

# NOTICE OF DECISION



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## Application for Significant Environmental Concern Review

**Case File:** T2-2024-0030      **Applicant:** Richard Brown

**Proposal:** Request for a new 400-square-foot greenhouse

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**Location:** 12943 NW Skyline Blvd., Portland      **Property ID #** R270768  
**Map, Tax lot:** 2N2W36C -00300      **Alt. Acct. #** R773930250

**Base Zone:** Commercial Forest Use (CFU-2)

**Overlays:** Significant Environmental Concern – Wildlife Habitat (SEC-h), Significant Environmental Concern – Stream (SEC-s), and Geologic Hazard (GH)

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**Decision:** **Approved with Conditions**

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is January 10, 2025 at 4:00 pm.**

**Opportunity to Review the Record:** The complete case file and all evidence associated with this application is available for review by contacting [LUP-comments@multco.us](mailto:LUP-comments@multco.us). Paper copies of all documents are available at the rate of \$0.46/page.

**Opportunity to Appeal:** The appeal form is available at [www.multco.us/landuse/application-materials-and-forms](http://www.multco.us/landuse/application-materials-and-forms). Email the completed appeal form to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us). An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

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**Issued by:**

A handwritten signature in blue ink, appearing to read "Izza Liu".

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Izza Liu, Planner

**For:** Megan Gibb,  
Planning Director

**Date:** December 27, 2024



### Applicable Approval Criteria:

**Multnomah County Code (MCC):** General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record – Commercial Forest Use - 2 (CFU-2), MCC 39.6850 Dark Sky Lighting Standards

Commercial Forest Use (CFU-2): MCC 39.4070 Allowed Uses, (T) Accessory Structures, MCC 39.4115 Dimensional Standards for Dwellings and Structures

Significant Environmental Concern – Wildlife Habitat (SEC-h): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5860 Criteria for Approval of SEC-h Permit – Wildlife Habitat

Copies of the referenced Multnomah County Code sections are available by visiting <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.

### Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:
  - a. Within two (2) years of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
    - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
    - ii. For purposes of 1.a.i, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2024-0030 referenced in the subject line.

- b. Within four (4) years of the date of commencement of construction when the structure has not been completed. [MCC 39.1185(B)]
  - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
  - ii. For purposes of 1.b.i, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2024-0030 referenced in the subject line. [MCC 39.1185]

**Note:** The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]
3. **Prior to submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:
  - a. Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be submitted and uploaded when submitting Building Plans for Zoning Review and Review of Conditions of Approval [MCC 39.1170(A) & (B)]
4. **When submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:
  - a. Provide the signed Letter of Acknowledgement. [MCC 39.1170(A) & (B)]
  - b. Submit and obtain an Agricultural Building Registration for the greenhouse to ensure compliance with the requirements of MCC 39.4070(C) and MCC 39.4070(T). [MCC 39.1250]
  - c. Provide a building plan for the greenhouse demonstrating that the building will be constructed with a fire retardant roof. [MCC 39.4115(C)]
  - d. Provide a completed Stormwater Drainage Control Certificate. [MCC 39.4115(E)]
5. **As an on-going condition**, the property owner(s) shall:
  - a. Required Primary Fire Safety Zones shall be established within the subject tract as required by Table 1.
  - b. Required Primary Fire Safety Zones shall be maintained by the property owner:
    - i. Maintain the trees, shrubs, and other vegetation on the subject property to meet the PFSZ requirements: Trees within this PFSZ shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height. [MCC 39.4110 Table 1, MCC 39.4110(D)(1), MCC 39.4110(D)(4) & MCC 39.4110(D)(5)]

- c. The nuisance plants in MCC 39.5580 Table 1 shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property. [MCC 38.5860(B)(7)]

**Note:** Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to submitting Building Plans for Zoning Review...” Be ready to demonstrate compliance with the conditions.
2. You will need to provide a copy of your Transportation Planning Review (TPR) sign-off with your building plans. If you have not yet received sign-off, visit the following webpage for instructions on how to request a review of your plans: <https://www.multco.us/planreview>. Failure to obtain TPR sign-off of your plans will result in delaying your zoning review.
3. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions regarding the submission of your building plans for zoning review and review of conditions of approval. Please ensure that any items required under, “When submitting Building Plans for Zoning Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

**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.

## Findings of Fact

**FINDINGS:** Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

### 1.0 Project Description:

**Staff:** The applicant requests a Significant Environmental Concern review for wildlife habitat (SEC-h) to construct a 400-square-foot greenhouse.

