



M 522

**Multnomah
County**

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED

14 DAY OPPORTUNITY TO COMMENT

Application for Accessory Use Determination

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: T2-2021-14264

Location: Address: 43400 SE Trout Creek Road
Alternate Account #: R995170510

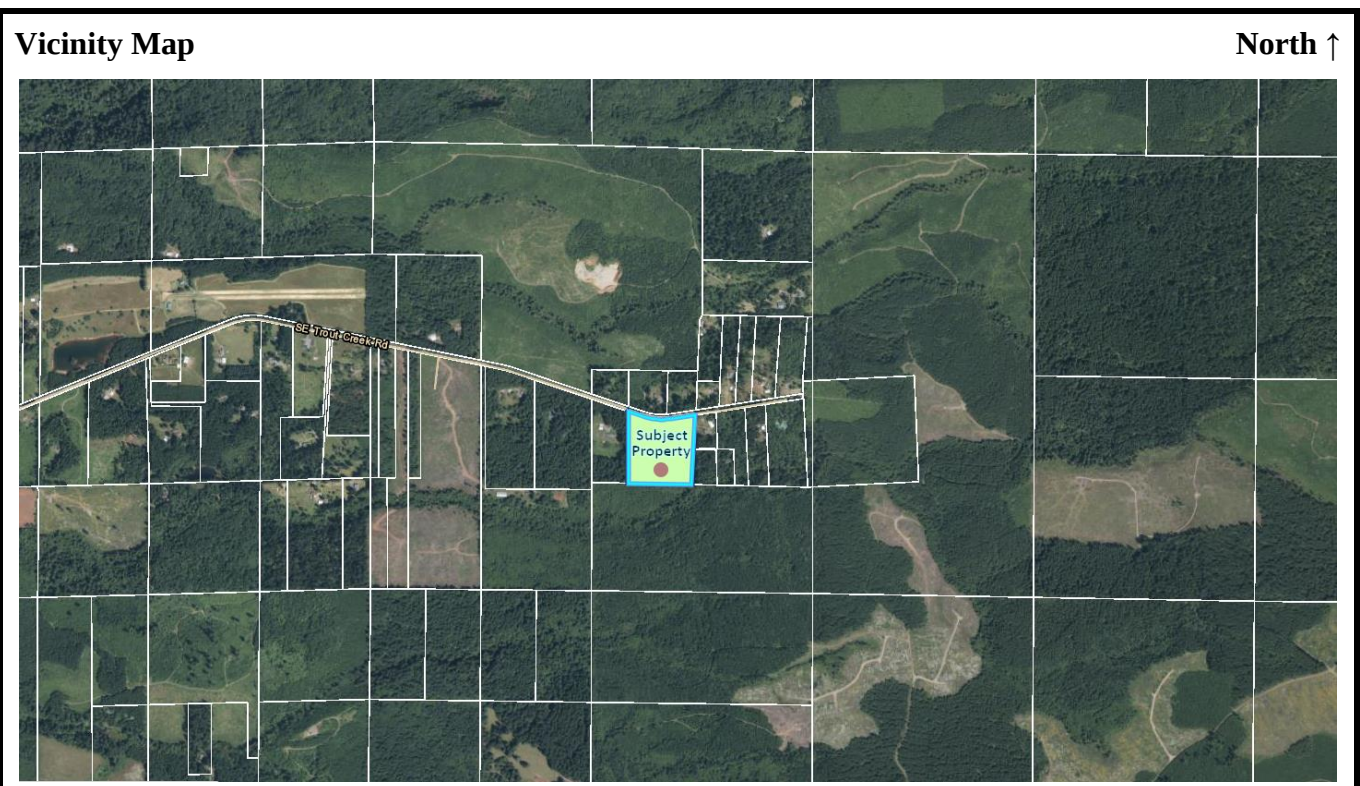
Map, Tax Lot: 1S5E17D-00700
Property ID #: R342917

Applicant: David McBride

Base Zone: Commercial Forest Use (CFU-4)

Overlays: Significant Environmental Concern (SEC-s)

Proposal: Applicant requests an Accessory Use Determination to add a toilet, sink, and mop sink to an existing 2,160 sq. ft. accessory building.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on May 18, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the planner, Marisol Cervantes at 503-988-9452 or Marisol.Cervantes@multco.us. Copies of these materials may be purchased for \$0.35/per page.

