Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for Significant Environmental Concern (SEC) Permit

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: T2-2020-13706

Location: 26722 NW Reeder Road, Portland
Tax Lot 500, Section 26A, Township 3 North, Range 1 West, W.M.
Alternate Account #R695200050 Property ID #R253205

Applicant: Amy Jarvis

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

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

Proposal: Significant Environmental Concern (SEC) permit to establish a new accessory building

Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Monday, December 14, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection by contacting Planner, Rithy Khut at 503-988-0176 or *rithy.khut@multco.us* at no cost.

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 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.

Vicinity Map **North ↑**



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: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record - Multiple Use Agriculture – 20 (MUA-20).

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

Significant Environmental Concern (SEC) Districts: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5540 Criteria for Approval of SEC Permit

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

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

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at *https://multco.us/landuse/zoning-codes/* under the link **Chapter 39 – Zoning Code**.

Comprehensive Plan Policies: Chapter 3 – Farm Land: Policy 3.15

Chapter 5 – Natural Resources: Policy 5.14 and 5.43

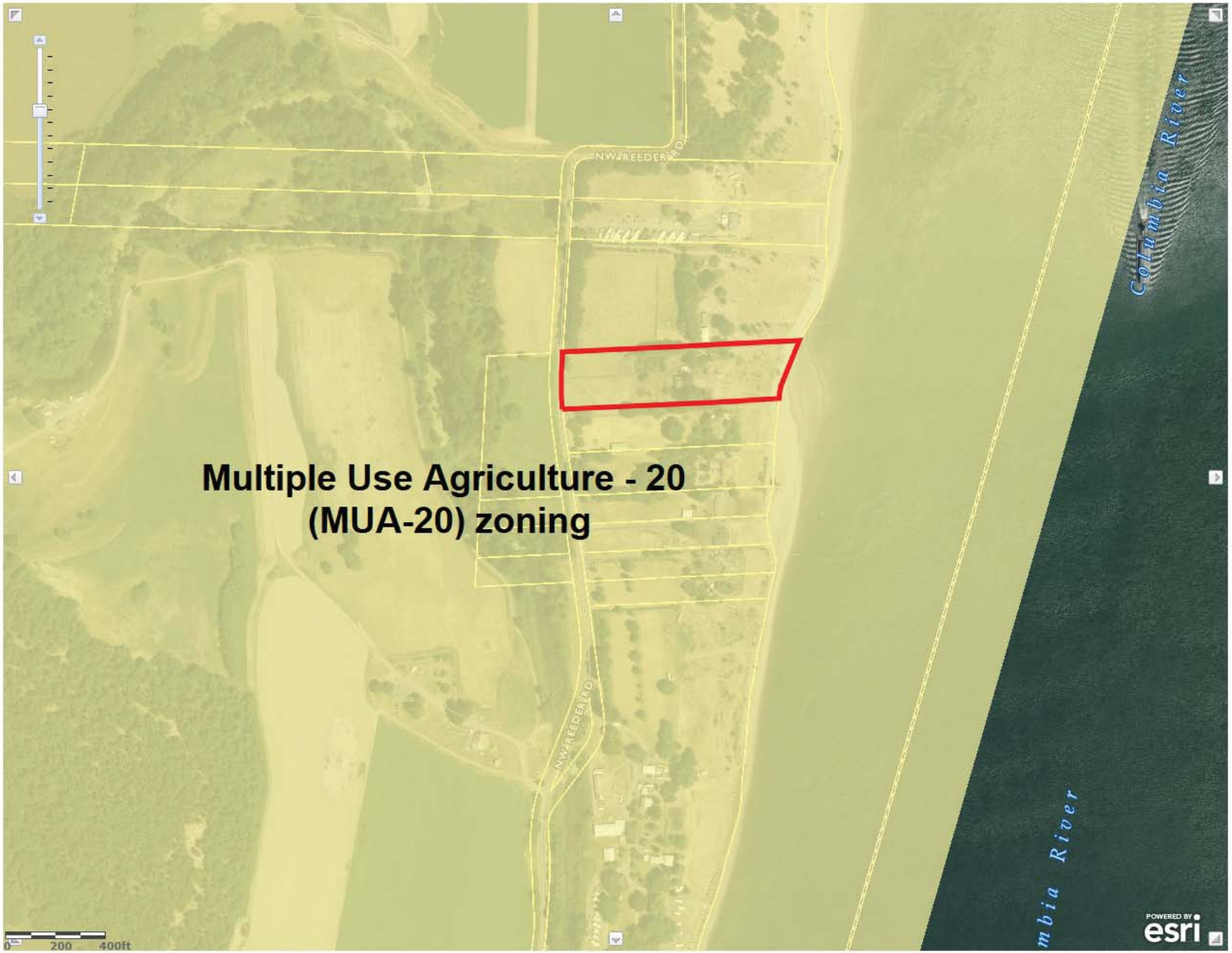
Chapter 6 – Historic and Cultural Resources: Policy 6.4

