

14 DAY OPPORTUNITY TO COMMENT



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

Application for Significant Environmental Concern Review

CASE FILE: T2-2024-0109 **APPLICANT:** Nicholas Scanlan

LOCATION: 21610 NE Lachenvue Lane **Property ID #** R200102
 Map, Tax lot: 1N3E21DB -05900 **Alt. Acct. #** R462901050

BASE ZONE: Urban Low Density Residential (LR-7)

OVERLAYS: Significant Environmental Concern (SEC), Flood Hazard (FH)

PROPOSAL: New dock for personal use

- ❖ **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 Thursday, July 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, MCC 39.3005 Lot of Record – Generally, MCC 39.3140 Lot of Record – Urban Low Density Residential

LR-7 Zone: MCC 39.4854 Uses Permitted Under Prescribed Conditions, (A) Accessory Buildings, MCC 39.4862 Dimensional Requirements and Development Standards

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5540 Criteria for Approval of SEC 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.

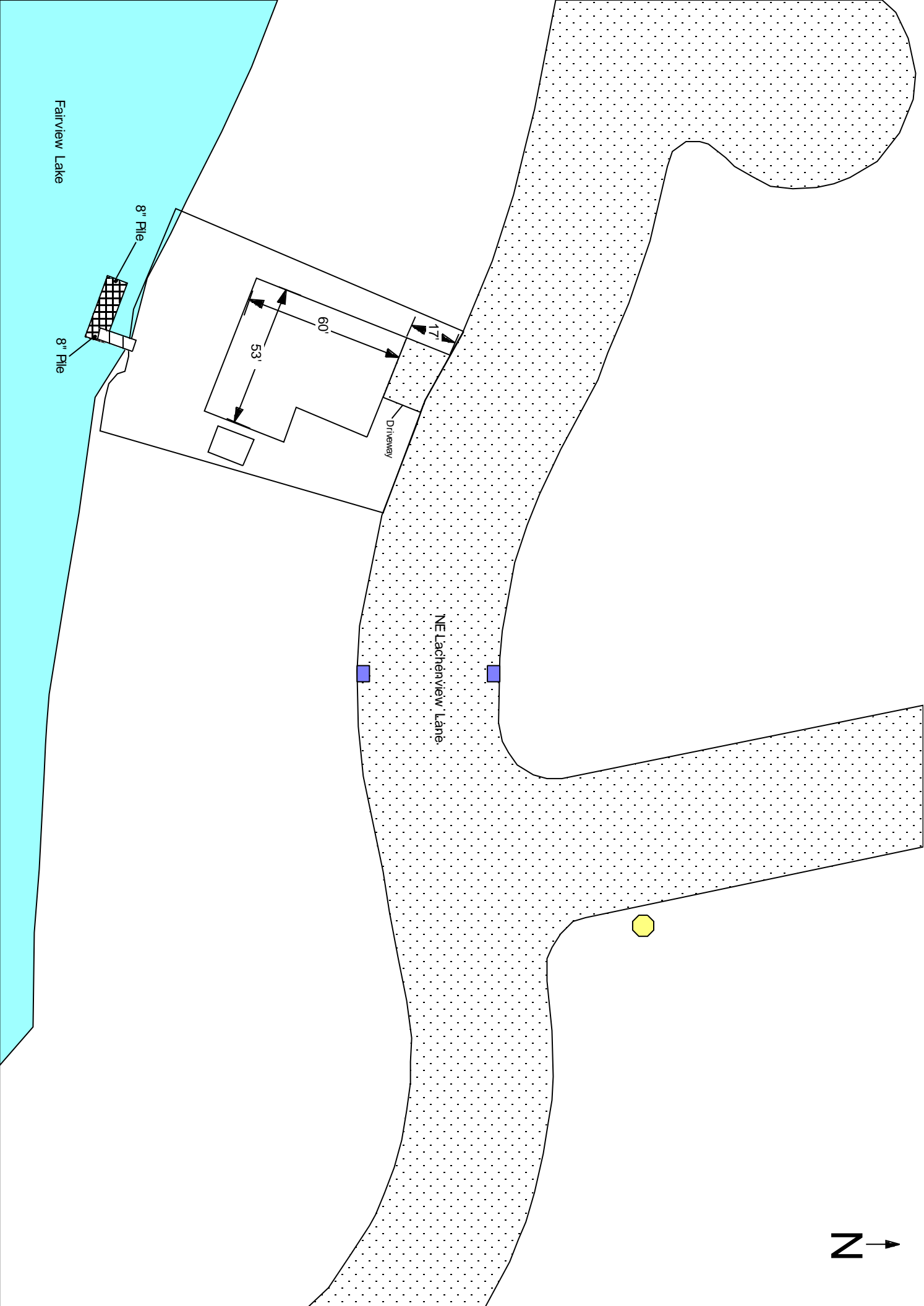
Vicinity Map



- ❖ **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.



