

14 DAY OPPORTUNITY TO COMMENT

Application for Lot of Record Verification, Significant Environmental Concern for Water Resources (SEC-wr) and a Road Rules Variance

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: T2-2020-13185 / EP-2020-13186

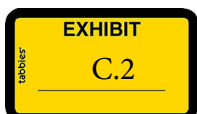
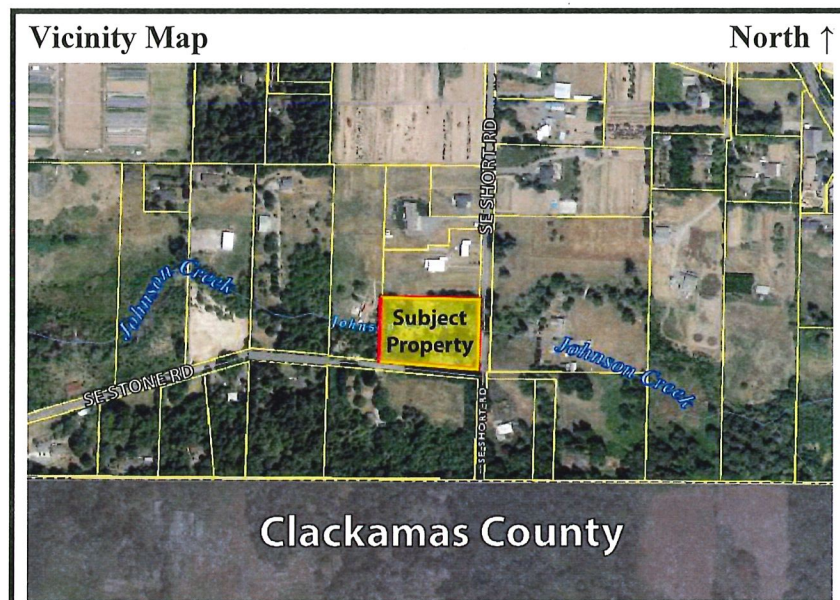
Location: 29619 SE Stone Road, Gresham
Tax Lot 200, Section 19DC, Township 1 South, Range 4 East, W.M.
Alternate Account #R994190890 Property ID #R342188

Applicant: Marn Heggen, Heggen Architecture

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

Overlays: Significant Environmental Concern for Water Resources (SEC-wr)
Flood Hazard (FH)

Proposal: The applicant is requesting a Lot of Record verification, a Significant Environmental Concern for Water Resources (SEC-wr) permit, and a Road Rules Variance to authorize the construction of a new single-family dwelling, the conversion of the existing single-family dwelling into an accessory building, and the multiple driveway accesses.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, August 20, 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 this application contact planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us.

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

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080 Lot of record – Multiple use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4310(A) and (F) Allowed Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4345 Access

Significant Environmental Concern (SEC) Districts: MCC39.5510 Uses; SEC Permit Required, MCC 39.5560 General Requirements for Approval in the West of Sandy River Planning Area Designated as SEC-wr or SEC-h, MCC 39.5580 Nuisance Plant List, Criteria for Approval of SEC-wr Permit – Water Resource

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

Accessory Structures – Condition of Approval: MCC 39.8860 Condition of Approval

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**.

Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads: MCRR 4.100 Application for New or Reconfigured Access, MCRR 4.200 Number of Accesses Allowed, MCRR 4.300 Location, MCRR 4.400 Width, MCRR 4.500 Sight Distance,

MCRR 5.000 Transportation Impact: MCRR 5.100 through MCRR 5.300

MCRR 6.000 Improvement Requirements: MCRR 6.100 Site Development

MCRR 11.000 Local Access Roads: MCRR 11.100 Improvement Requirements

MCRR 16.000 Variance from County Standards and Requirements: MCRR 16.200 General Variance Criteria, MCRR 16.225 Access Variance Standards, MCRR 16.250 Local Access Roads Variance Standards

MCRR 18.000 Right-of-Way Use Permits: MCRR 18.250 Access/Encroachment Permit

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

Decision Making Process: The Planning Director and County Engineer 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 and County Engineer'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.

