

# MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES  
TRANSPORTATION & LAND USE PLANNING DIVISION  
2115 S.E. MORRISON STREET  
PORTLAND, OREGON 97214  
(503) 248-3043

BOARD OF COUNTY COMMISSIONERS  
BEVERLY STEIN • CHAIR OF THE BOARD  
DAN SALTZMAN • DISTRICT 1 COMMISSIONER  
GARY HANSEN • DISTRICT 2 COMMISSIONER  
TANYA COLLIER • DISTRICT 3 COMMISSIONER  
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

## ***NOTICE OF PLANNING DIRECTOR'S DECISION IN THE MATTER OF:***

**SIGNIFICANT ENVIRONMENTAL CONCERN PERMIT &  
HILLSIDE DEVELOPMENT PERMIT  
CASE FILE NO.: SEC 31-96; HDP 14-96  
February 18, 1997**

**What:** An application for a Significant Environmental Concern (SEC) and Hillside Development Permit (HDP) for the purposes of replacing an existing manufactured home with a new single family residence within 30 feet of the existing site.

**Where:** 22601 NW Beck Road, Portland, OR 97231  
TL '39', Section 22, T2N, R2W  
23.38 acres in area

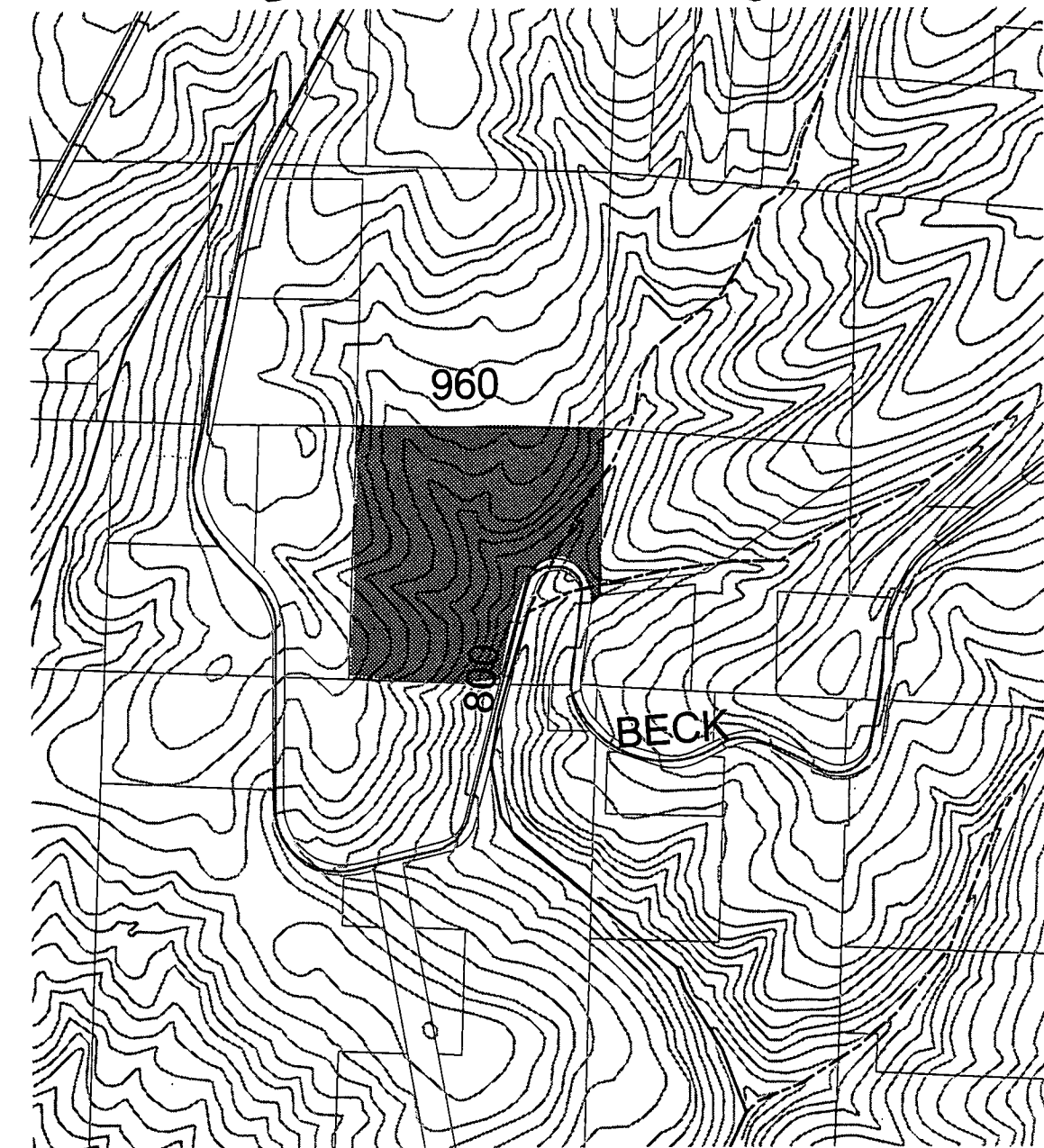
**Property Owner/  
Applicant:** Heidi & Roy Siegel  
22601 NW Beck Road  
Portland, OR 97231







