

## NOTICE OF PUBLIC HEARING

A public hearing scheduled to consider the land use case(s) cited and described below.

**Case File:** T3-2021-14603

The hearing is scheduled Before one of the County Hearings Officers on **Friday, November 19, 2021 at 9:00 a.m.** or soon thereafter, via virtual hearing.

**Proposal:** The Applicant requests an Administrative Decision by the Planning Director to implement a M49 Dwelling, Variance to the forest practices setbacks, Geologic Hazards permit, Significant Environmental Concern for wildlife habitat permit, Forest Development Standards review, and Exception to the Secondary Fire Safety zone. Approval of the requested permits/reviews would authorize the establishment of a single-family dwelling on the subject property.

**Location:** 13221 NW McNamee Road, Portland                      Map / Tax Lot: 2N1W32B -00702  
Alt. Acct. #R649631860    Property ID #R652210

**Applicant(s):** Matt Newman, NW Engineers                      **Owner(s):** Katie Miranda & Ahmed Al Ali

**Zoning:** Commercial Forest Use – 2 (CFU-2)                      **Site Size:** 2.0 acres

**Overlay(s):** Significant Environmental Concern – wildlife habitat (SEC-h); Geologic Hazards (GH); Protected Aggregate & Minerals – Impact Area (PAM-IA)



## **Public Participation and Hearing Process:**

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost. A staff report will be available for inspection seven (7) days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of \$0.40/per page. For further information on this case, contact Chris Liu via email at [chris.liu@multco.us](mailto:chris.liu@multco.us).

**Public Participation:** All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments must be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

**Hearing Process:** The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant, the County, or other participants at the hearing.

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 (LUBA).

## **Applicable Approval Criteria:**

Multnomah County Code (MCC):

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally; MCC 39.3030 Lot of Record – (CFU-2); MCC 39.6850 Dark Sky Lighting Standards; MCC 39.6235 Stormwater Drainage Control;

Administrative Decision by Planning Director – Measure 49 Implementation: Oregon Administrative Rules (OAR) 660-041-0000 – 660-041-0530, Measure 49 Final Order and Home Site Authorization E118605

Commercial Forest Use Zone: MCC 39.4105 Building Height Requirements; MCC 39.4110 Forest Practices Setbacks and Fire Safety Zone; MCC 39.4115 Development Standards for Dwellings and Structures; MCC 39.4150 Single Family Dwellings Condition of Approval;

Significant Environmental Concern – wildlife habitat: MCC 39.5520 Application for SEC Permit; MCC 39.5860 Criteria for Approval of SEC-h Permit

Exception to Secondary Fire Safety Zone: MCC 39.4155 Exceptions to Secondary Fire Safety Zone

Geologic Hazards: MCC 39.5075 Permits Required; MCC 39.5085 Application Information Required; MCC 39.5090 Geologic Hazards Permit Standards

