

## 14 DAY OPPORTUNITY TO COMMENT

### Application for a Geologic Hazards 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:** T2-2020-13803

**Location:** 10424 NW Laidlaw Road, Portland  
Tax Lot 2000, Section 26BB, Township 1 North, Range 1 West, W.M.  
Alternate Account #R961260060 Property ID #R324517

**Applicant:** Carlos Saca

**Base Zone:** Rural Residential (RR)

**Overlays:** Geologic Hazards (GH); Significant Environmental Concern – Streams (SEC-s)

**Proposal:** Applicant requests a Geologic Hazards Permit for proposed ground disturbance activities related to the removal of a portion of the existing driveway, installation of a concrete patio, and fencing. The proposal includes a GH permit exemption for footings to support an addition to the existing single-family dwelling and a SEC-s permit exception.



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on February 4, 2021**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at no cost. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact planner, Chris Liu at [chris.liu@multco.us](mailto:chris.liu@multco.us).

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

Multnomah County Code (MCC):

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – RR, MCC 39.6850 Dark Sky Lighting Standards

Rural Residential Zone Criteria: MCC 39.4360 Allowed Uses – (A) & (F), MCC 39.4375 Dimensional Requirements and Standards – (C), (D), (F), (G) and (H).

Geologic Hazards Criteria: MCC 39.5075 Permits Required, MCC 39.5080 Exemptions, MCC 39.5085 Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards

Significant Environmental Concern Criteria: MCC 39.5515 Exceptions

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.

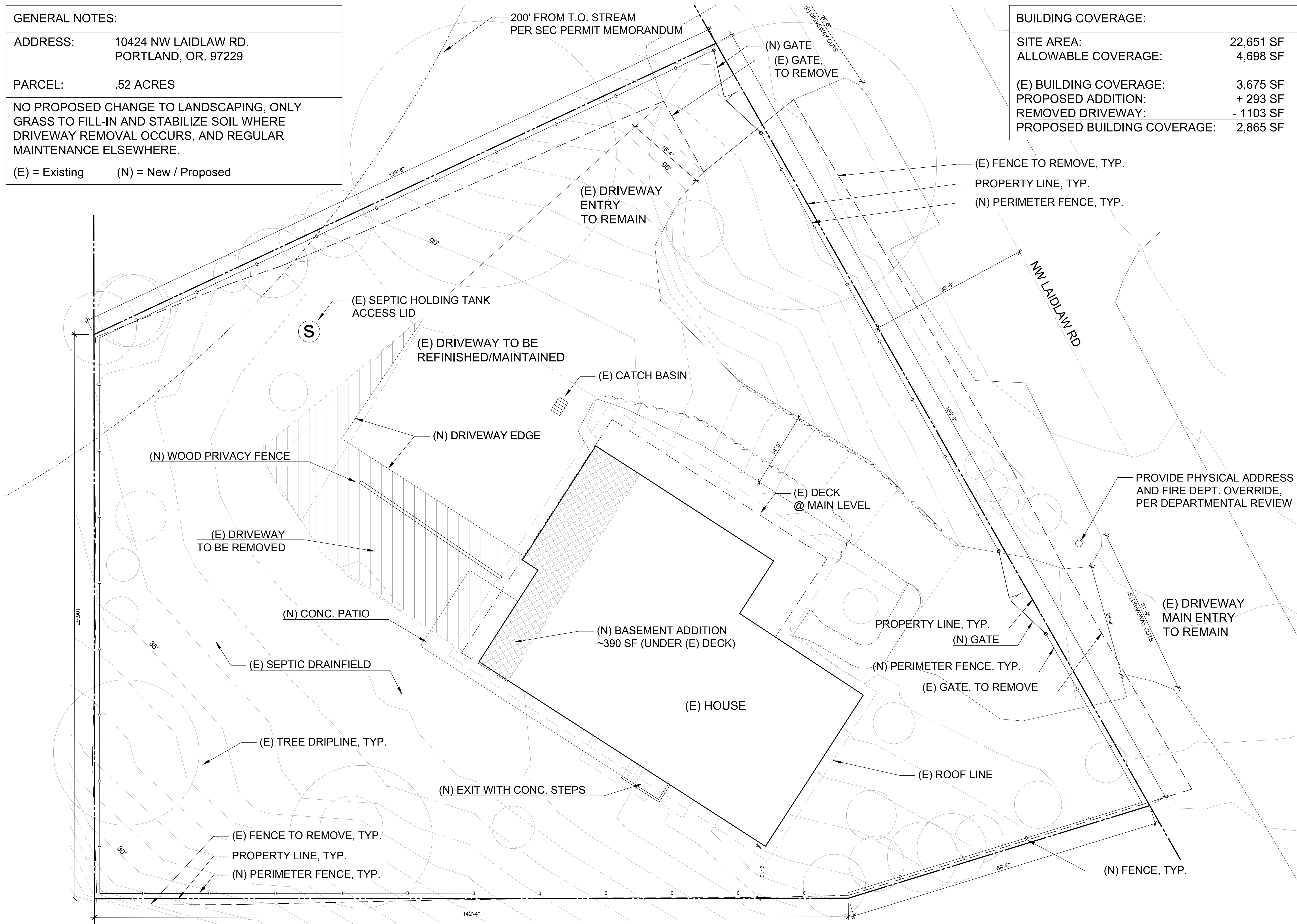
GENERAL NOTES:	
ADDRESS:	10424 NW LAIDLAW RD. PORTLAND, OR. 97229
PARCEL:	.52 ACRES
NO PROPOSED CHANGE TO LANDSCAPING, ONLY GRASS TO FILL-IN AND STABILIZE SOIL WHERE DRIVEWAY REMOVAL OCCURS, AND REGULAR MAINTENANCE ELSEWHERE.	
(E) = Existing	(N) = New / Proposed