### 2.0 Property Description & History:

**Staff:** The subject property is located in unincorporated west Multnomah County in the area known as the West Hills Rural Plan Area. The property is zoned Commercial Forest Use (CFU-2) and located outside of Metro’s Urban Growth Boundary (UGB). The subject property is developed with a single-family dwelling.

### 3.0 Public Comment:

**Staff:** Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.2). Staff did receive a public comment during the 14-day comment period.

#### 3.1 R. Kincaid, community member, provided an e-mail comment on October 5, 2024 (Exhibit D.1)

**Staff:** The community member provided a comment in support of the proposed development.

### 4.0 Code Compliance and Applications Criteria:

#### 4.1 MCC 39.1250 Code Compliance and Applications

**Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.**

**(A) A permit or other approval, including building permit applications, may be authorized if:**

\* \* \*

**Staff:** This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance.

For purposes of the current application, there are no known open compliance cases associated with the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *This criterion is met.*

### 5.0 Lot of Record Criteria:

#### 5.1 MCC 39.3005 Lot of Record – Generally

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(1) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(2) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

(a) By a subdivision plat under the applicable subdivision requirements in effect at the time; or

(b) By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or

(c) By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or

(d) By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and

(e) “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)

\* \* \*

**Staff:** The subject property was lawfully created as it was platted as Lot 5 of the Skyline Ridge Estates subdivision. *These criteria are met.*

## **6.0 Commercial Forest Use Criteria:**

### **6.1 MCC 39.4070 Allowed Uses**

The following uses and their accessory uses are allowed, subject to all applicable supplementary regulations contained in MCC Chapter 39.

\* \* \*

(T) Accessory Structures subject to the following:

\* \* \*

(8) Buildings in conjunction with farm uses as defined in ORS 215.203 are not subject to these provisions. Such buildings shall be used for their allowed farm purposes only and, unless so authorized, shall not be used, whether temporarily or permanently, as a primary dwelling, accessory dwelling unit, apartment, guesthouse, housing rental unit, sleeping quarters or any other residential use.

**Staff:** As the greenhouse is accessory to a farm use, the greenhouse is permissible under MCC 39.4070(T). The provisions of subsection (T)(1)-(7) are not applicable except that the building shall be used for their allowed farm purposes only. *These criteria are met.*

**6.2 MCC 39.4105 Building Height Requirements**

**(A) Maximum structure height – 35 feet.**

**(B) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirements.**

**Staff:** The proposed greenhouse is approximately 11 feet in height (Exhibit A.4). *This criterion is met.*

**6.3 MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones**

**The Forest Practice Setbacks and applicability of the Fire Safety Zones is based upon existing conditions, deviations are allowed through the exception process and the nature and location of the proposed use. The following requirements apply to all structures as specified:**

**Table 1**

Use	Forest Practice Setbacks			Fire Safety Zones
	Description of use and location	Nonconforming Setbacks	Front Property Line Adjacent to County Maintained Road (feet)	
Accessory structures within 100 ft. of the dwelling	N/A	30	30	Fire Safety Zone Requirements (FSZ) Primary required

**Staff:** The proposed greenhouse will need to meet the Forest Practice Setbacks shown in Table 1 above. The submitted site plan shows the greenhouse located more than 30 feet from all property boundaries (Exhibit A.4). *These criteria are met.*

\* \* \*

**(D) Fire Safety Zones on the Subject Tract.**

**(1) Primary Fire Safety Zone.**

**(a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.**

**(b) On lands with 10 percent or greater slope the primary fire safety zone shall be extended farther down the slope from a dwelling or structure as follows:**

