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14 DAY OPPORTUNITY TO COMMENT

Application for a Accessory Use Determination

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

Case File: T2-2018-10442

Location: 41900 SE Trout Creek Rd, Corbett
Tax Lot 800, Section 18, Township 1 South, Range 5 East, W.M.
Alt. Acct # R995180030 Property ID#342918

Applicant: Greg Engelgau

Base Zone: Commercial Forest Use - 4 (CFU-4)

Overlays: None

Proposal: A request for an Accessory Use Determination to construct an approximately 2400 sq. ft. accessory building (shop). The Accessory Use Determination is necessary given the proposed building would bring the total combined footprint of accessory buildings on the property beyond the 2500 sq. ft. limit.



Applicable Approval Criteria: Multnomah County Code (MCC): 37.0560 *Code Compliance*, MCC 35.0005 & MCC 35.2275 *Lot of Record*, MCC 35.0565 *Condition of Approval – Accessory Structures*, MCC 35.0570 *Dark Sky Lighting Standards*, MCC 35.2220(T) *Allowed Uses*, MCC 35.2225(L) *Review Uses*, MCC 35.2256 *Forest Practice Setbacks and Fire Safety Zones*, MCC 35.2261 *Development Standards for Dwellings and Structures*, MCC 35.2273 *Access*

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 35: East of Sandy River Rural Plan Area.

Comment Period: Written comments regarding this application will be accepted if received by **4:00 p.m., July 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 Chris Liu, Staff Planner at 503-988-2964, or by email at chris.liu@multco.us

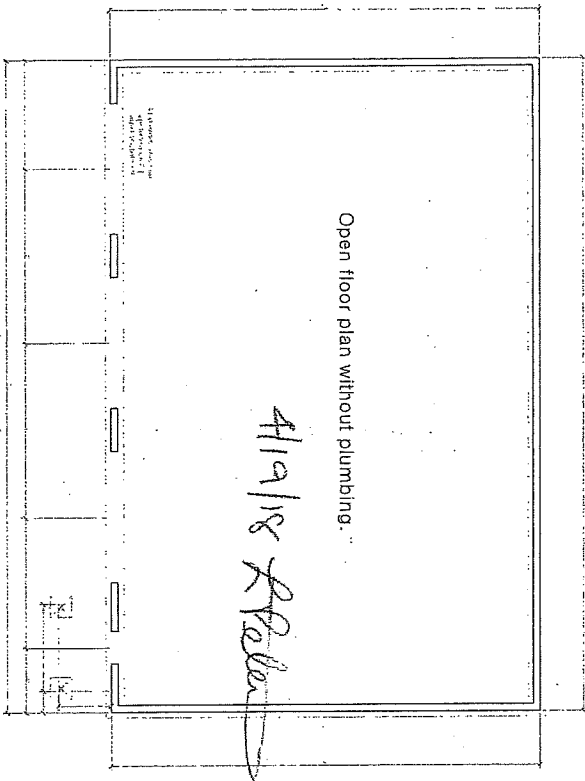
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the 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.

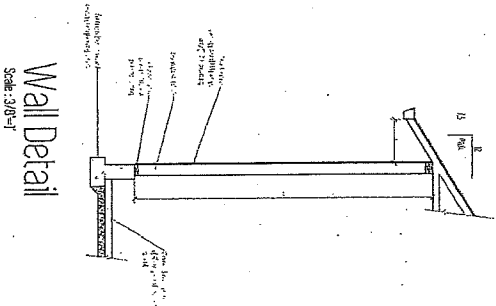
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

18-140622-SE

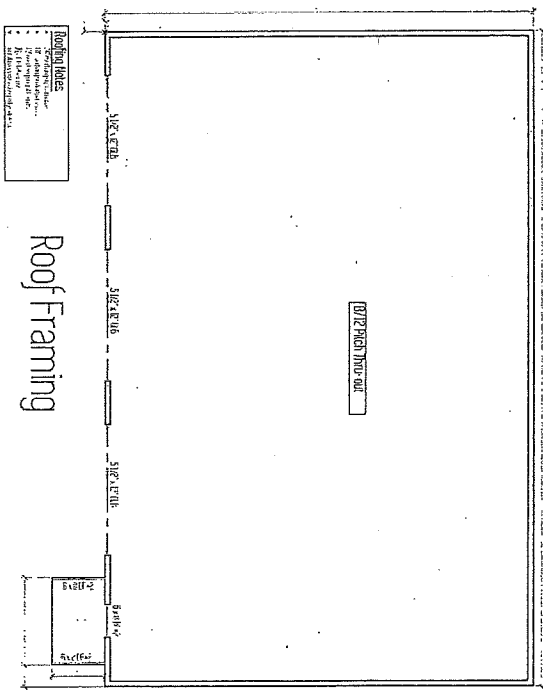


Foundation Plan

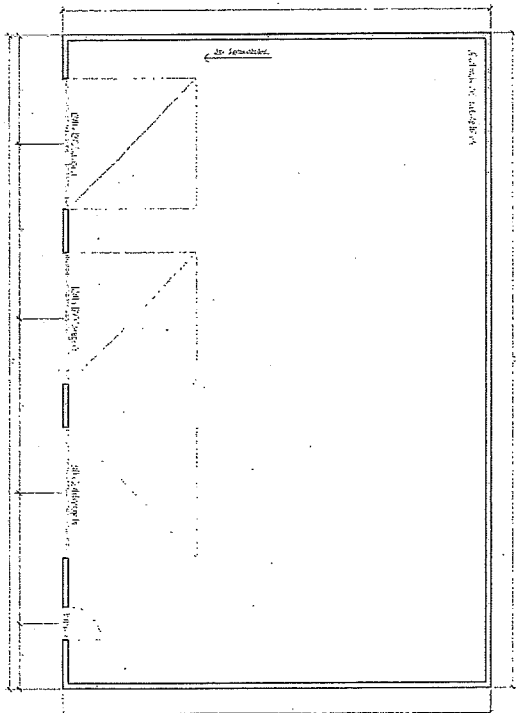


Wall Detail

Scale: 3/8"=1'



Roof Framing



Plans Shop 3/12/2018 Location	Total Sq Ft = 2,400	<h1>Floor Plans</h1>		This plan is property of:
		Scale: 3/16" = 1'		© 2018 Cedar Ridge Homes CEDAR RIDGE HOMES (91) 503-0868-4248 (91) 503-8667-2408 www.cedarridgehomes.com
Designed by: TYSON HART tyson@cedarridgehomes.com		2		

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