

14 DAY OPPORTUNITY TO COMMENT

Application for Category 3 Land Division and Administrative Decision by the Planning Director

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: T2-2020-13660

Property A 15330 NW Sauvie Island Road, Portland
State ID #2N1W21 -00600 Tax Account #R971210030 Property ID #R325141

Property B No Address
State ID #2N1W -02301 Tax Account #971210230 Property ID #R530541

Property C No Address
State ID #2N1W -02500 Tax Account #R971210210 Property ID #R325157

Property D No Address
State ID #2N1W21 -00700 Tax Account #R971210200 Property ID #R325156

Property E No Address
State ID #2N1W22 -00500 Tax Account #R971220350 Property ID #R325183

Property F 15322 NW Sauvie Island Road, Portland
State ID #2N1W -02300 Tax Account #R971210040 Property ID #R325142

Property G No Address, NW Sauvie Island Road, Portland
State ID #2N1W -02601 Tax Account #R971280770 Property ID #R693612

Applicant: Gregory Hathaway, Hathaway Larson LLP

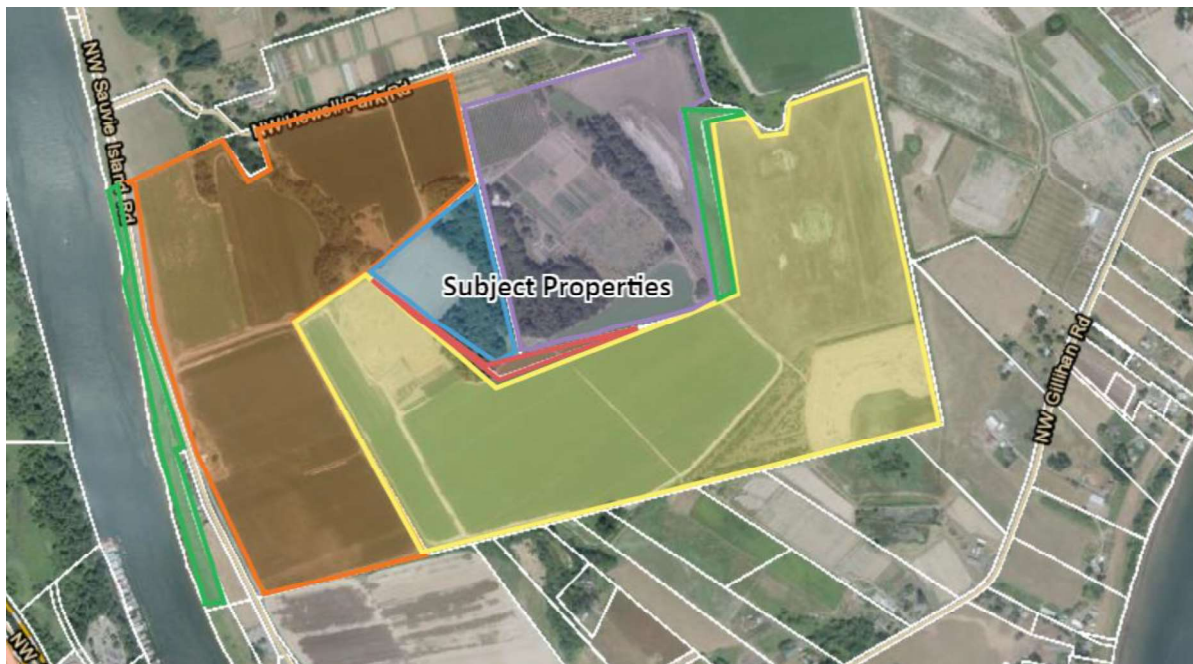
Base Zone: Exclusive Farm Use (EFU)

Overlays: Willamette River Greenway (R693612) / Significant Environmental Concern for Wetlands (R325141, R325183, R325157) / Flood Hazard (R693612)

Proposal: The Applicant requests an Administrative Decision by the Planning Director to retroactively approve a Customary Farm Dwelling on Property A. The Applicant also requests authorization of a Category 3 Land Division to correct a previous non-permitted land division. Following the proposed Category 3 Land Division, the seven (7) tax lots associated with this application will be reconfigured into three (3) distinct parcels.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on June 1, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the case planner, Chris Liu via email at chris.liu@multco.us. Copies of these materials may be purchased for \$0.35/per page.

Applicable Approval Criteria:

General Provisions:

MCC 39.1515 Code Compliance and Applications; MCC 39.2000 Definitions;
MCC 39.3005 Lot of Record – Generally;
MCC 39.3070 Lot of Record – (EFU)

EFU Zone Criteria:

MCC 39.4245 Dimensional Requirements and Development Standards;
MCC 39.4260 Access

Farm Dwelling Criteria:

MCC 39.4225 Review Uses – (C) Customary Farm Dwelling;
MCC 39.4240 Single Family Dwellings – Condition of Approval;
MCC 39.4265(B)(1) Customary Farm Dwelling – High Value Farmland

Category 3 Land Division Criteria:

MCC 39.9045 Category 3 Land Division;
MCC 39.9430 Criteria for Approval: Category 3 Tentative Plan;
MCC 39.9435 Contents of Category 3 Tentative Plan;

MCC 39.9500 Application of General Standards and Requirements;
MCC 39.9505 Land Suitability;
MCC 39.9510 Lots and Parcels;
MCC 39.9515 Acreage Tracts;
MCC 39.9520 Street Layout;
MCC 39.9525 Street Design;
MCC 39.9555 Easements;
MCC 39.9570 Water System;
MCC 39.9575 Sewage Disposal;
MCC 39.9580 Surface Drainage and Storm Water Systems;
MCC 39.9585 Electrical and Other Wire;
MCC 39.9587 Required Improvements;
MCC 39.9588 Streets, Sidewalks, Pedestrian Paths and Bikeways, Water System, Sewage Disposal, Surface Drainage, and Storm Water Systems.

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:
Tentative Plan Map

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.