Percent Slope	Distance In Feet
Less than 10	No additional required
Less than 20	50 additional
Less than 25	75 additional



Less than 40	100 additional
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**(c) The building site must have a slope less than 40 percent.**

**Staff:** As measured on the site plan, the proposed location for the greenhouse is relatively flat with slopes less than 10%. Therefore, the Primary Fire Safety Zone (PFSZ) shall be 30 feet around the greenhouse which is shown on the site plan (Exhibit A.4). A Condition of Approval requires on-going PFSZ vegetation maintenance. *As conditioned, these criteria are met.*

\* \* \*

**(4) Required Primary and Secondary Fire Safety Zones shall be established within the subject tract as required by Table 1 above.**

**(5) Required Primary and Secondary Fire Safety Zones shall be maintained by the property owner in compliance with the above criteria listed under (1) and (2).**

**Staff:** Conditions of approval require compliance with (4) and (5) above. *As conditioned, these criteria are met.*

**6.4 MCC 39.4115 Development Standards for Dwellings and Structures**

**All dwellings and structures shall comply with the approval criteria in (B) through (E) below except as provided in (A). All exterior lighting shall comply with MCC 39.6850:**

**(A) For the uses listed in this subsection, the applicable development standards are limited as follows:**

\* \* \*

**(3) Accessory buildings shall meet the development standards of MCC 39.4115(E).**

**(a) Accessory buildings within 100 feet of the existing dwelling: Shall meet the development standards of MCC 39.4115 (C) and (E);**

**(b) Accessory buildings located farther than 100 feet from the existing dwelling: Shall meet the development standards of MCC 39.4115(B), (C) and (E);**

\* \* \*

**Staff:** The proposed greenhouse is located within 100 feet of the existing dwelling. The development standards of MCC 39.4115(C) and (E) are addressed further below.

**(C) The dwelling or structure shall:**

**(1) Comply with the standards of the applicable building code or as prescribed in ORS 446.003 through 446.200 relating to mobile homes;**

**(2) If a mobile home, have a minimum floor area of 600 square feet and be attached to a foundation for which a building permit has been obtained;**

**(3) Have a fire retardant roof; and**

**(4) Have a spark arrester on each chimney.**

**Staff:** The greenhouse will not be constructed with a chimney (Exhibit A.5). *As conditioned, these criteria are met.*

**(E) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, shall be provided on the Lot of Record.**



- (1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.
- (2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.

**Staff:** The subject property is developed with an existing single-family dwelling with a septic system. As a Condition of Approval, the Stormwater Water Drainage Control Certificate will be required to be submitted for the greenhouse as part of the Zoning Plan Review. *As conditioned, these criteria are met.*

**7.0 Significant Environmental Concern – Wildlife Habitat Criteria:**

**7.1 MCC 39.5510 Uses; SEC Permit Required**

**(A) All uses allowed in the base zone are allowed in the SEC when found to satisfy the applicable approval criteria given in such zone and, except as provided in MCC 39.5515, subject to approval of an SEC permit pursuant to this Subpart.**

**Staff:** The subject property is zoned CFU-2 which allows farm uses and related accessory buildings. The applicant is proposing to construct a greenhouse within the SEC-h overlay zone. The proposed development is subject to the SEC permit requirements.

\* \* \*

**7.2 MCC 39.5860 Criteria for Approval of SEC-h Permit – Wildlife Habitat**

\* \* \*

**(B) Development standards:**

**(1) Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.**

**Staff:** The proposed greenhouse is located in an existing non-forested cleared area on the subject property (Exhibit A.4). *This criterion is met.*

**(2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.**

**Staff:** The public road that provides access to the subject property is NW Skyline Boulevard which is located 3,000 feet from the subject property (Exhibit A.3). *This criterion is not met.*

