

## 14 DAY OPPORTUNITY TO COMMENT

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### **Application for a National Scenic Area Site Review and Parcel Determination**

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:** T2-2020-13703

**Location:** 36810 NE Reed Road, Corbett  
Tax Lot 900, Section 26CA, Township 1 North, Range 4 East, W.M.  
Alternate Account #R944260550 Property ID #R322258

**Applicant:** Eric Mauck, Cascade Septic Tank Service

**Base Zone:** Gorge General Residential – 5 Acre Minimum (GGR-5)

**Key Viewing Areas:** Columbia River, Crown Point, Historic Columbia River Highway, Interstate 84, Larch Mountain Road, Larch Sherrard, Rooster Rock, State Route 14, Sandy River

**Landscape Setting:** Rural Residential

**Proposal:** The applicant is requesting a Parcel Determination for the subject property listed above. A Parcel Determination verifies that a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration and the County's aggregation requirements. The applicant is also proposing to install an on-site sewage disposal system on the subject property which requires a National Scenic Area Site Review to ensure that scenic, cultural, natural resources, and recreational resources are not impacted.

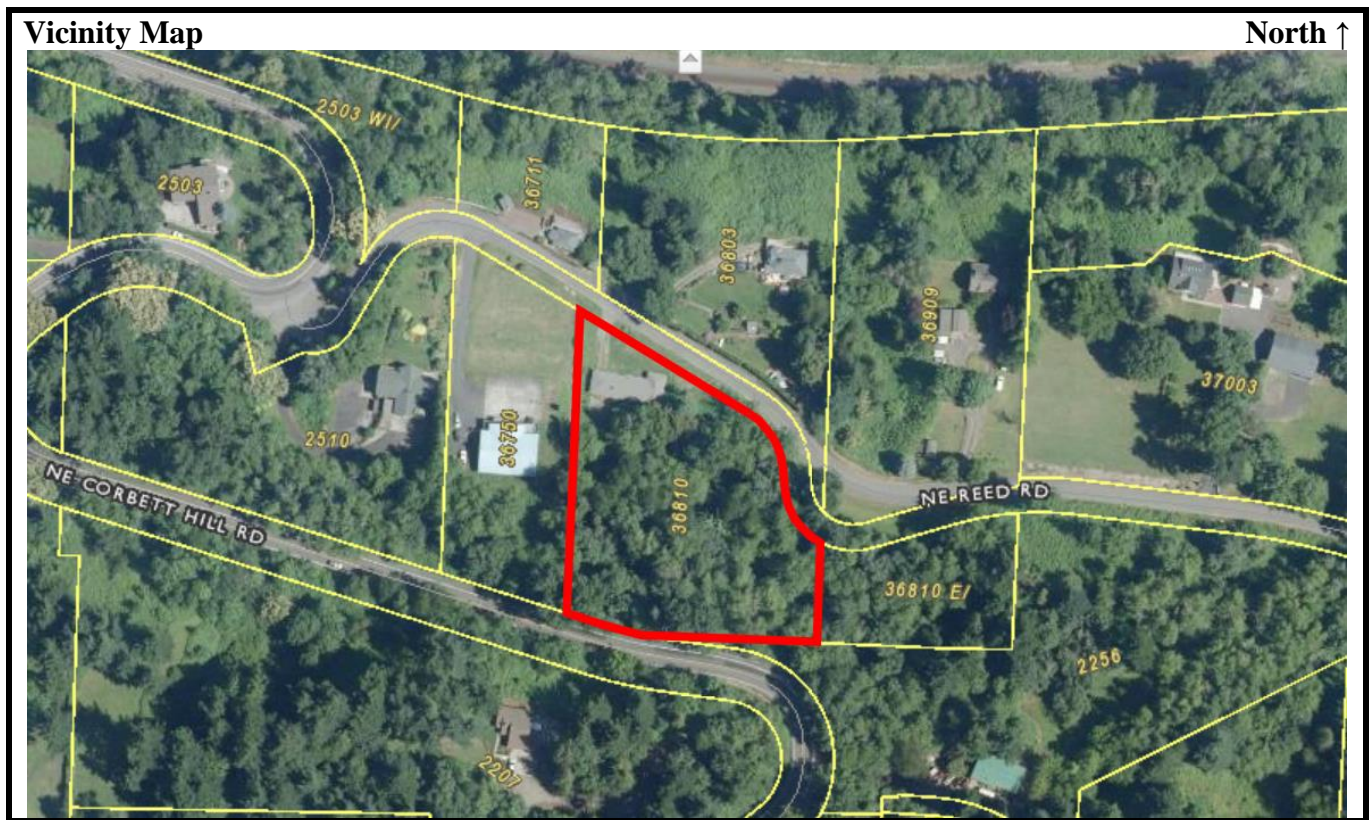
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**Date of Mailing:** January 25, 2021

