

14 DAY OPPORTUNITY TO COMMENT

Application for a Lot of Exception, Category 3 Land Division, and 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: T2-2020-13600

Location: 33419 and 33429 SE Carpenter Lane, Gresham
Tax Lot 500, Section 21DB, Township 1 South, Range 4 East, W.M.
Tax Account #R994210400 Property ID #R342495

- and -

Property located adjacent to the west and north of 33419 and 33429 SE Carpenter Lane
Tax Lot 600, Section 21DB, Township 1 South, Range 4 East, W.M.
Tax Account #R994210680 Property ID #R342518

Applicant: Brian and Trisha Stevens

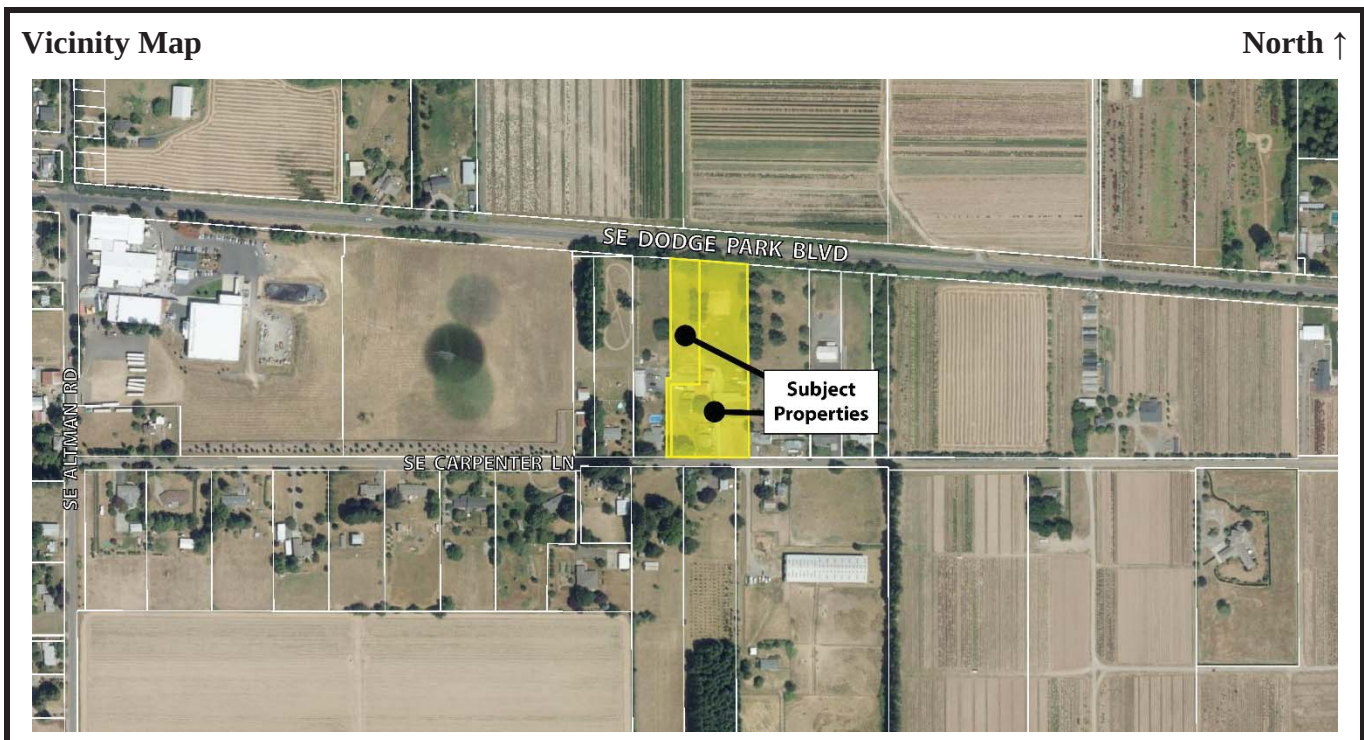
Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: None

Proposal: Applicant requests a Lot of Exception and Category 3 Land Division to create two parcels from tax lot 500 and then a property line adjustment to adjust the common boundary between tax lot 600 and one of the newly created parcels.

Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Friday, February 5, 2021**. 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, except holidays*) at no cost. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us.

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.



