

14 DAY OPPORTUNITY TO COMMENT



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

Application for an Accessory Use Determination

CASE FILE: T2-2024-0083 **APPLICANT:** Kristi Gustafson

LOCATION: 27620 SE Carl Street, Gresham **Property ID #** R169016
Map, Tax lot: 1S3E24A -03600 **Alt. Acct. #** R316404270

BASE ZONE: Multiple Use Agriculture (MUA-20)

OVERLAYS: Significant Environmental Concern – Water Resource (SEC-wr), Significant Environmental Concern – Wildlife Habitat (SEC-h)

PROPOSAL: New two-story detached accessory workshop and storage space.

- ❖ **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 May 15, 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)/Accessory Use Determination: MCC 39.4315(H) Review Uses: Structures...which do not meet the “accessory structures” standard in MCC 39.4310 Allowed Uses, but which meet the ... provisions [of (H)(1)-(7)], MCC 39.4325 Dimensional Standards and Development Requirements (C) Minimum Yard Dimensions, (G) On-site sewage disposal, storm water/drainage control, [and]water systems, (J) Exterior Lighting

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.

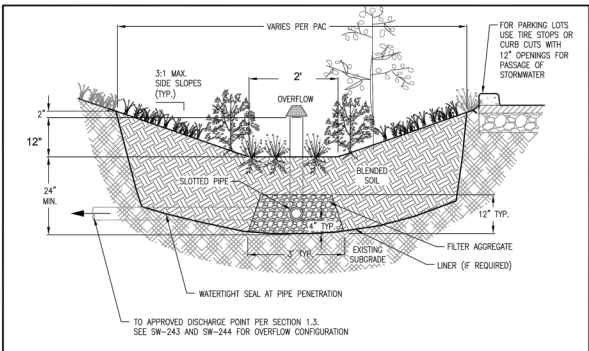
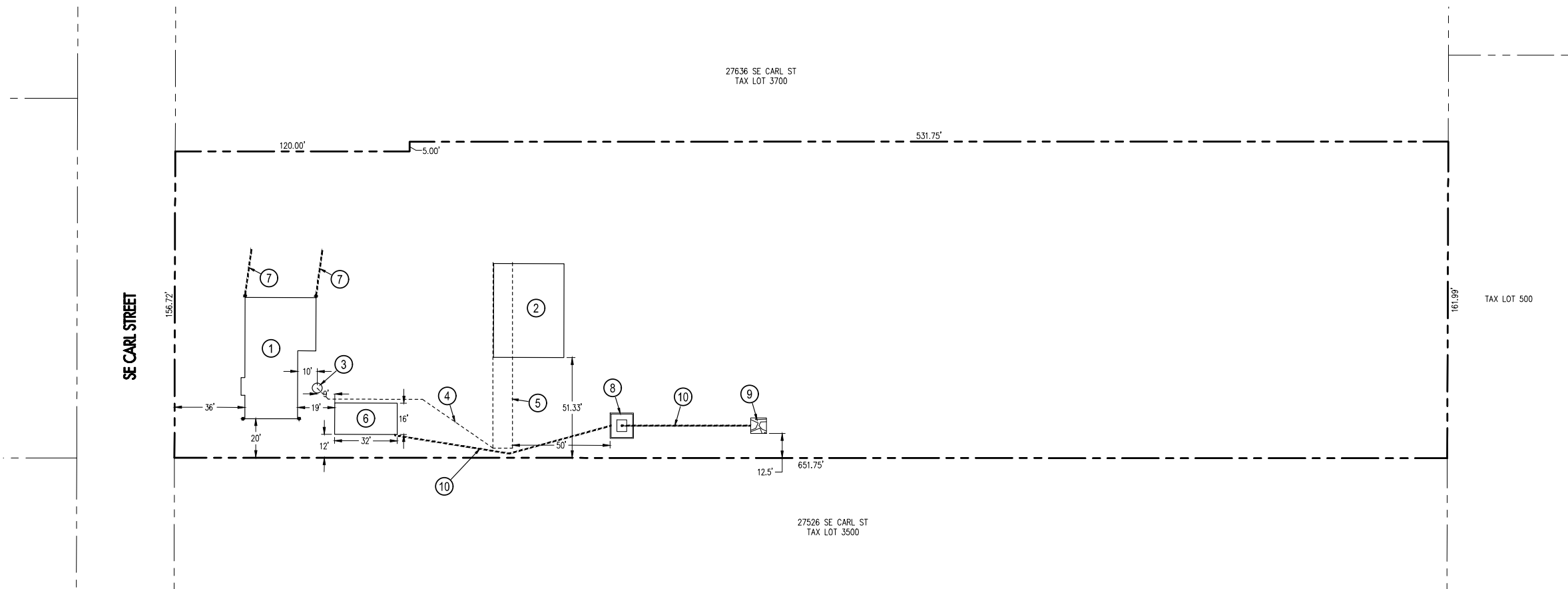
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

