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RE-NOTICE 14 DAY OPPORTUNITY TO COMMENT

Application for an Accessory Use Determination & Adjustment

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

Case File: T2-2018-11140

Location: 32636 SE Hurlburt Rd.
Tax Lot 1000, Section 04BB, Township 1 South, Range 4 East, W.M.
Alternate Account #R994041190 Property ID #R341371

Applicant: Lorraine Newell

Base Zone: Springdale Rural Center (SRC)

Overlays: Significant Environmental Concern – Streams (SEC-s)

Proposal: The applicant requests an Accessory Use Determination and an Adjustment of 40% to the minimum required west side yard (setback) for a 432 sq. ft. existing non-permitted shed. The Accessory Use Determination is necessary given the total combined footprint of all accessory buildings on the subject property would exceed the allowed 2500 sq. ft. limit by 92 sq. ft. Granting the adjustment would reduce, by 40%, the minimum 10-ft. required west side yard for the shed.

Vicinity Map

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Comment Period: Written comments regarding this application will be accepted if received by 4pm on April 4, 2019. 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) 37.0560: Code Compliance and Applications, MCC 35.0005: Definitions - Lot of Record, MCC 35.3370: Lot of Record – Springdale Rural Center (SRC), MCC 35.0565: Condition of Approval – Accessory Structures, MCC 35.0570: Dark Sky Lighting Standards, MCC 35.3320(F): Allowed Uses, MCC 35.3325(I): Review Uses, MCC 35.3355: Dimensional Requirements, MCC 35.7601 – 35.7611: Adjustments

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 the Sandy River Rural Plan Area* and *Chapter 37: Administration and 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.