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 39.3050 Commercial Forest Use (CFU-4)

Commercial Forest Use (CFU-4): MCC 39.4070(T) Allowed Use Accessory Structures, MCC 39.4075(L) Review Uses Accessory Structures

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**.

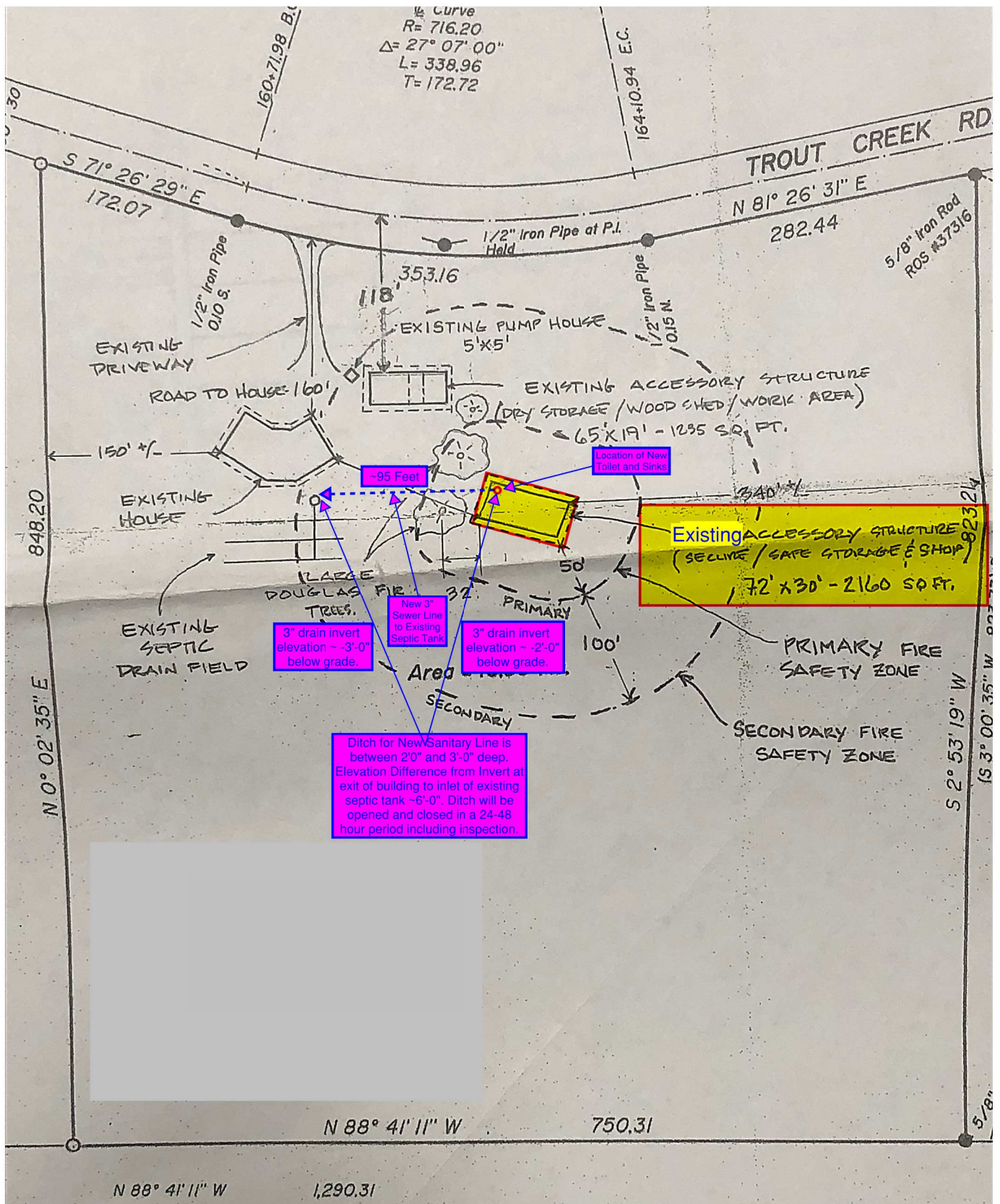
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons 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.

Enclosures:
Site Plan
Floor Plan

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.



REGISTERED
PROFESSIONAL

