

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for an Administrative Decision by the Planning Director and a Significant Environmental Concern for Streams (SEC-s) 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: T2-2021-14323

Location: **Address:** 127 NE Lucas Road, Troutdale
Tax Account #: R944320110

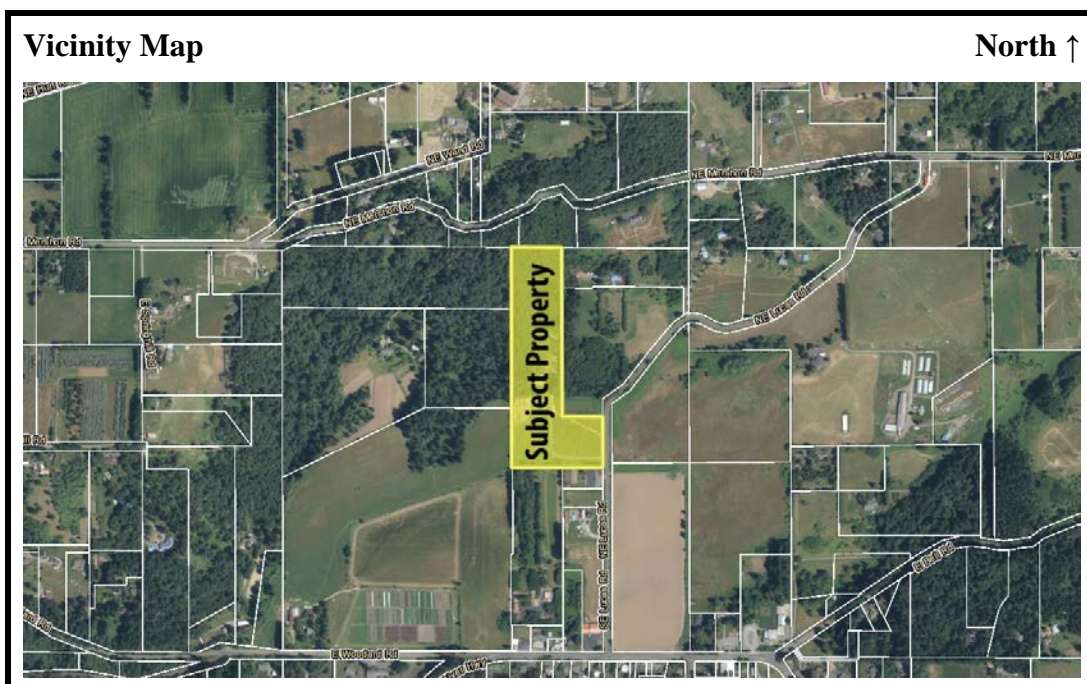
Map, Tax lot: 1N4E32D -01300
Property ID #: R322488

Applicant: Brad Troutner, Springdale Gardens, LLC

Base Zone: Exclusive Farm Use (EFU)

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

Proposal: Requests an Administrative Decision by the Planning Director confirm the presence of a "Farm Use" as defined in ORS 215.203 on the subject property and a Significant Environmental Concern for Streams (SEC-s) permit to authorize the establishment of a private driveway.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Tuesday, September 14, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us. Copies of these materials may be purchased for \$0.40/per page.

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

Definitions: MCC 39.2000 Definitions

Lot of Record: General Provisions: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – Exclusive Farm Use (EFU)

Exclusive Farm Use (EFU): MCC 39.4220(A) Allowed Uses, MCC 39.4245 Dimensional Requirements and Development Standards

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5580 Nuisance Plant List, MCC 39.5750 Criteria for Approval of SEC-s Permit – Streams

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:
Zoning Map
Site Plan(s)

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.