- ❖ **ENCLOSURES:**
 - Site Plan
 - Floor Plan
 - Building Elevation

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.

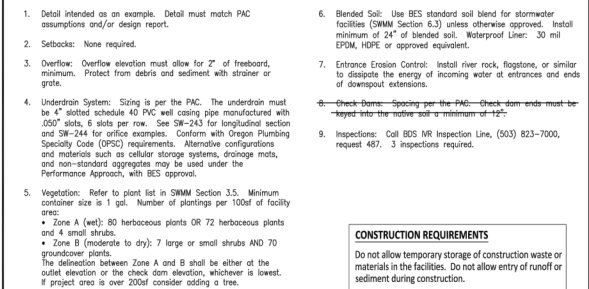
Enclosure: Site Plan



- NOTES:

- | | | | |
|---|-----------------------------|---|---|
| ① | EXISTING HOUSE | ⑥ | PROPOSED BUILDING |
| ② | EXISTING BARN | ⑦ | EXISTING 4" PERF. PIPE |
| ③ | EXISTING SEPTIC TANK | ⑧ | PROPOSED RAIN GARDEN (AREA AT OVERFLOW HEIGHT - 30 SF). SEE
DETAIL THIS SHEET. |
| ④ | EXISTING 4" ABS SEPTIC LINE | ⑨ | INSTALL RIPRAP PAD FOR STORMWATER PIPE OUTFALL |
| ⑤ | EXISTING DRAIN FIELD | ⑩ | INSTALL 4" ABS STORMWATER PIPE @ 2.0% MIN. SLOPE |

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.



- DRAWING NOT TO SCALE -

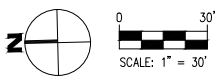


STORMWATER MANAGEMENT
TYPICAL DETAILS FOR
PRIVATE PROPERTY

BASIN WITH
UNDERDRAIN

SW-241

PRESUMPTIVE AND PERFORMANCE DESIGN APPROACHES



EMERIO
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TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

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27620 SE CARL STREET

GILLIS, BLOCK 9, LOT 8 EXC ELY 5' OF NLY 120' & EXC PT IN ST

FOR:

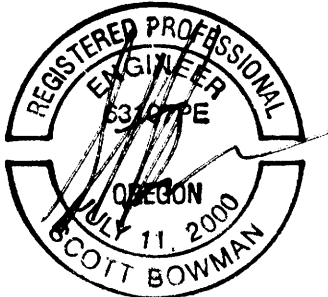
CITY OF GRESHAM, MULTNOMAH COUNTY, OREGON