Enclosures:

Zoning Map

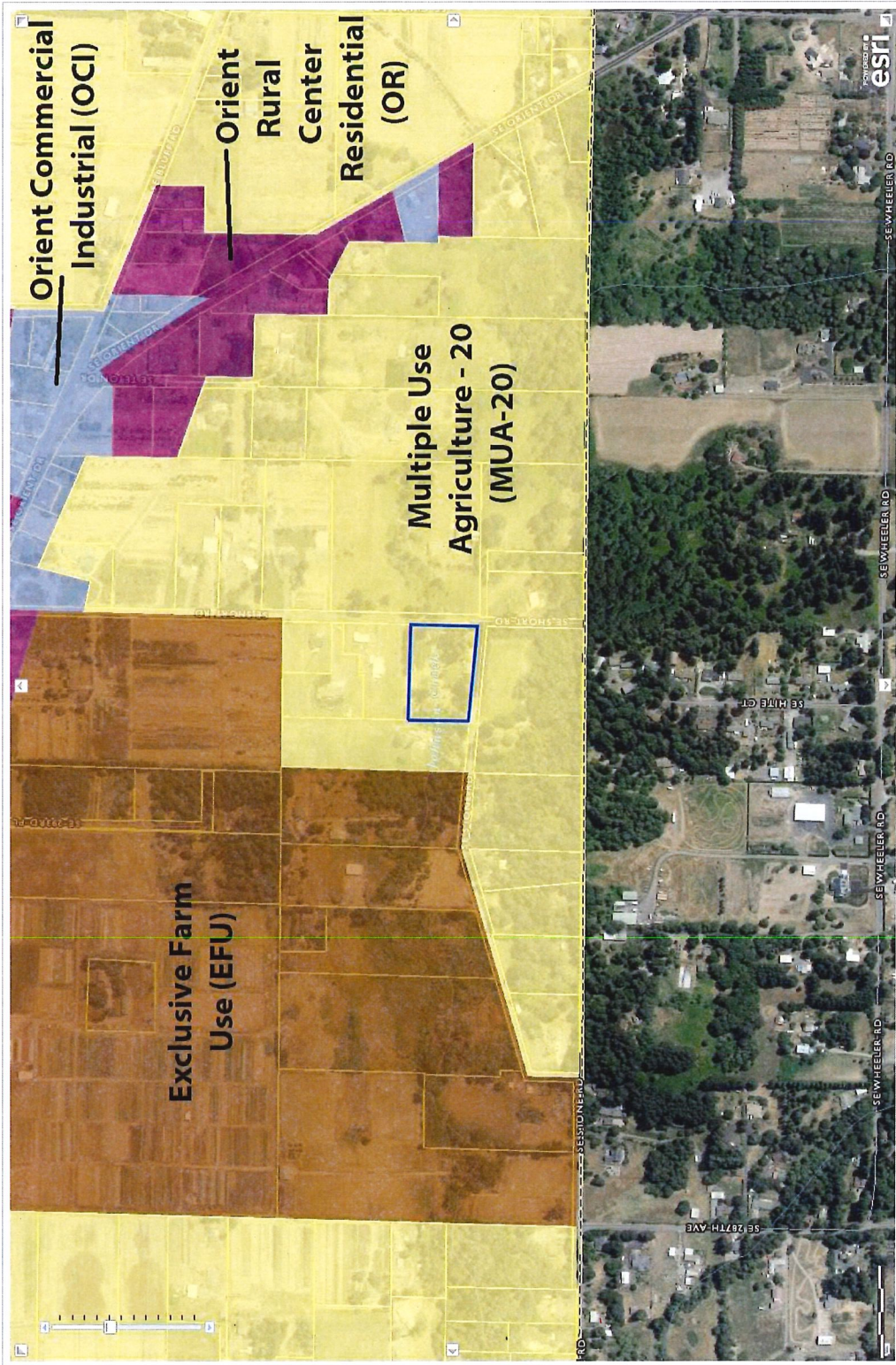
Site Plan

Floor Plan

Building Elevation

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.



