

14 DAY OPPORTUNITY TO COMMENT



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

Application for Significant Environmental Concern Reviews for SEC-h, SEC-v, SEC-s and a Geologic Hazard (GH) permit

CASE FILE: T2-2024-0067

APPLICANT: Matt Newman

LOCATION: No Situs Address

Property ID # R565063

Map, Tax lot: 2N2W24D -01602

Alt. Acct. # R764202190

BASE ZONE: Rural Residential (RR)

OVERLAYS: Significant Environmental Concern – Wildlife Habitat (SEC-h), Significant Environmental Concern – Scenic View (SEC-v), Significant Environmental Concern – Stream (SEC-s), Geologic Hazard (GH)

PROPOSAL: New single-family dwelling

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County's complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on June 10, 2025**. **If you do not wish to submit comments, no response is necessary.**

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.46/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – RR

Rural Residential: MCC 39.4360 Allowed Uses, (A) Residential use consisting of a single family dwelling on a Lot of Record, (F) Accessory structures..., MCC 39.4375 Dimensional Requirements and Standards

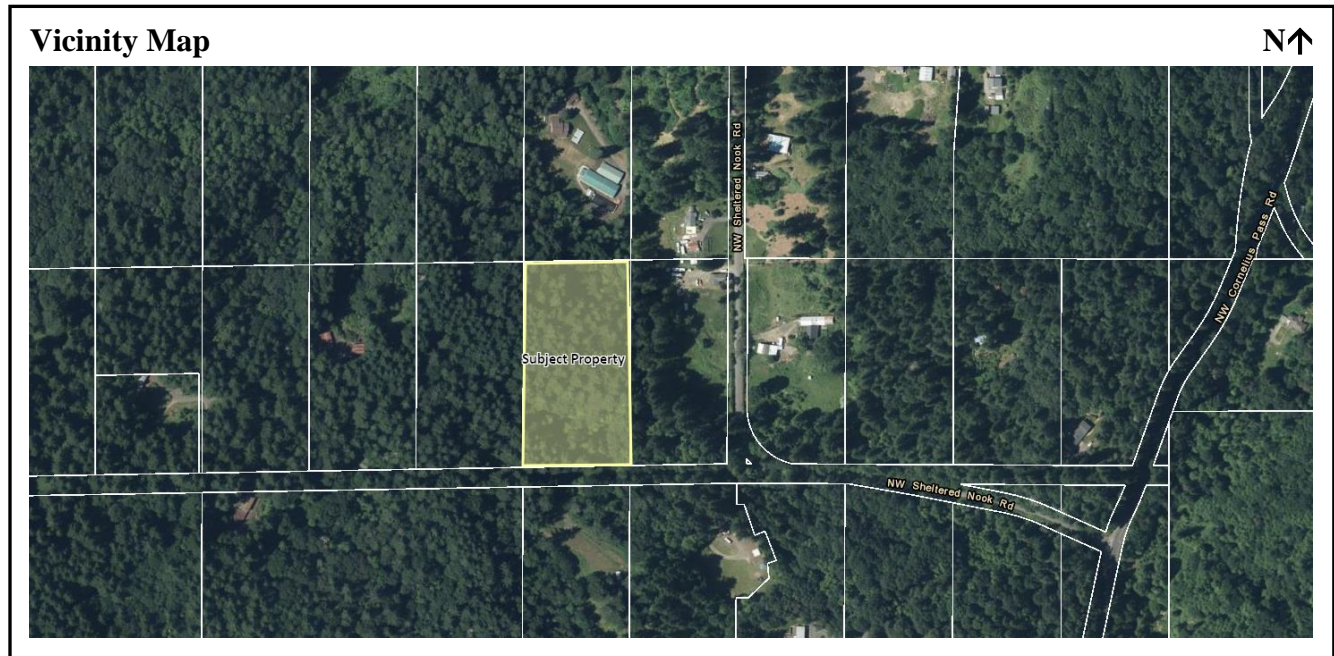
Significant Environmental Concern – Wildlife Habitat: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5860 Criteria for Approval of SEC-h Permit – Wildlife Habitat

