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## FLOODPLAIN DEVELOPMENT PERMIT

### Case File: T1-2020-13103

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**Request:** Floodplain Development permit application for development activities associated with the construction of a replacement single-family dwelling (authorized via land use case no. T2-2019-12627) and an outbuilding. Development is to occur on land located within the 100-year flood boundary as identified on Flood Insurance Rate (FIRM) Maps published by the Federal Emergency Management Agency.

**Location:** 27210 NW Reeder Road, Portland  
Tax Lot 700, Township 3 North, Range 1 West, Section 23, W.M.  
Tax Account #R981230150 Property ID #R502908

**Applicant(s):** Daniel O'Neill

**Owner(s):** Daniel O'Neill

**Base Zone:** Multiple Use Agriculture – 20 (MUA-20)

**Overlays:** Significant Environmental Concern (SEC); Flood Hazard (FH)

**FIRM Map:** Panel #41051C0035H, dated December 18, 2009

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**Decision:** This permit is effective as of **Friday, April 3, 2020** with on-going responsibilities, obligations, and limitations.

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**Issued by:**

By:

**Chris Liu**

Digitally signed by Chris Liu  
Date: 2020.04.03 12:02:44  
-07'00'

Chris Liu, Planner

**For:** Carol Johnson, AICP  
Planning Director

**Date:** Friday, April 3, 2020



### **ORDINANCE REQUIREMENTS:**

Applicable standards for this permit can be found in Multnomah County Code (MCC) Chapter 39 under:

Flood Hazard Overlay (FH): MCC 39.5015 Permits, MCC 39.5025 Application Information Required, MCC 39.5030 Development Standards

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link

**Chapter 39: Multnomah County Zoning Code**

### **ON-GOING RESPONSIBILITIES, OBLIGATIONS, MODIFICATIONS, AND LIMITATIONS:**

The following requirements are necessary to ensure that proposed development complies with the Type 1 criteria for this land use permit. This permit is based on the submitted written narrative(s) and plan(s). No development 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. Where a restriction relates to a specific criterion, the code citation for that criterion follows in brackets.

#### **General Requirements:**

1. Permit Expiration - This land use permit shall expire as follows:

- a. This permit shall expire **six (6) years** after the date the permit was issued, unless the development was established according to all specifications and ongoing responsibilities and obligations. Expiration of this permit means that a new application is required for uses that are not established within the approval period. No extension of time may be granted for this permit. [MCC 39.1183]
2. All work shall conform to the stamped construction drawings/plans complying with the applicable requirements of Multnomah County Code (MCC) 39.5030

## Exhibits:

- ‘A’ Applicant’s Exhibits
- ‘B’ Staff Exhibits
- ‘C’ Procedural Exhibits

Exhibits with a “\*” after the exhibit # have been included and reduced to a size of 8.5” x 11” as part of the mailed decision. All other exhibits are available for review in Case File T1-2020-13103 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	03.19.2020
A.2	1	Applicant cover letter - submitted materials	03.26.2020
A.3	1	Site Map	03.26.2020
A.4	1	Site Map - Topography	03.26.2020
A.5	1	Aerial Photo	03.26.2020
A.6	5	FIRM Map 41051C0035H and supplemental site information	03.26.2020
A.7	10	Building Plans and Elevation Drawings	03.26.2020
A.8	3	Elevation Certificate completed by Steven Eudaly, P.E.	03.26.2020
‘B’	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 3N1W23 – 00700 (R502908)	03.19.2020
‘C’	#	Procedural Exhibits	Date
C.1	1	Complete Letter	04.02.2020
C.2	3	Floodplain Development Permit	04.03.2020