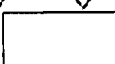
**When:** *Decision Date:* February 18, 1997.  
*Appeal Deadline:* March 3, 1997.  
*Application Date:* This application was determined to be complete on December 20, 1996.

**Zoning:** Commercial Forest Use (CFU); Significant Environmental Concern Overlay District for Wildlife Habitat (SEC-h) and Streams (SEC-s).

**Approval Criteria:** The applicable approval criteria for this decision include the following: Multnomah County Zoning Code (MCC): Commercial Forest Use Zoning District (CFU): MCC 11.15.2042; Significant Environmental Concern (SEC): MCC 11.15.6400 - .6409 and .6426; Hillside Development and Erosion Control: MCC 11.15.6700 - .6735; Comprehensive Framework Plan Policies: 13, 37, 38.

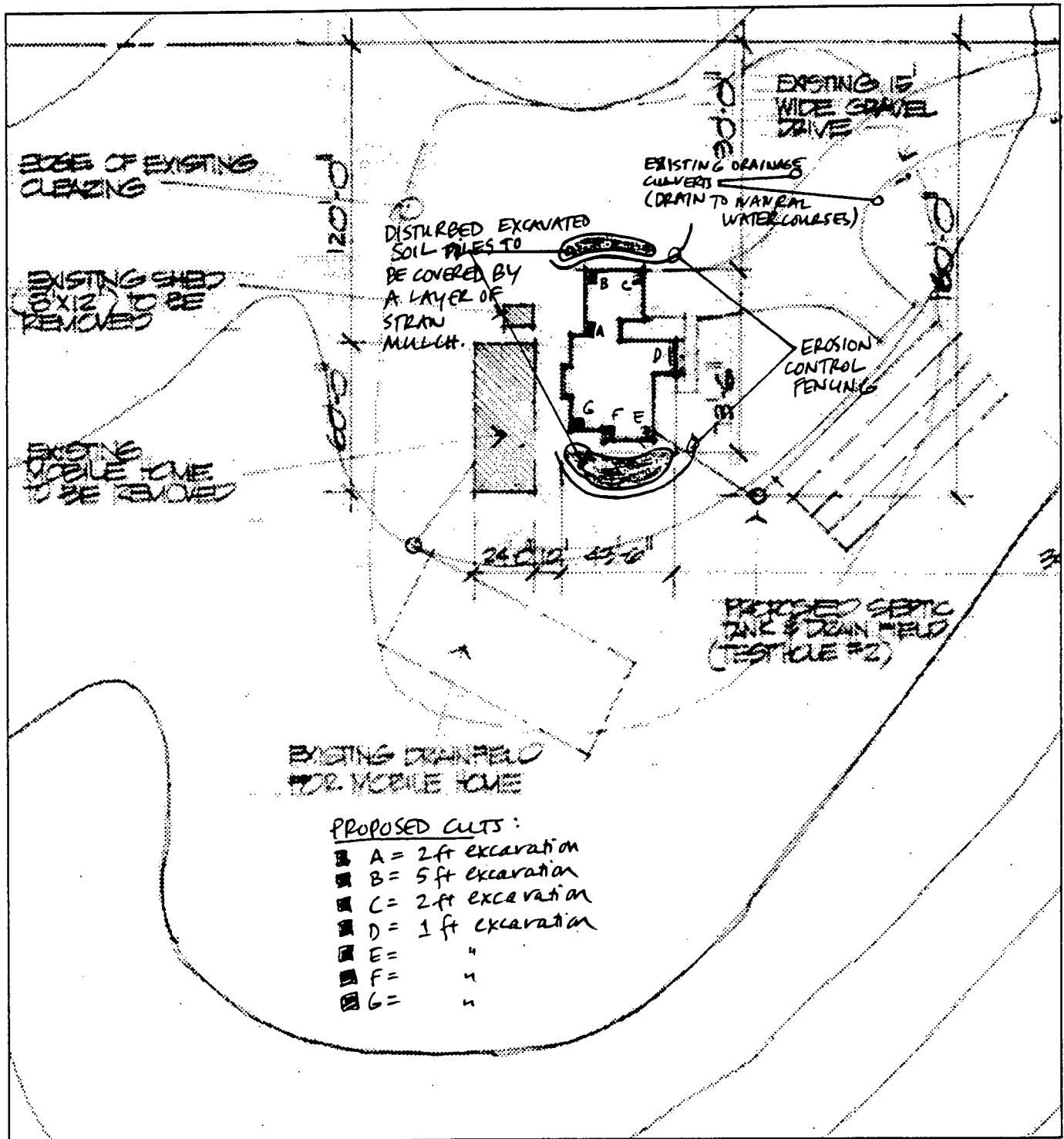




-  All Rivers & Lakes
-  Addmatch.shp
-  All Streams
-  Perennial
-  Intermittent
-  Contours.shp
-  Tax Lots



**Exhibit 5**  
**Map of Erosion Control Measures**  
**& Excavation Information**



## **PLANNING DIRECTOR'S DECISION:**

**Approve, subject to conditions,** a Significant Environmental Concern Permit and a Hillside Development Permit for the purposes of replacing an existing mobile home with a new single family residence within 30 feet of the existing site in the Commercial Forest Use Zoning District.

## **CONDITIONS OF APPROVAL:**

1. No excavation or fill beyond that which has been approved may be allowed through this land use permit. If additional excavations and fills are required, subsequent permits must be obtained through Multnomah County.
2. This approval is based on the applicant's submittal and staff review. Unless specifically modified by the Conditions of Approval, the applicant shall comply with the submitted materials (site plan and narrative).
3. The applicant shall obtain the proper building permits through the City of Portland for the construction of the single family residence (county sign-off required on plans before submittal to Portland).
4. The nuisance plants listed in Multnomah County Code 11.15.6426(B)(7) shall be kept from any cleared area on the subject parcel.
