

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Lot of Record Verification

We are required to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

**Case File:** T2-2019-11866

**Location:** Tax lot located between 33407 and 33419 SE Carpenter Lane, Gresham  
Tax Lot 600, Section 21DB, Township 1 South, Range 4 East, W.M.  
Alternate Account #R994210680 Property ID #R342518

**Applicant:** Brian Stevens

**Base Zone:** Multiple Use Agriculture -20 (MUA-20)

**Overlays:** None

**Proposal:** The applicant requests a Lot of Record Verification for the above referenced property. Staff will determine if the current configuration of the subject property satisfies the relevant Lot of Record approval criteria found in Multnomah County Code and referenced on the back of this notice.

Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted if received by **4pm on July 15, 2019**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact staff planner, **Chris Liu** at [chris.liu@multco.us](mailto:chris.liu@multco.us) or at 503-988-2964.

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 39.1515 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

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at [multco.us/landuse/zoning-codes](http://multco.us/landuse/zoning-codes) under the link *Chapter 39: Multnomah County Zoning Code*.

**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.

**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.