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 19th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@mulco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for legal purposes.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Zoning Map of surrounding properties near subject property 29615 SE Stone Road

Web Layout

1 PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



LAND USE REVIEW
NOT FOR
CONSTRUCTION

M/H
M/H Architects, Inc.
Professional
Firm
20619 SE STONE RD
GRESHAM, OR 97030
503.672.3271
mha@mharchitects.com

PALAMAYUK
20619 SE STONE RD
GRESHAM, OR 97030

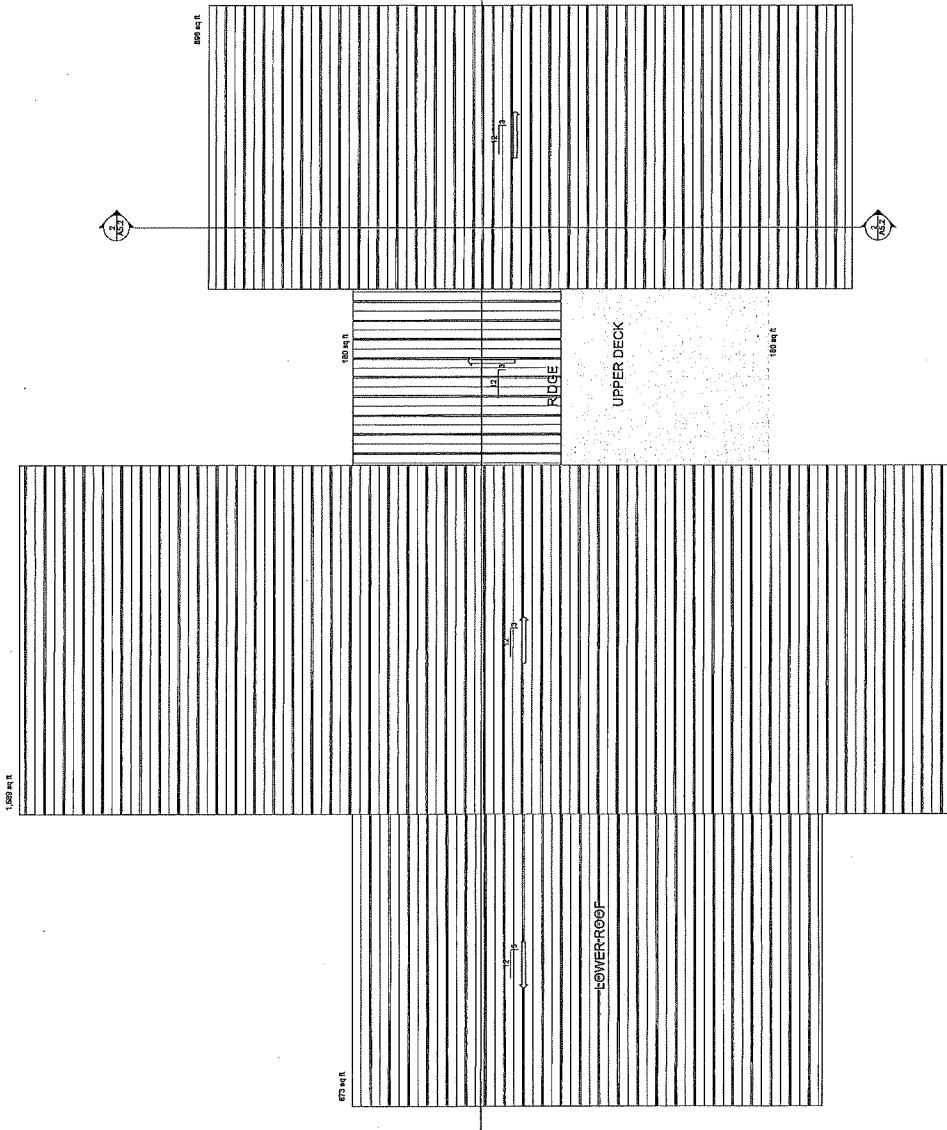
ISSUES	
NO.	DATE
1	10/27/19

LAND USE
REVIEW

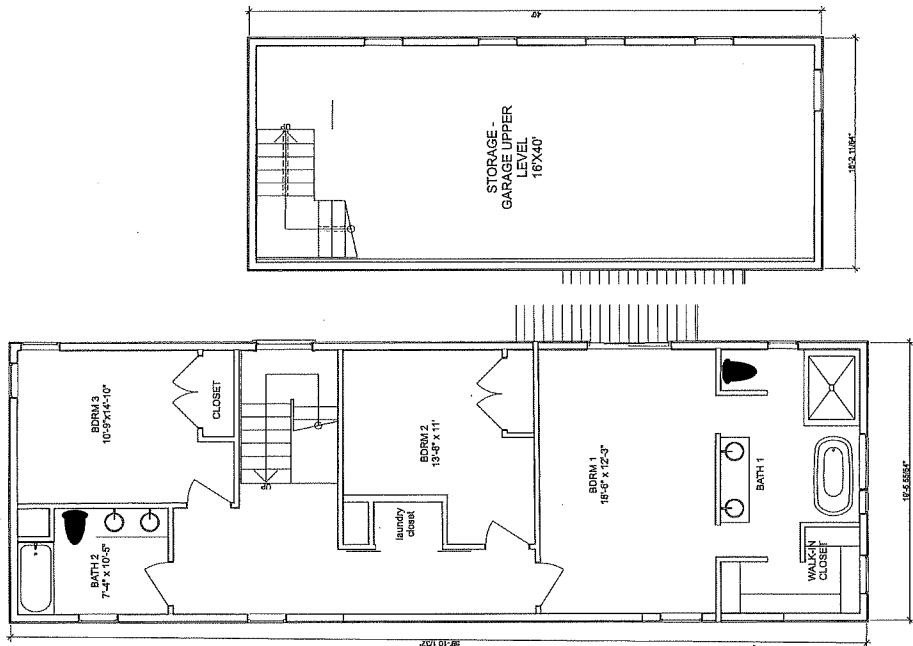
SHEET TITLE
SECOND LEVEL

PRINTED: 10/27/19
ISSUED: "ISSUE DATE"
DRAWN: MAN R. HEDDER
CHECKED: MAN R. HEDDER
JOB NO: PALAMAYUK
JOB PROJECT NAME: PALAMAYUK
JOB SHEET NO: 10/27/19

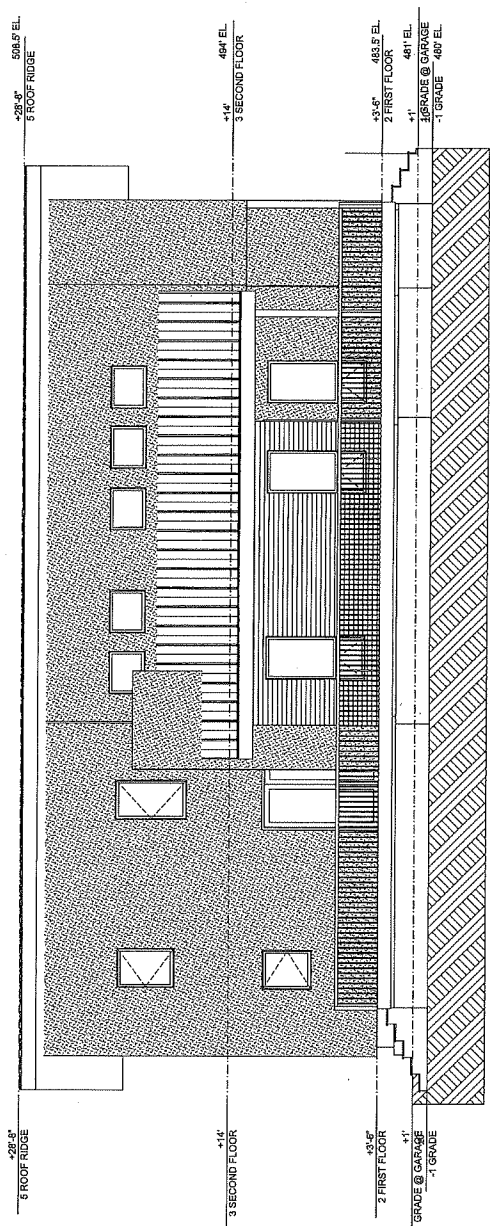
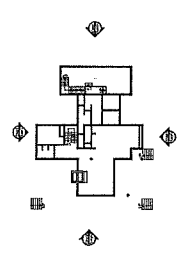
SHEET
A2.2



