



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.multco.us/landuse>

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-2011-1624 & T2-2011-1692

Permit: Significant Environmental Concern
Permit – General and Adjustment to the
Front Yard Setback

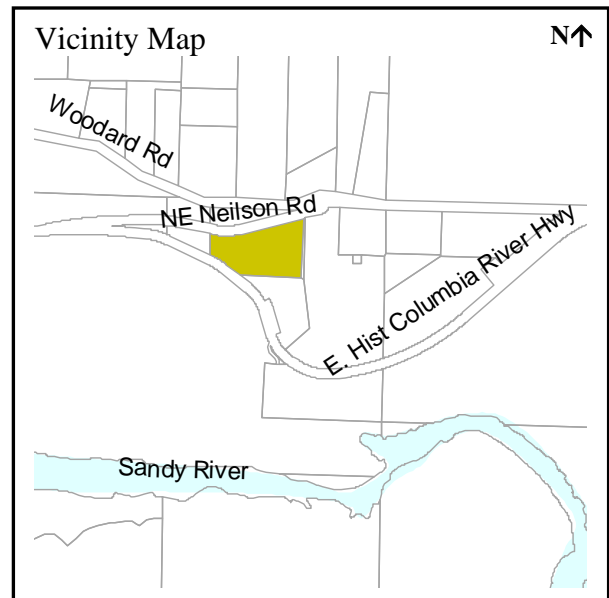
Location: 30936 SE Neilson Road
Tax Lot 600, Section 05BA,
Township 1S, Range 4E, W.M.
#R994050280

Applicant: Isaac Frost

Owner: Akana K. Ma

Base Zone: Rural Residential

Overlays: Significant Environmental Concern –
General, Stream



Summary: Remodel the existing dwelling to relocate the kitchen and main floor bathroom. The remodel will require an addition to the front of the house to accommodate the changes. Additionally, the application seeks to retroactively approve an Adjustment to the front yard setback to allow the encroachment of a previously approved, but incorrectly located, detached garage.

Decision: Approved With Conditions

Unless appealed, this decision is effective Friday, August 19, at 4:00 PM.

Issued by:

By: _____
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Friday, August 5, 2011

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Don Kienholz, Staff Planner at 503-988-3043, ext. 29270.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Friday, August 19, 2011 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): 35.3155 Dimensional Requirements, 35.3170 Lot of Record; MCC 35.0005 Lot of Record and Yard, 35.3185 Access, 35.4520 Application for SEC Permit, 35.4555 Criteria for Approval of SEC Permit, 35.7611 Adjustment Approval Criteria.

Copies of the referenced Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR) sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse> or <http://web.multco.us/transportation-planning>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **This land use permit expires two years from the date the decision is final pursuant to MCC 37.0690(A) as applicable. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0695, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building permits signed off, the applicant shall call the Staff Planner, Don Kienholz, at (503) 988-3043 ext. 29270, for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Gresham. Three (3) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee of \$53.00 will be collected. In addition, an erosion control inspection fee of \$77.00 may be required.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.00 Project Description

Staff: The applicant is requesting approval to remodel the existing dwelling on the property. The subject property is within Multnomah County’s Significant Environmental Concern – General (SEC-g) zoning overlay, which protects views from the Sandy River under Oregon’s Scenic Waterways Act. Any exterior modification of a structure within the overlay requires county review, in consultation with the Oregon Department of Parks and Recreation, to ensure the proposed development is visually subordinate as seen from the Sandy River. The proposal includes a just over 180-square feet of additional square footage to the existing dwelling and a significant interior remodel that expands and relocates the kitchen. A restroom is also to be relocated and a deck added.

Lastly, a garage that was previously permitted to be 30 or more feet from the front property line was inadvertently constructed within the 30-foot front yard setback, in violation of MCC 37.0560 (Full Compliance) and the original approval. To remedy the encroachment, the applicant has submitted an Adjustment application to receive relief from the required front yard setback dimension and bring the structure and property into compliance with the code.