DATE: 02/05/24

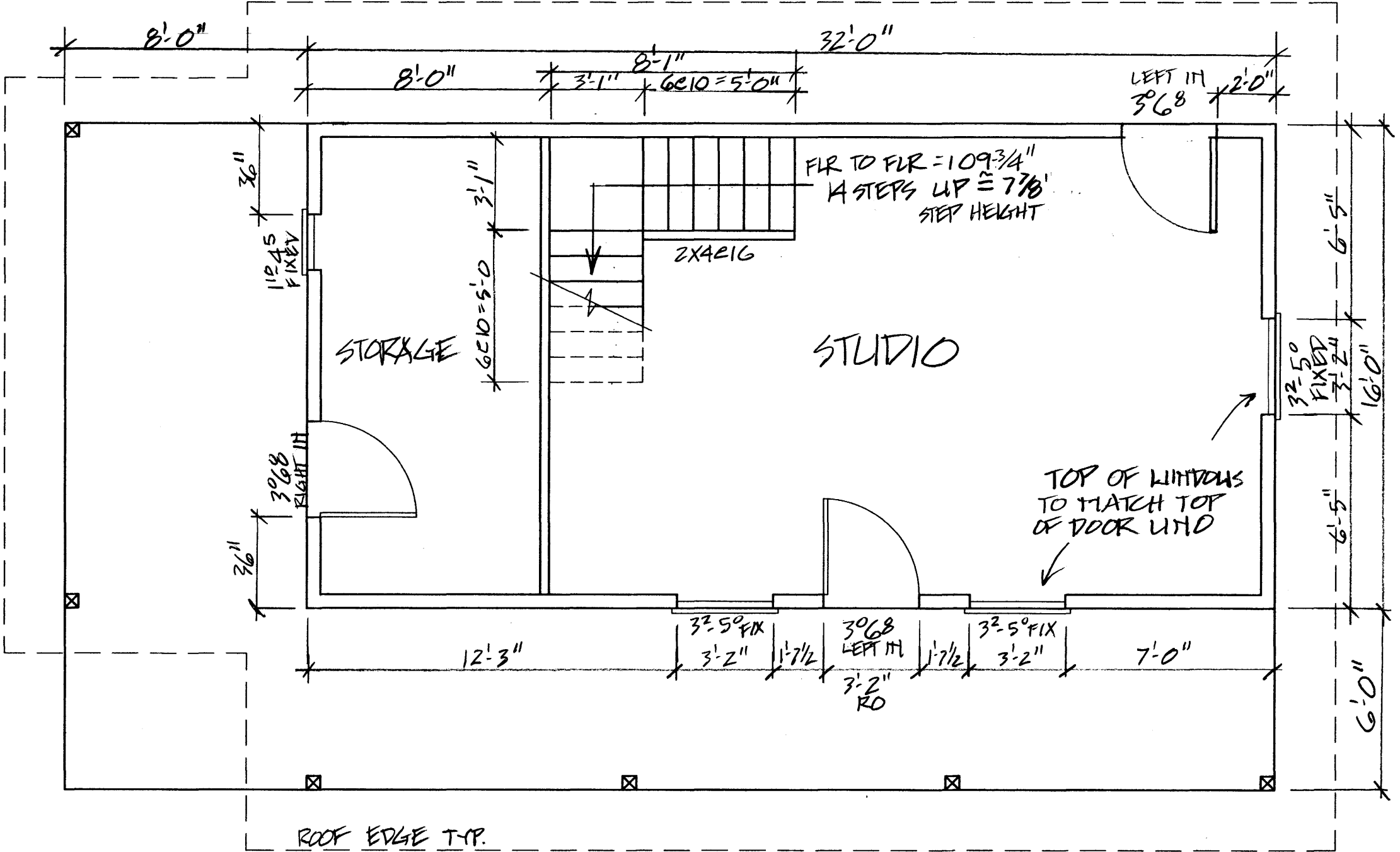
JOB NO: 2099-00

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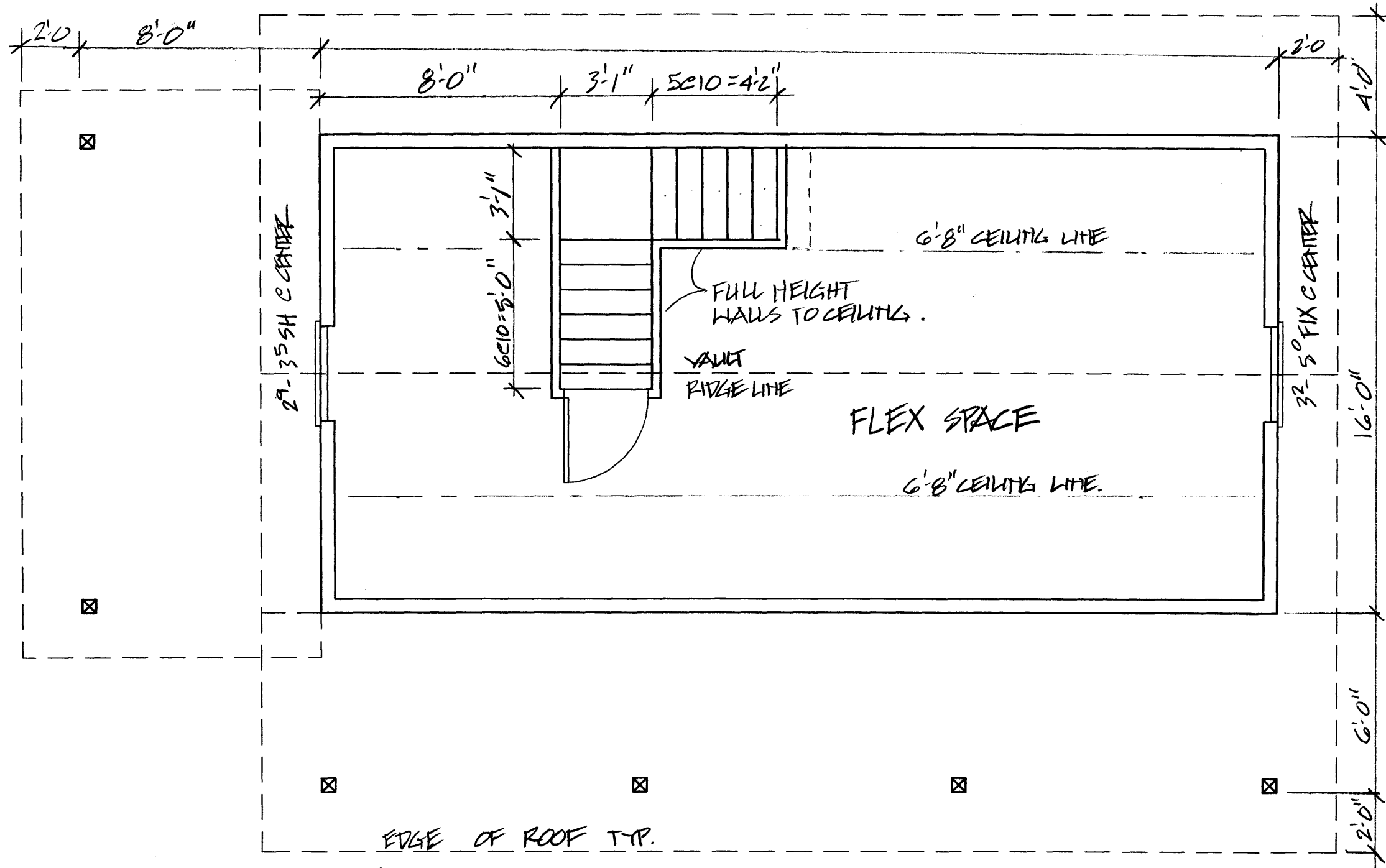
EXPIRES: 12-31-23



FP1 LOWER LEVEL / 1st FLOOR PLAN
SCALE 1/4" = 1'-0"

ANGLE DESIGN
30421 NE HURT ROAD, TROUTDALE, OR 97060
PH: 503.766.3213 angledesign@comcast.net

GUSTAFSON STUDIO 27620 SE Carl St. Gresham, OR	1st Floor Plan
DATE: 1-14-22	
PAGE # 3	



FP2 UPPER LEVEL / 2nd FLOOR PLAN
SCALE 1/4" = 1'-0"