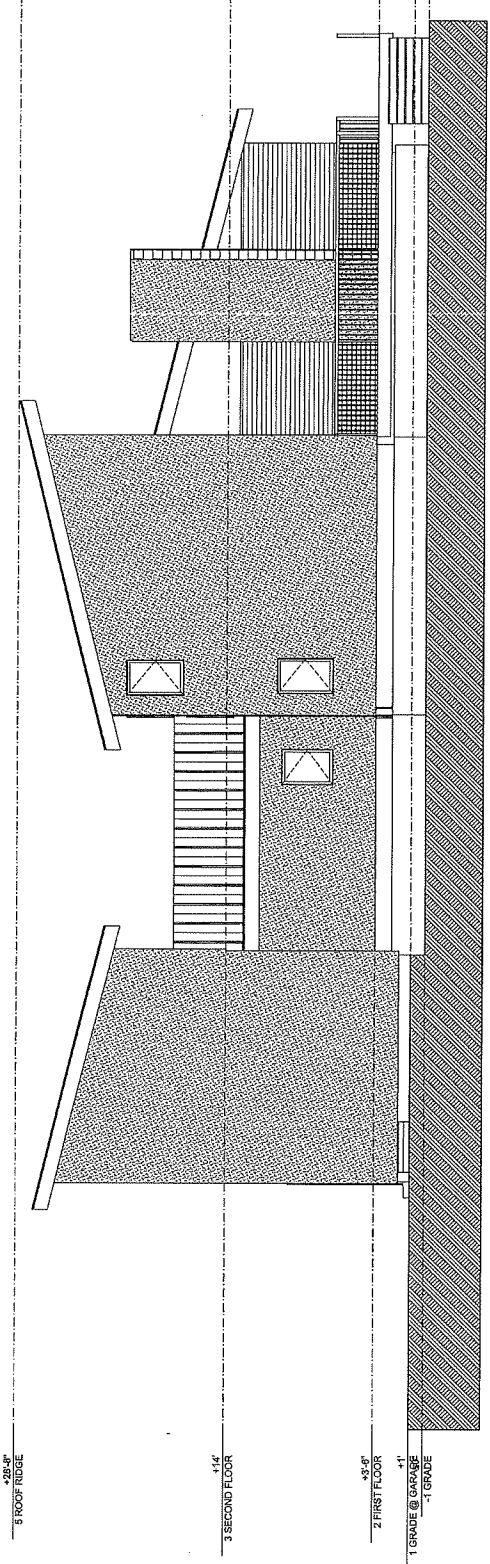
1 ROOF
SCALE: 1/4" = 1'-0"