Chapter 11 – Public Facilities: Policy 11.12, 11.13, and 11.17

Copies of the referenced Comprehensive Plan Policies can be obtained by contacting our office or by visiting our website at *https://multco.us/landuse/comprehensive-plan/* under the link **Multnomah County Comprehensive Plan**.

Enclosures:
Zoning Map
Site Plan
Floor/Building Plan
Building Elevations

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.



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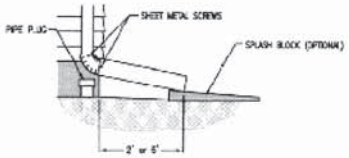
Department of Community Services
Land Use Planning and Transportation Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

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

Map Comments:

Zoning Map with 26722 NN Reeder Road outlined in red

Web Layout



SPLASH BLOCK DETAIL (NTS)

EXISTING INFRASTRUCTURE TO BE REMOVED

ROOF AREA: 240 SF (DILAPIDATED SHED BENEATH FOOTPRINT OF NEW BUILD)

PROPOSED IMPROVEMENTS

ROOF AREA: 1496 SF

DISTURBED AREA: 2597 SF
- MAXIMUM SLOPE WITHIN DISTURBED AREA 3%
- REPLACEMENT VEGETATION TO BE REPLANTED OVER ANY REMAINING BARE DISTURBED AREA

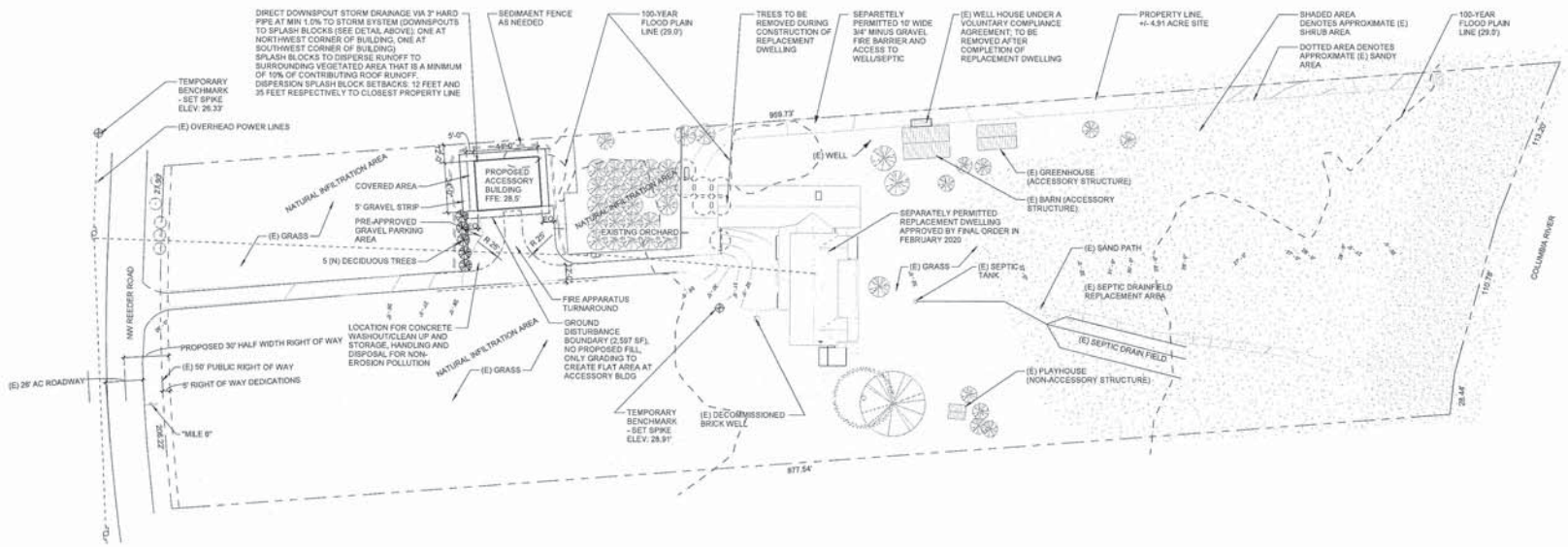
GRADING: ONLY VERY MINIMAL GROUND LEVELING ASSOCIATED WITH THE PROJECT. NO CUT NOR FILL NECESSARY.

