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14 DAY OPPORTUNITY TO COMMENT

Application for a Relative Farm Help Dwelling

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

Case File: T2-2018-10320

Location: 20541 NW Sauvie Island Rd
Tax Lot 300, Section 07, Township 2 North, Range 1 West, W.M.
Alternate Account #R971070110 Property ID #R324849

Applicant: Duncan Brown; Winterbook Planning

Base Zone: Exclusive Farm Use (EFU)

Overlays: Willamette River Greenway (WRG)

Proposal: Request for an Administrative Decision to permit a Relative Farm Help dwelling within an existing Agricultural Building.

Vicinity Map

N↑



Comment Period: Written comments regarding this application will be accepted if received by 4pm on **December 21, 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 staff planner, Chris Liu at chris.liu@multco.us or at 503-988-2964.

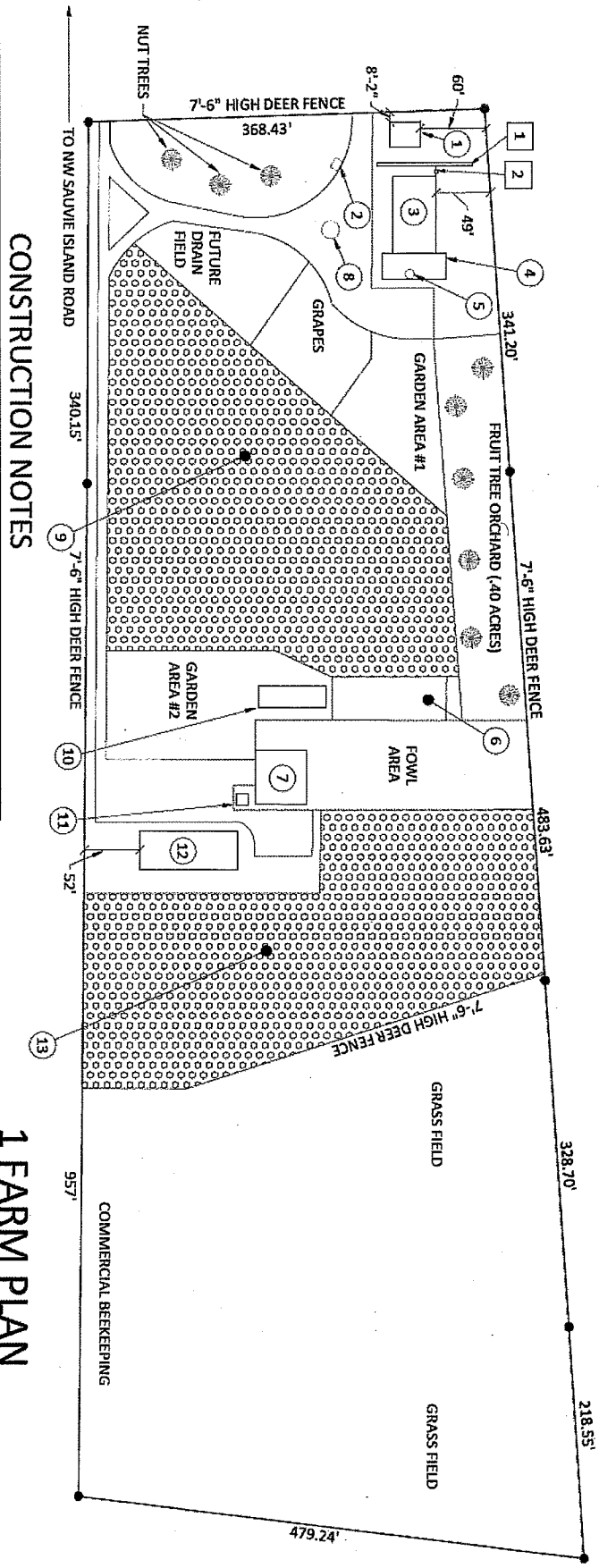
Applicable Approval Criteria: Multnomah County Code (MCC): Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 34.0005 & MCC 34.2610 Definitions, MCC 34.2625 Review Uses – Relative Farm Help Dwelling, MCC 34.2655 Single Family Dwellings Condition of Approval, MCC 34.2660 Dimensional Requirements, MCC 34.2675 Lot of Record

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 and Chapter 37: Administration & Procedures.*

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.



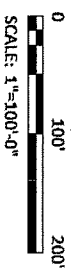
CONSTRUCTION NOTES

- 1 INSTALL 90L X 3'W X 3'D SOAKAGE TRENCH PER DETAIL.
- 2 INSTALL SILT BASIN PER DETAIL.

SITE NOTES

- 1 EXISTING STORAGE / GARAGE 24'x20'
- 2 EXISTING STORAGE / GARAGE 8'x10'
- 3 EXISTING GARAGE / SHOP 40'x72'
- 4 RELATIVE FARM HELP DWELLING
- 5 IRRIGATION WELL (PERMIT #G16908)
- 6 RASPBERRIES
- 7 EXISTING BARN (49'x53')
- 8 EXISTING 1000 GALLON SEPTIC TANK
- 9 +/- 2.5 ACRES BLUEBERRIES
- 10 EXISTING GREENHOUSE (13'x35')
- 11 EXISTING PUMP HOUSE (10'x12')
- 12 EXISTING RESIDENCE (APPROX. 36'x92') 20541 NW SAUVIE IS. RD.
- 13 +/- 1.5 ACRES BLUEBERRIES

1 FARM PLAN



MAP TAX LOT #: 2N1W07D-00300
 PROPERTY ID #: R324849
 ALT. ACCOUNTY #: R971070110
 TAX ROLL DESCRIPTION:
 SECTION 07 ZN 1W TL 300 - 13.08 ACRES

VICTOR NYMAN
 20541 NW SAUVIE ISLAND ROAD
 PORTLAND, OR 97231

**SITE PLAN PREPARED
 BY OTHERS**

BMP DESIGN LLC
 Civil Engineering & Land Surveying
 12214 SE MILL PLAIN RD., # 203, Vancouver, WA 98684
 PH: 360.336.8426, FAX: 360.253.6054
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Nyman Farm Site Plan