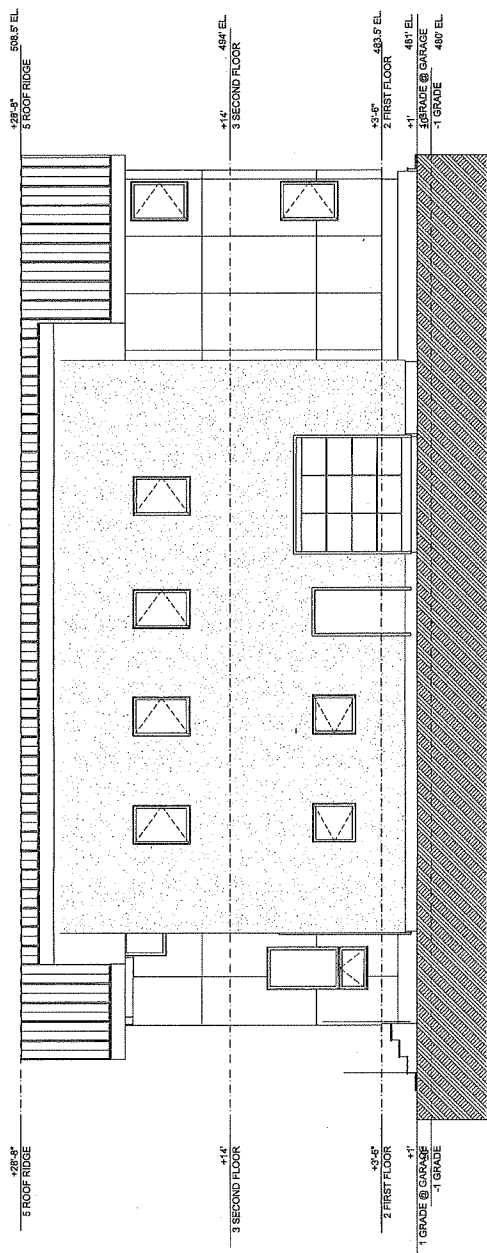
2 PLAN - SECOND FLOOR & GARAGE LOFT STORAGE
SCALE: 1/4" = 1'-0"



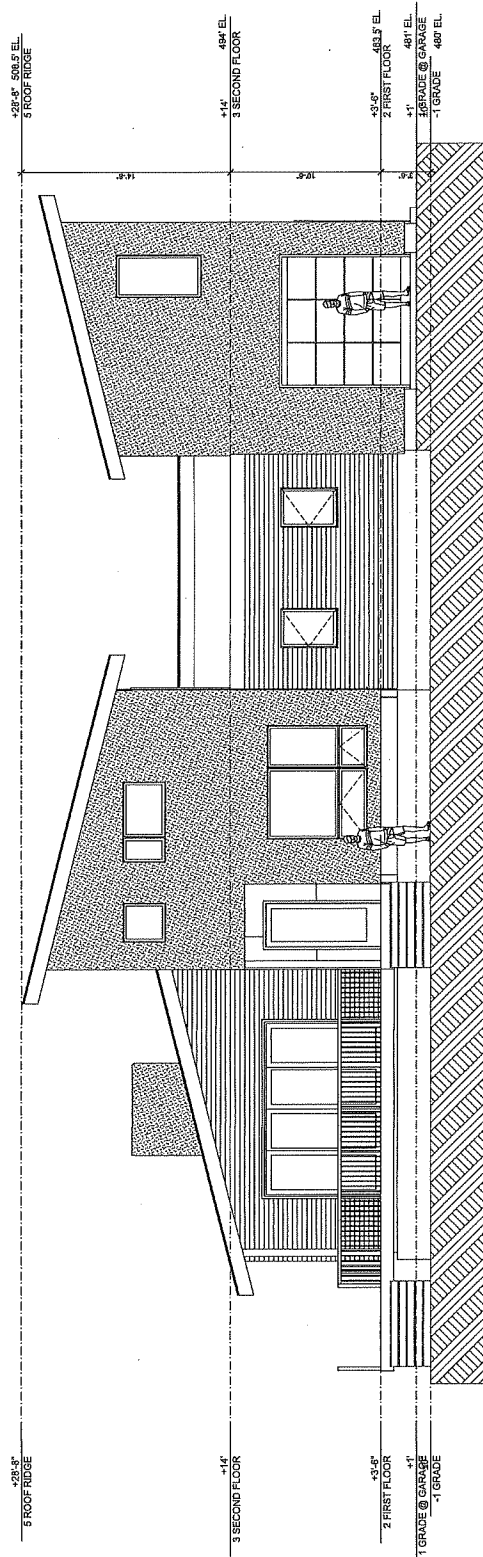
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