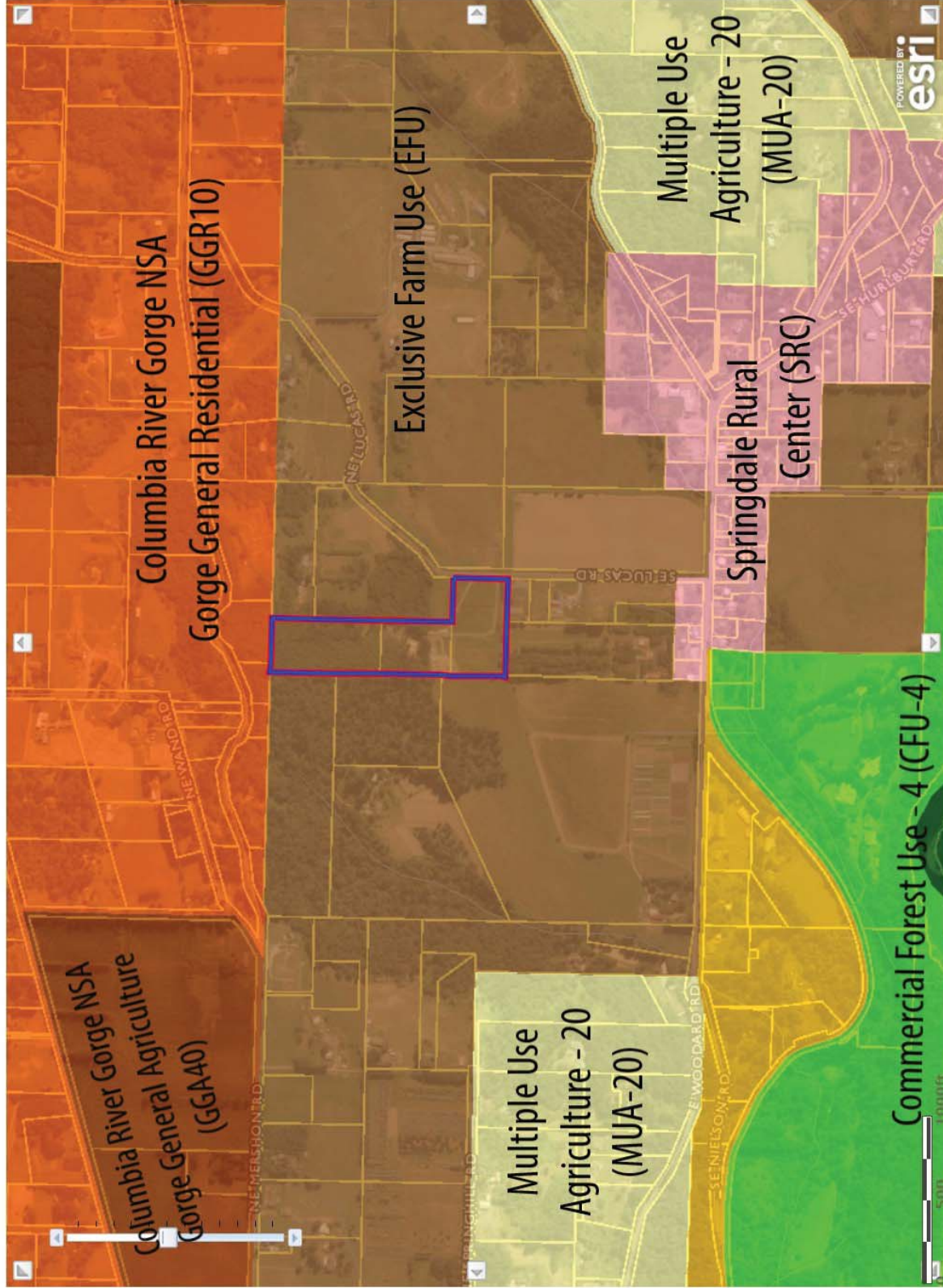
Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
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Email: land-use.planning@multco.us

