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14 DAY OPPORTUNITY TO COMMENT

Application for

a Forest Development Standards, Significant Environmental Concern for Wildlife Habitat (SEC-h), and Hillside Development and Grading (HP) permits

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

Case File: T2-2017-6853

Location: 34911 SE Homan Rd., Gresham, OR 97080
Tax Lot 1400, Section 15B, Township 1 South, Range 4 East, W.M.
Tax Account #R994150180

Applicant: Cecil and Kimberly Delacruz

Base Zone: Commercial Forest Use (CFU)

Overlays: Significant Environmental Concern (SEC-g)
Significant Environmental Concern for Wildlife Habitat (SEC-h)
Significant Environmental Concern for Water Resources (SEC-wr)
Significant Environmental Concern for Scenic Waterway (SEC-sw)

Proposal: Applicant is requesting a Forest Development Standards, Significant Environmental Concern for Wildlife Habitat (SEC-h) and Hillside Development and Erosion Control (HD) permit to establish a replacement single-family dwelling.



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 36.0005 Definitions

Commercial Forest Use CFU: MCC 36.2020 Allowed Uses, MCC 36.2050 Building Height Requirements, MCC 36.2056 Forest Practices Setbacks and Fire Safety Zones, MCC 36.2061 Development Standards for Dwellings and Structures, MCC 36.2073 Access, MCC 36.2075 Lot of Record, MCC 36.2095 Sewage, Storm Water Systems and Grading Requirements, MCC 36.2107 Single Family Dwellings Condition of Approval – Prohibition on Claims Alleging Injury from Farm or Forest Practices

Significant Environmental Concern, SEC: MCC 36.4560 Criteria for Approval of SEC-h Permit – Wildlife Habitat

Hillside Development and Erosion Control: MCC 36.5520 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 18.000 Right-of-way Use Permits

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at multco.us/landuse/zoning-codes under the link **Chapter 36: West of Sandy Rural Plan Area**.

The Multnomah County Road Rules can be obtained by contacting our office or online at 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., Wednesday, May 31, 2017**. 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

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.