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14 DAY OPPORTUNITY TO COMMENT

Application for Property Line Adjustment, Significant Environmental Concern & Administrative Decision by the Planning Director, Exception to the Secondary Fire Safety Zone, and Adjustment

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

Case File: T2-2017-7280

Location: 12751 NW Springville Rd, Portland
Tax Lot 1000, Section 16, Township 1 North, Range 1 West, W.M.
Alt. Acct # R961160610

Applicant: Casey Hendren

Base Zone: Commercial Forest Use – 2 (CFU-2)

Overlays: Significant Environmental Concern for wildlife habitat (SEC-h), streams (SEC-s),
Hillside Development (HD)

Proposal: The applicant is proposing a property line adjustment to reduce a ten acre property to a two acre size. The other parcel will increase in size from ten acres to 18 acres. In addition, the applicant is proposing to construct a single family dwelling authorized via a Measure 49 approval from the State of Oregon. A significant environmental concern for wildlife habitat permit, Exception to the Secondary Fire Safety Zone and Adjustment to the Forest Practice Setbacks is required.



Applicable Approval Criteria: Multnomah County Code (MCC): *Property Line Adjustment:* MCC 33.2225(G), MCC 33.2256, MCC 33.2270, MCC 33.2275, MCC 33.7790

Administrative Decision: Measure 49 Decision and Conditions, MCC 33.2250, MCC 33.2256, MCC 33.2261, MCC 33.2285, MCC 33.2307, MCC 37.0560

Exception to Secondary Fire Safety Zones: MCC 33.2310

Significant Environmental Concern: MCC 33.4510, MCC 33.4520, MCC 33.4570

Adjustment: MCC 33.7606, MCC 33.7611

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 33: West Hills Rural Plan Area.

Comment Period: Written comments regarding this application will be accepted if received by **4:00 p.m., May 11, 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 Lisa Estrin, Staff Planner at 503-988-0167, or by email at lisa.m.estrin@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.

SEC

SYMONS ENGINEERING
CONSULTANTS, INC.

12005 se Foster road
Portland, Oregon 97236
phone 503 760 1353
telexmail 503 762 9922

CLIENT

CASEY HENDREN
9402 NW UTE STREET
TUJALATA, OR 97082
(503) 800-0990

PROJECT

HENDREN PROPERTY LINE ADJUSTMENT

SITE ADDRESS

12751 NW SPRINGVILLE RD
PORTLAND, OR 97229

SHEET NAME

TENTATIVE PLAN MAJ EXISTING ACCESS PL & ACCESS EASEMENT PLAN

REVISION

3/7/16 ISSUED FOR ORE MARSHALL
ACCESS APPROVAL
6/9/16 ISSUED FOR LU APPLICATION
11/4/16 REVISED FOR COMPLETENESS
3/1/17 REVISED FOR PLA

