

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Significant Environmental Concern Permit and Road Rules Variances

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:** T2-2020-13164 & EP-2020-13167

**Location:** 31330 SE Victory Road, Troutdale  
Tax Lot 600, Section 08DC, Township 1 South, Range 4 East, W.M.  
Alternate Account #R751705100 Property ID #R266609

**Applicant:** Abigail Freeland

**Base Zone:** Rural Residential (RR)

**Overlays:** Significant Environmental Concern – Wildlife Habitat (SEC-h); Water Resources (SEC-wr); Geologic Hazard (GH)

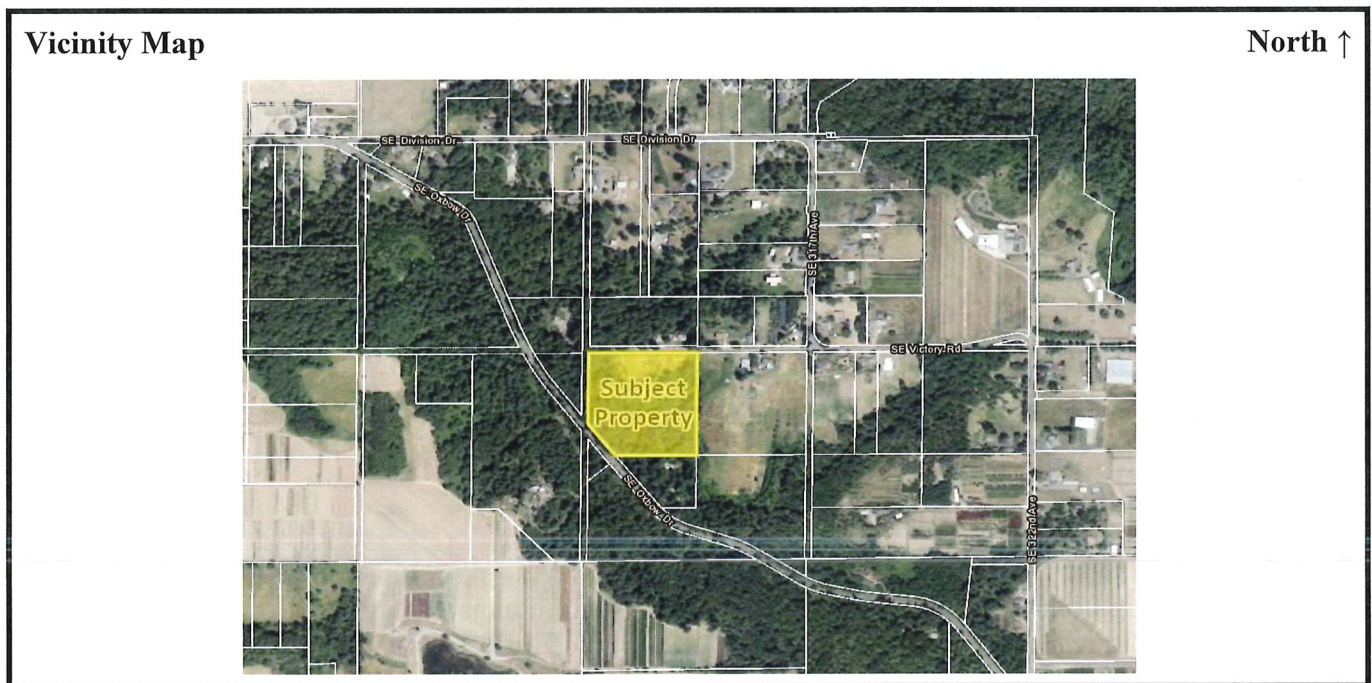
**Proposal:** Applicant requests a Significant Environmental Concern for wildlife habitat (SEC-h) permit to construct a new 2,555 square foot single family dwelling within the SEC-h overlay. Additionally, two Road Rules Variances have been requested to allow a second access point for fire truck turnaround and to allow the existing roadway width (12.4-ft to 16-ft) on SE Victory Road to be maintained to serve the new dwelling. County roadway standard requires a 20-ft wide travel surface.

**Comment Period:** Written comments regarding this application will be accepted, if received by 4:00 pm on **Wednesday, August 12, 2020**. 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, except holidays) at no cost. Copies of these materials may be purchased for \$0.35/per page. For further information regarding the Significant Environmental Concern application contact staff planner, Lisa Estrin at 503-988-988-0167 or [lisa.m.estrin@multco.us](mailto:lisa.m.estrin@multco.us). For information regarding the Road Rules Variance, contact Transportation planner, Graham Martin at 503-988-0204 or [graham.martin@multco.us](mailto:graham.martin@multco.us).

**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

### EXHIBIT C.3

appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.