Variance: MCC 39.8205 Scope; MCC 39.8215 Variance Approval Criteria

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

**Enclosures:**

Preliminary Site Plan

Preliminary Grading & Erosion Control Plan

Building Elevations

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

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

Exhibit A.21

**M ENGINEERS**  
 2940 NE 10th Avenue  
 Portland, OR 97232  
 PH: 503.601.4413  
 503.601.4402 - FAX  
 & Planning

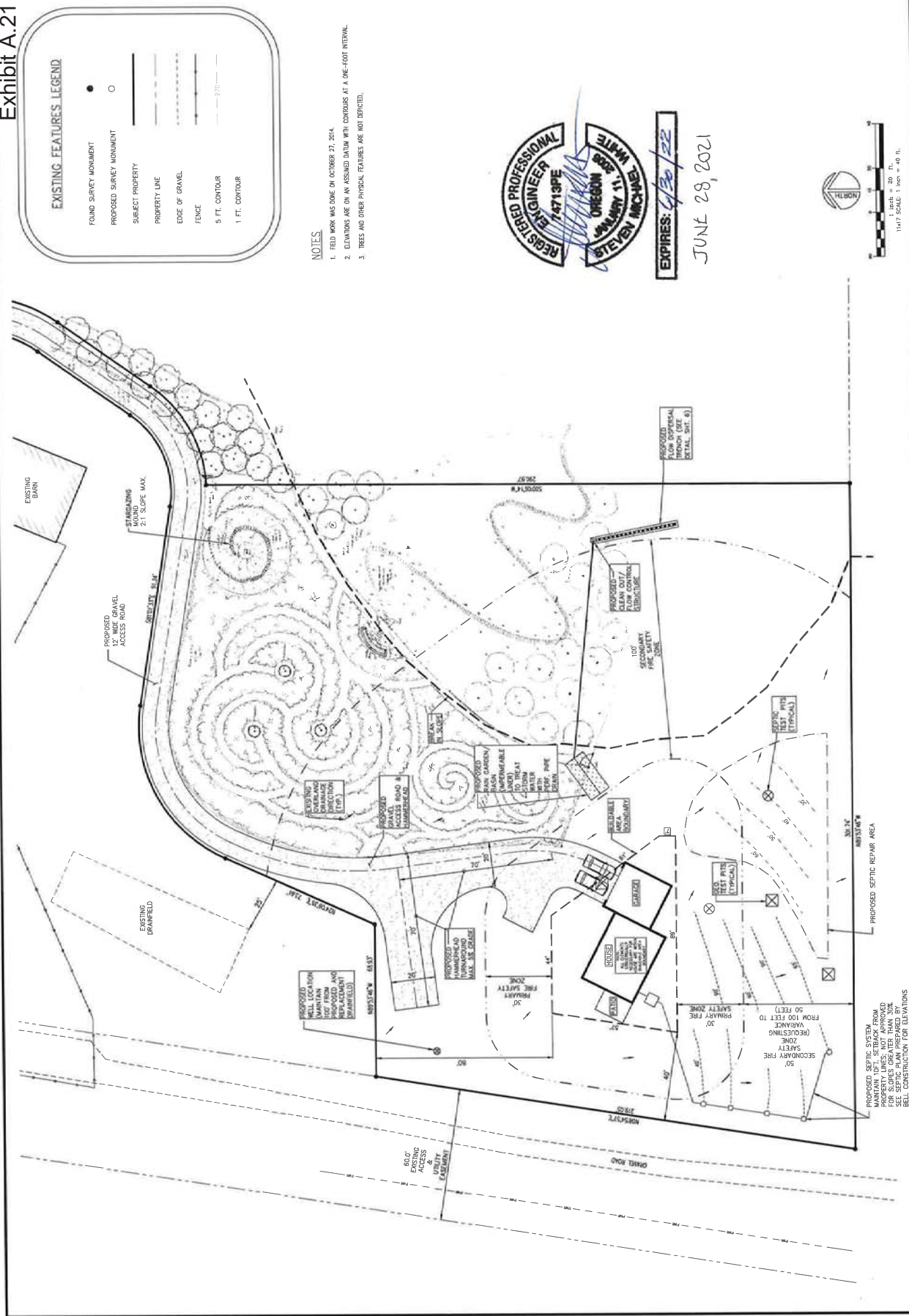
FOR: KATIE MIRANDA & AHMED ALI  
 4345 SW 94TH AVENUE  
 PORTLAND, OR 97225  
 PH: 650-284-8513  
 FAX MAP 2N1W328  
 TAX LOT 702  
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL  
 N07.13  
 PRELIMINARY SITE PLAN  
 WITH FIRE BREAKS

NO.	REVISION	BY	DATE

DESIGNED	
DRAWN	
REVIEWED	
SUBMITTED	

PSIT  
 4  
 of 8

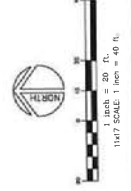


**EXISTING FEATURES LEGEND**

- FOUND SURVEY MONUMENT
- PROPOSED SURVEY MONUMENT
- SUBJECT PROPERTY
- PROPERTY LINE
- EDGE OF GRAVEL
- FENCE
- 5 FT. CONTOUR
- 1 FT. CONTOUR

- NOTES**
1. FIELD WORK WAS DONE ON OCTOBER 27, 2014.
  2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTOURS AT A ONE-FOOT INTERVAL.
  3. TREES AND OTHER PHYSICAL FEATURES ARE NOT DETICED.

**REGISTERED PROFESSIONAL ENGINEER**  
 174713PE  
 JUNE 28, 2021  
 EXPIRES: 6/30/22



PROPOSED SEPTIC REPAIR AREA  
 FROM 100 FEET TO  
 (RESISTING  
 SAFETY ZONE  
 SAFETY ZONE  
 FROM 50 FEET TO  
 PRIMARY FIRE  
 SAFETY ZONE

