

TIME EXTENSION



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

Case File: T2-2026-0040

Applicant: Katherine Heekin

Proposal: Request for a 12-month time extension of the approval period for land use case numbers T2-2024-0079, T1-2025-0027, and BP-2025-0040 which authorized a new single-family dwelling with accessory structures and a private driveway.

Location: 16332 NW McNamee Road, Portland

Property ID # R215989

Map, Tax lot: 2N1W19D -00500

Alt. Acct. # R553601300

Base zone: RR (Rural Residential)

Overlays: SEC-v (Significant Scenic Views)
SEC-h (Significant Wildlife Habitat)
GH (Geologic Hazard)

Decision: Approved. T2-2024-0079 and related cases will now expire on March 28, 2028.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is September 18, 2026 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. Paper copies of all documents are available at the rate of \$0.71/page.

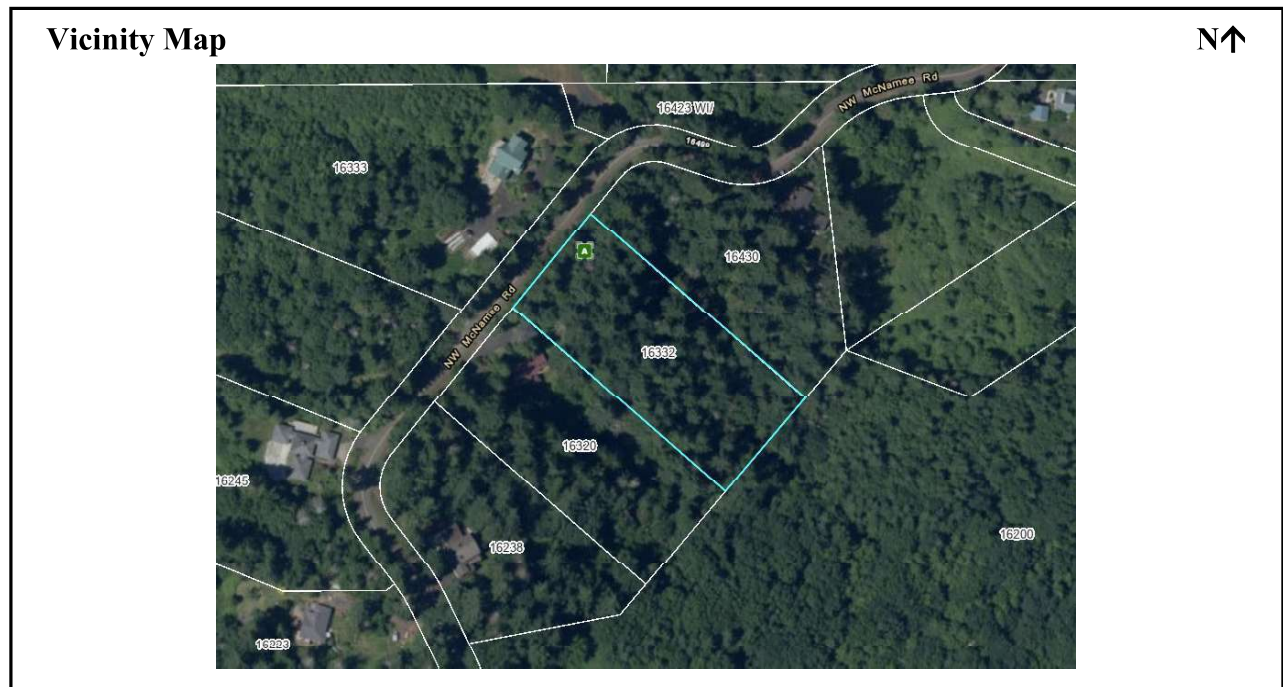
Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable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

Issued by: **Keri Tallorin** Digitally signed by Keri Tallorin
Date: 2026.09.02 10:47:28 -07'00'

Keri Tallorin, Planner

For: Megan Gibb,
Planning Director

Date: September 4, 2026



ORDINANCE REQUIREMENTS:

Applicable standards for this permit are in Multnomah County Code (MCC) Chapter 39 under:

Time Extension: MCC 39.1183 Expiration and Extension of Type I Decisions, MCC 39.1185 Expiration of Type II or Type III Decisions, MCC 39.1195 Extension of a Type II or Type III Decision.

Copies of the referenced Multnomah County Code sections are available by visiting our website at <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.