PROJECT DESCRIPTION

REMOVAL OF EXISTING DILAPIDATED SHED AND CONSTRUCT A NEW ACCESSORY STRUCTURE ON A 213,879 SF PARCEL. NO GRADING NOR FILL ASSOCIATED WITH SITE IMPROVEMENTS AND NO LAND CLEARING ACTIVITIES NECESSARY.

SITE PLAN NOTES

1. FIRM/FEMA INFORMATION:
   MAP PANEL NUMBER IS 0035.
   AREAS ABOVE 29'-0" ARE IN X500.
   AREAS BELOW 29'-0" ARE FIRM ZONE CODE FLOODPLAIN AE.
2. PROPERTY ID NUMBER: R253205
   ALT. ACCT: R695200050
3. TAX ROLL: REEDER ESTATES, BLOCK 1, LOT 1
4. SLOPE AWAY FROM STRUCTURE AT A MIN. 2% SLOPE FOR A MIN 5' (TYP).
5. PRESERVE & UTILIZE EX. VEGETATION FOR EROSION CONTROL, POLLUTION FILTRATION WHERE PRACTICAL.



1 SITE PLAN - ACCESSORY STRUCTURE
1" = 40'-0"

TRUE NORTH

Mechanism

JARVIS RESIDENCE

26722 NW REEDER ROAD, PORTLAND, OR 97231

HOWARD AND AMY JARVIS

#	REVISION	DATE

Project Number
18016
DWG EXPORTED 8/7/2020 7:51:50 AM
8/7/20

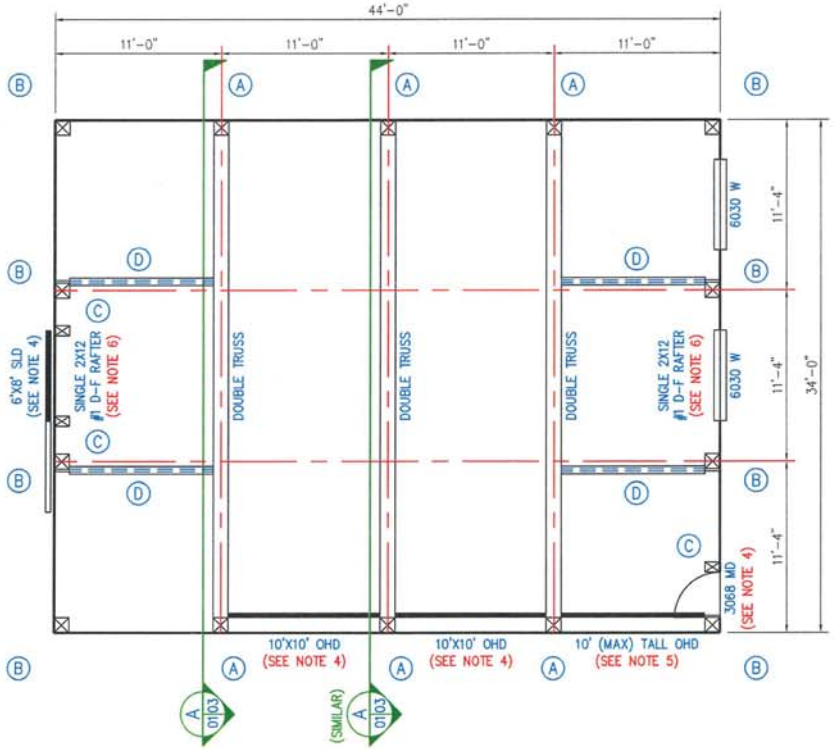
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ACCESSORY STRUCTURE SITE PLAN