EXPIRES: 12-31-23

ANGLE DESIGN
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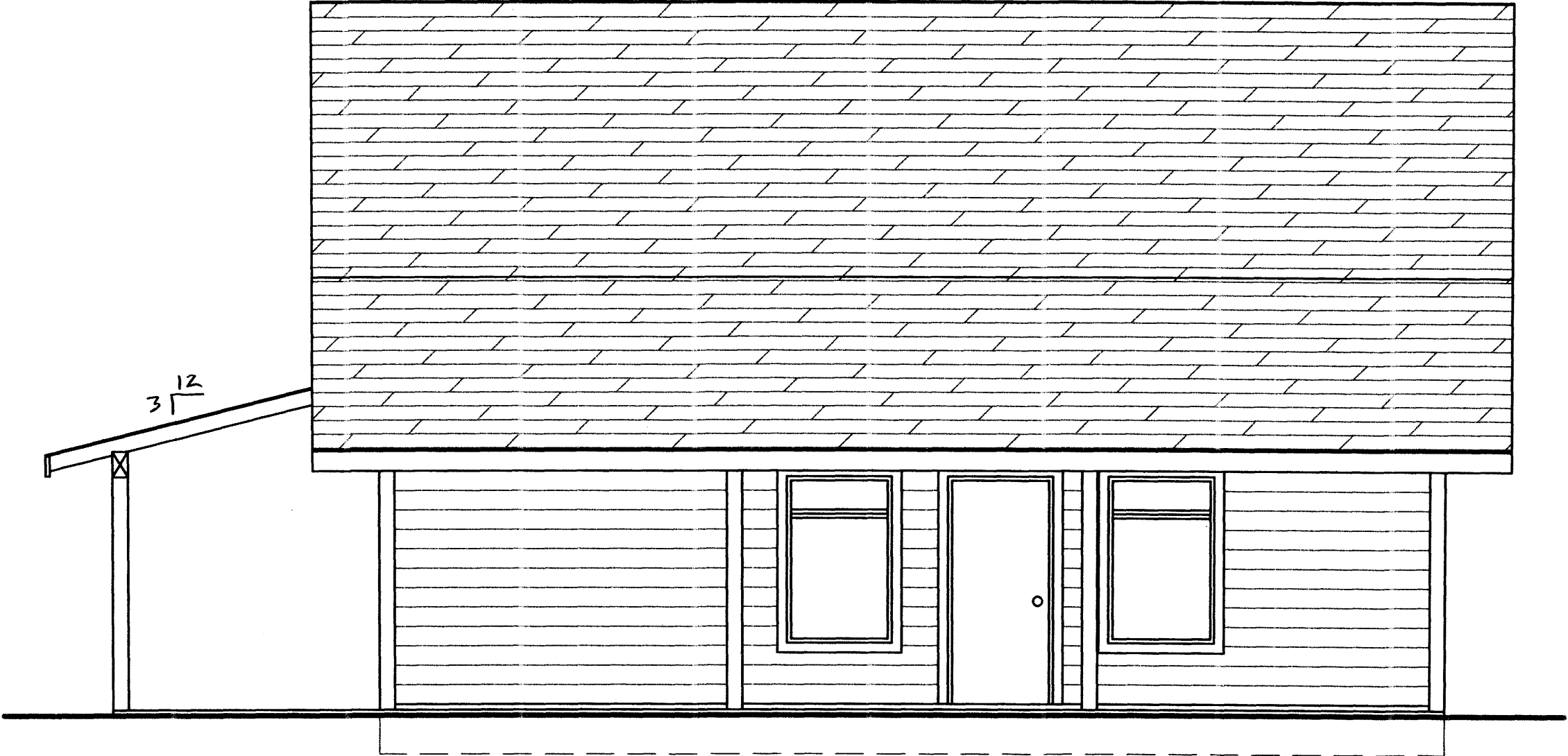
2nd Floor Plan