**For this application to be approved, the proposal will need to meet the applicable approval criteria below:**

Multnomah County Code (MCC): General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6850 Dark Sky Lighting Standards;

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record - Rural Residential (RR);

Rural Residential (RR) Zone: MCC 39.4360 Allowed Uses, (A)(1) Single Family Dwelling, MCC 39.4275(C), (D), (F), (G) & (H) Dimensional Requirements and Development Standards;

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5515 Exceptions, MCC 39.5860 General Requirements for SEC-h, MCC 39.5860 - Wildlife Habitat (SEC-h); and

Multnomah County Road Rules (MCRR): MCRR 4.000-4.500 Access to County Roads; MCRR 5.000 Transportation Impact; MCRR 6.000 Improvement Requirements, MCRR 11.000 Local Access Roads, MCRR 16.000 Variance from County Standards and Requirements, specifically MCRR 16.200 A-D General Variance Criteria, MCRR 16.225 A-C Access Variance Standards, MCRR 16.250 Local Access Roads Variance Standards, and MCRR 18.250 Right-of-Way Use Permits.

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**. Copies of the referenced Multnomah County Road Rules sections can be obtained by contacting Transportation Planning or by visiting their website at <http://multco.us/transportation-planning/plans-and-documents> under the link **Multnomah County Road Rules**.

**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, Building Elevation, and Roadway Site Plan





# SITE PLAN

A PORTION OF LOTS 37 & 38,  
"SECTION LINE ROAD FRUIT TRACT"  
SITUATED IN THE SOUTHEAST  
QUARTER OF SECTION 8, TOWNSHIP 1  
SOUTH, RANGE 4 EAST OF THE  
WILLAMETTE MERIDIAN, COUNTY OF  
MULTNOMAH, STATE OF OREGON.

SCALE: 1" = 150'



## PARCEL INFORMATION

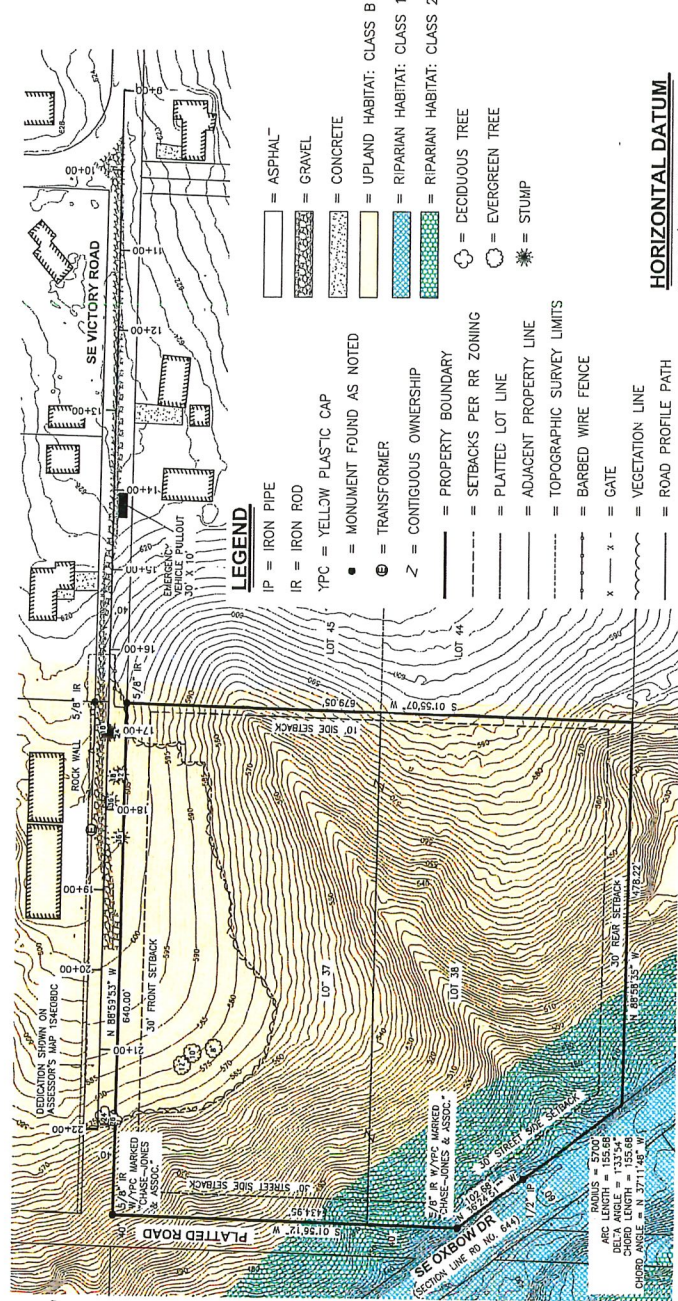
PROPERTY ID: P266609  
MAP TAX LOT: 154ED8000600  
ALTERNATE ACCOUNT NO: P266609  
ASSESSOR: SECTION LINE RD FRUIT TR,  
LOTS 37&38  
OWNERS: DANIEL AND ABIGAIL FREELAND  
ADDRESS: SE OXBOW DR, TROUTDALE, OR  
ZONING: RR-RURAL RESIDENTIAL  
FIRE DISTRICT: #10  
WATER DISTRICT: LISTED WATER DISTRICT

## VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF  
1988 (NAVD88) (GEOIC2012B)

## NOTES

- THIS SITE PLAN FROM PUBLIC AVAILABLE INFORMATION ONLY, WITH PERMISSION OF CLIENT/OWNER. ROAD WIDTHS PROVIDED BY CLIENT/OWNER.
- CONTOURS ARE AT 1' INTERVALS WITHIN THE TOPOGRAPHIC SURVEY BOUNDS (SEE LEGEND) AND ARE COMPUTER GENERATED.
- CONTOURS ARE AT 2' INTERVALS OUTSIDE OF THE TOPOGRAPHIC SURVEY BOUNDS (SEE LEGEND) AND ARE GENERATED USING THE OREGON DEPARTMENT OF GEOLOGY AND MINERAL RESOURCES LIDAR DATA. UTILITIES SHOWN ON THE SURVEY HEREON WERE BASED UPON GROUND/VISUAL OBSERVATIONS ONLY. THERE MAY BE UTILITIES ON THE SITE THAT WERE NOT VISIBLE AND THUS NOT SHOWN. THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY.
- HABITAT BOUNDARIES ARE DETERMINED USING METRO DATA RESOURCE CENTER.
- PROPERTY BOUNDARY DELINEATED PER SN51586, MULTNOMAH COUNTY SURVEY RECORDS
- SURROUNDING STRUCTURES AND ROADWAYS ARE DIGITIZED FROM AERIAL IMAGERY.
- TREE DIAMETER MEASUREMENTS TAKEN AT BREAST HEIGHT.

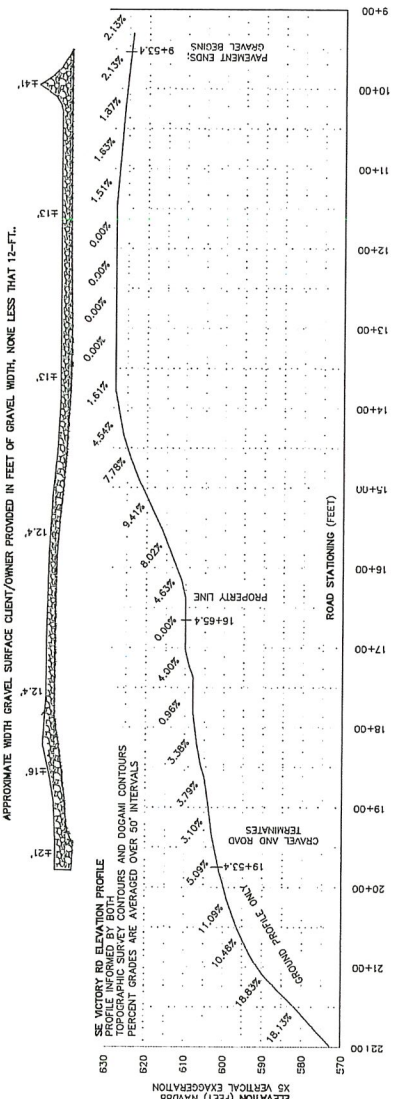


### LEGEND

- IP = IRON PIPE
  - IR = IRON ROD
  - YPC = YELLOW PLASTIC CAP
  - = MONUMENT FOUND AS NOTED
  - ⊕ = TRANSFORMER
  - Z = CONTIGUOUS OWNERSHIP
  - = PROPERTY BOUNDARY
  - = SETBACKS PER RR ZONING
  - = PLATTED LOT LINE
  - = ADJACENT PROPERTY LIMITS
  - = TOPOGRAPHIC SURVEY LIMITS
  - = BARBED WIRE FENCE
  - X — X = GATE
  - = VEGETATION LINE
  - = ROAD PROFILE PATH
  - = INDEX CONTOUR LINE
  - = CONTOUR LINE
- = ASPHALT
  - ▨ = GRAVEL
  - ▩ = CONCRETE
  - = UPLAND HABITAT: CLASS B
  - = RIPARIAN HABITAT: CLASS 1
  - = RIPARIAN HABITAT: CLASS 2
  - = DECIDUOUS TREE
  - = EVERGREEN TREE
  - ✱ = STUMP

### HORIZONTAL DATUM

NAD 83/2011 EPOCH 2010.0000 OREGON  
STATE PLANE COORDINATE SYSTEM  
OREGON NORTH ZONE 3601  
WITH UNITS IN INTERNATIONAL FEET



STATEWIDE LAND SURVEYING INC.