Significant Environmental Concern – Scenic View: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5650 Criteria for Approval of SEC-v Permit – Significant Scenic Views

Significant Environmental Concern – Stream: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5750 Criteria for Approval of SEC-s Permit – Significant Streams

Geologic Hazard: MCC 39.5075 Permit Required, MCC 39.5085 Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards

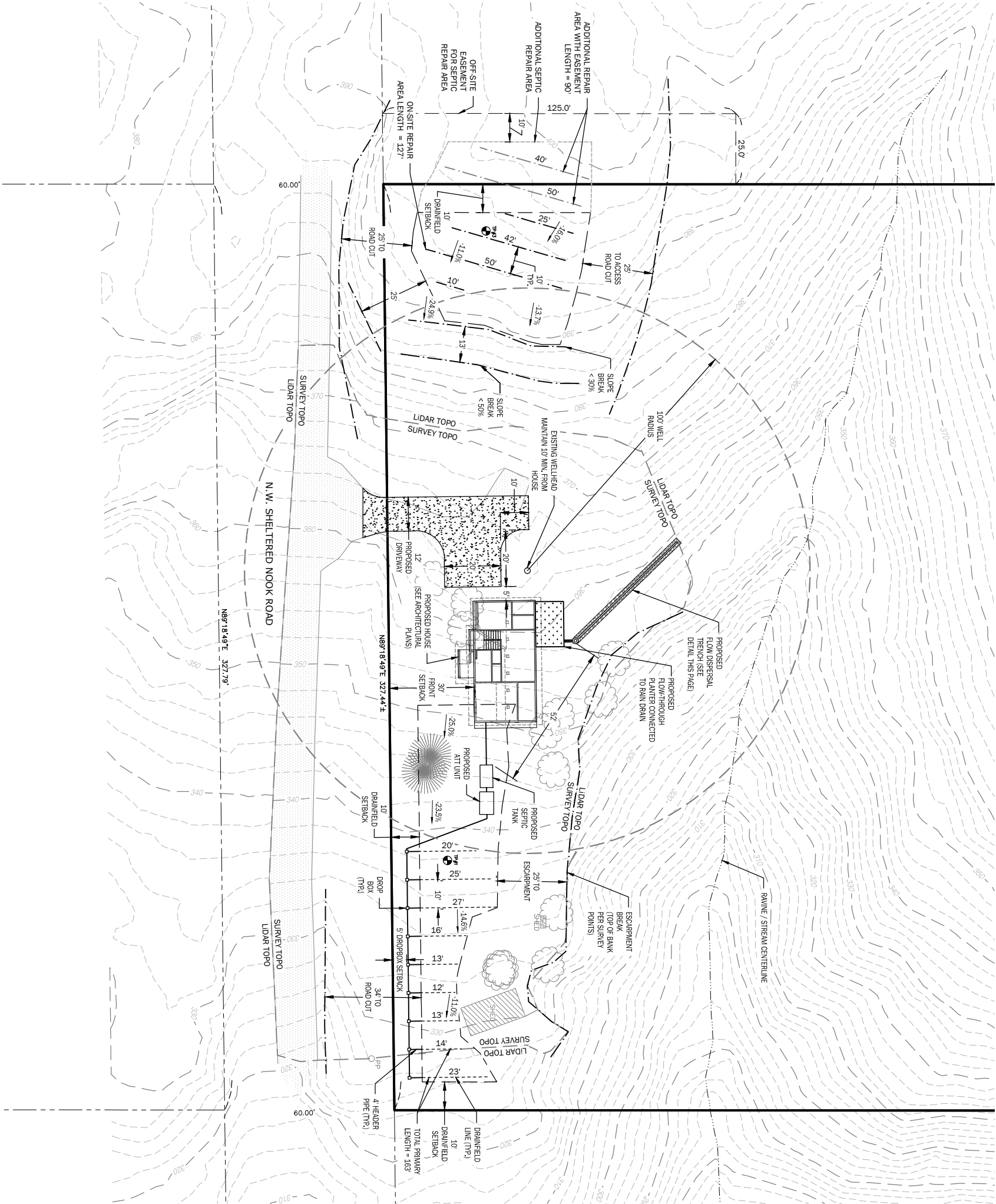
Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.



