

CASE STATUS LETTER

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

March 28, 2025

E. Michael Connors
1125 NW Couch Street, Suite 550
Portland, OR 97209

RE: Application for an Accessory Use Determination, Exception to CFU Secondary Fire Safety Zone, Forest Development Review, Lot of Record Determination, and a Variance (Case #T3-2025-000)

Dear Applicant:

Thank you for submitting the land use application for the property located at **38905 SE Gordon Creek Road**. As is common with applications subject to multiple approval criteria, additional information is needed to process your application. At this time, your application has been deemed **Incomplete** as of March 28, 2025.

Information and Materials Requested:

1. Site Plan
 - a. Provide an updated site plan showing the existing structures on the subject property, and label the use of each structure so that it matches the uses described in the narrative.
 - b. The following structures were identified in the narrative: a detached deck, above ground pool, garage/workshop, four storage sheds, chicken house, pigeon lofts, and a barn.
 - c. Include the Primary Fire Safety setback around all structures on the site plan.
2. Floor Plan
 - a. Floor plans were provided for the barn, garage/workshop, two pigeon lofts and one storage shed. Provide floor plans for the rest of the structures.
3. Building/Structure Elevations (side views) for all accessory structures
 - a. Drawn to scale using either an engineer scale (i.e., 1:10 or 1:20) or architect scale (i.e., 1' = 1/2" or 1' = 1/8") of new buildings, additions or structures, with all height dimensions, and relationship to existing and finished grade adjacent to the building/structure
4. Provide an updated Stormwater Drainage Control Certificate for the accessory buildings.
5. Provide an updated Fire Service Agency Review.
6. Provide an updated Septic Review Certification.
7. Provide an updated Transportation Planning Review.
8. An Accessory Use Determination was identified as a required permit type because the total square footage of all of the accessory structures exceeded 2,500 square feet. A floor plan for each structure was not provided so I wasn't able to verify the total square footage and the total square footage was

not included in the narrative. The square footage maximum includes all accessory structures including the detached deck and pool, regardless of location. The square footage of the barn does not count towards the maximum square footage for an accessory structure. If the total square footage of all accessory structures exceed 2,500 square feet, please revise the narrative and provide a response to MCC 39.4075(L)(6).

You can elect to provide this missing information by **August 25, 2025**. We recommend you provide the additional information within the 180-day period, because without it, we may not be able to approve the application.

Once you gather all the requested information, you will need to submit each of the items at once to the Permit Portal. Do not submit information in as you receive it, as it will avoid confusion as to whether you intend to submit additional information and allows us to act on your application more quickly. If you are unable to make your application complete within the 180-day period, we will close your application, return a copy of your materials, and you forfeit your application fees [MCC 39.1135(B)].

The attached 'Applicant's Response' form needs to be returned to me via email by **April 27, 2025**. Please contact me at isabella.liu@multco.us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Izze', written over a light gray grid background.

Izze Liu
Planner

cc: File

Enclosure: Applicant's Response

APPLICANT'S RESPONSE

Land Use Planning Division



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Application #: T3-2025-0002

Case Planner: Izze Liu

Return by April 27, 2025

☐ **I intend** to provide the additional information identified in the attached letter from Multnomah County Planning with the 180-day period. I understand that if I do not make my application complete by **August 25, 2025** my application will be closed and I will forfeit my application fees.

☐ **I decline** to provide the additional information identified in the attached letter from Multnomah County Planning and deem my application complete. I understand that my application will be processed with the supplied information. I am aware that failure to meet the applicable code requirements is grounds for denial of my application.

Signed and Acknowledged (Applicant)

Printed Name (Applicant)

Date