

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Lot of Record Verification

This notice serves 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:** T2-2019-12608

**Location:** 15248 NW Germantown Road  
Tax Lot 800, Section 08D, Township 1 North, Range 1 West, W.M.  
Tax Account #R961080160 Property ID #R323981

**Applicant:** Joseph Rayhawk

**Base Zone:** Exclusive Farm Use (EFU)

**Overlays:** Significant Environmental Concern – wildlife habitat (SEC-h); Streams (SEC-s);  
Geologic Hazards (GH)

**Proposal:** The Applicant requests a Lot of Record Verification for the subject property. This process essentially verifies the “legal status”, as staff will determine if the current configuration of the subject property met the zoning and land division laws at the time of creation or reconfiguration. The application does not propose any development; hence, a GH, SEC-h, and/or SEC-s permit are not necessary.

#### Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on January 13, 2020**. 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 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 39.3070 Lot of Record – Exclusive Farm Use

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: 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, any recognized neighborhood associations, 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.