DATE:
1-14-22

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EXPIRES: 12-31-23



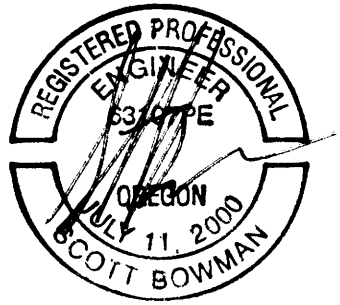
E1 EAST ELEVATION
SCALE 1/4" = 1'0

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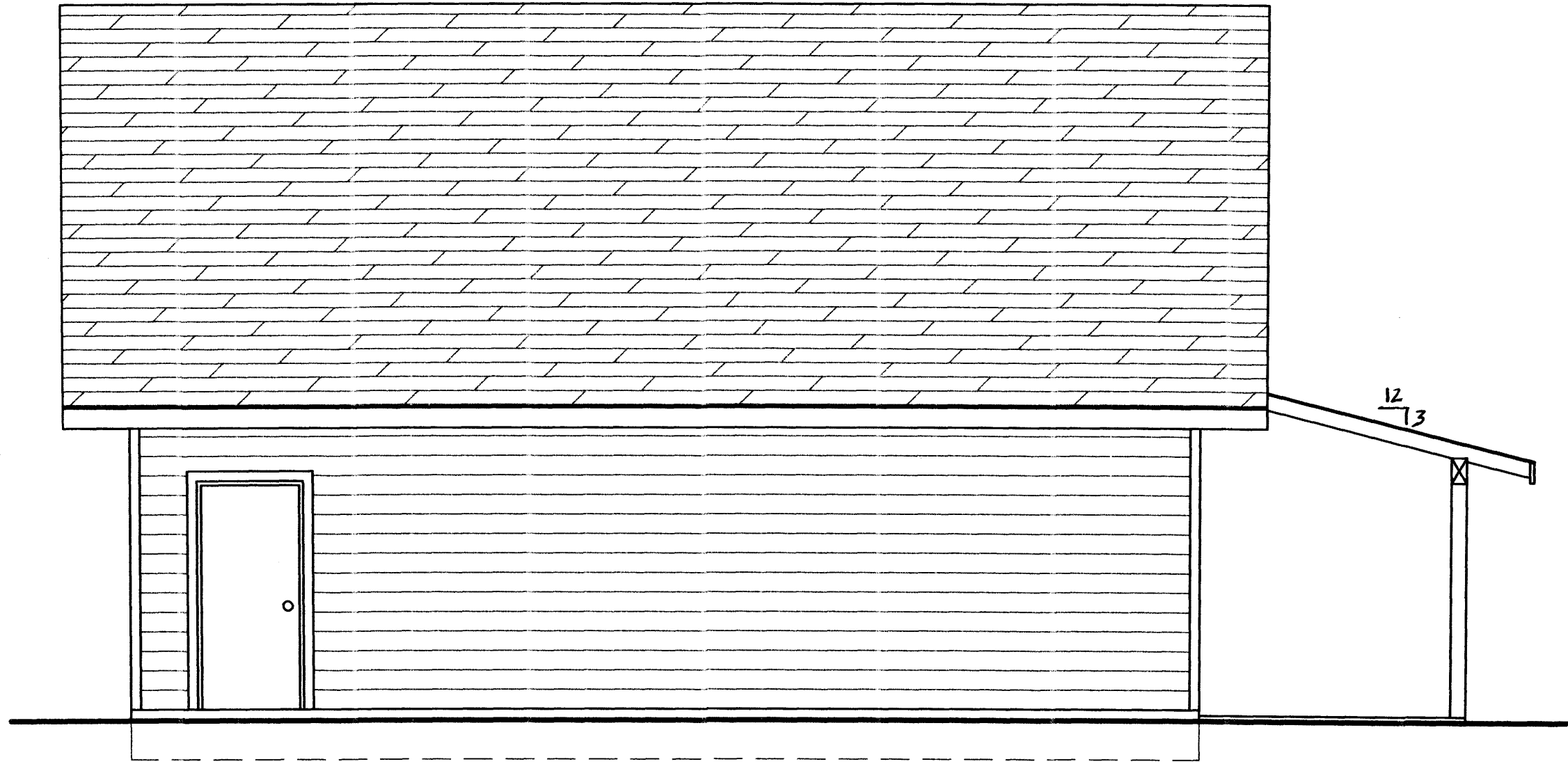
GUSTAFSON STUDIO
27620 SE Carl St. Gresham, OR
East Elevation

