

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for Verification of a Nonconforming Use

We are required 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: T2-2019-11423

Location: 7510 SE Altman Road, Gresham
Tax Lot 200, Section 21CA, Township 1 South, Range 4 East, W.M.
Alternate Account #R994210520 Property ID #R342503

Applicant: Dean Alterman, Alterman Law Group PC

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

Proposal: Applicant is requesting Verification of a Nonconforming Use for the property used by Scenic Fruit

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Tuesday, September 24, 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 lisa.m.estrin@multco.us or 503-988-0167.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions: 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, MCC 39.6850 Dark Sky Lighting Standards; and

Multiple Use Agriculture – 20 (MUA-20): MCC 39.4302 through MCC 39.4345.

Nonconforming Use: MCC 39.8305 Verification of a Nonconforming Use Status

Multnomah County Road Rules (MCRR):

MCRR 4.000 Access to County Roads, MCRR 18.000 Right of Way Use Permits

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 under the link *Chapter 39 – Zoning Code* or multco.us/transportation-planning under the link *Plans and Documents*.

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.