

14 DAY OPPORTUNITY TO COMMENT

Application for a National Scenic Area Site Review

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: T2-2020-13847

Location: 32030 NE Hurt Road, Troutdale
Tax Lot 1900, Township 1 North, Range 4 East, Section 32A, W.M.
Alternate Account #R053504030 Property ID #R111652

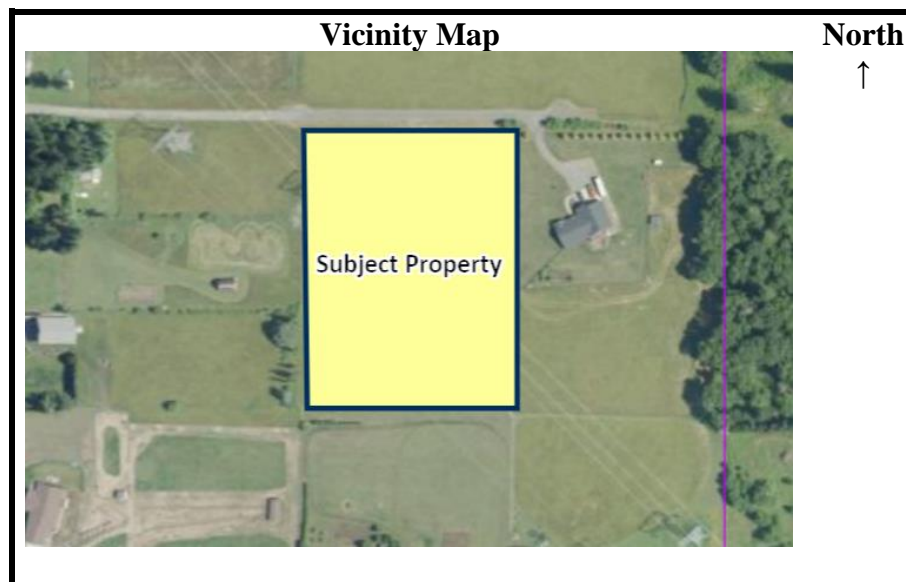
Applicant: Dale Burkholder

Base Zone: Gorge General Residential – 10 (GGR-10)

Key Viewing Areas: Bridal Veil; Columbia River; Crown Point; Columbia River; Larch Mountain Rd; Portland Women's Forum; Historic Columbia River Highway; I-84; Rooster Rock; SR 14

Landscape Setting: Rural Residential in Pastoral Landscape

Proposal: The applicant is proposing to establish a new 30' x 70' manufactured dwelling, 30' x 35' attached garage, and a 30' x 50' accessory building. The proposal includes the installation of a new driveway, septic system, and Stormwater drainage control system.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, March 25, 2021**. 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, Izze Liu via email at *Isabella.Liu@multco.us*.

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

General Provisions: MCC 38.0015 Definitions – Parcel, MCC 38.0045 Submittal Requirements, MCC 38.0560 Code Compliance and Applications

GGR-10 Zone: MCC 38.3025 Review Uses, MCC 38.3060 Dimensional Requirements

NSA Site Review: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

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-code/s> under the link **Chapter 38 – Columbia River Gorge National Scenic 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 Columbia River Gorge Commission.