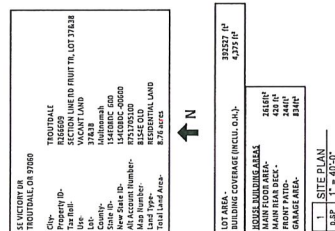
43 NW AVE. GRESHAM, OR 97030  
O: 503-665-7777 F: 503-665-7988  
EMAIL: SURVEY@STATEWIDESURVEYING.COM  
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: DANIEL FREELAND  
JOB NUMBER: 2019-021  
SCALE: 1" = 150'  
SHEET: 1 OF 1  
REVIEWED: GDS  
DRAWN: AAO  
DRAWN DATE: 02-19-20  
REVIEW DATE: 02-20-20  
SURVEY DATE: 01-15-19

[illegible]

## SITE PLAN

No.	Date	Issued by
Project number: 11509 Date: 4/2/2020 4:36:48 PM Drawn by: Author Area: Checker Scale: 1" = 40'-0"		
0.SP		



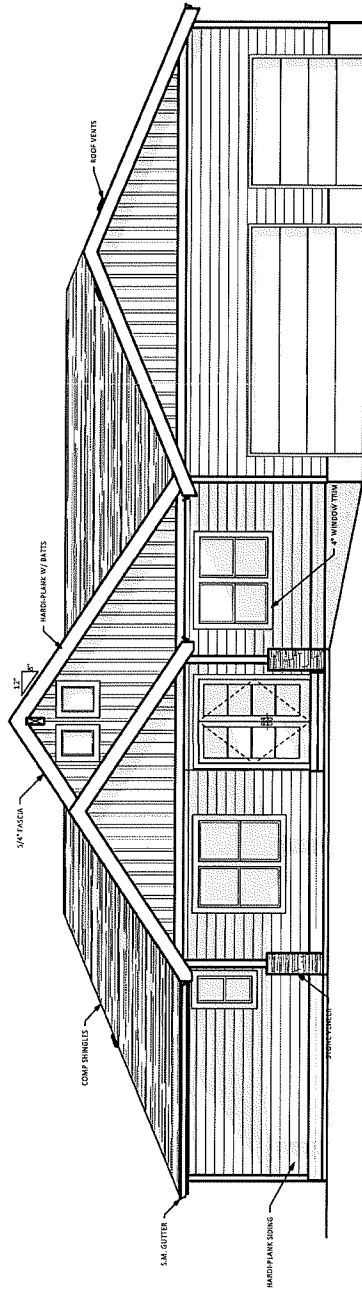


**FREELAND RESIDENCE**  
SE OXBOW DR.

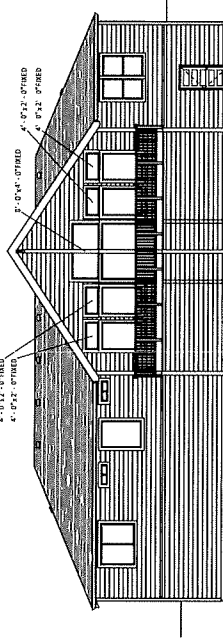
**ELEVATIONS**

PROJECT NUMBER:	1123A
DATE:	4/2/2020 04:25 PM
DRAWN BY:	BSI
APP'D:	BSI
SCALE:	AS SHOWN

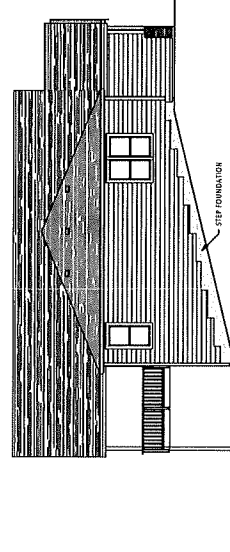
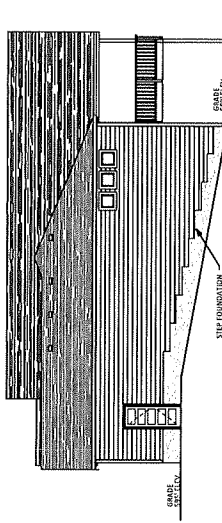
1



1 FRONT  
1/8" = 1'-0"



3 REAR  
1/8" = 1'-0"



**PROJECT INFORMATION**

CLIENT: ARSAL FREELAND  
CONTACT INFO: arsal@freeland.com  
PROJECT LOCATION: SE OXBOW DR.  
PROJECT NUMBER: 1123A