5. Permanent plantings shall be installed as soon as possible to aid in soil stabilization.
6. Any pollution sources associated with construction shall be prevented from leaving the construction site through proper handling, disposal, site monitoring and clean-up activities.
7. Any change in the driveway which would involve removing trees or ground disturbance will require an additional Hillside Development Permit (due to slope) and a Significant Environmental Concern Permit (due to proximity of stream). No work to the driveway is permitted through this approval with the exception of adding gravel.

## **NOTICE:**

This decision was filed with the Director and mailed on February 18, 1997 in the manner required by ORS 197.763. Opportunity to appeal this decision and have the application considered at a public hearing will be provided until the close of business on March 3, 1997.

DEPARTMENT OF ENVIRONMENTAL SERVICES  
TRANSPORTATION AND LAND USE PLANNING

By Jeffrey B. Jackson  
Jeffrey B. Jackson  
Assistant Planner  
For: Planning Director

**NOTICE:**

*The Administrative Decision detailed above will become final unless an appeal is filed within the 10-day appeal period which starts the day after the notice is mailed. If the 10<sup>th</sup> day falls on a Saturday, Sunday or a legal holiday, the appeal period extends through the next full business day. If an appeal is filed, a public hearing will be scheduled before a County Hearings Officer pursuant to Multnomah County Code 11.15.8290 and in compliance with ORS 197.763. To file, complete an Appeal of Administrative Decision form, and submit to the County Planning Division Office, together with a \$100.00 fee and supplemental written materials (as needed) stating the specific grounds, approval criteria, or standards on which the appeal is based. To review the application file(s), obtain appeal forms, or other instructions, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 2115 SE Morrison Street, Portland, Oregon, 97214 (hours: 8:30 a.m. - 4:30 p.m.; M-F)*

**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.