2.00 Public Comments

Staff: One comment letter (Exhibit C.1) was received after mailing out the Opportunity to Comment. That letter was in support of the application.

3.00 Rural Residential Zoning District

A. MCC 35.3120 Allowed Uses

(C) Residential use consisting of a single family dwelling constructed on a Lot of Record.

Staff: Single family dwellings, and remodeling and additions to those dwellings, are allowed uses within the Rural Residential zone provided the property is a Lot of Record. Lot of Record findings are made under Finding #3.

Criterion met.

B. MCC 35.3155 DIMENSIONAL REQUIREMENTS

1. **(A) Except as provided in MCC 35.3160, 35.3170, 35.3175 and 35.4300 through 35.4360, the minimum lot size for new parcels or lots shall be five acres. For properties within one mile of the Urban Growth Boundary, the minimum lot size shall be as currently required in the Oregon Administrative Rules Chapter 660, Division 004 (20 acre minimum as of October 4, 2000).**

Staff: No new lots are being proposed as part of the proposal.

2. **(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.**

Staff: Since new lots or parcels are not being proposed, lot area is not applicable.

3. **(C) Minimum Yard Dimensions - Feet**

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: The proposed addition to the dwelling is on the rear of the home and is roughly 90-feet from the closest property line (Exhibit A.13). The two story addition is under the 35-foot maximum as seen on the elevation plans (Exhibit A.9).

Criterion met.

4. **(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county “Design and Construction Manual” and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.**

Staff: The adjacent public Road, Neilson Road, has the 60-feet of Right-of-Way, therefore the yard does not need to be increased.

Criterion met.

4.00 Lot of Record

A. MCC 35.3170 LOT OF RECORD

(A) In addition to the Lot of Record definition standards in MCC 35.0005, for the purposes of this district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, SR zone applied;**
- (2) July 10, 1958, F-2 zone applied;**
- (3) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;**
- (4) October 6, 1977, RR zone applied, Ord. 148 & 149;**
- (5) October 13, 1983, zone change from MUF-19 to RR for some properties, Ord. 395;**

(6) October 4, 2000, Oregon Administrative Rules Chapter 660 Division 004, 20 acre minimum lot size for properties within one mile of Urban Growth Boundary;

(7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 35.3185, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(C) Except as otherwise provided by MCC 35.3160, 35.3175, and 35.4300 through 35.4360, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

(D) The following shall not be deemed to be a lot of record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;**
- (2) An area of land created by the foreclosure of a security interest.**
- (3) An area of land created by court decree.**

B. MCC 35.0005 Definitions

Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws, or (c) complies with the criteria for the creation of new lots or parcels described in MCC 35.7785. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

- 1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or**
- 2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or**
- 3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or**

4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and

5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)

(c) Separate Lots of Record shall be recognized and may be partitioned congruent with an “acknowledged unincorporated community” boundary which intersects a Lot of Record.

1. Partitioning of the Lot of Record along the boundary shall require review and approval under the provisions of the land division part of this Chapter, but not be subject to the minimum area and access requirements of this district.

2. An “acknowledged unincorporated community boundary” is one that has been established pursuant to OAR Chapter 660, Division 22.

Staff: A previous application for a storage building was approved in 2006. That case, county permit T2-06-063, contained a finding that the subject property was a Lot of Record. The property has not changed configuration since that time, therefore, the property is still a Lot of Record.

Criteria met.

5.00 Significant Environmental Concern Permit

MCC 35.4510 USES - SEC PERMIT REQUIRED

(A) All uses permitted under the provisions of the underlying district are permitted on lands designated SEC; provided, however, that the location and design of any use, or change or alteration of a use, except as provided in MCC 35.4515, shall be subject to an SEC permit.

(B) Any excavation or any removal of materials of archaeological, historical, prehistorical or anthropological nature shall be conducted under the conditions of an SEC permit, regardless of the zoning designation of the site.

(C) Activities proposed for lands designated as scenic waterways under the Oregon Scenic Waterways System shall be subject to an SEC permit in addition to approval from the Oregon Parks and Recreation Department.

Staff: The proposed project is within the County’s SEC General boundary relating to Oregon’s Scenic Waterways System. Because the development is an exterior modification, it must go through the SEC-g permit process. The applicant is required to submit a letter from the Oregon Department of Parks and Recreation to confirm the state has reviewed and approved the proposed development under the Scenic Waterways System program. The applicant has submitted a letter from the state (Exhibit A.5) confirming the development site is outside the state’s boundary for the Sandy River’s scenic review. While the site is

outside the state's overlay boundary, it is within the County's overlay boundary for the same SEC scenic resource. By virtue of being outside the state's boundary, the state has reviewed and approved the development. Below is the County's review of the development through the SEC permit.

MCC 35.4555 CRITERIA FOR APPROVAL OF SEC PERMIT

The SEC designation shall apply to those significant natural resources, natural areas, wilderness areas, cultural areas, and wild and scenic waterways that are designated SEC on Multnomah County sectional zoning maps. Any proposed activity or use requiring an SEC permit shall be subject to the following:

- A. **(A) The maximum possible landscaped area, scenic and aesthetic enhancement, open space or vegetation shall be provided between any use and a river, stream, lake, or floodwater storage area.**

Staff: The Sandy River, which the SEC-g overlay protects, is over 1300-feet from the development site. The proposed development will not remove any substantial vegetation that provides screening as part of the project. The remodel and addition will increase the dwelling's footprint by less than 200-square feet over all. There is a substantial tree canopy on the subject site between the dwelling and the river. There is also a state park that is between the subject property and the river. Taken together, the maximum landscaped area is provided between the addition and the river.

Criterion met.

- B. **(B) Agricultural land and forest land shall be preserved and maintained for farm and forest use.**

Staff: The subject property is zoned Rural Residential and is not within forest or farm deferral. No trees are proposed to be removed as part of the project.

Criterion met.

- C. **(C) A building, structure, or use shall be located on a lot in a manner which will balance functional considerations and costs with the need to preserve and protect areas of environmental significance.**

Staff: The existing dwelling is on the northerly portion of the property, the farthest side from the river. Additions to dwellings must be in the same vicinity as the existing dwelling. The proposed addition and remodel includes the overall addition of roughly only 200-square feet of additional ground coverage and will not disrupt the areas of environmental significance, most notably the Sandy River.

Criterion met.

- D. **(D) Recreational needs shall be satisfied by public and private means in a manner consistent with the carrying capacity of the land and with minimum conflict with areas of environmental significance.**

Staff: The property is used as a private residence and no recreational uses are proposed.

Criterion met.

- E. **(E) The protection of the public safety and of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable.**

Staff: The home is at the end of an approximately 125-foot driveway, which acts as a security measure. Such a long driveway to a home helps minimize crimes of opportunity such as trespass and vandalism.

Criterion met.

- F. **(F) Significant fish and wildlife habitats shall be protected.**

Staff: No significant fish or wildlife habitat has been identified within 200-feet of the development site.

Criterion met.

- G. **(G) The natural vegetation along rivers, lakes, wetlands and streams shall be protected and enhanced to the maximum extent practicable to assure scenic quality and protection from erosion, and continuous riparian corridors.**

Staff: The subject property is not adjacent to the Sandy River. A small creek does exist in the south east corner but it is over 200-feet away from the project site. No trees will be removed as part of this project. Based on proximity to streams, river and watercourses, the proposed project will not impact any riparian corridors or the scenic quality of the property or the Sandy River basin.

Criterion met.

- H. **(H) Archaeological areas shall be preserved for their historic, scientific, and cultural value and protected from vandalism or unauthorized entry.**

Staff: No archeological areas are known to exist on the property.

Criteria met.

- I. **(I) Areas of annual flooding, floodplains, water areas, and wetlands shall be retained in their natural state to the maximum possible extent to preserve water quality and protect water retention, overflow, and natural functions.**

Staff: There are no identified floodplains, wetlands or significant water areas in the vicinity of the proposed development. The property is over 1200-feet from the Sandy River, above the 100-year flood plain, and only has a small creek in the extreme southeast corner of the property – more than 200-feet from the development site.

Criterion met.

- J. **(J) Areas of erosion or potential erosion shall be protected from loss by appropriate means. Appropriate means shall be based on current Best Management Practices and may include restriction on timing of soil disturbing activities.**

Staff: The project includes a roughly 200-square feet increase in ground coverage. The development site is flat and occupied by the dwelling and associated residential yard. The project qualifies for a Minimal Impact project (MCC 29.333) which has minimal erosion potential.

Criteria met.

- K. **(K) The quality of the air, water, and land resources and ambient noise levels in areas classified SEC shall be preserved in the development and use of such areas.**

Staff: The existing dwelling is the primary use on the property and after the project will continue to be the primary use. The most significant change that will result from the remodel is an interior floor plan change moving the kitchen and a bathroom. The existing ambient noise levels resulting from having a single-family dwelling will not change as there will be no material increase in the number of dwellings, intensity of use, or additions of other uses. As the addition and remodel are only to the dwelling, there will be no net increase in any adverse impact on the listed resources.

Criterion met.

- L. **(L) The design, bulk, construction materials, color and lighting of buildings, structures and signs shall be compatible with the character and visual quality of areas of significant environmental concern.**

Staff: The Oregon Department of Parks and Recreation noted that the dwelling is outside their statutory boundary for the scenic waterway boundary of the Sandy River, which is the area of significant environmental concern for visual impacts. However, the dwelling is within the County's overlay. That being said, the applicant is proposing a significant exterior remodel in terms of architectural change. While the size of the overall structure will only have a roughly 200-square foot addition to the ground coverage, the exterior aesthetics will improve as seen on the applicants' elevation drawings (Exhibit A.9) and renderings (Exhibit A.3). The new design uses materials and natural colors that will blend in with the natural environment of the area and are compatible with the character and visual quality of the neighborhood and rural area. Additionally, with the addition being more than 1200-feet from the Sandy River, there will be no impact on the scenic quality of the river.

Criterion met.

- M. **(M) An area generally recognized as fragile or endangered plant habitat or which is valued for specific vegetative features, or which has an identified need for protection of the natural vegetation, shall be retained in a natural state to the maximum extent possible.**

Staff: There are no mapped fragile or endangered plant habitats on the subject property.

Criterion met.

- N. **(N) The applicable policies of the Comprehensive Plan shall be satisfied.**

Staff: The zoning code implements the majority of the goals of the Comprehensive Plan. By meeting the standards of the zoning code, the majority of the policies of the comprehensive plan are met. The applicable policies which are not directly implemented by the zoning code include Policy 37- Utilities and Policy 38- Facilities. Policy 37 requires proof of adequate utilities to serve the use including water, sanitary waste disposal, energy, and drainage. The existing dwelling is connected to both water and electricity. The applicant has submitted a completed On-Site Sewage Disposal Certification Form signed by the City of Portland Bureau of Environmental Soils Sanitarian demonstrating that the addition and remodel will have no adverse impact on the on-site septic system (Exhibit A.7). The applicant has also submitted a Fire District Review – Fire Flow certification form demonstrating the development has been reviewed by the local fire district (Exhibit A.4). Because the addition is less than 500-square feet of new impervious surface, a Stormwater Certificate is not required.

The policies of the Comprehensive Plan have been met.

6.00 Adjustment Approval Criteria

MCC 35.7606 SCOPE

(A) Dimensional standards that may be modified under an Adjustment review (modified no more than 40 percent) are yards, setbacks, forest practices setbacks, buffers, minimum front lot line length, flag lot pole width, cul-de-sac length, cul-de-sac turnaround radius, and dimensions of a private street, except the following:

- (1) Reduction of resource protection setback requirements within the Significant Environmental Concern (SEC) and Willamette River Greenway (WRG) overlay districts are prohibited. Additionally, reductions to the fire safety zones in the Commercial Forest Use zones are not allowed under the Adjustment process; and**
- (2) Reduction of yards and setback requirements within the Hillside Development overlay shall only be reviewed as a Variance; and**
- (3) Reduction of yards/setback/buffer/ re-source protection setback requirements within the Large Fills, Mineral Extraction, and Radio and Television Transmission Towers Code Sections and any increase to the maximum building height shall only be reviewed as Variances; and**
- (4) Minor modification of yards and set-backs in the off-street parking and design review standards are allowed only through the “exception” provisions in each respective Code section.**

Staff: The applicant is requesting a modification of the front yard setback to an existing garage that was previously approved with a building permit but inadvertently built within the front yard setback. Depending on what information is reviewed, the garage is anywhere from 20-feet to 27-feet from the front property line. The applicant provided photos showing a tape measure stretching from the garage to the centerline of Neilson Road being roughly 57-feet, which would put the setback to the property line at 27-feet. Aerial photos, past site plans and tax lot maps suggest the garage is as close as 20-feet from the property line. An Adjustment allows a modification to the front yard down to 18-feet. With the structure being located between 20 and 27-feet from the front property line, the applicant is requesting an

Adjustment for the full 40% from the required 30-foot setback which would allow an 18-foot setback and ensure the garage is properly placed.

MCC 35.7611 ADJUSTMENT APPROVAL CRITERIA

The Approval Authority may permit and authorize a modification of no more than 40 percent of the dimensional standards given in MCC 35.7606 upon finding that all the following standards in (A) through (E) are met:

- A. (A) Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and**

Staff: The purpose of a front yard setback, as defined in MCC 35.0005 under “Yard” is:
“The purpose of yards between buildings and property lines is to provide space, light, air circulation, and safety from fire hazards.”

The front yard of the subject property abuts a public street with a 60-foot right-of-way, 10-feet more than the minimum requirement of 50-feet. With the garage being at least 18-feet from the front property line, there would be a minimum of 78-feet between the subject garage and a structure built with a zero-foot setback on the property across the street. Since a zero-foot setback would require a variance and is highly unlikely to be approved, staff assumes an 18-foot setback with an Adjustment for a structure built on the property across the street which would then provide a total distance of 96-feet between structures. A distance of 96-feet more than meets fire code and fire safety issues. Light and air circulation are not impeded with such a large distance between buildings. There is also no infringement on privacy as a road divides the garage from the property across the street. Additionally, the garage is an accessory building that is used only intermittently, unlike a primary dwelling, so privacy is much less of a concern. Based on the analysis, having a garage 18-feet from this particular front property line equally meets the purpose of the base zoning setback.

Criterion met.

- B. (B) Any impacts resulting from the adjustment are mitigated to the extent practical. That mitigation may include, but is not limited to, such considerations as provision for adequate light and privacy to adjoining properties, adequate access, and a design that addresses the site topography, significant vegetation, and drainage; and**

Staff: There are no adverse impacts from the reduced setback. The applicant points out that there is a grove of trees and thick shrubs between the garage and public street. The vegetation, the additional right-of-way of Nielson Road, and the lack of buildings across the street eliminate any potential adverse impact from approving the Adjustment.

Criterion met.

- C. (C) If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zoning district; and**

Staff: Only one Adjustment is being requested as part of the application.

Criterion met.