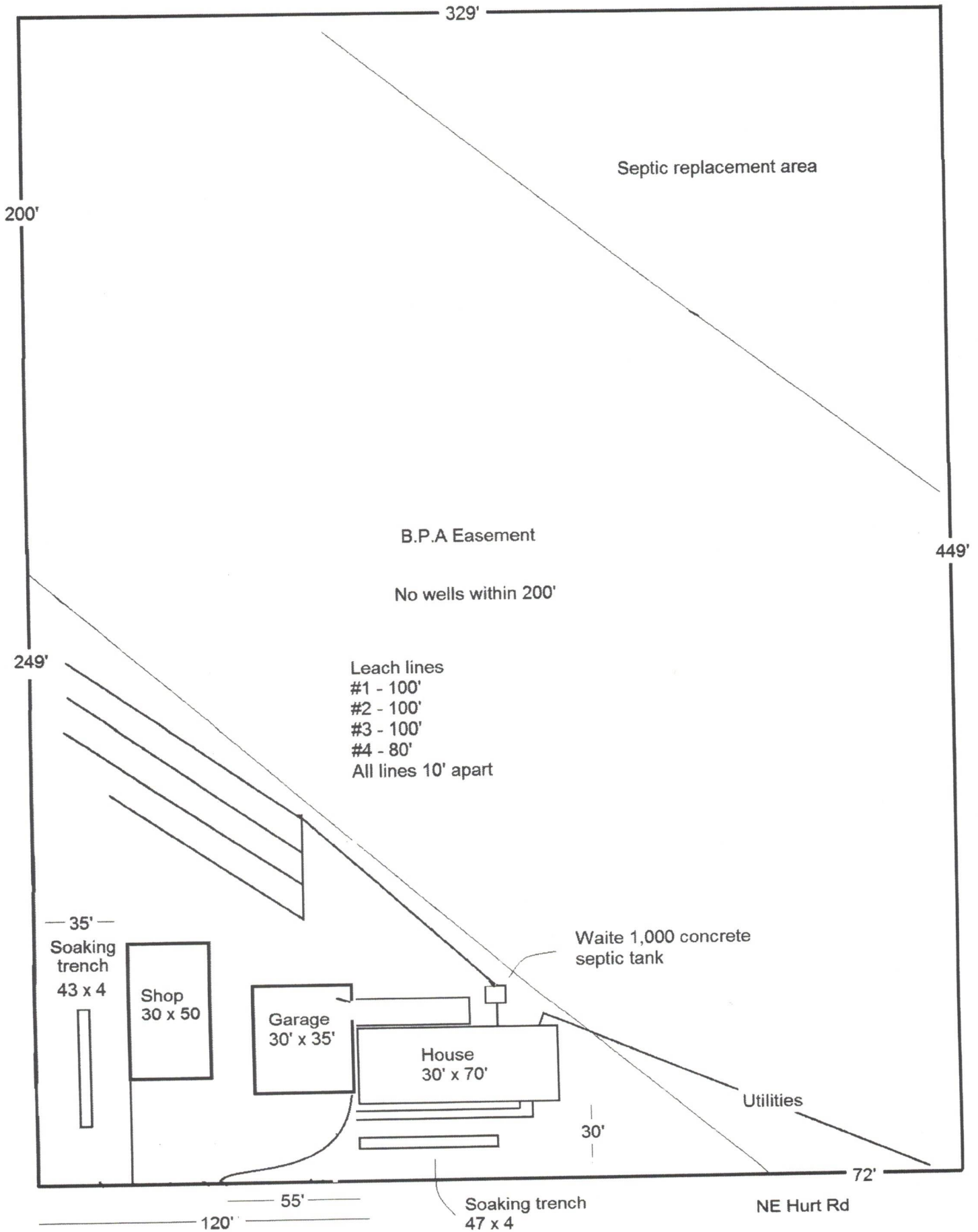
Enclosures:

Site Plan

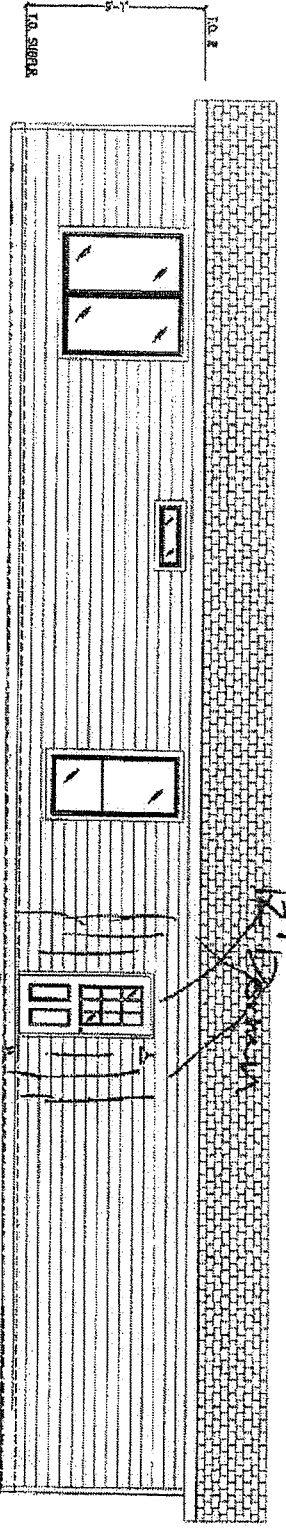