BUILDING COVERAGE:	
SITE AREA:	22,651 SF
ALLOWABLE COVERAGE:	4,698 SF
(E) BUILDING COVERAGE:	3,675 SF
PROPOSED ADDITION:	+ 293 SF
REMOVED DRIVEWAY:	- 1103 SF
PROPOSED BUILDING COVERAGE:	2,865 SF

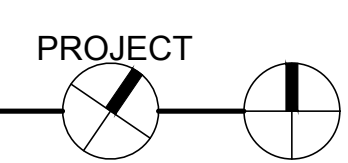
NOT FOR CONSTRUCTION

SPAVINS-CLEARY REMODEL - PHASE 2

10424 NW LAIDLAW RD.  
PORTLAND, OREGON



1 SITE PLAN  
1/8" = 1'-0"



Drawing:	SITE PLAN
Job No:	19159
Date:	11/04/2020
Drawn By:	-
Checked By:	-
Sheet No:	-



GENERAL NOTES:

GRADE SLOPES DOWN TO SOUTH WEST, AWAY FROM NW LAIDLAW. EROSION CONTROL MEASURES ARE PLACES DOWN-GRADE FROM AREAS OF WORK.

AREAS OF WORK INCLUDE:

- REMOVE/REPLACE PERIMETER FENCE (BY HAND)
- (N) WALK-OUT BASEMENT ADDITION TO HOUSE
- REMOVING PATCH OF DRIVEWAY, REPLACING WITH GRASS TO MATCH SURROUNDING AREA
- SMOOTHING GRADE TO MATCH SLOPE OF ADJACENT PROPERTY, SOUTHWEST CORNER

(E) = Existing (N) = New / Proposed

200' FROM T.O. STREAM  
PER SEC PERMIT MEMORANDUM

(N) GATE,  
TYP.

(N) PERIMETER FENCE,  
TYP.

PROPERTY LINE,  
TYP.



NOT FOR  
CONSTRUCTION

## SPAVINS-CLEARY REMODEL - PHASE 2

10424 NW LAIDLAW RD.  
PORTLAND, OREGON

Drawing:  
EROSION CONTROL  
PLAN

Job No: 19159

Date: 11/04/2020

Drawn By: -

Checked By: -

Sheet No:

