

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: T2-2020-14023

Location: Address: 21520 NW Gilkison Road, Scappoose Map, Tax Lot: 3N2W26A -02100
Alternate Account #: R982260470 Property ID #: R326267

Applicant: Don Wallace

Base Zone: Rural Residential (RR)

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

Proposal: Lot of Record Verification to determine if the property identified as 21520 NW Gilkison Road (3N2W26A -02100) is a Lot of Record. A Lot of Record is a unit of land that satisfied all applicable zoning and land division laws at the time of its creation / reconfiguration. SEC-h, SEC-s, and GH permits are not required, as this review does not consider any development request.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on July 26, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the planner, Chris Liu via email at *chris.liu@multco.us*. Copies of these materials may be purchased for \$0.35/per page.

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 39.3090 Lot of Record – Rural Residential

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://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.