

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern for Scenic View & Wildlife Habitat permits

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: T2-2021-15380

Location: Address: 20245 NW Clark Ave, Portland.
Alternate Account #: R708300020

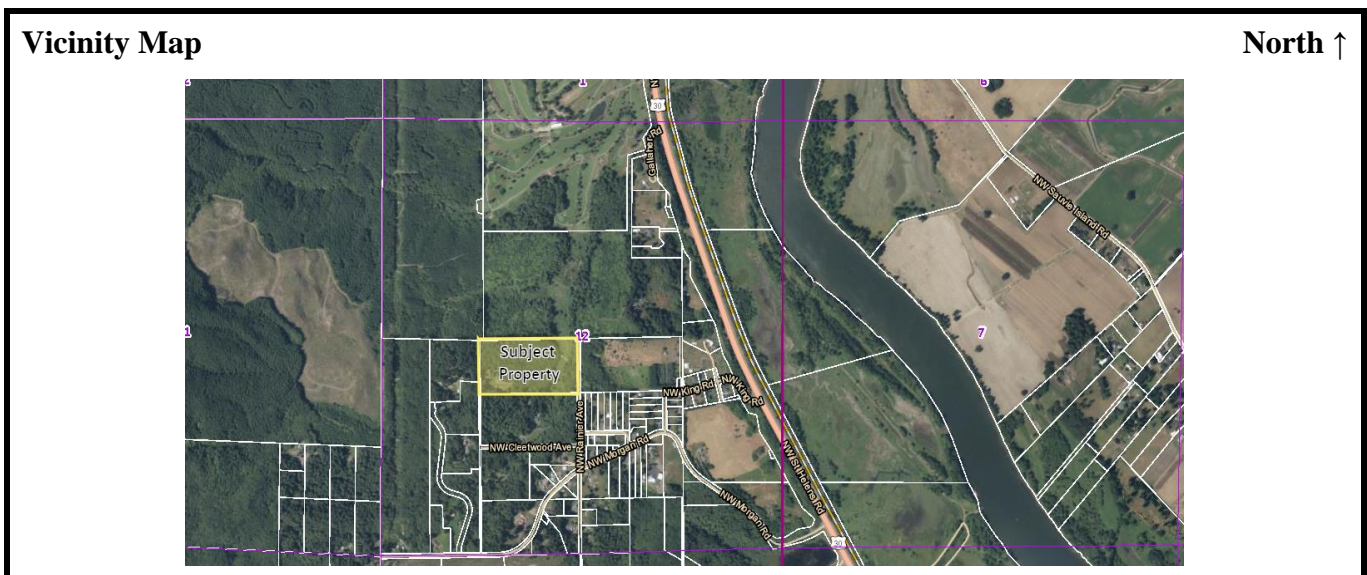
Map, Tax Lot: 2N2W12C-00100
Property ID #: R255818

Applicant: Cory Trano

Base Zone: Commercial Forest Use (CFU-2)

Overlays: Significant Environmental Concern for Wildlife Habitat (SEC-h), Significant Environmental Concern for Scenic View (SEC-v), Significant Environmental Concern for Stream (SEC-s), and Geological Hazards (GH)

Proposal: Applicant is seeking approval to build a 40'x 50' garage and retroactively permit a 97 sq. ft. shed and a 192 sq. ft. shed within the Significant Environmental Concern Overlays. The request also includes a Geologic Hazards permit exemption.



Comment Period: Written comments regarding this application will be accepted via email at *Marisol.Cervantes@multco.us*, if received by **4:00 pm on Friday, June 10, 2022**. 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, Marisol Cervantes at 503-988-9452 or *Marisol.Cervantes@multco.us*. Copies of these materials may be purchased for \$0.40/per page.

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1515 Code Compliance and Violations, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Commercial Forest Use – 2 (CFU-2), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Commercial Forest Use – 2 (CFU-2) Zone: MCC 39.4070(T) Allowed Uses - Accessory Structures, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practice Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures

Significant Environmental Concern for Wildlife Habitat (SEC-h): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC permit, MCC 39.5860 Criteria for Approval of SEC-h permit

Significant Environmental Concern for Scenic View: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC permit, MCC 39.5650 Criteria for Approval of SEC-v permit

Geological Hazards (GH): MCC 39.5075 Permits Required, MCC 39.5080 Exemptions

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**.

