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14 DAY OPPORTUNITY TO COMMENT

Application for Planning Director Determination

This notice serves as an invitation to comment on the application cited and described below.

Case File: T2-2017-8103

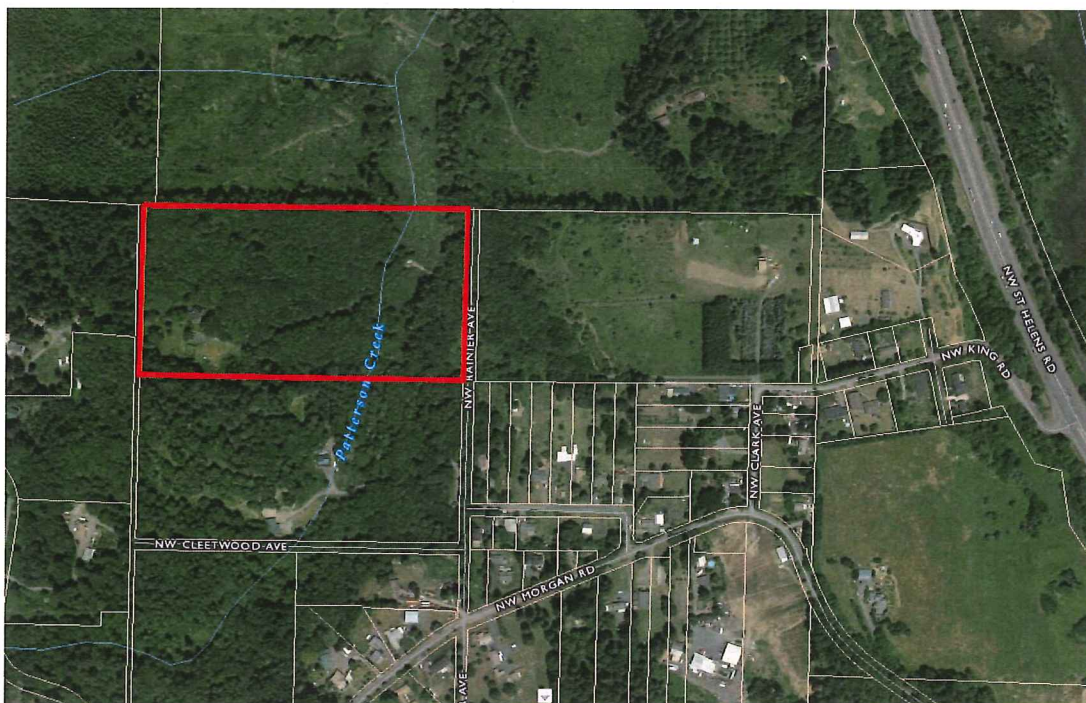
Location: 20245 NW Clark Ave
Tax Lot 00100, Section 12C
Township 2 North, Range 2 West, W.M.
Property ID# R255818

Applicant: Emily L. Van Der Laan

Base Zone: Commercial Forest Use – 2 (CFU-2)

Overlays: Hillside Development Overlay, Significant Environmental Concern for Wildlife Habitat (SEC-h) and Scenic Views (SEC-v).

Proposal: A request for a Planning Director Determination to amend previous Land Use Cases Decisions PRE-19-92 (Use Under Prescribed Conditions) and HDP-38-92 (Hillside Development Permit) to approve the existing dwelling location.



Comment Period: Written comments regarding this application will be accepted if received by **October 17, 2017**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact **George Plummer, Planner** at george.a.plummer@multco.us or (503) 988-0202 (8 am to 4 pm Tuesday through Friday).

Applicable Approval Criteria: Multnomah County Code (MCC): MCC Chapter 37, MCC 33.2256: Forest Practices Setbacks and Fire Safety Zones, MCC 33.5500 – 33.5515: Hillside Development Overlay

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at multco.us/landuse/zoning-codes under the link Chapter 33, West Hills Rural Plan Area.

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, 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.

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.