

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

14 DAY OPPORTUNITY TO COMMENT

Application for Willamette River Greenway and Accessory Use Determination

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

Case File: T2-2017-7406

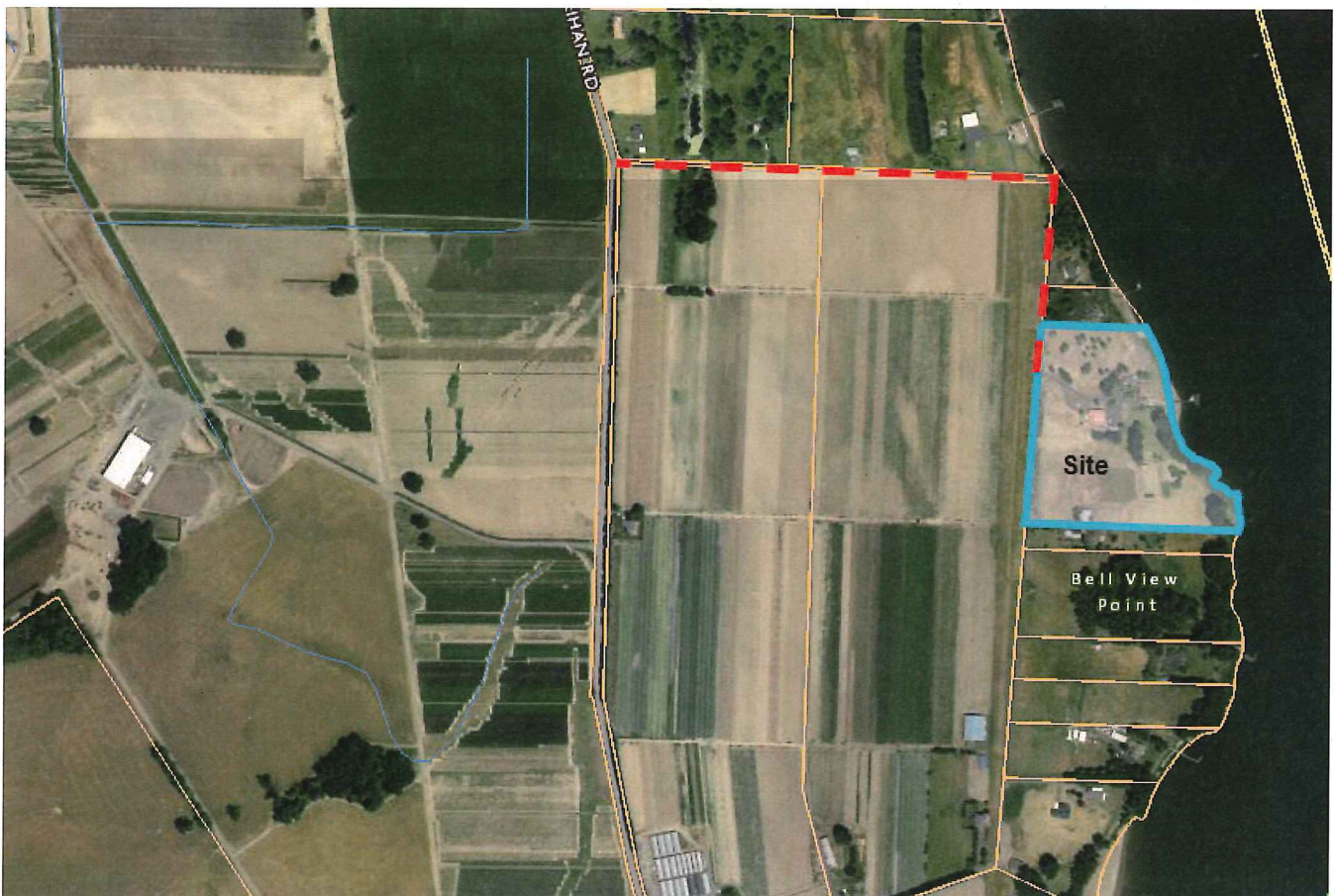
Location: 18900 NW Gillihan Rd, Portland
Tax Lot 400, Section 14A Township 2 North, Range 1 West, W.M.
Alt. Acct # R994100170

Applicant: Spencer Kroll c/o Green Gables Design & Restoration

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Willamette River Greenway (WRG)

Proposal: Applicant is proposing to demolish an existing dwelling and then construct a new single family dwelling and authorize an existing outbuilding in the Willamette River Greenway.



Applicable Approval Criteria: Multnomah County Code (MCC): MCC 34.2820(C), MCC 34.2825(J), MCC 34.2855, MCC 34.2870, MCC 34.5810, MCC 34.5825, MCC 34.5855

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 34: Sauvie Island/Multnomah Channel Rural Plan Area*.