**(3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.**

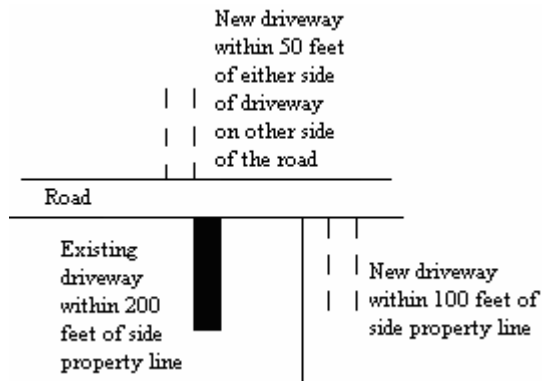
**Staff:** The total length of the driveway is 3,300 feet (Exhibit A.3). *This criterion is not met.*

**(4) For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:**

**(a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or**

**(b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing access road/driveway on the opposite side of the road.**

**(c) Diagram showing the standards in (a) and (b) above.**



**For illustrative purposes only.**

**(d) The standards in this subsection (4) may be modified upon a determination by the County Road Official that the new access road/driveway approach would result in an unsafe traffic situation using the standards in the Multnomah County “Design and Construction Manual,” adopted June 20, 2000, (or all updated versions of the manual). Standards to be used by the Road Official from the County manual include Table 2.3.2, Table 2.4.1, and additional referenced sight distance and minimum access spacing standards in the publication A Policy on Geometric Design of Highways and Streets by the American Association of State Highway and Transportation Officials (AASHTO) and the Traffic Engineering Handbook by the Institute of Transportation Engineers (ITE).**

- 1. The modification shall be the minimum necessary to allow safe access onto the public road.**
- 2. The County Road Official shall provide written findings supporting the modification.**

**Staff:** The applicant is not proposing a modification to the existing driveway or access. *These criteria are not applicable.*

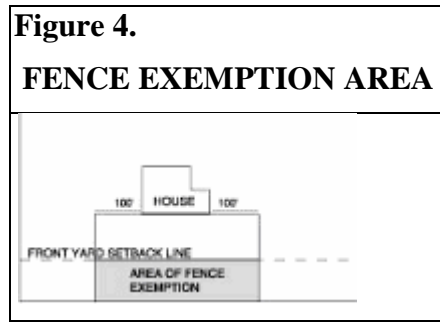
**(5) The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.**

**Staff:** The adjacent property to the east is developed with a structure within 200 feet of the common side property line. The proposed development on the subject property will be located within 300 feet from the common side property line (Exhibit A.4). *This criterion is met.*

**(6) Fencing within a required setback from a public road shall meet the following criteria:**

- (a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.**
- (b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.**
- (c) Cyclone, woven wire, and chain link fences are prohibited.**
- (d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.**
- (e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the**

front yard setback line parallel to the public road serving the development. (See Figure 4 below.)



**(f) Fencing standards do not apply where needed for security of utility facilities.**

**Staff:** The applicant is not proposing fencing as part of this development. *These criteria are not applicable.*

**(7) The nuisance plants in MCC 39.5580 Table 1 shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property.**

**Staff:** *As conditioned, these criteria are met.*

**(C) Wildlife Conservation Plan. An applicant shall propose a wildlife conservation plan if one of two situations exist.**

**(1) The applicant cannot meet the development standards of subsection (B) because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use; or**

**(2) The applicant can meet the development standards of subsection (B), but demonstrates that the alternative conservation measures exceed the standards of subsection (B) and will result in the proposed development having a less detrimental impact on forested wildlife habitat than the standards in subsection (B).**

**Staff:** The basic development standards of (B)(2) and (B)(3) cannot be met due to the physical characteristics unique to the property. The subject property does not have frontage on NW Skyline Boulevard which is the public road that provides access to the property through easements on adjacent properties. The western property boundary abuts NW Rock Creek Road but the western portion of the property is densely forested and contains slope hazards. The subject property does not have existing access onto NW Rock Creek Road. The proposed location of the greenhouse does not require clearing of forested areas and is clustered near the existing development (Exhibit A.5). Staff finds that the proposed location for the greenhouse will have less detrimental impacts on forested wildlife habitat. *This criterion is met.*

