

14 DAY OPPORTUNITY TO COMMENT

Application for a Property Line Adjustment

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: T2-2022-16045

Location: **Address (Tract 1):** 21520 NW Gilkison Rd. Scappoose
Map, Tax Lot: 3N2W26A-02100
Alternate Account #: R982260470 Property ID #: R326267

Address (Tract 2): 21500 NW Gilkison Rd. Scappoose
Map, Tax Lot: 3N2W26A-02000
Alternate Account #: R982260220 Property ID #: R326240

Applicant(s): Gregory & Donna Martinez, Erik L. Ingebrigtsen

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Wildlife Habitat (SEC-h), Geological Hazards (GH), and Significant Environmental Concern for Stream (SEC-s)

Proposal: Applicant requests a Property Line Adjustment to move a common property line between tax-lots 3N2W26A-02100 (Tract 1) and 3N2W26A-02000 (Tract 2). Tract 1 will increase in size from 3.18 acres to 3.21 acres. Tract 2 will reduce in size from 3.95 acres to 3.92 acres.

Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on December 30, 2022**. 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 Marisol Cervantes via email at Marisol.Cervantes@multco.us or via phone (503) 988-9452. Paper copies of these materials may be purchased for \$0.40/per page.

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1515 Code Compliance and Applications

Rural Residential (RR): MCC 39.4365(C) Review Uses - Property Line Adjustments, MCC 39.4375 Dimensional Requirements and Standards, MCC 39.4395 Access

Property Line Adjustment: MCC 39.4380(B)(1)(a)(b), (2)(a)(b) Lots of Exception and Property Line Adjustments, MCC 39.9300(A) – (D) Property Line Adjustment

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.



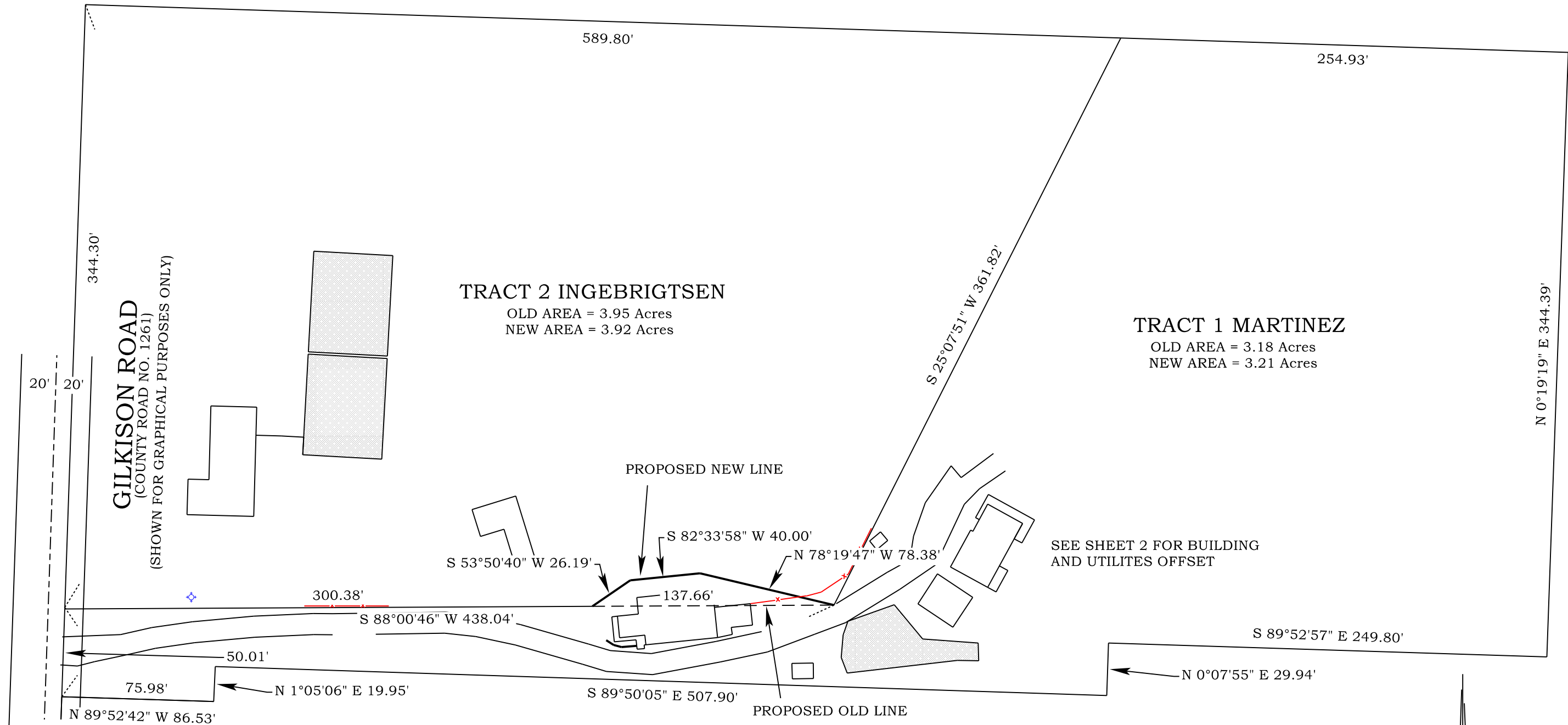
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons 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.

