

## 14 DAY OPPORTUNITY TO COMMENT

### Application for 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:** T2-2019-12269

**Location:** 26543 NW St. Helens Road, Scappoose  
Tax Lot 1300, Section 25AC, Township 3 North, Range 2 West, W.M.  
Alternate Account #R982250560 Property ID #R326185

**Applicant:** Spencer Staley

**Base Zone:** Commercial Forest Use – 5 (CFU-5)

**Overlays:** Significant Environmental Concern for wildlife habitat (SEC-h) and scenic views (SEC-v) / Geologic Hazards (GH)

**Proposal:** Applicant is requesting to verify that the subject property is a Lot of Record.

**Vicinity Map**

North ↑



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, September 26, 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 planner, Lisa Estrin at [lisa.m.estrin@multco.us](mailto:lisa.m.estrin@multco.us) or 503-988-0167.

**For this application to be approved, the proposal will need to meet the applicable approval criteria below:**

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3060 Lot of Record – Commercial Forest Use – 5 (CFU-5)

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**.

**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.