

14 DAY OPPORTUNITY TO COMMENT



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

Application for Significant Environmental Concern for Wildlife Habitat (SEC-h) and Significant Environmental Concern for Water Resources (SEC-wr) Permits

CASE FILE: T2-2024-0072

APPLICANT: Chuck Lobdell

LOCATION: N/A

Property ID # R341031

Map, Tax lot: 1S3E24D -00500

Alt. Acct. # R993240300

BASE ZONE: Multiple Use Agriculture – 20 (MUA-20)

OVERLAYS: Significant Environmental Concern for Wildlife Habitat (SEC-h), Significant Environmental Concern for Water Resources (SEC-wr)

PROPOSAL: Request for Significant Environmental Concern for Wildlife Habitat (SEC-h) and Significant Environmental Concern for Water Resources (SEC-wr) permits for a new single-family dwelling and retroactive review of logging that was not replanted.

- ❖ **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 April 14, 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)]:

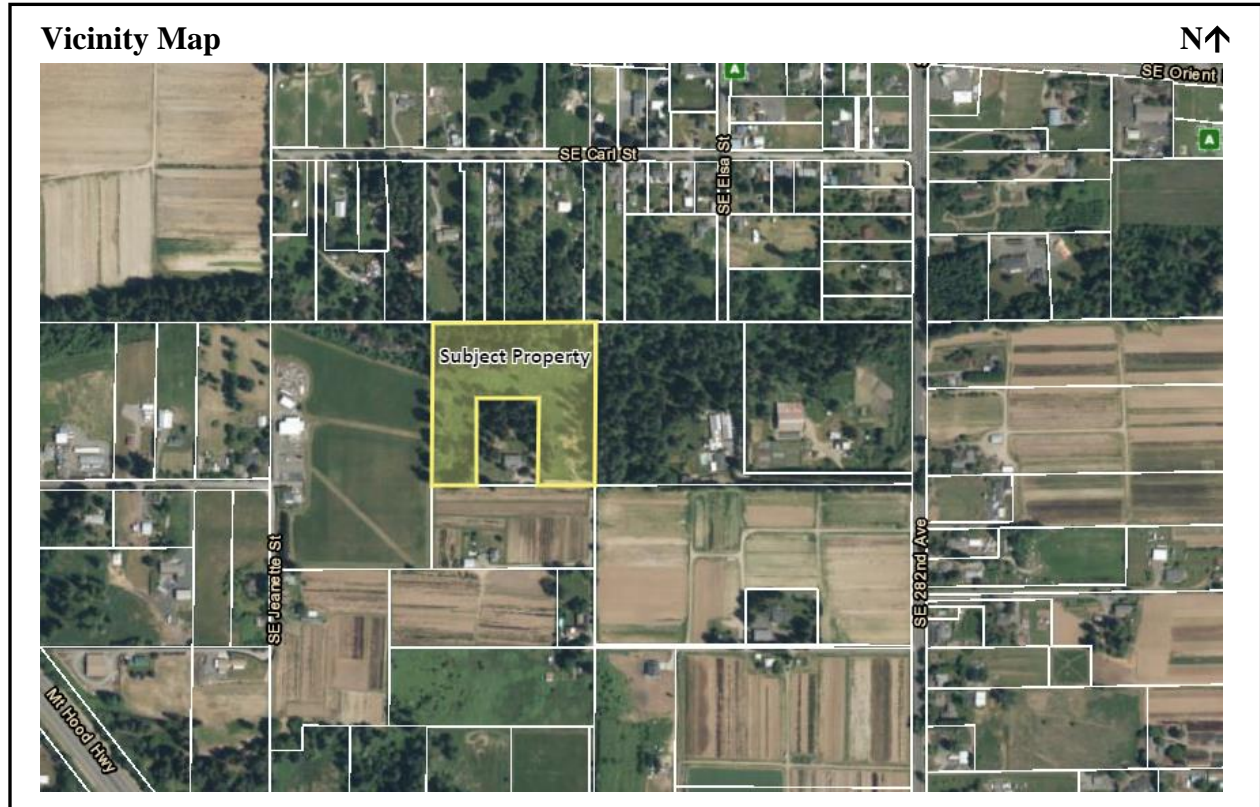
General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20 (MUA-20), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture – 20 (MUA-20): MCC 39.4310(A) Allowed Use – Single Family Dwelling, MCC 39.4325(C), (G), (J) - Dimensional Requirements and Standards

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

Significant Environmental Concern for Water Resources (SEC-wr) Permits: MCC 39.5560 General Requirements for Approval in the West of Sandy River Planning Area, MCC 39.5580 Nuisance Plant List, MCC 39.5800 Criteria for Approval of SEC-wr Permit

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.