Enclosures:
Tentative Plan Map

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.



**TENTATIVE PLAN MAP FOR
GREG MARTINEZ
IN THE NE 1/4 OF SECTION 26,
T3N, R2W, W.M.,
MULTNOMAH COUNTY,
SEPTEMBER 15, 2022
SCALE 1" = 60'
SHEET 1 OF 2**

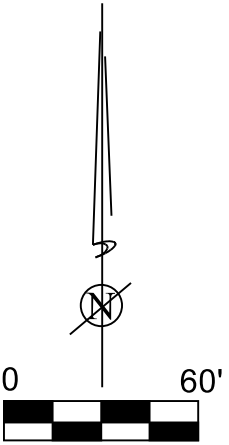


K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

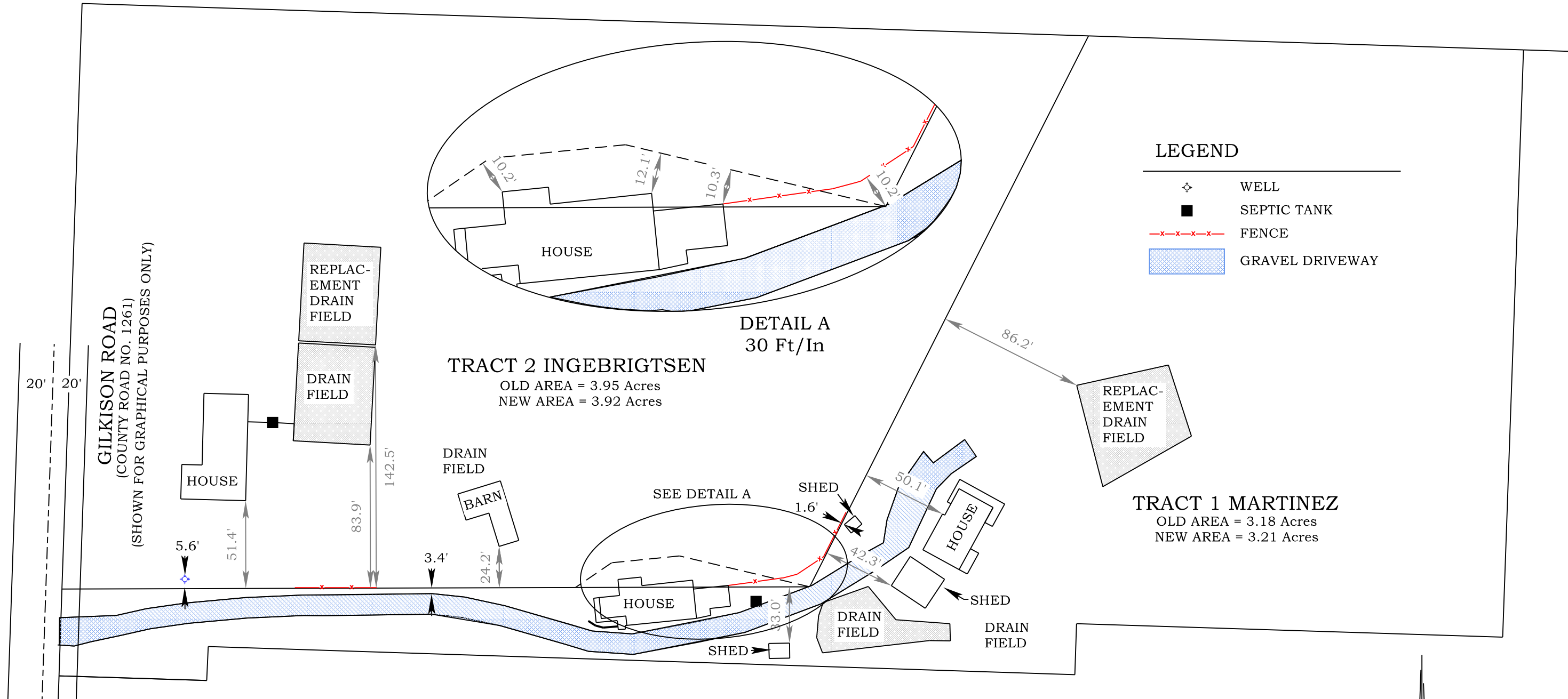
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Donald D. Wallace, Jr.

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601
RENEWES 6/30/24



**JOB NO. 17-088
10-5-2022**



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