

1600 SE 190<sup>th</sup> Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

## 14 DAY OPPORTUNITY TO COMMENT

### Application for

Replat, Significant Environmental Concern for Wildlife Habitat (SEC-h),  
Hillside Development and Erosion Control (HD), and Road Rules Variance Permits

This notice serves as an invitation to comment on the application cited and described below.

**Case File:** T2-2016-6546

**Location:** Property 1: No situs address located north of NW 5th Ave. and east of Valley St.  
Tax Lot 800, Section 30B, Township 2 North, Range 1 West, W.M.  
Tax Account #R289605470 Property ID #R164695

- and -

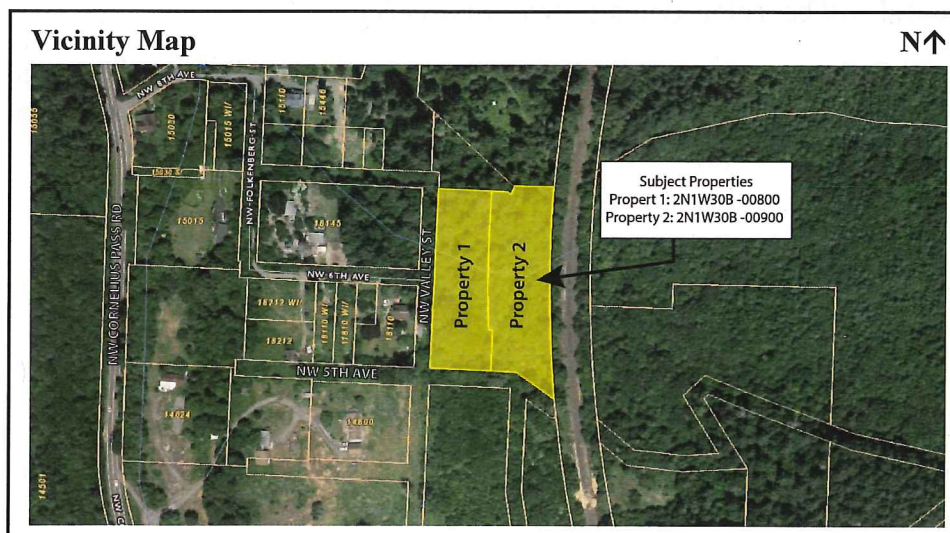
Property 2: No situs address located north of NW 5th Ave.  
Tax Lot 900, Section 30B, Township 2 North, Range 1 West, W.M.  
Tax Account #R289605270 Property ID #R164693

**Applicant:** Andrew Tull, 3J Consulting, Inc.

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

**Overlays:** Significant Environmental Concern of Wildlife Habitat (SEC-h)  
Hillside Development and Erosion Control (HD)

**Proposal:** The applicant is requesting to replat nine (9) individual subdivision lots from the Folkenberg subdivision into two lots and permits for a Significant Environmental Concern for Wildlife Habitat (SEC-h) and a Hillside Development and Erosion Control (HD) in order to establish a single-family dwelling on each of the individual lots. The applicant is also request a Rule Rules variance for establishing the two single-family dwellings.



**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, 33.0005 Definitions

*Rural Residential – RR:* MCC 33.3120 Allowed Uses, MCC 33.3125 Review Uses, MCC 33.3155 Dimensional Requirements and Development Standards, MCC 33.3170 Lot of Record, MCC 33.3185 Access

*Land Divisions Criteria:* MCC 33.7794 Consolidation of Parcels and Lots, MCC 33.7797 Replatting of Partition and Subdivision Plats, MCC 33.7935 Easements, MCC 33.7950 Water System, MCC 33.7955 Sewage Disposal, MCC 33.7960 Surface Drainage, MCC 33.7985 Water System, MCC 33.7990 Sewage Disposal, MCC 33.7995 Surface Drainage and Storm Sewer Systems

*Significant Environmental Concern:* MCC 33.4567 SEC-h Clear and Objective Standards, MCC 33.4570 Criteria for Approval of SEC-h Permit –Wildlife Habitat

*Hillside Development and Erosion Control:* MCC 33.5515 Application Information Required, MCC 33.5520 Grading and Erosion Control Standards

Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, MCRR 16.000 Variance from County Standards and Requirements

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <https://multco.us/landuse/zoning-codes> under the link Chapter 33: West Hills Rural Plan Area.

The Multnomah County Road Rules can be obtained by contacting our office or online at <https://multco.us/transportation-planning/plans-and-documents> under the link Multnomah County Road Rules.