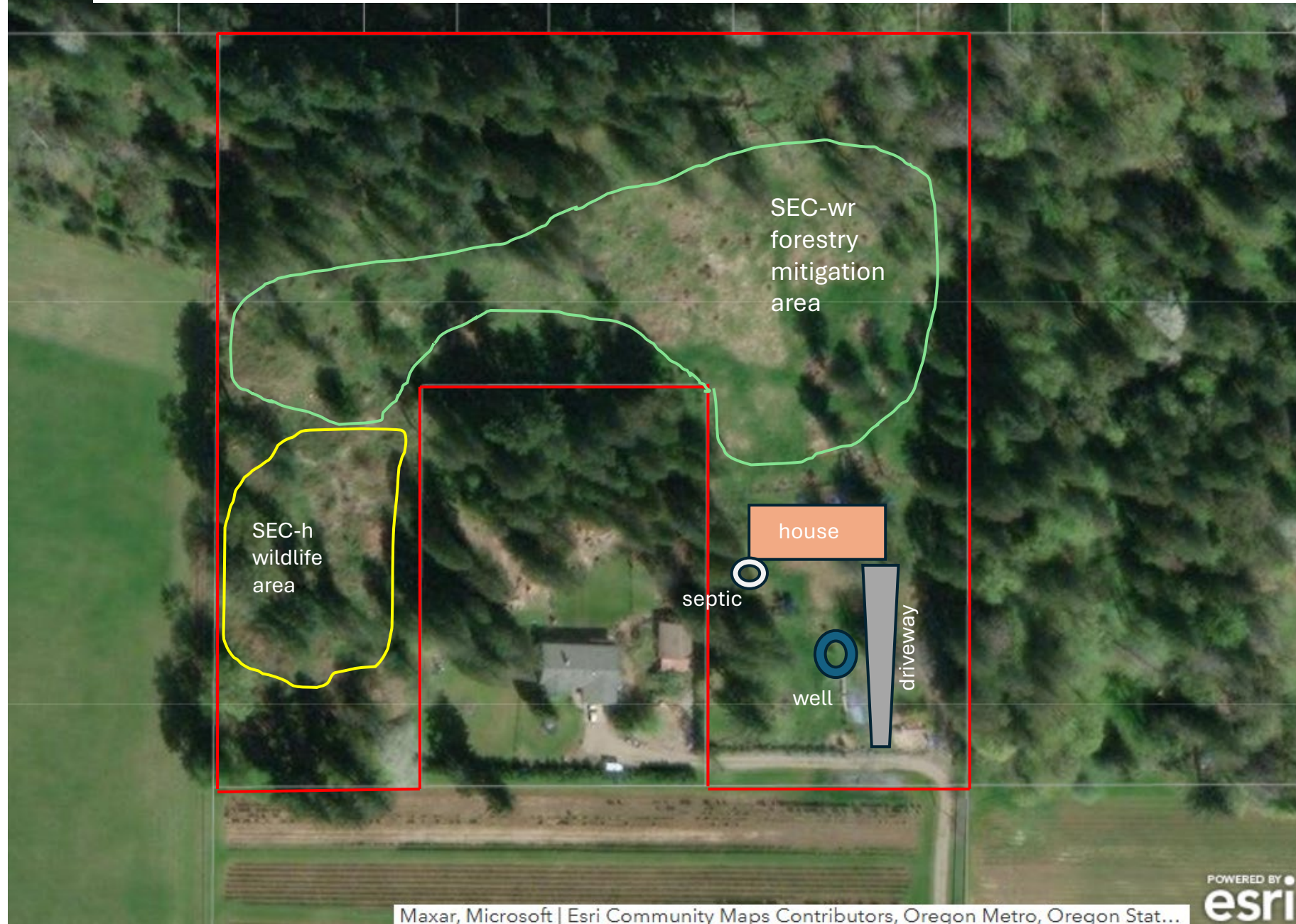


- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments 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

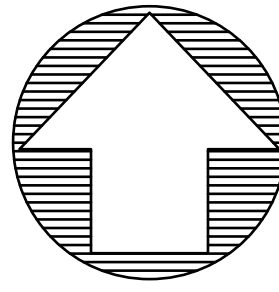
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

Figure 1. Property Boundary, Proposed House and Septic, Existing Well, SEC-wr mitigation for previous tree removal and SEC-h wildlife habitat plan restoration area



REGISTERED PROFESSIONAL
ENGINEER
19492
RICHARD STEFAN GEORGESCU
NOV. 12, 1997
EXPIRES 6/30/25



(IN FEET)
1 inch = 30 ft.