CONSTRUCTION DOCUMENTS

POST / BRACING NOTES

ITEM	DESCRIPTION
(A)	6X6 P.T. #2 H-F POST USE 3'-6" (MIN) EMBEDMENT DEPTH, 24"ø FOOTING AND CONCRETE BACKFILL
(B)	6X6 P.T. #2 H-F POST USE 3'-6" (MIN) EMBEDMENT DEPTH, 18"ø FOOTING AND CONCRETE BACKFILL
(C)	4X6 P.T. #2 H-F DOOR POST USE 2'-6" EMBEDMENT DEPTH & 18"ø CONCRETE BACKFILL (NO CONCRETE FOOTING REQ'D), NOTE ORIENTATION
(D)	LATERAL BRACE SEE DETAIL 2 ON FRAMING DETAILS DRAWING



GENERAL NOTES

1. ALL POSTS EMBEDDED IN GROUND SHALL BE PRESSURE TREATED FOR BURIAL.
2. PERSONNEL DOOR(S) AND WINDOW(S) SHOWN MAY BE LOCATED BY THE BUILDER IN THE WALL(S) SHOWN UNLESS SPECIFICALLY LOCATED ON THIS DRAWING.
3. DOOR POSTS MAY BE OMITTED IF DOOR IS FRAMED DIRECTLY AGAINST A STRUCTURAL POST.
4. CONTRACTOR TO VERIFY DOOR DIMENSIONS AND CLEARANCES PRIOR TO BUILDING CONSTRUCTION AND DOOR INSTALLATION. OVERHEAD/SLIDER DOOR SIZE MAY BE REDUCED AS REQ'D TO ENSURE CORRECT OPERATION OF THE DOOR.
5. CONTRACTOR TO VERIFY DOOR DIMENSIONS AND CLEARANCES PRIOR TO BUILDING CONSTRUCTION AND DOOR INSTALLATION. OVERHEAD DOOR SIZE SHALL BE (MAX) HEIGHT SHOWN BY (MAX) WIDTH REQUIRED BY THE CONTRACTOR. DO NOT NOTCH POST FOR INSTALLATION OF THE OVERHEAD DOOR TRACK. OVERHEAD DOOR SIZE MAY BE REDUCED AS REQUIRED TO ENSURE CORRECT OPERATION OF THE DOOR.
6. THE RAFTERS NOTED SHALL NOT BE SPLICED ON THE GABLE END POSTS LOCATED CLOSEST TO THE BUILDING RIDGE.

1/8" = 1'-0"

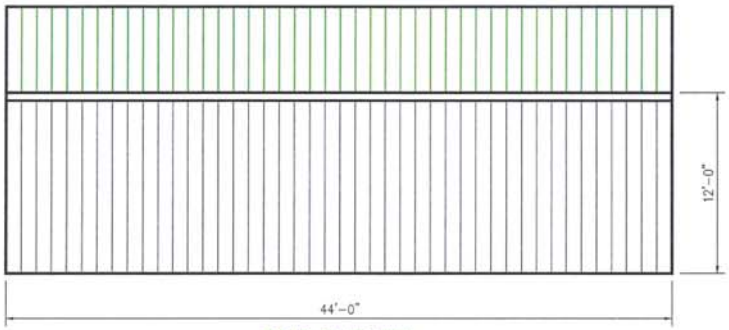
PLAN VIEW

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Specialists in Post Frame Engineering