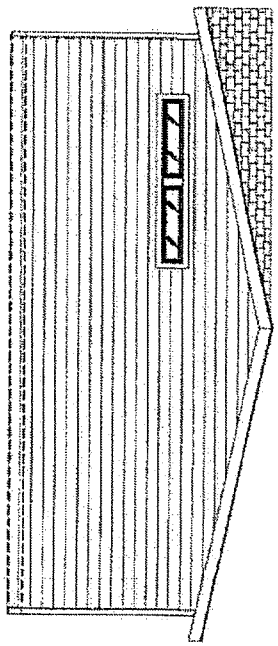
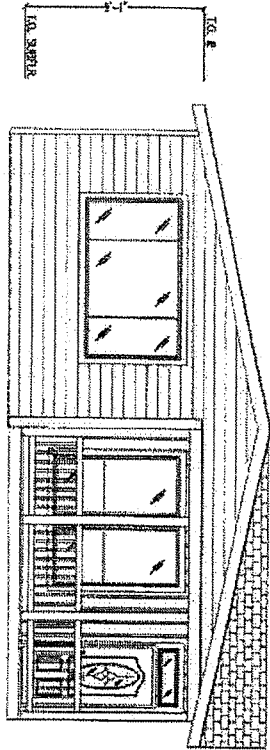
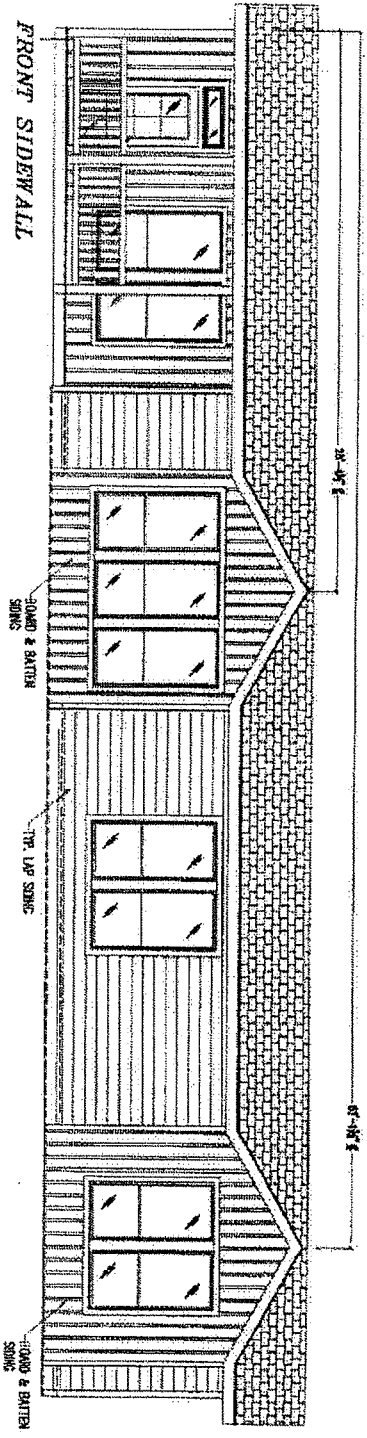
Building Elevations