ON-GOING RESPONSIBILITIES, OBLIGATIONS, MODIFICATIONS, AND LIMITATIONS:

It shall be the responsibility of the property owner(s) to comply with the limitations of approval described herein. Where a restriction relates to a specific criterion, the code citation follows in brackets.

General Requirements:

1. Permit Expiration - Land use case no. T2-2024-0079 and all associated land use permits shall expire as follows:
 - a. **On March 28, 2028** when development / uses have not been established:
 - i. For the purposes of 1.a, expiration of an approval means that a new application is required for uses that are not established during the approval period. For land divisions, “established” means the final plat has been recorded with the County Recorder.

2. All conditions of approval from land use case no. T2-2024-0079 shall remain in effect. The property owner(s) or their representative(s) shall be responsible for complying with all conditions of approval.
3. All on-going responsibilities, obligations, modifications, and limitations from Erosion and Sediment Control (ESC)/Zoning Plan Review case no. T1-2025-0027 / BP-2025-0040 shall remain in effect. The property owner(s) or their representative(s) shall be responsible for complying with all on-going responsibilities, obligations, modifications, and limitations.

1.0 Project Description:

Staff: Request for a 12-month time extension of land use case no. T2-2024-0079, which approved a single-family home in the SEC-h and SEC-v environmental overlay zones and Erosion and Sediment Control (ESC)/Zoning Plan Review case no. T1-2025-0027 / BP-2025-0040. The conditions of approval provided a 2-year period to commence construction of the foundation or frame of the approved structure in compliance with MCC 39.1185(B) prior the expiration of the approval period. The applicant has submitted a time extension application pursuant to MCC 39.1195.

2.0 Time Extension Criteria:

2.1 MCC 39.1183 EXPIRATION AND EXTENSION OF TYPE I DECISIONS.

*** * * * ***

(B) Extension of a Type I permit is permitted only when the use or development to be established under the Type I permit is contingent on a Type II, III, or IV permit associated with the same use or development. However, a Type I permit shall not be granted an extension beyond the expiration period of the Type II, III, or IV permit associated with the same use or development. An extension request for a Type I permit is not a land use decision as described in ORS 197.015, and is not subject to appeal as a land use decision. The extension request may be approved provided:

- (1) An applicant makes a written request for an extension of the approval period;**
- (2) The request is submitted to the county prior to the expiration of the approval period; and**

Staff: The applicant submitted a written request for a time extension of the development on July 27, 2026, prior to the expiration of the original approval at 4:00 PM on March 28, 2027 (Exhibit A.1). *Criteria met.*

(3) The requested extension aligns with and does not extend beyond the expiration period of a Type II, III, or IV permit associated with the same use or development.

Staff: A condition will require the Type I permit extension aligns with the expiration period of the Type II permits associated with the same use or development. *As conditioned, criterion met.*
*** * * * ***

2.2 MCC 39.1195 EXTENSION OF A TYPE II OR TYPE III DECISION

(A) The Planning Director shall grant one extension period of 24 months for approvals of dwellings listed in MCC 39.1185 (C) and shall grant one extension period of up to 12 months for all other approvals provided:

- (1) An applicant makes a written request for an extension of the development approval period;**
- (2) The request is submitted to the county prior to the expiration of the approval period;**

Staff: The applicant submitted a written request for a time extension of the development on July 27, 2026, prior to the expiration of the original approval at 4:00 PM on March 28, 2027 (Exhibit A.1). *These criteria are met.*

- (3) The applicant states reasons that prevented the applicant from beginning or continuing development within the approval period; and**
- (4) The county determines that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible.**

Staff: The applicant states in their written request (Exhibit A.4) that development / modifications were not completed during the timeframe due to the passing of her husband. Therefore, the county determines that the applicant was unable to continue or complete development during the approval period for reasons for which the applicant was not responsible. *Criteria met.*

(B) Pursuant to OAR 660-033-0140, approval of an extension in EFU and CFU districts is an administrative decision, is not a land use decision as described in ORS 197.015, and is not subject to appeal as a land use decision. All other extension requests authorized by this section are land use decisions and shall be reviewed under the Type II procedures set forth in MCC 39.1125.

Staff: The subject property is zoned RR (Rural Residential). MCC 39.1195(B) is not applicable.

3.0 Exhibits

‘A’ Applicant’s Exhibits

All exhibits are available for review by contacting Keri Tallorin via email at keri.tallorin@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	5	Application Form	July 27, 2026
A.2	3	Warranty Deed	July 27, 2026
A.3	16	Site Plan	July 27, 2026
A.4	1	Code Narrative	July 27, 2026