\* \* \*

**(3) Unless the wildlife conservation plan demonstrates satisfaction of the criteria in subsection (C)(5), the wildlife conservation plan must demonstrate the following:**

**(a) That measures are included in order to reduce impacts to forested areas to the minimum necessary to serve the proposed development by restricting the amount of clearance and length/width of cleared areas and disturbing the least amount of forest canopy cover.**

**(b) That any newly cleared area associated with the development is not greater than one acre, excluding from this total the area of the minimum necessary accessway required for fire safety purposes.**

**Staff:** The proposed development will be located within an existing cleared area and no trees are proposed to be removed within the forested area of the property (Exhibit A.4). *This criterion is met.*

**(c) That no fencing will be built and existing fencing will be removed outside of areas cleared for the site development except for existing cleared areas used for agricultural purposes.**

**Staff:** The applicant is not proposing any fencing as part of this proposal (Exhibit A.3). *This criterion is not applicable.*

**(d) That revegetation of existing cleared areas on the property at a 2:1 ratio with newly cleared areas occurs if such cleared areas exist on the property.**

**Staff:** As stated in a previous finding, the proposed development will be located within an existing cleared area so newly cleared areas will not be created (Exhibit A.4). *This criterion is not applicable.*

**(e) That revegetation and enhancement of disturbed stream riparian areas occurs along drainages and streams located on the property.**

**Staff:** The applicant is not proposing to disturb stream riparian areas. *This criterion is not applicable.*

## 8.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Significant Environmental Concern review to establish a greenhouse in the CFU-2 zone. This approval is subject to the conditions of approval established in this report.

## 9.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

‘D’ Comments Received

Exhibits with an ‘\*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to [LUP-comments@multco.us](mailto:LUP-comments@multco.us).

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Application	04.16.2024
A.2	1	Letter of Authorization	04.16.2024
A.3	9	Narrative	04.16.2024
A.4	3	Site Plans	04.16.2024
A.5	1	Elevation Drawings	04.16.2024
A.6	1	Transportation Planning Review	04.16.2024
<b>‘B’</b>	<b>#</b>	<b>Staff Exhibits</b>	<b>Date</b>
B.1	2	Assessment and Taxation Property Information for 2N2W36C -00300 (Alt Acct# R773930250)	04.16.2024
B.2	1	Current Tax Map for 2N2W36C -00300	04.16.2024

<b>'C'</b>	<b>#</b>	<b>Administration &amp; Procedures</b>	<b>Date</b>
C.1	1	Complete Letter	05.17.2024
C.2	6	Opportunity to Comment	09.24.2024
C.3	13	Decision	12.27.2024
<b>'D'</b>	<b>#</b>	<b>Comments</b>	<b>Date</b>
D.1	1	R. Kincaid Comment	10.05.2024

# LETTER OF ACKNOWLEDGEMENT



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

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## For Case T2-2024-0030

I have read and understand the conditions of approval for my land use case, \_\_\_\_\_. I intend to comply with the conditions of approval and the land use decision. I understand that if I fail to comply with the conditions of approval within the time allotted by the permit, the County can institute code enforcement proceedings or take other actions as allowed under Multnomah County Code. [MCC 39.1170(B) & (C), MCC 39.1185]

### PROPERTY OWNER #1

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Mailing/Contact Address)

\_\_\_\_\_  
(Phone Number)

\_\_\_\_\_  
(Email Address)

### PROPERTY OWNER #3

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Mailing/Contact Address)

\_\_\_\_\_  
(Phone Number)

\_\_\_\_\_  
(Email Address)

### PROPERTY OWNER #2

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Mailing/Contact Address)

\_\_\_\_\_  
(Phone Number)

\_\_\_\_\_  
(Email Address)

### PROPERTY OWNER #4

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Mailing/Contact Address)

\_\_\_\_\_  
(Phone Number)

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(Email Address)