
14 DAY OPPORTUNITY TO COMMENT

Application for a 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: T2-2021-14225 & T2-2021-14226

Tract 1: Adjacent to NW St. Helen's Rd., Portland
Map # 2N1W18 -200; 2N1W18 -600; 2N1W18 -400; 2N1W18 -300; 2N1W18 -500
Alt. Acct. # R971180330; R971181020; R971180950; R971180900; R971181000
Property ID # R325039; R506054; R325096; R325091; R503257

Tract 2: Adjacent to NW St. Helen's Rd.; Portland
Map # 2N1W18D -200; 2N1W18D -100; 2N1W18D -300
Alt. Acct. # R971180340; R971181010; R971181030
Property ID # R325040; R506053; R506055

Applicant: Jason Smith, Columbia River Estuary Study Taskforce (CREST)

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

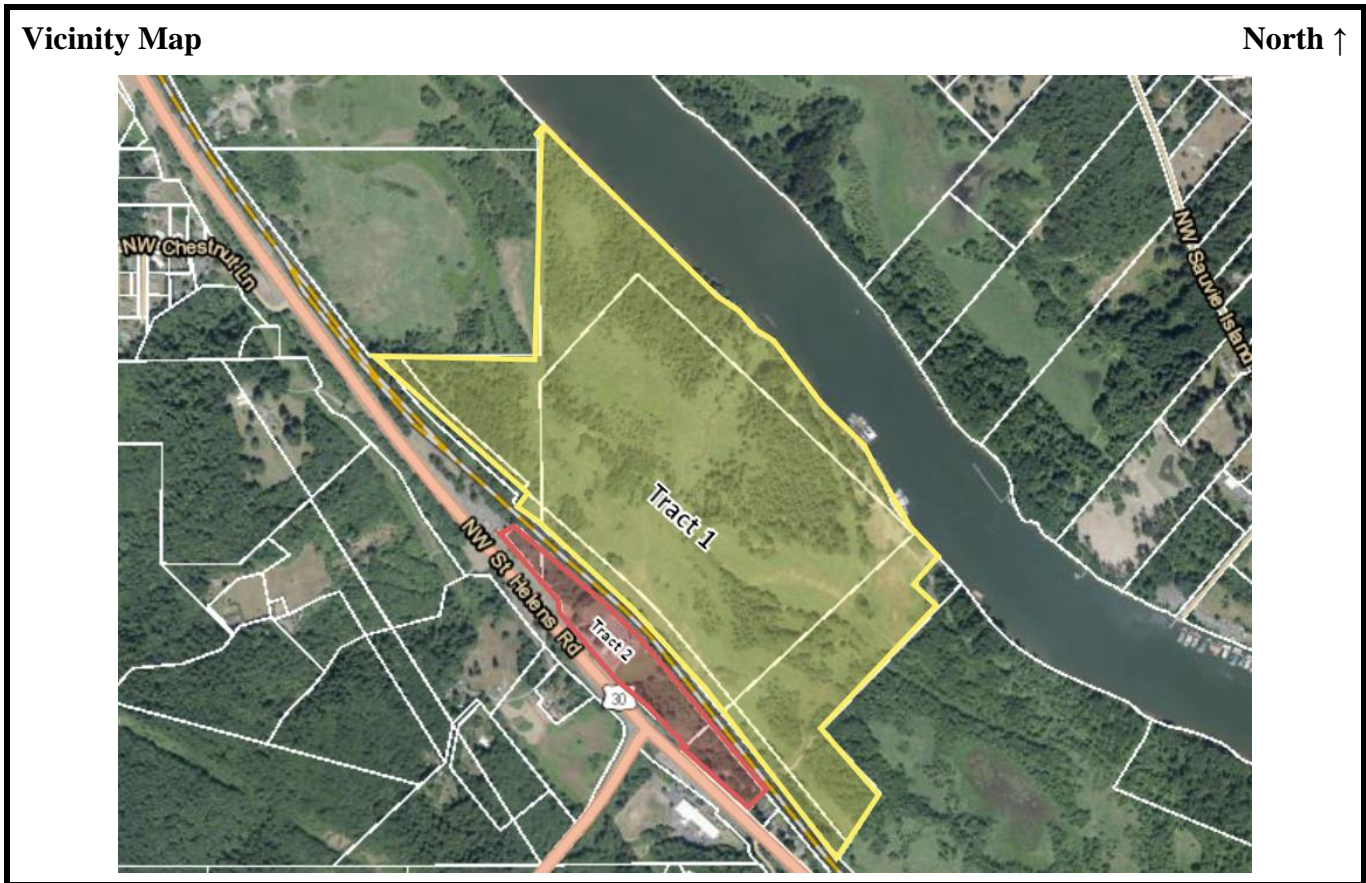
Overlays: Willamette River Greenway (WRG); Flood Hazard (FH);

Proposal: Lot of Record Verification to determine if the combined tax lots identified as "Tract 1" form a single Lot of Record and the combined tax lots identified as "Tract 2" form a single 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. WRG and FH 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 April 01, 2021**. Comments should be directed toward approval criteria applicable to the request. Digital copies of application materials and other evidence relied upon are available for inspection at no cost. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact planner, Chris Liu via email at chris.liu@multco.us.

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.



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 – MUA-20

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**.

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.