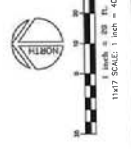
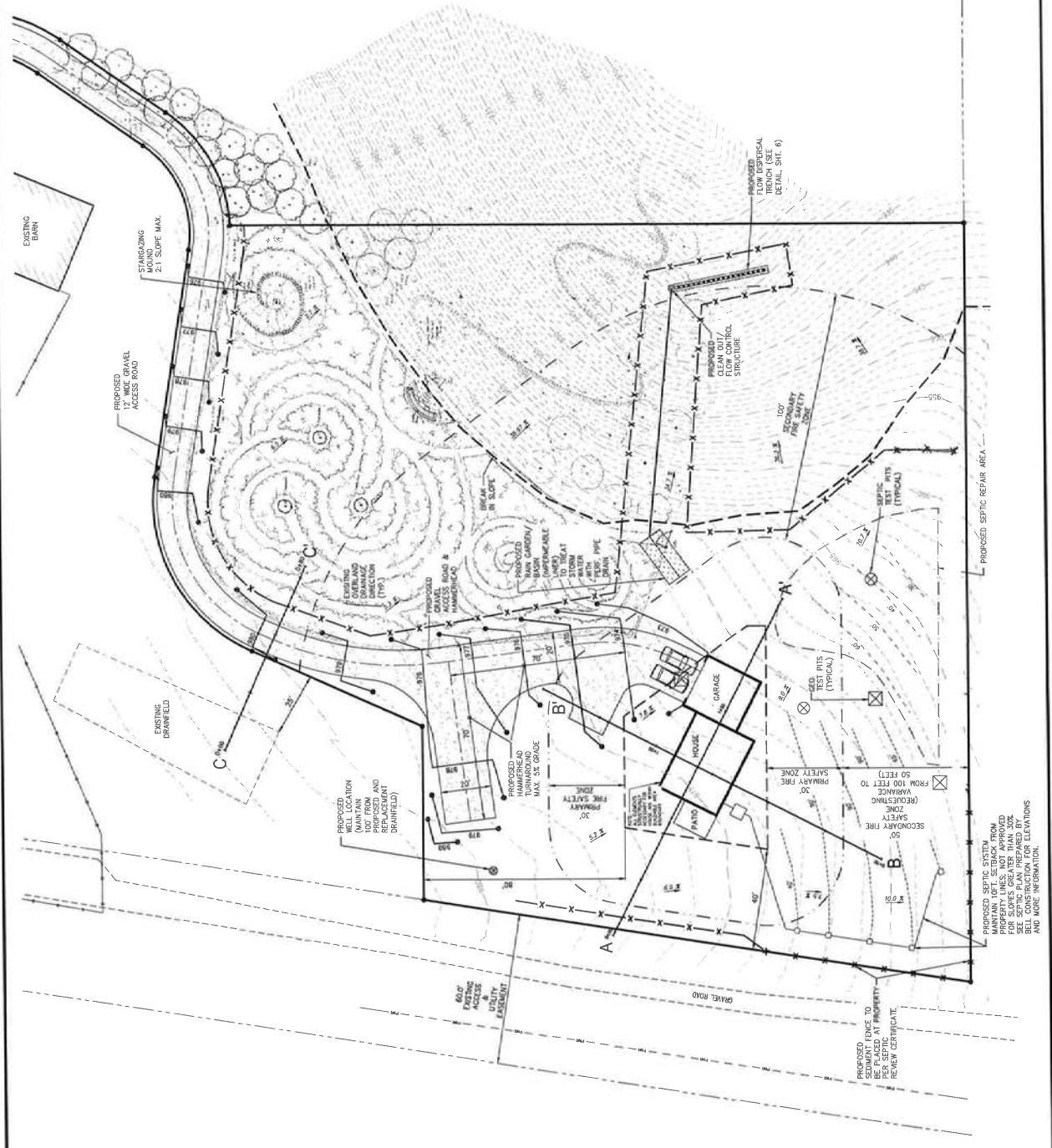
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 FROM 50 FEET TO  
 PRIMARY FIRE  
 SAFETY ZONE

# Exhibit A.22

**EXISTING FEATURES LEGEND**

FOUND SURVEY MONUMENT	●
PROPOSED SURVEY MONUMENT	○
SUBJECT PROPERTY	—
PROPERTY LINE	---
EDGE OF GRAVEL	- - - -
FENCE	— · — · — ·
5 FT. CONTOUR	— · — · — ·
1 FT. CONTOUR	— · — · — ·

- NOTES**
1. FIELD WORK WAS DONE ON OCTOBER 27, 2021.
  2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTOURS AT A ONE-FOOT INTERVAL.
  3. TREES AND OTHER PHYSICAL FEATURES ARE NOT DEPICTED.
  4. SEE PAGE 61 FOR PROFILES AND DETAILS.



**REGISTERED PROFESSIONAL ENGINEER**  
**74719PE**  
**STEVEN MICHAEL WHITE**  
**JANUARY 11, 2008**  
**OREGON**  
**EXPIRES: 03/30/22**

**JUNE 28, 2021**

**M ENGINEERS**  
 Engineering & Planning  
 200 NE 10th Street  
 Hillsboro, OR 97124  
 503.601.4621

FOR: KATIE MIRANDA & AHMED ALI  
 4245 SW 94TH AVENUE  
 PORTLAND, OR 97225  
 PH: 850.284.8513  
 SITE: TAX LOT 702  
 MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL  
 PRELIMINARY GRADING &  
 EROSION CONTROL PLAN  
 N0713

NO.	DATE	BY	REVISION

DESIGNED	
DRAWN	
REVIEWED	
SUBMITTAL	