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.



3070 - ANNIVERSARY



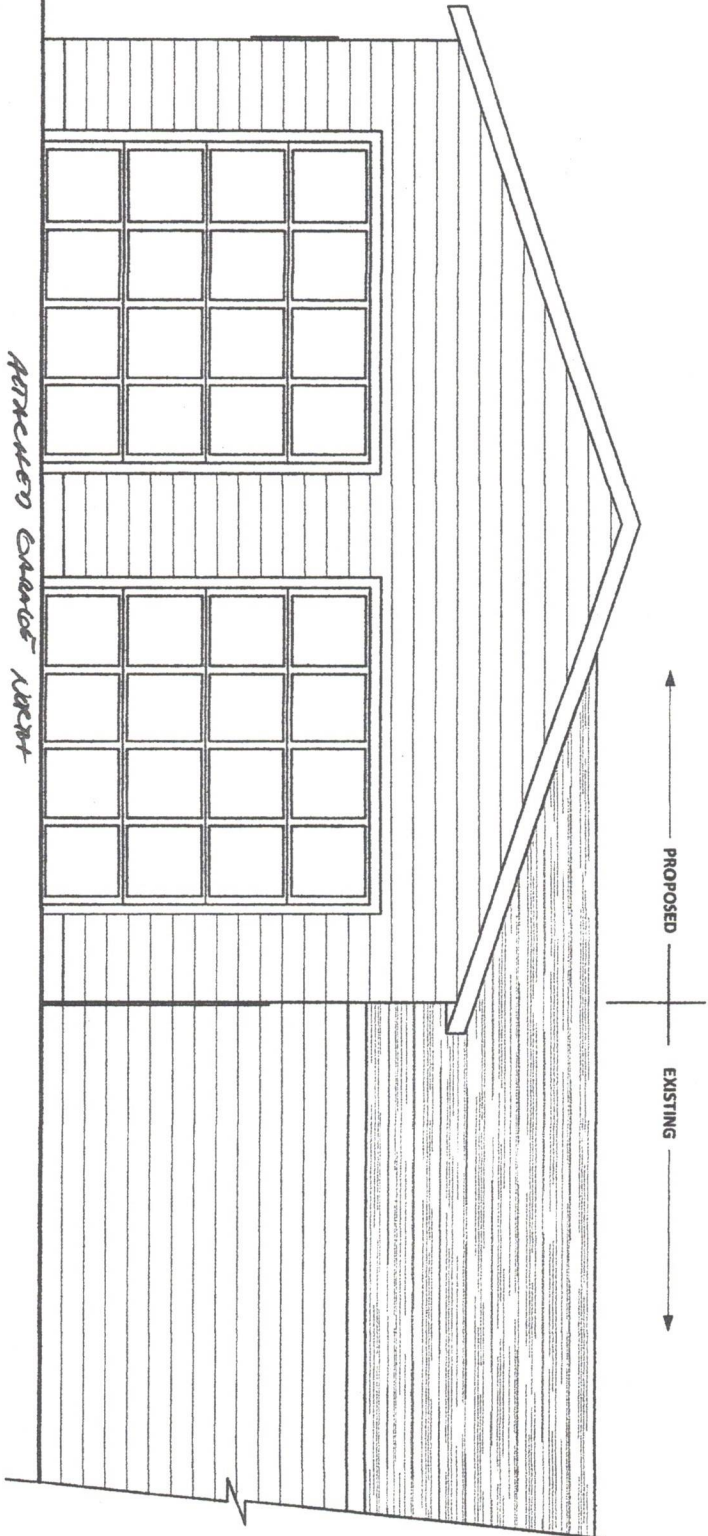
Boards/batt

NOTE:
ALL THINGS SHALL BE
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| 3070 | | CMH Manufacturing West, Inc. | |
| Marlette | | DATE: 03-18-20 | |
| REVISION: 01 | | BY: J. H. HARRIS | |
| CHECKED BY: J. H. HARRIS | | DATE: 03-18-20 | |
| 3070 | | NEW | |

32030 NE HWY RD TOWNHALL, OR

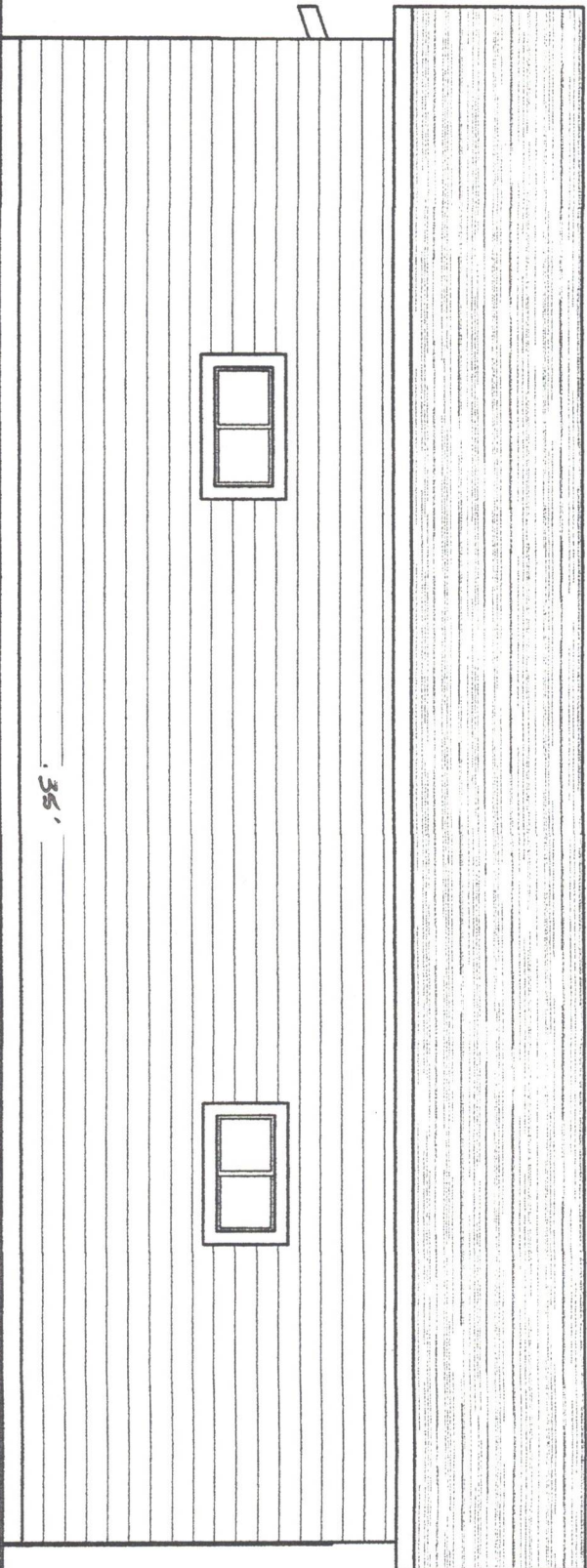
ATTACHED GARAGE UNIT



32030 NE HURT RD PORTLAND

ATTACHED GARAGE EAST

35'



32030 NE HURST RD TROON, OR

ATTACHED GARAGE SOUTH