T2-2020-13185
AARNIO JANET
8422 SE SHORT RD
GRESHAM OR 97080-9031

T2-2020-13185
ALLEN MECHELLE &
MOYER JOANNA
29243 SE STONE RD
GRESHAM OR 97080

T2-2020-13185
BROWN CATHERIN & DENNIS
PO BOX 1090
BORING OR 97009

T2-2020-13185
CHILDRESS ANTHONY & KATHLEEN
29399 SE STONE RD
GRESHAM OR 97080

T2-2020-13185
DAVID A SWITZER REV LIV TR
7840 SE SHORT RD
GRESHAM OR 97080

T2-2020-13185
DEVENEY CLIFFORD & KAREN
6732 SE 29TH AVE
PORTLAND OR 97202-8724

T2-2020-13185
FISHER BRADLEY
29262 SE STONE RD
GRESHAM OR 97080

T2-2020-13185
HEGGEN MARN
HEGGEN DESIGN WORKS
20233 NW SAUVIE IS RD
PORTLAND OR 97231

T2-2020-13185
HOLMLUND HEIDI
8024 SE SHORT RD
GRESHAM OR 97080-9031

T2-2020-13185
INGRAM DENNIS & CHERYL
29334 SE ORIENT DR
GRESHAM OR 97080-9027

T2-2020-13185
LAURIA MICHAEL & GRAVES ANNE
29425 SE STONE RD
GRESHAM OR 97080

T2-2020-13185
LESPERANCE RONALD
8115 SE SHORT RD
GRESHAM OR 97080

T2-2020-13185
LESPERANCE RONALD
8105 SE SHORT RD
GRESHAM OR 97080-8206

T2-2020-13185
NORMAND DALE & BECKY
PO BOX 1297
BORING OR 97009-1297

T2-2020-13185
NYHOF GORDON
8380 SE SHORT RD
GRESHAM OR 97080

T2-2020-13185
PALAMARYUK MARIN & DANIYELA
29619 SE STONE RD
GRESHAM OR 97080

T2-2020-13185
WAGGONER RONALD & LINDA
29408 SE STONE RD
GRESHAM OR 97080-9072

T2-2020-13185
WEBBER ANDREW &
FUGERE DIONE
31109 SE DIVISION DR
TROUTDALE OR 97060

T2-2020-13185
YASUI RYAN
8201 SE TETON DR
GRESHAM OR 97080-8810

T2-2020-13185
YOSHINAGA DERRICK & ALISON
8406 SE SHORT RD
GRESHAM OR 97080-9031

T2-2020-13185
EMSWCD
ATTN: ANDREW BROWN
5211 N WILLIAMS AVE
PORTLAND OR 97217

T2-2020-13185
PROPERTY OWNER
8520 SE HITE CT
BORING OR 97009

T2-2020-13185
PROPERTY OWNER
8560 SE HITE CT
BORING OR 97009

T2-2020-13185
PROPERTY OWNER
8565 SE HITE CT
BORING OR 97009

T2-2020-13185
PROPERTY OWNER
8610 SE HITE CT
BORING OR 97009

T2-2020-13185
PROPERTY OWNER
8635 SE HITE CT
BORING OR 97009

T2-2020-13185
PROPERTY OWNER
8645 SE HITE CT
BORING OR 97009

T2-2020-13185
PROPERTY OWNER
29299 SE WHEELER RD
BORING OR 97009

T2-2020-13185
PROPERTY OWNER
29775 SE WHEELER RD
BORING OR 97009

T2-2020-13185
ROW