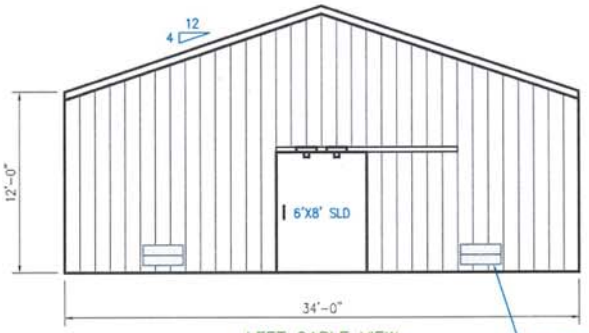
CLIENT	OWNER / BUILDING LOCATION
HOWARD & AMY JARVIS 26722 NW REEDER RD PORTLAND, OR 97219	HOWARD & AMY JARVIS 26722 NW REEDER RD PORTLAND, OR 97219

DATE: 09 JUL 20 | DWG NO: PFB-01 of 10 | JOB NO: 1701720 | REV: 0
DRAWN BY: JP | PLOT @: 96

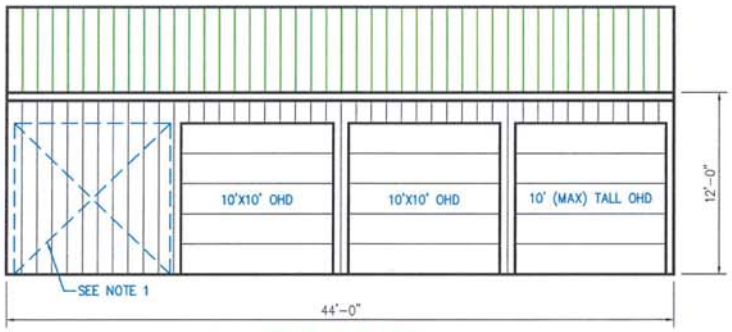
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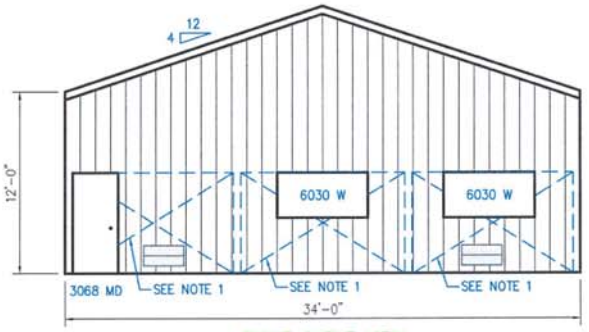
REAR EAVE VIEW



LEFT GABLE VIEW



FRONT EAVE VIEW



RIGHT GABLE VIEW

GENERAL NOTES

1. ON THE AREAS SHOWN, INSTALL 7/16" OSB OR 1/2" CDX PLYWOOD SHEATHING TIGHT BETWEEN POSTS. NAIL WOOD SHEATHING WITH 6d NAILS AT 4" O.C. EDGES, 12" O.C. FIELD. PROVIDE 2X BLOCKING AT ALL PANEL EDGES. ALL WOOD SHEATHING LOCATED BETWEEN GRADE AND 24" ABOVE BASE FLOOD ELEVATION MUST BE PRESSURE TREATED, AND INSTALLED WITH HOT-DIP GALVANIZED NAILS, AND PRESSURE TREATED 2X BLOCKING.
2. CONTRACTOR TO PROVIDE 1 SQUARE-INCH OF FLOOD VENTING FOR EVERY 1 SQUARE-FOOT OF ENCLOSED BUILDING AREA. LOCATE VENTING IN (2) OPPOSITE WALLS W/ 50% OF VENTING AREA IN EACH WALL. LOCATE THE BOTTOM OF THE VENT OPENINGS NO HIGHER THAN 12" ABOVE GRADE. VENTS MAY BE EQUIPPED WITH SCREENS, LOUVERS, OR OTHER COVERINGS OR DEVICES PROVIDED THEY PERMIT AUTOMATIC ENTRY AND EXIT OF FLOOD WATERS. CONTRACTOR TO INSTALL PRESSURE TREATED WALL GIRTS AND DOOR FRAMING UP TO THE FLOOD LEVEL HEIGHT.

1/8" = 1'-0"

ELEVATION VIEWS

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DATE: 09 JUL 20	DWG NO:	JOB NO:	REV:
DRAWN BY: JP PLOT @: 96	PFB-02 of 10	1701720	0

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