

14 DAY OPPORTUNITY TO COMMENT

Application for 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: T2-2019-12169

Location: **Property 1:** Property adjacent and to the north of 14745 NW Gillihan Road, Portland
Tax Lot 300, Section 28A, Township 2 North, Range 1 West, W.M.
Alternate Account #R971280430 Property ID #R325273

- and -

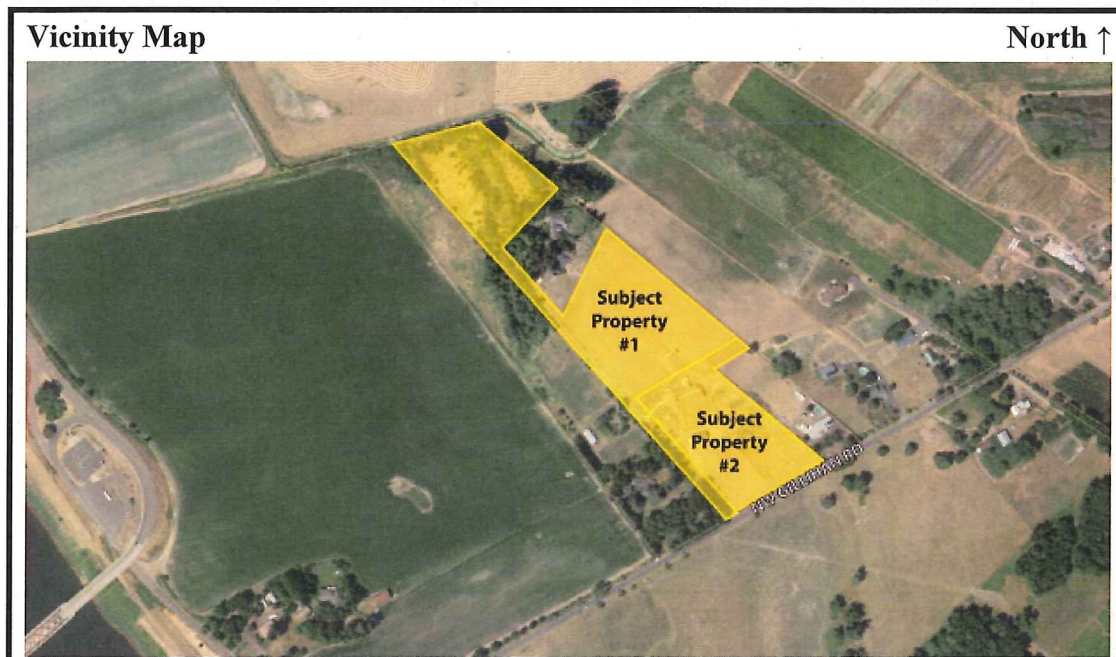
Property 2: 14765 NW Gillihan Road, Portland
Tax Lot 300, Section 28, Township 2 North, Range 1 West, W.M.
Alternate Account #R971280680 Property ID #R491180

Applicants: Mark Greenfield and Courtney Vail Fletcher

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

Overlays: Property 1: Significant Environmental Concern for Wetlands (SEC-w)

Proposal: The applicants are requesting a property line adjustment between Property 1 and Property 2.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Friday, November 15, 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, Rithy Khut at rithy.khut@multco.us or 503-988-0176.

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 – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4315(C) Review Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4330 Lots of Exception and Property Line Adjustments

Property Line Adjustments: MCC 39.9300 Property Line Adjustment

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, 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:

Zoning Map
Site Plan

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.