DATE:
1-14-22

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EXPIRES: 12-31-23



E2 WEST ELEVATION
SCALE 1/4" = 1'-0"

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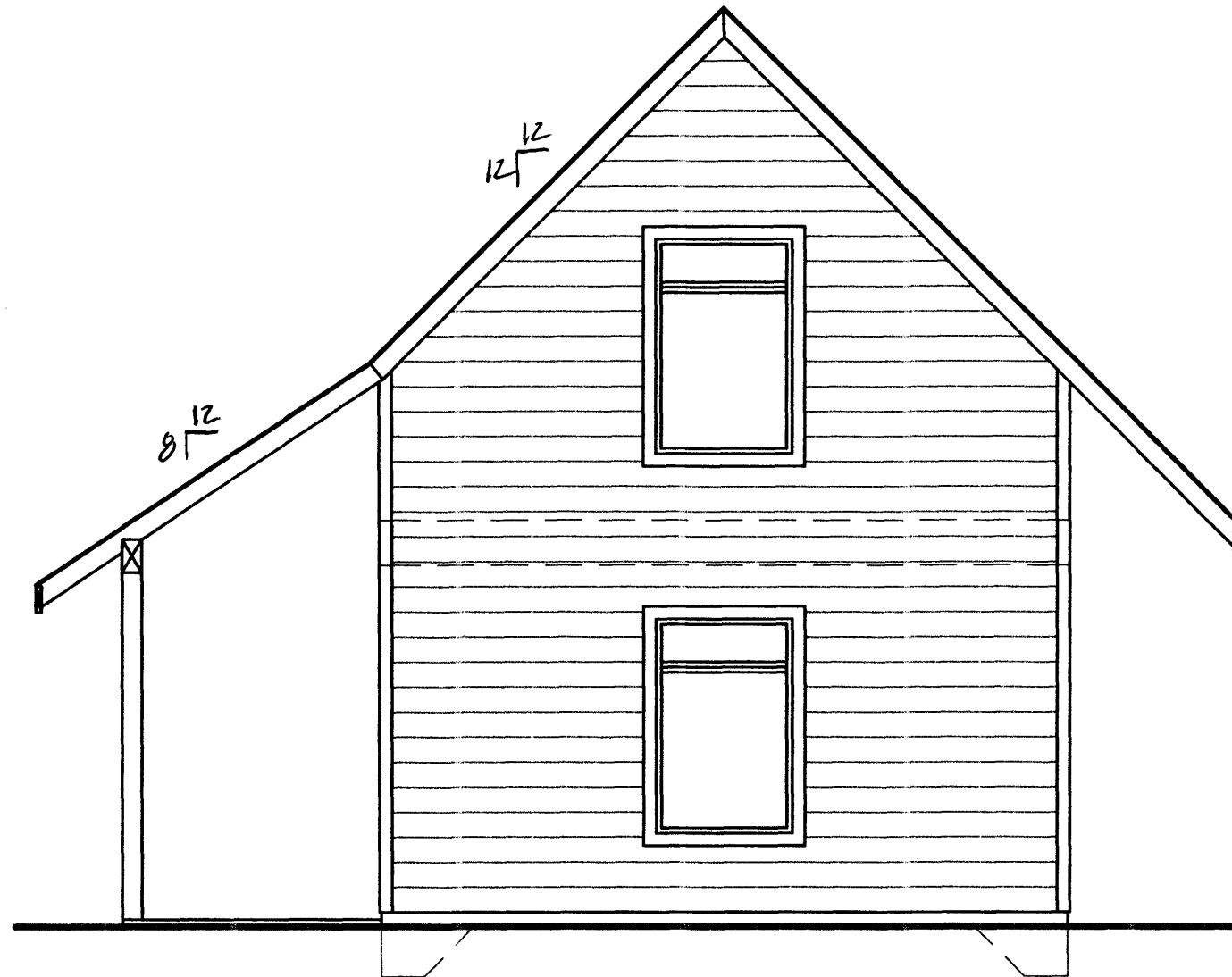
West Elevation

