Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

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14 DAY OPPORTUNITY TO COMMENT

Application for
Category 4 Land Division

This notice serves as an invitation to comment on the application cited and described below.

Case File: T2-2018-10691

Location: 6605 SE 302nd Ave.
Tax Lot 200, Section 19AA, Township 1 South, Range 4 East, W.M.
Alt. Acct # R994190680
Property ID# R342172

Applicant: Cindy Coonrad

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

Proposal: A request for a Category 4 Land Division to correct an unlawful land division that created the subject property in 1965. The subject property has an existing dwelling constructed prior to zoning regulations in 1935. This case will replace land use case # T2-2017-9781, which expired and was not acted upon.



Comment Period: Written comments regarding this application will be accepted if received by **4:00 p.m. on August 17, 2018.** 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 Chris Liu, Staff Planner at 503-988-3043 or chris.liu@multco.us.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance; MCC 36.2855 Dimensional Standards and Development Requirements; MCC 36.7780 Category 4 Land Division; MCC 36.7785 Creation of Lots and Parcels That Were Unlawfully Divided; MCC 36.7935 Easements; MCC 36.7950 Water System; MCC 36.7955 Sewage Disposal; MCC 36.7960 Surface Drainage.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at multco.us/landuse/zoning-codes under the link Chapter 36: West of the Sandy River Rural Plan Area.

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.