- ❖ **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 Land Use Board of Appeals.
- ❖ **ENCLOSURES:**
 - Site Plan

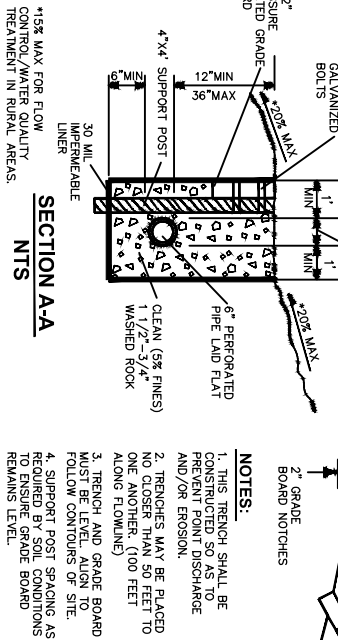
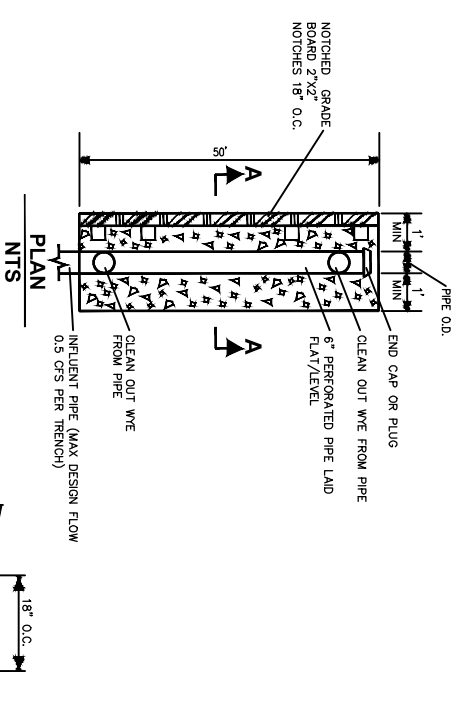
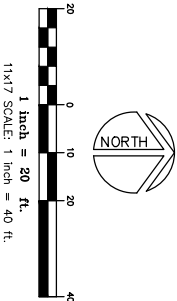
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.



GENERAL NOTES:

1. TEST PIT LOCATIONS ARE APPROXIMATE.
2. 2-FT CONTOUR INTERVAL FROM 2014 OREGON LIDAR CONSTRUCTION 2014 METRO DIGITAL ELEVATION MODEL.
3. STREAM CENTRELINE AND DRAINAGE DITCH BASED ON CONTOURS.



FLOW DISPERSAL TRENCH

NOT TO SCALE

- NOTES:
1. THIS TRENCH SHALL BE CONSTRUCTED TO PREVENT POINT DISCHARGE AND/OR EROSION.
 2. TRENCHES MAY BE PLACED TO ONE ANOTHER (100 FEET ALONG FLOWLINE)
 3. TRENCH AND GRADE BOARD MUST BE LEVEL, ADJUST TO FOLLOW CONTOURS OF SITE
 4. SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO PREVENT GRADE BOARD REMAINS LEVEL.

PSIT	DESIGNED	REVISION	BY	DATE	NW SHELTER NOOK RD	FOR: LEE BARROW PO BOX 25597 PORTLAND, OR 97298 360-946-7881	 Civil Engineering & Land Use Planning 2920 SE Brookwood Ave., Suite G Hillsboro, OR 97123 503.601.4401
4	DRAWN	1			N0813	SITE: TAX MAP 2N2W24D TAX LOT 1602 MULTNOMAH COUNTY, OREGON	
of 5	REVIEWED	2			PRELIMINARY SITE PLAN		
	SUBMITTAL	3					
		4					