- D. **(D) If the properties are zoned farm (EFU) or forest (CFU), the proposal will not force a significant change in, or significantly increase the cost of, accepted forestry or farming practices on the subject property and adjoining lands; and**

Staff: The subject property is zoned Rural Residential.

- E. **(E) If in a Rural Residential (RR) or Springdale Rural Center (SRC) zone, the proposal will not significantly detract from the livability or appearance of the residential area.**

Staff: The property is zoned Rural Residential. The proposal to allow a setback reduction to 18-feet for the garage along Neilson Road will have no adverse affect on the livability or appearance of the residential area. Neilson Road is a short county road that only has five properties along its road frontage. No structures are across the road from the subject property and there is a canopy of trees and bushes between the garage and the road. The main “residential” area for the East of Sandy River Plan area and in the immediate vicinity is in the Springdale Rural Center roughly a half mile to the east.

Criterion met.

7.00 Transportation Standards

MCRR 4.000 Access to County Roads

MCRR 4.100 Required Information: Applicants for a new or reconfigured access onto a road under County Jurisdiction may be required to provide all of the following:

- A. Site Plan;**
- B. Traffic Study-completed by a registered traffic engineer;**
- C. Access Analysis-completed by a registered traffic engineer;**
- D. Sight Distance Certification from a registered traffic engineer; and**
- E. Other site-specific information requested by the County Engineer**

Staff: The proposal does not include any modification to the existing driveway or access on the property. With only one access on the property that is not being altered, there are no transportation requirements for the proposal.

8.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Significant Environmental Concern for the addition to the dwelling and an Adjustment for front yard setback to the existing garage. This approval is subject to the conditions of approval established in this report.

9.00 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Comments Received

Exhibits with a “*” after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case Files T2-2011-1924 and T2-2011-1692 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit
A.1	1	General Application Form For SEC Permit
A.2	3	Applicant’s April 29, 2011 Narrative
A.3	1	Applicant’s April 29, 2011 Rendering of Remodel
A.4	4	Fire District Review – Fire Flow
A.5	2	Letter From Oregon Department of Parks and Recreation
A.6	1	Applicant’s April 29, 2011 Existing/Proposed Floor Plan
A.7	3	Completed On-Site Sewage Disposal Certification Form and Signed Site Plans
A.8*	4	April 29, 2011 Floor Plans
A.9*	1	April 29, 2011 Elevation Drawings
A.10	1	April 29, 2011 Kitchen Remodel Elevation Drawings
A.11	5	April 29, 2011 Electrical and Structural Plans
A.12	11	Applicant’s Full Sized (24x36 inch) Plans
A.13*	1	Applicant’s June 2, 2011 Site Plan
A.14	1	General Application Form For Adjustment Permit
A.15	2	Applicant’s June 2, 2011 Narrative for Adjustment, Including Written Request Application be Deemed Complete as Submitted
A.16	2	Applicant Photos Showing Measurement of Front Yard Setback
‘B’	#	Staff Exhibits
B.1	1	A&T Property Information
B.2	2	May 19, 2011 Incomplete Letter for SEC Permit T2-2011-1624
B.3	1	June 6, 2011 Complete Letter for SEC Permit T2-2011-1624
B.4	1	June 6, 2011 Complete Letter for Adjustment Permit T2-2011-1692
B.5	7	June 8, 2011 Combined Opportunity To Comment Notice and Mailing List for T2-2011-1624 and T2-2011-1692
B.6*	1	1994 Zoning Approval For Installation of the Garage (Listed as Pole Barn). Site Plan Shows Front Yard Setback of 30-Feet.
B.7*	1	2007 Zoning Approval For Construction of 24x26-Foot Accessory Structure Reviewed Under T2-06-063. Site Plan Shows Front Yard Setback of 50-Feet to Garage (Shown as “Shop”).
‘C’	#	Comments Received
C.1	2	Comment Letter From G. Joseph and Margaret Gorciak