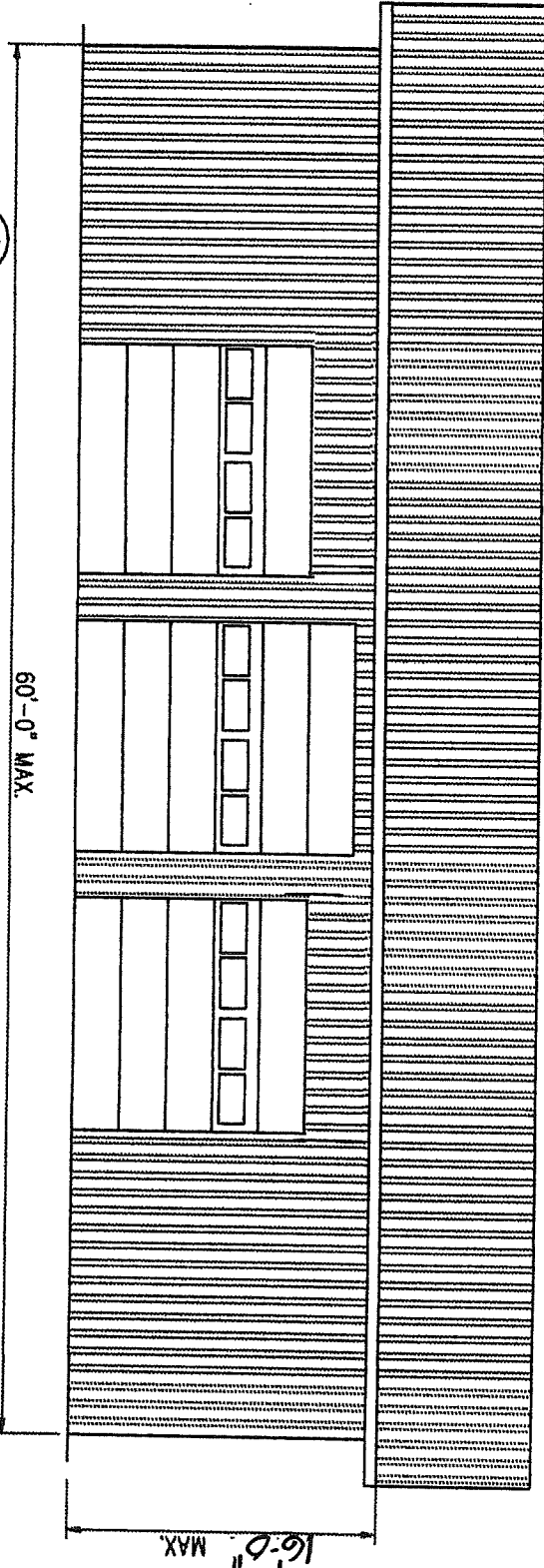
BUILDING CODE:
 OS9C: 2019

S13

PLAN NOTES:

1. MINIMUM 12'-0" SOLID WALL
2. (4) 10'-0" WIDE OVERHEAD DOORS OR (3) 10'-0" WIDE OVERHEAD DOORS AND 1 MAN DOOR CAN BE PLACED IN THE EAVE WALL
3. STITCH WALL PER 910 WHEN THE SOLID WALL IS 12'-0"

1 SIDE EAVE ELEVATION
 S13 FRONT



2 SIDE EAVE ELEVATION
 S13 BACK