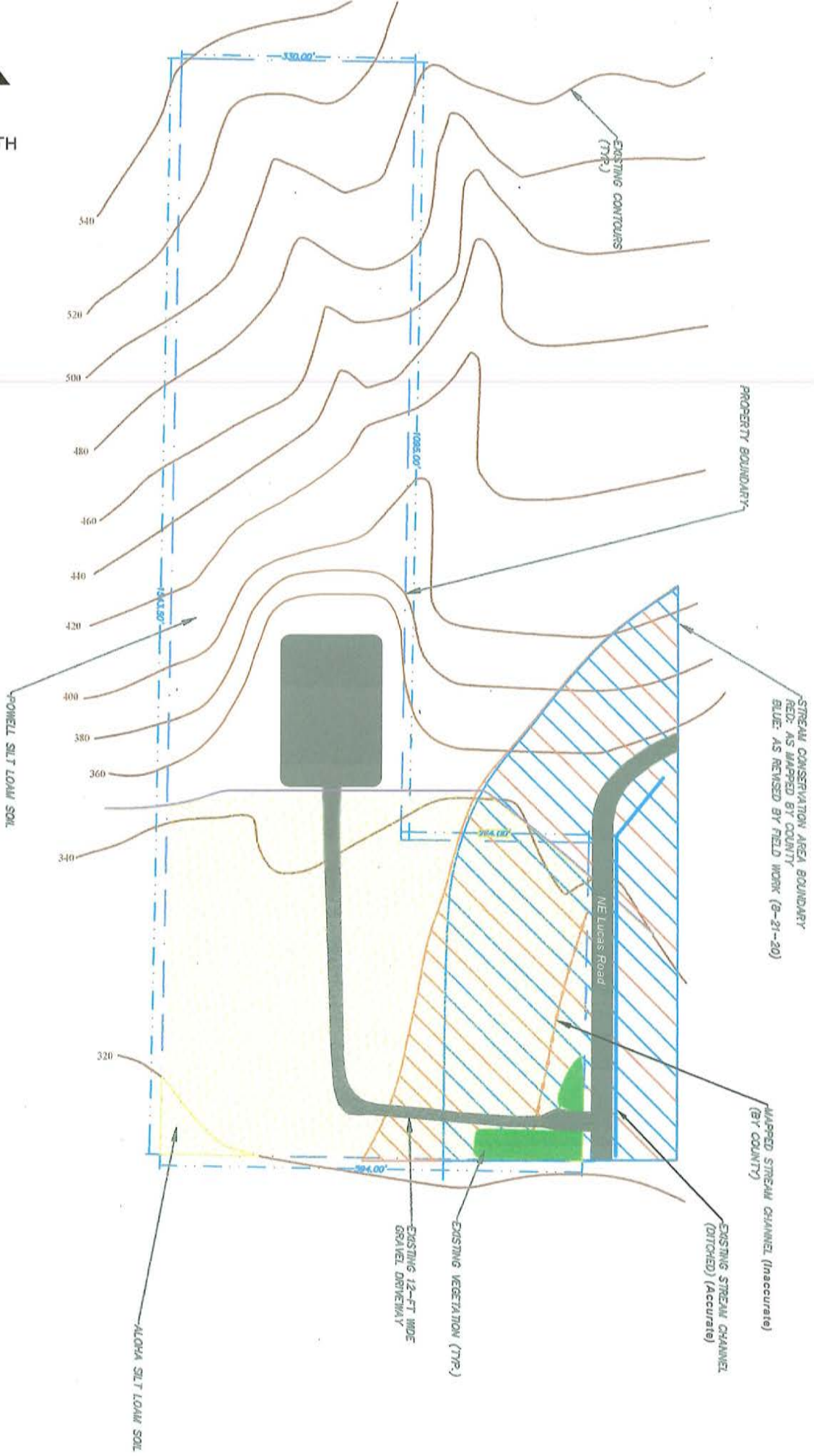
This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Zoning Map showing zoning of subject property (127 NE Lucas Road, Troutdale / 1N4E32D -01300) and surrounding properties.

[Web Layout](#)







NORTH

R322488

Map: 1 North, 4 East, Section 32D
Tax Lot 1300

127 NE Lucas Rd, Troutdale, OR 97060