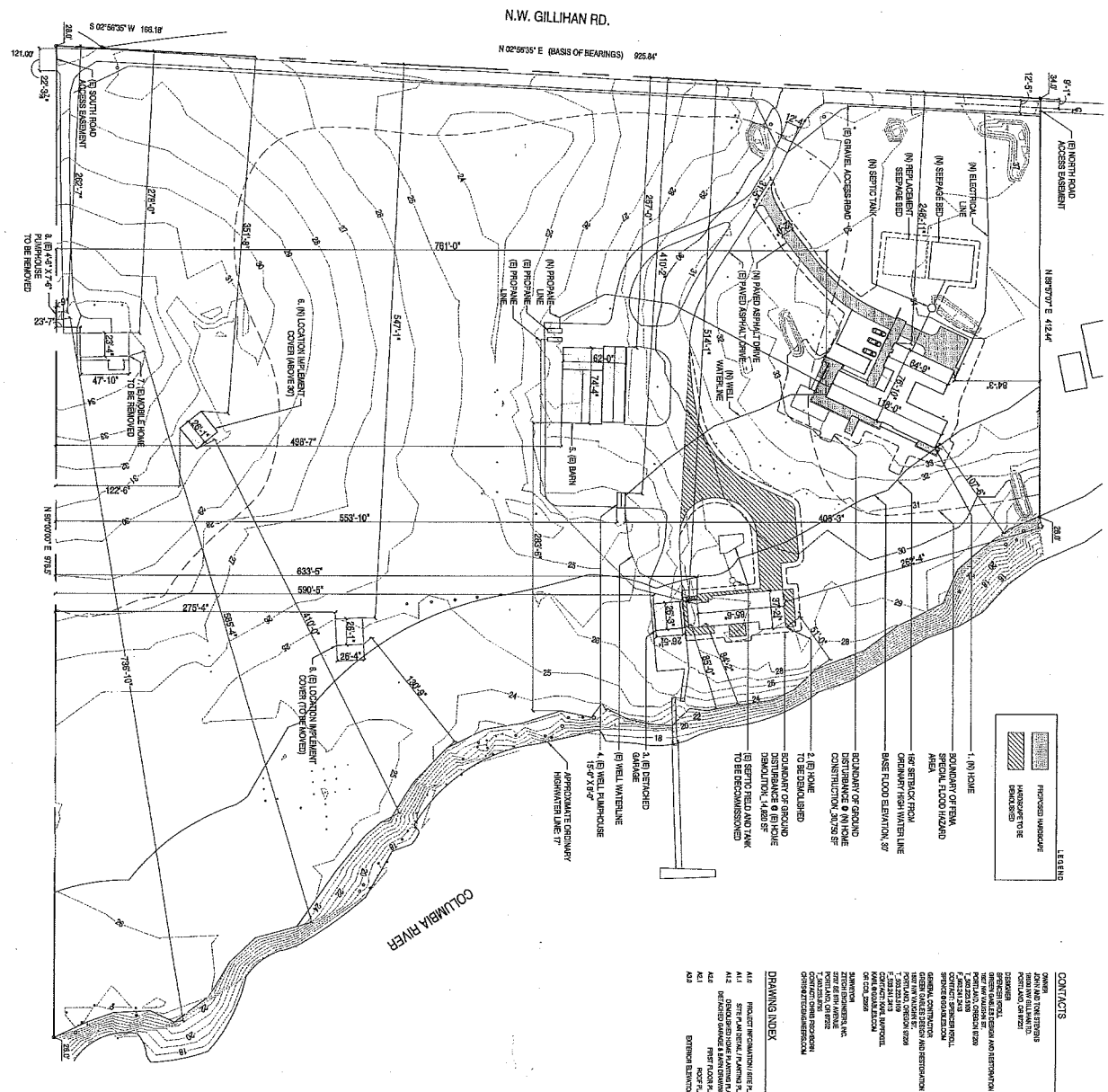
Comment Period: Written comments regarding this application will be accepted if received by **Thursday, September 7, 2017**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use 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 at 503.988.0167 or 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.



CONTRACTS

OWNER: GREEN CREEK SUBDIVISION
 PROJECT: GREEN CREEK SUBDIVISION
 PROJECT NO.: 2014-001
 PROJECT ADDRESS: 10000 N.W. GILLIHAN RD., PORTLAND, OR 97229
 PROJECT CONTACT: JIMMY L. STEVENS, PROJECT MANAGER, 10000 N.W. GILLIHAN RD., PORTLAND, OR 97229
 PROJECT PHONE: 503.253.1111
 PROJECT FAX: 503.253.1112
 PROJECT EMAIL: jimmy@stevens.com
 PROJECT WEBSITE: www.stevens.com
 PROJECT START DATE: 01/15/2014
 PROJECT END DATE: 05/15/2014
 PROJECT STATUS: COMPLETE
 PROJECT TYPE: RESIDENTIAL DEVELOPMENT
 PROJECT PHASE: FINAL DESIGN
 PROJECT LOCATION: PORTLAND, OR
 PROJECT ZONING: R-10
 PROJECT CODE: 2014-001

PLANNING ZONING AND CODE ANALYSIS

CODE	2014 GREEN RESIDENTIAL PROJECT CODE
ADDITIONAL	MULTIFAMILY RESIDENTIAL (MFR) CODE, C-2
APPLICABLE	MULTIFAMILY RESIDENTIAL (MFR) CODE, C-2
APPLICABLE	PLANNING AND ZONING, CITY OF PORTLAND
PROJECT NAME	GREEN CREEK SUBDIVISION
PROJECT ADDRESS	10000 N.W. GILLIHAN RD., PORTLAND, OR 97229
OWNER	GREEN CREEK SUBDIVISION
PROJECT PREPARED BY	STEVENS AND ASSOCIATES, INC.
DATE	05/15/2014
SCALE	AS SHOWN
PROJECT LOCATION	10000 N.W. GILLIHAN RD., PORTLAND, OR 97229
PROJECT ZONING	R-10
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SITE PLAN
 1" = 50'-0"

A1.0

PROJECT PREPARED BY
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