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

Definitions: MCC 39.2000 Definitions

Lot of Record: General Provisions: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4315(C) and (E) Review Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4330 Lots of Exception and Property Line Adjustments, MCC 39.4345 Access

Property Line Adjustment: MCC 39.9300 Property Line Adjustment

Category 3 Land Division: MCC 39.9045(G) Category 3 Land Divisions, MCC 39.9400(B), (C), and (H) Criteria for Approval, Category 1 and Category 2 Tentative Plan and Future Street Plan, MCC 39.9430 Criteria for Approval, Category 3 Tentative Plan, MCC 39.9435 Contents Of Category 3 Tentative Plan, MCC 39.9500 Application of General Standards and Requirements, MCC 39.9505 Land Suitability, MCC 39.9510 Lots and Parcels, MCC 39.9515 Acreage Tracts, MCC 39.9520 Street Layout, MCC 39.9525 Street Design, MCC 39.9530 Street Reserve Strips, MCC 39.9535 Temporary Turnarounds, MCC 39.9540 Street Names, MCC 39.9545 Required Improvements, MCC 39.9550 Streets, Sidewalks, Pedestrian Paths and Bikeways, MCC 39.9555 Easements, MCC 39.9560 Street Trees, MCC 39.9565

Street Lighting, MCC 39.9570 Water System, MCC 39.9575 Sewage Disposal, MCC 39.9580 Surface Drainage and Storm Sewer Systems, MCC 39.9585 Electrical and Other Wires

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**.

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.

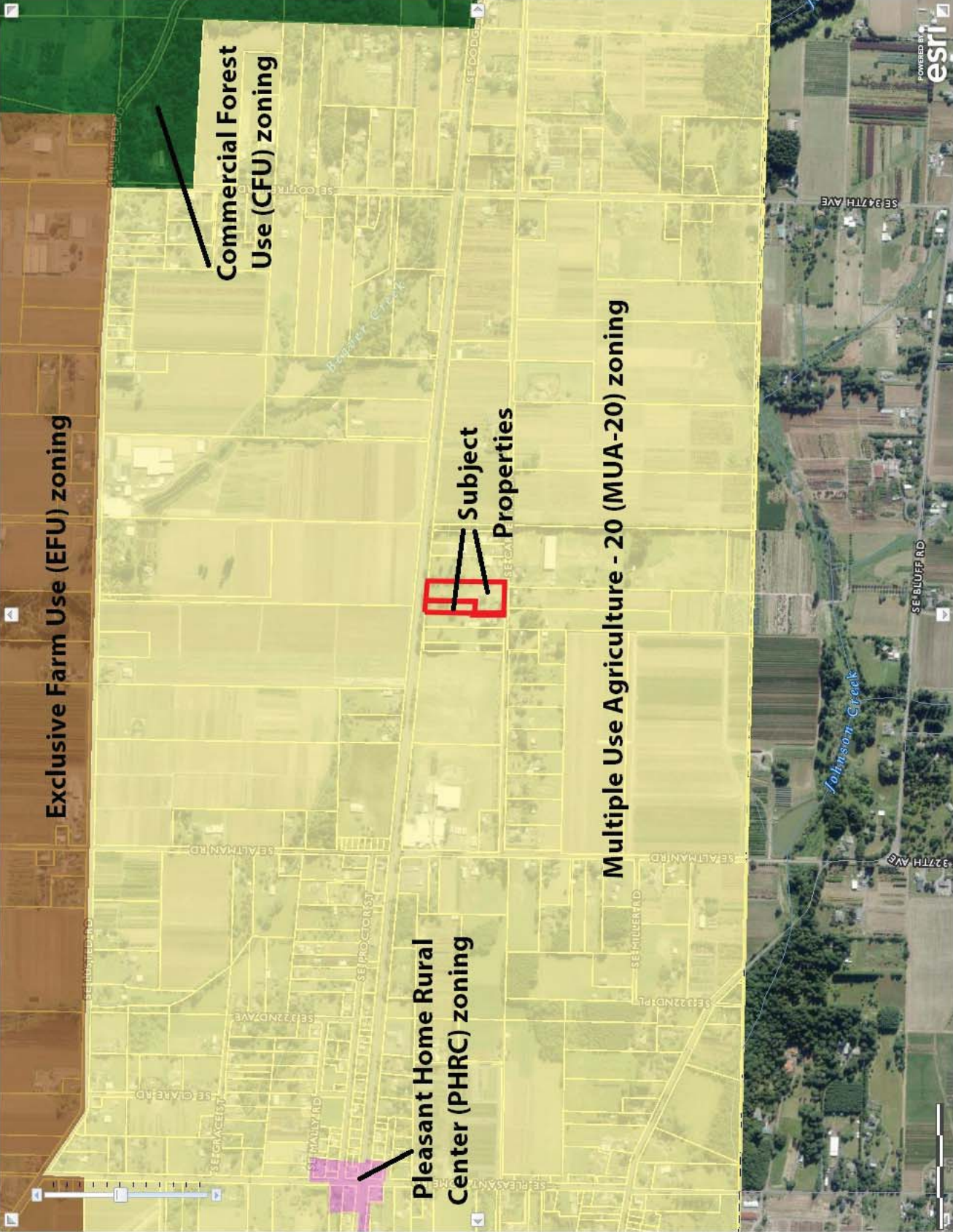
Enclosures:

Zoning Map

Tentative Plan Map

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.