ISSUE DATE

MARCH 14, 2017

DRAWING FILE

201603C.dwg

PROJECT NUMBER

20025

SHEET 2

OF 6 SHEETS

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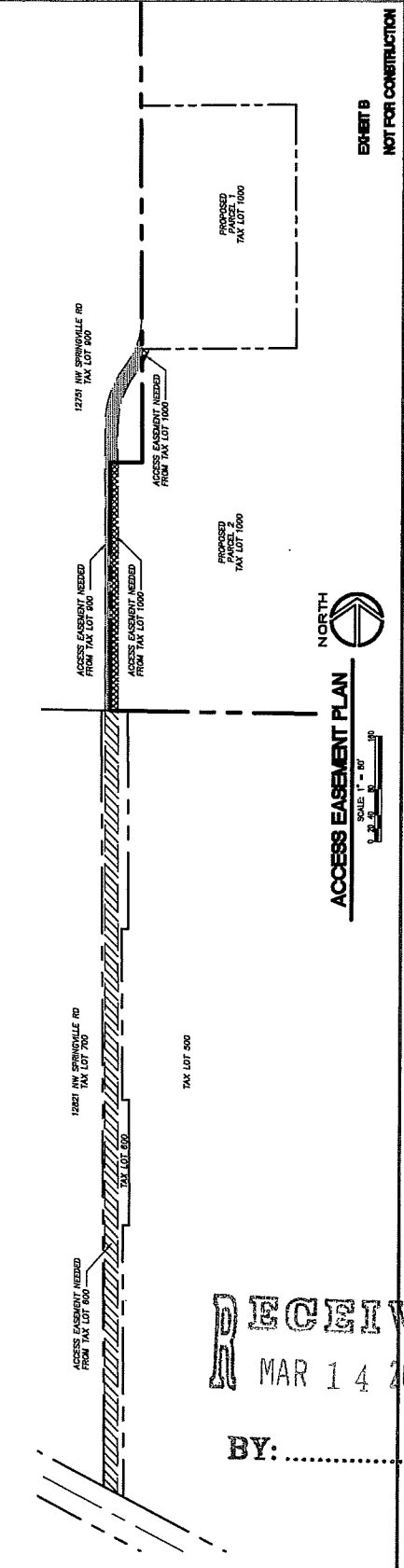
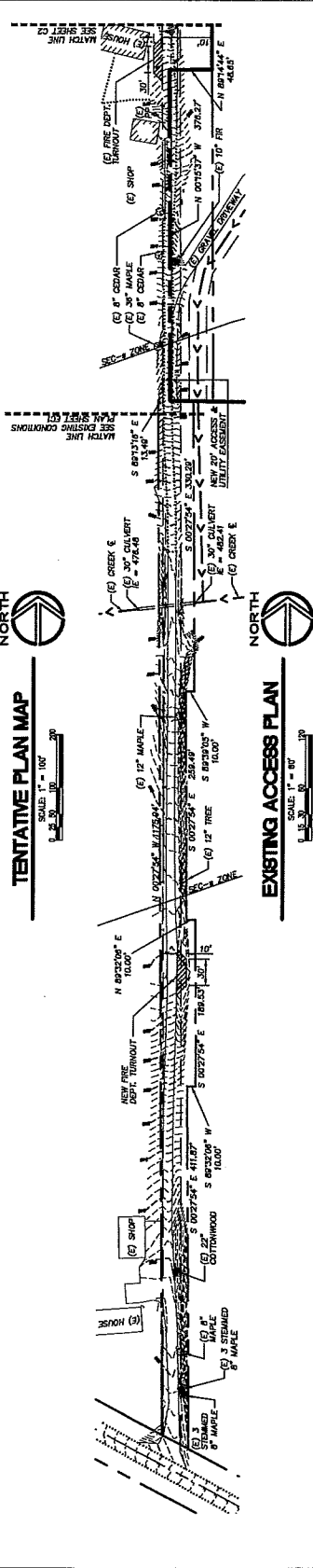
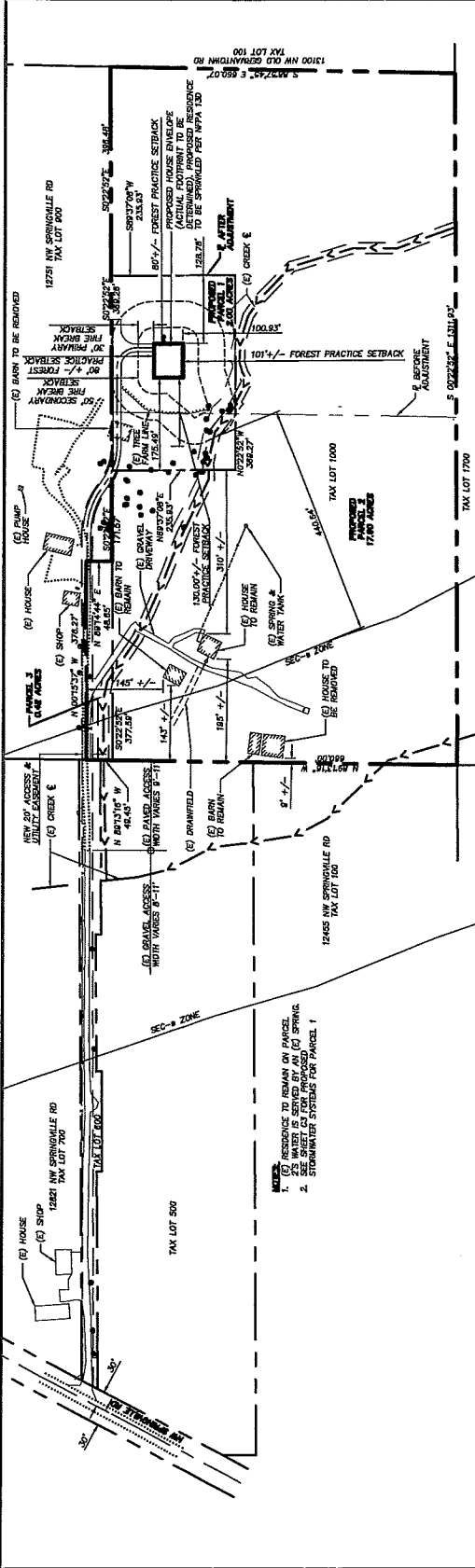


EXHIBIT B
NOT FOR CONSTRUCTION

RECEIVED

MAR 14 2017

BY: