

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environment Concern Permit

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2019-12627

Location: 27210 NW Reeder Rd.
Tax Lot 700, Section 23, Township 3 N, Range 1 W, W.M.
Alternate Account #R981230150 Property ID #R502908

Applicant: Daniel O' Neil

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

Overlays: Significant Environmental Concern (SEC) and Flood Hazard (FH)

Proposal: Significant Environmental Concern permit for construction of a replacement single family dwelling.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on January 14, 2020**. 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 planner, Aldo Rodriguez at 503-988-4159 or aldo.rodriquez@multco.us.

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080

Allowed Uses: MCC 39.4310

Dimensional Requirements and Development Standards: MCC 39.4325

Off-Street Parking and Loading: MCC 39.4340

Access: MCC 39.4395

SEC Approval Criteria: MCC 39.5540

Dark Sky Lighting Standards: MCC 39.6850

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

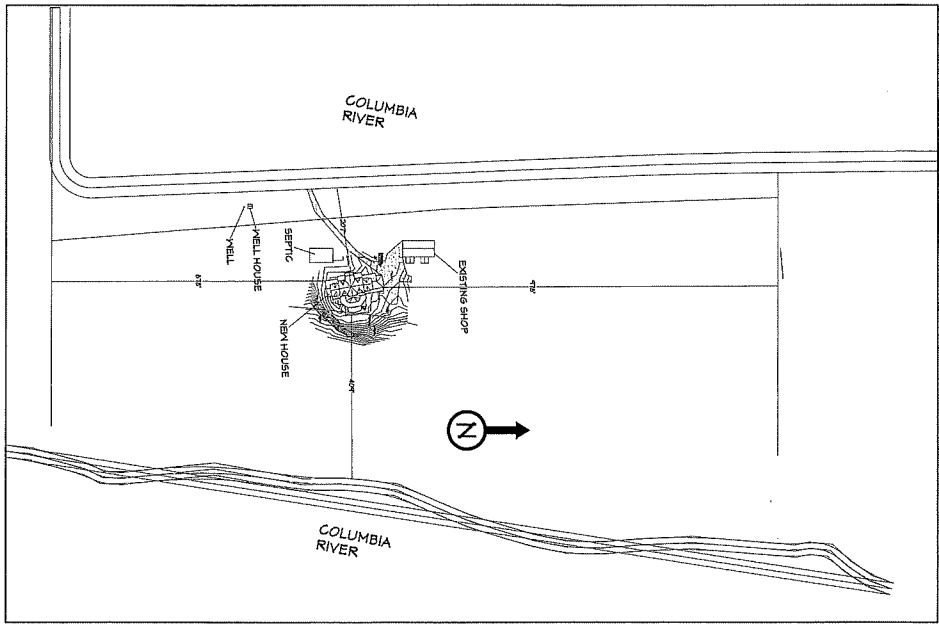
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons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

Enclosures: Site Plan

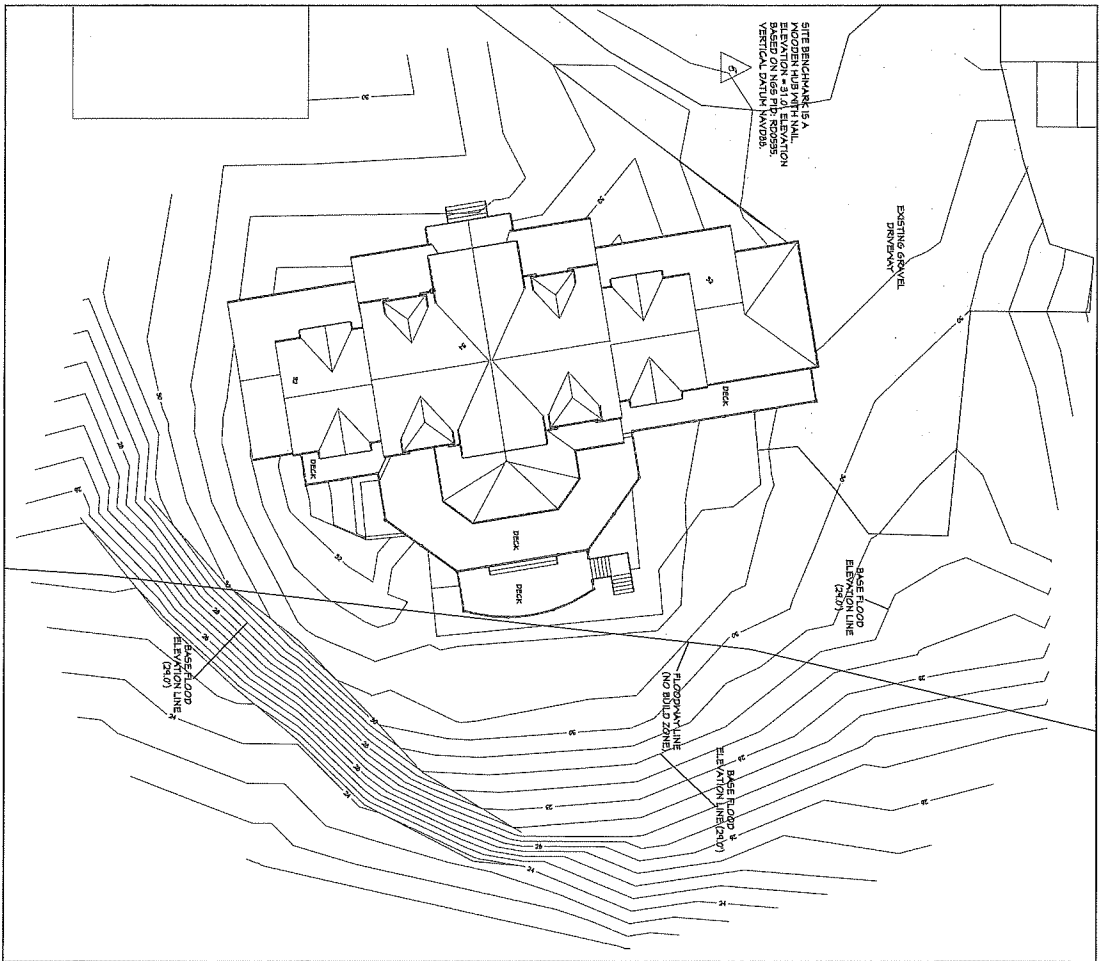
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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



SITE MAP
(SCALE 1" = 100')

FIRM MAP AND PANEL NUMBER
41051C0035H



SITE MAP
(SCALE 1" = 10')