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
PH 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

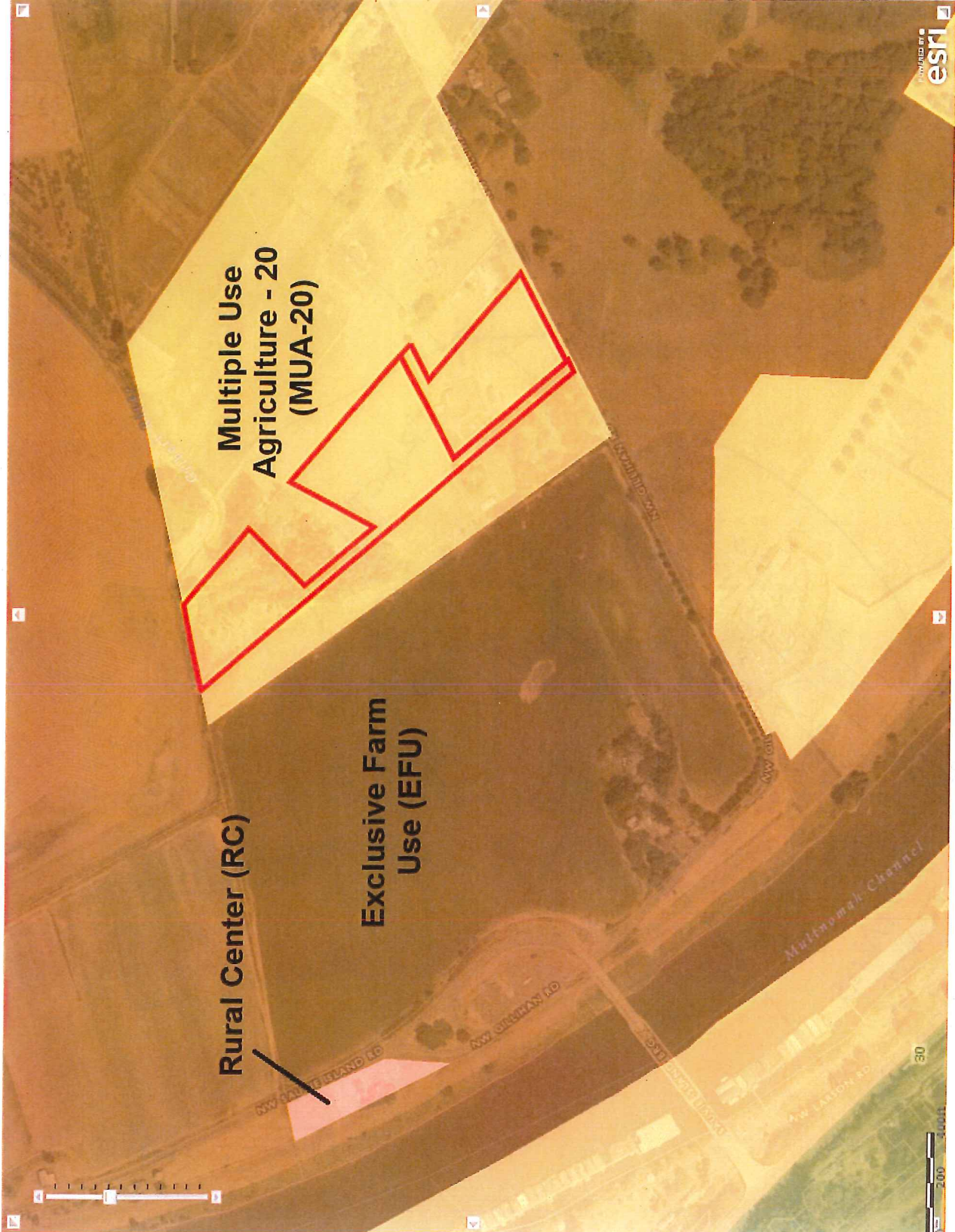
Map Comments:

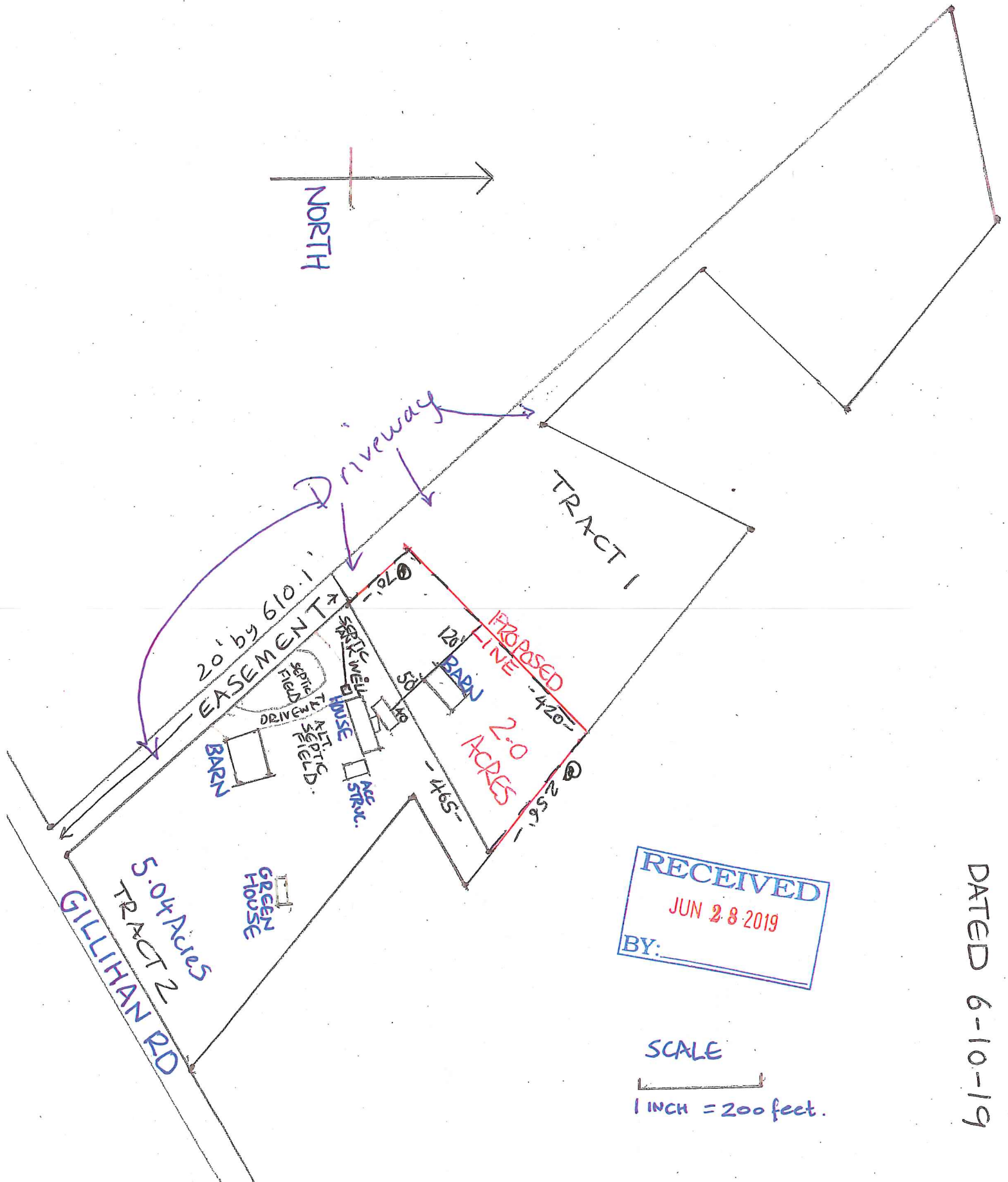
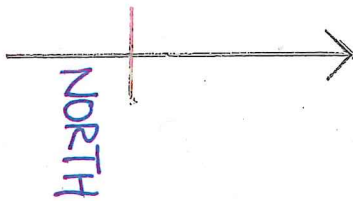
Zoning Map of:

Property 1: Tax Lot 300, Section 28A, Township 2 North, Range 1 West, W.M. and,

Property 2: 14765 NW Gillihan Road, Portland
Tax Lot 300, Section 28, Township 2 North, Range 1 West, W.M.

[Web Layout](#)





RECEIVED
JUN 28 2019
BY:

SCALE
1 INCH = 200 feet.

DATED 6-10-19