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1-14-22

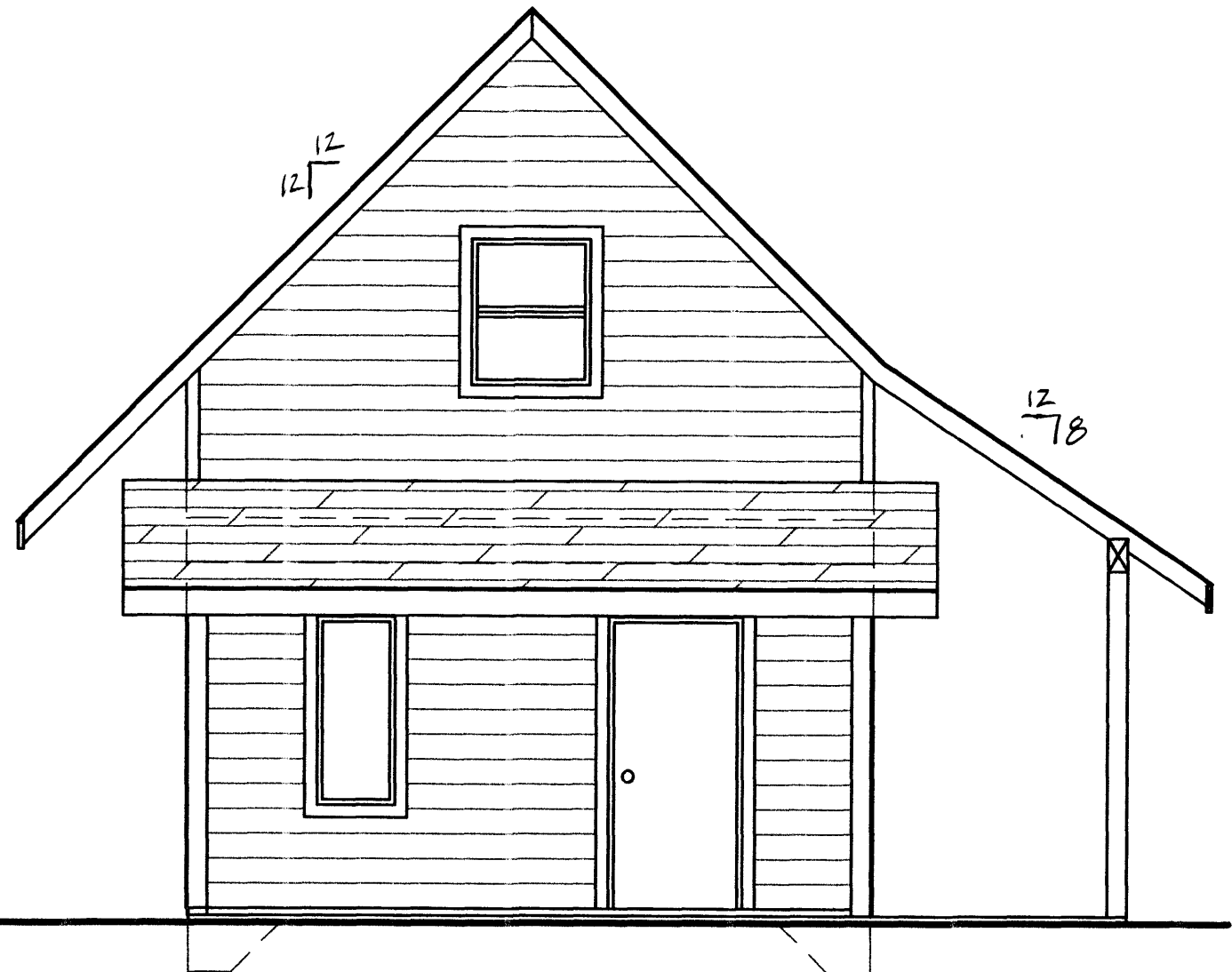
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EXPIRES: 12-31-23



E3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



E4 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

ANGLE DESIGN

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N & S Elevations

DATE:
1-14-22

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