**Comment Period:** Written comments regarding this application will be accepted if received by **4:00 p.m., Monday, February 5, 2018**. 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*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact Rithy Khut, Staff Planner at 503-988-0176, or by email at [rithy.khut@multco.us](mailto:rithy.khut@multco.us)

**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, 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.

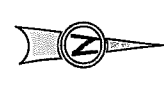
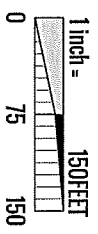
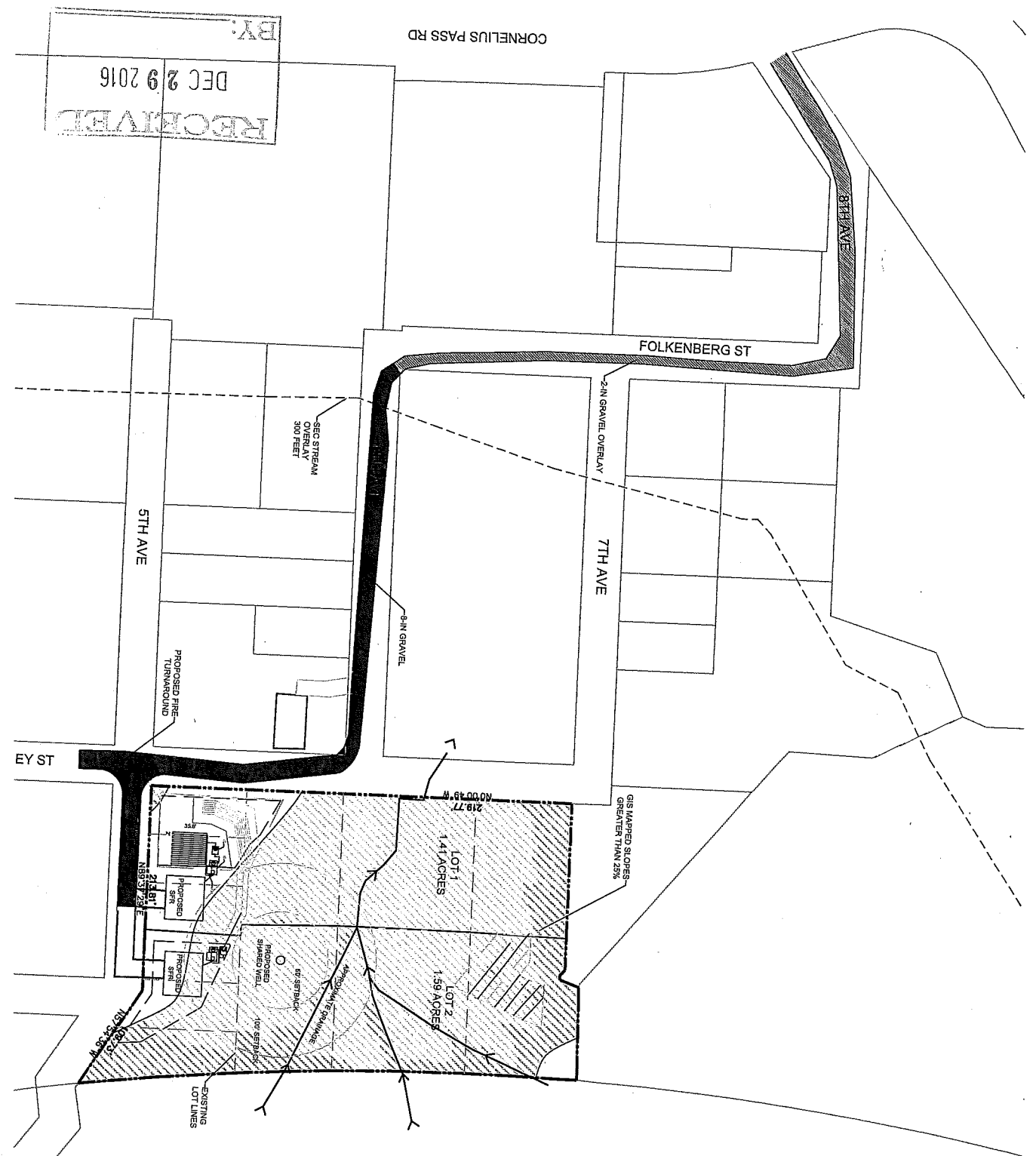
**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

SITE STATISTICS	
PROPERTY:	2N 1W 30B 800 & 900
JURISDICTION:	MULTNOMAH COUNTY
GROSS SIZE:	3.00 ACRES

**SITE NOTE**

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND METRO'S RUS GIS DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.



**3J CONSULTING**  
 CIVIL ENGINEERING · WATER RESOURCES · LAND USE PLANNING

**KAPLAN PROPERTY**

NOVEMBER 2016