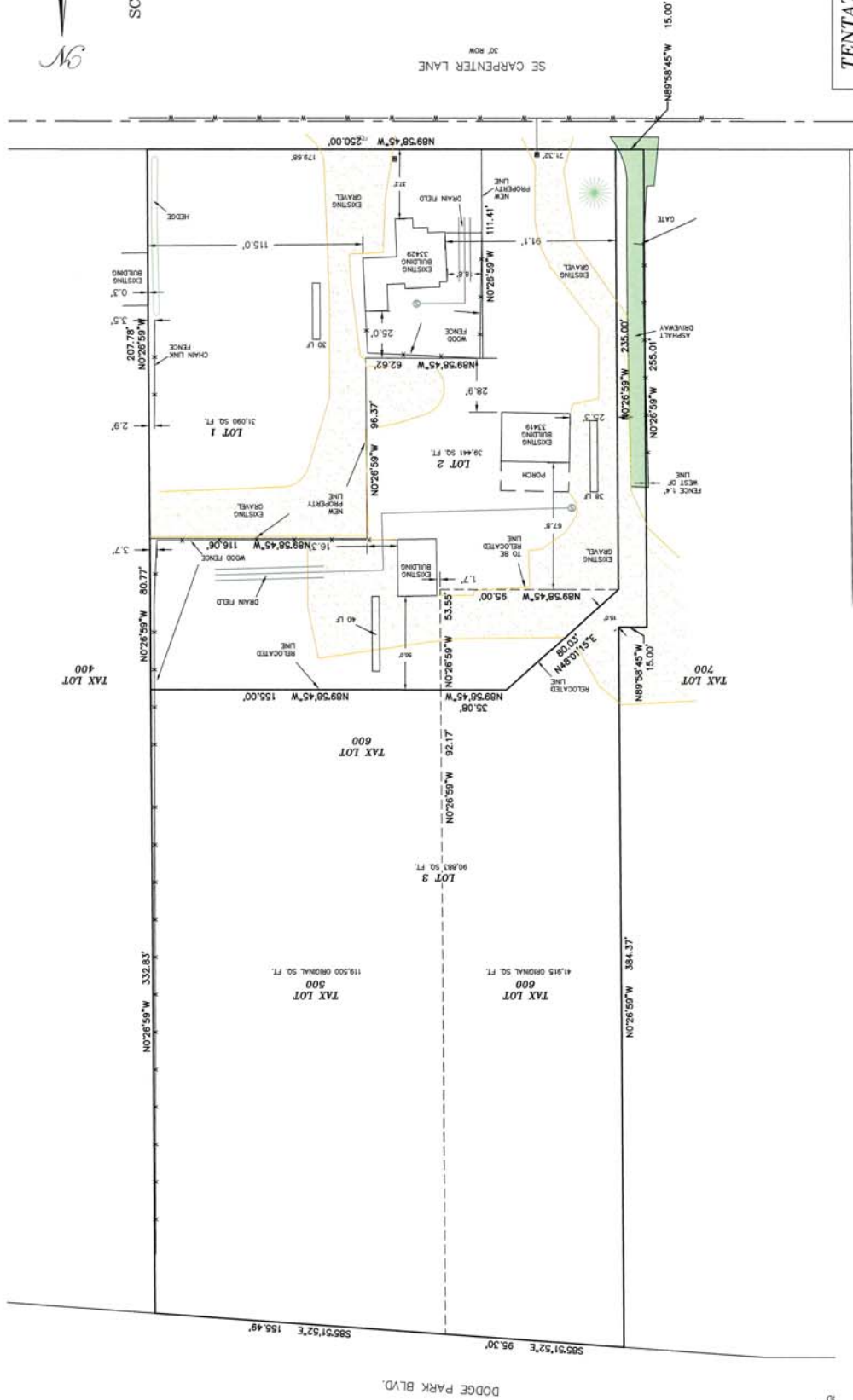
Map Comments:

Zoning Map showing zoning on
154E21DB -00500 (33419 and 33429 SE
Carpenter Lane, Gresham) and
154E21DB -00600

[Web Layout](#)



SCALE 1" = 30'



TENTATIVE PLAN MAP

33419 & 33429
SE CARPENTER LANE
SE 1/4 SEC 21, T1S, W1M.

MULTNOMAH COUNTY, OREGON
JULY 29, 2020
DRAWN: JMR CHECKED: DMR
SCALE 1"=30' ACCOUNT # 500-883
Y:\500-883\DWG\500883.DWG



CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590

LEGEND

- EXISTING POWER POLE
- SEPTIC TANK
- EXISTING WATER METER
- EXISTING UNDERGROUND WATER
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING GRAVEL
- ORIGINAL TAX LOT
- INFILTRATION TRENCH FOR RAIN DRAINS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2020

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 33419 SE CARPENTER LANE.
2. THE BASIS OF BEARINGS WAS PER SURVEY NUMBER 53152, MULTNOMAH COUNTY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF TRISHA AND BRIAN STEVENS.
4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS; A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.