

1600 SE 190<sup>th</sup> Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

## REVISED 14 DAY OPPORTUNITY TO COMMENT

### Application for Property Line Adjustment

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

**Case File:** T2-2018-10966

**Location:**

**Tract 1:** 5947 NW Cornell Road, Portland  
Tax Lot 00200, Section 31BA, Township 1 North, Range 1 East, W.M.  
Alternate Account #R590301830 Property ID #R223172

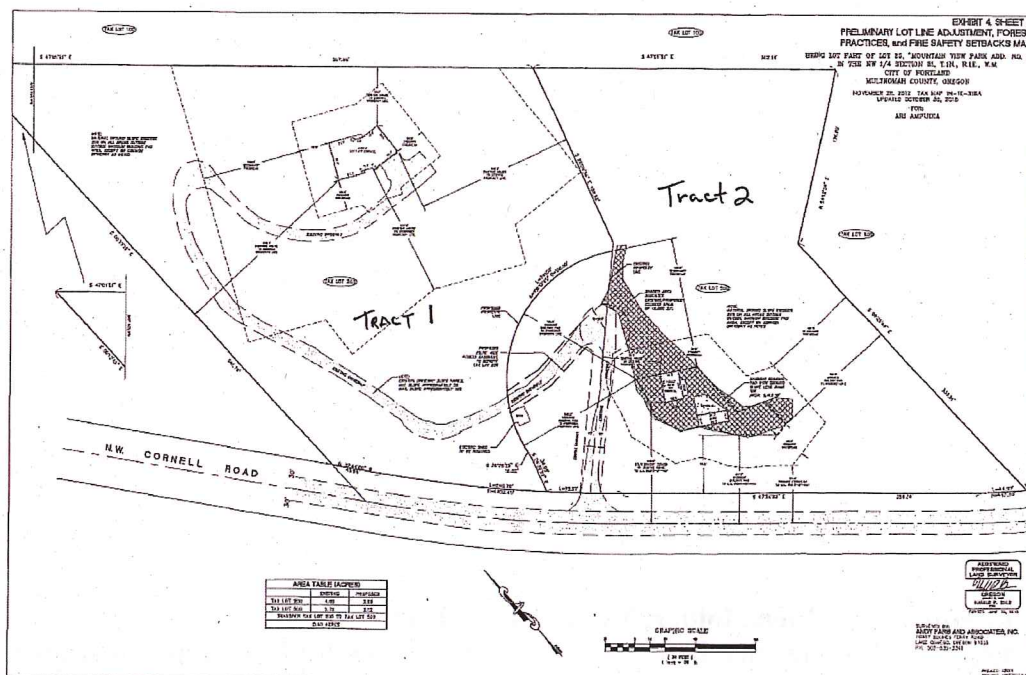
**Tract 2:** 5849 NW Cornell Road, Portland  
Tax Lot 00500, Section 31BA, Township 1 North, Range 1 East, W.M.  
Alternate Account #R590301760 Property ID #R223171

**Applicant:** Ari Ampudia c/o Cofield Law Office

**Base Zone:** Commercial Forest Use – 2 (CFU-2)

**Overlays:** Significant Environmental Concern for wildlife habitat (SEC-h) and streams (SEC-s) / Hillside Development (HD)

**Proposal:** The applicant is proposing a property line adjustment (PLA) to transfer 0.40 of an acre (17,424 sq. ft.) from Tract 1 to Tract 2 so that a new forest dwelling proposed for Tract 2 will be able to meet the forest practice setbacks and fire safety zones in the CFU-2 zone.



**Comment Period:** Written comments regarding this application will be accepted if **received by 4pm on Wednesday, May 8, 2019**. 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, Lisa Estrin at 503-988-0167 or email her at [lisa.m.estrin@multco.us](mailto:lisa.m.estrin@multco.us).

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 33.2225 Review Uses, (G) Lot Line Adjustments, MCC 33.2256 Forest Practices Setbacks and Fire Safety Zones, MCC 33.2263 Lot Size Requirements, MCC 33.2270 Lot Line Adjustment; Property Line Adjustment, MCC 33.2273 Access, MCC 33.2275 Lot of Record, MCC 33.0005 Definitions, Lot of Record, MCC 33.7790 Property Line Adjustment, MCC 37.0650 Code Compliance.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at [multco.us/landuse/zoning-codes](http://multco.us/landuse/zoning-codes) under the link *Chapter 33: West Hills 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.