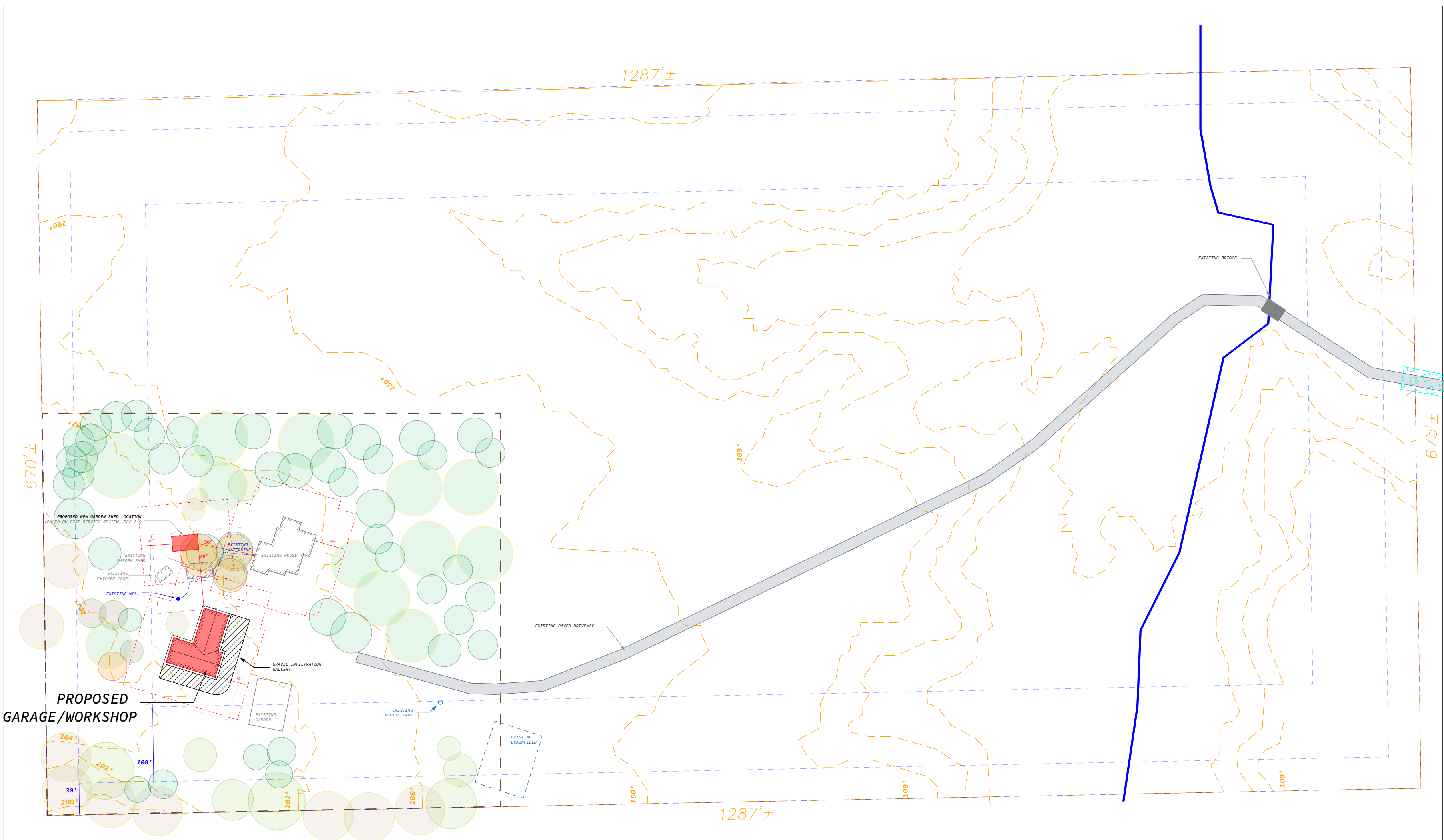
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons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

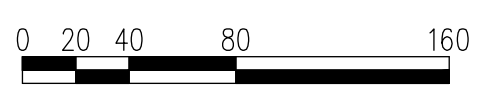


	BIG LEAF MAPLE		TREES TO BE THINNED TO COMPLY WITH MC 39.4210 (D) (1) (a)
	RED ALDER		
	WESTERN RED CEDAR		
	DOUGLAS FIR		



OVERALL SITE PLAN

SCALE: 1" = 80'



20245 NW CLARK AVE
 PORTLAND, OR 97231
 19.62 AC