Fairview Lake

8" Pile

8" Pile

Driveway

NE Lachenview Lane

Scale

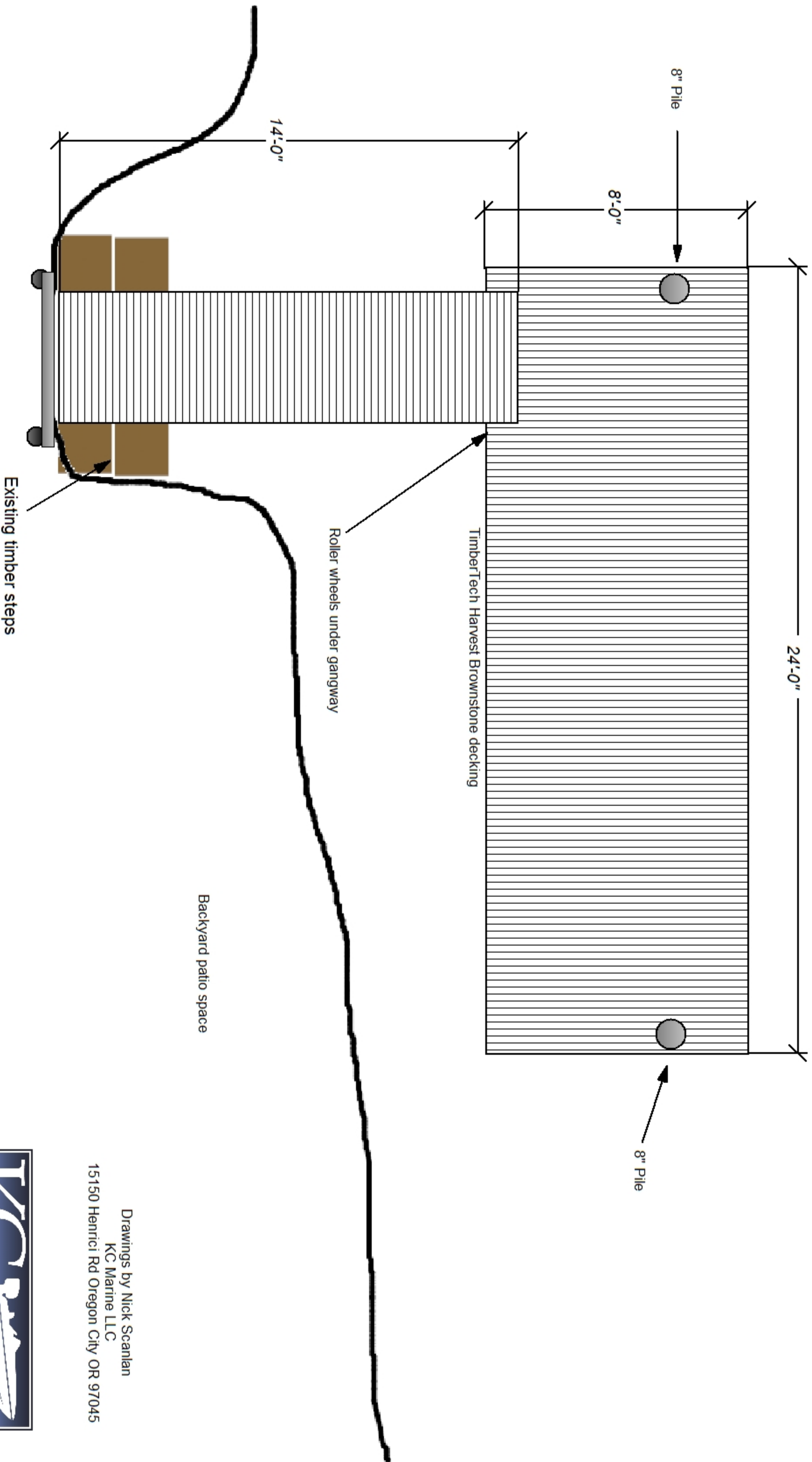
25'

Fire Hydrant

Storm Water Drain

John Fabian
21610 NE Lachenview Ln,
Fairview , OR, 97024

Prepared 03/11/2025 by *Ambra Couran*



John Fabian
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Fairview, OR 97024

Drawings by Nick Scanlan
KC Marine LLC
15150 Henrici Rd Oregon City OR 97045

BOAT LIFTS & BOAT DOCKS

Enjoy the Water More