**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on February 8, 2021**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available by contacting the case planner. Printed copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact planner, Izze Liu at 503-988-0213 or via email at [isabella.liu@multco.us](mailto:isabella.liu@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, property owner, to those parties that submit written comment or request the decision in writing. 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):

Parcel Determination: MCC 38.0015 Definitions – “Parcel”

Violations, Enforcement, and Fines: MCC 38.0560 Code Compliance and Applications

Gorge General Residential – 5: MCC 38.3025 Review Uses

Site Review Criteria: MCC 38.7035 GMA Scenic Review Criteria; MCC 38.7045 GMA Cultural Resource Review Criteria; MCC 38.7055 GMA Wetland Review Criteria; MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria; MCC 38.7065 GMA Wildlife Review Criteria; MCC 38.7070 GMA Rare Plant Review Criteria; MCC 38.7080 Recreational Resource Review Criteria

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <https://multco.us/landuse/zoning-code/s> under the link **Chapter 38 – Columbia River Gorge National Scenic Area**

**Enclosures:**

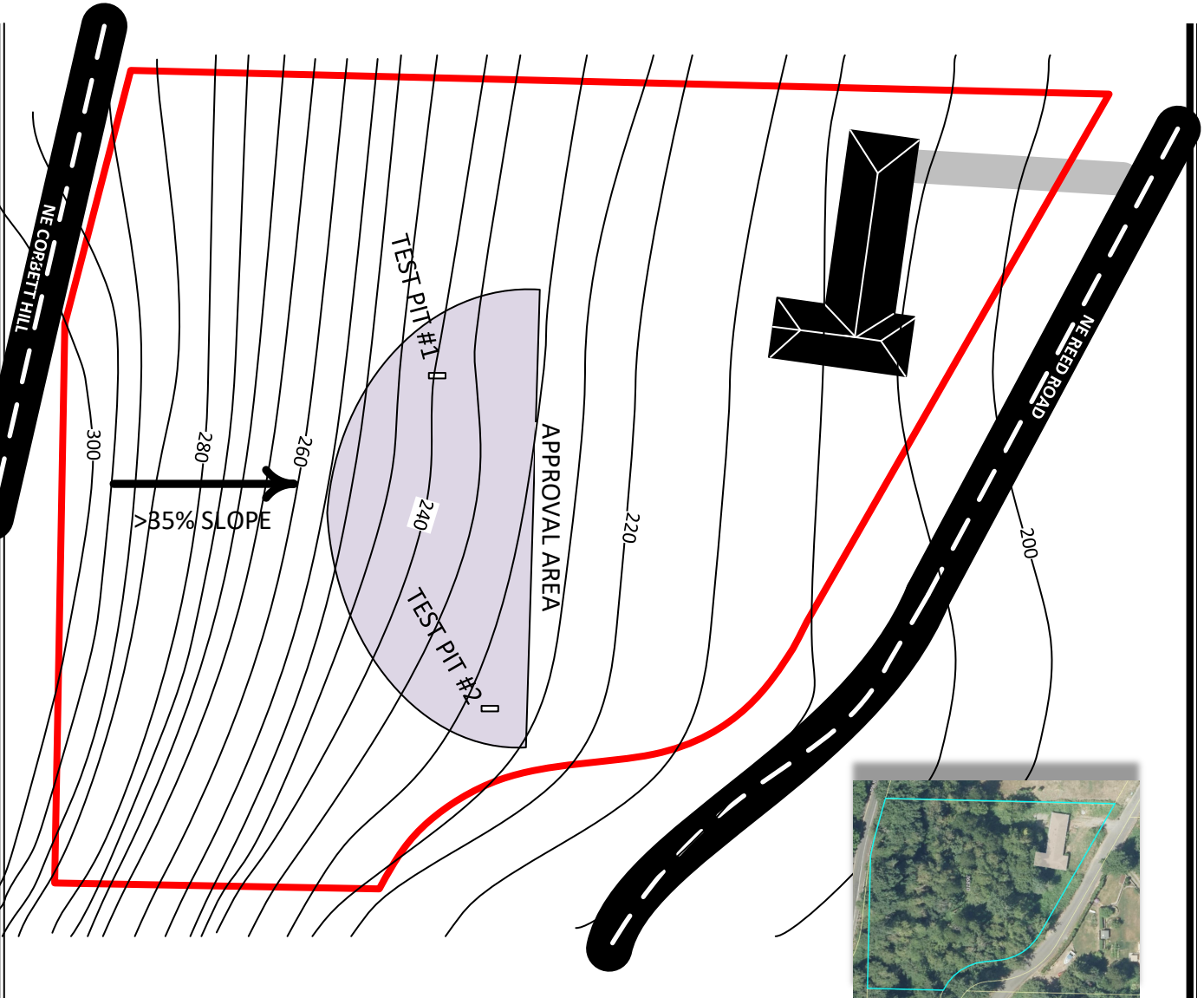
Site Plan

**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.

# Cascade Septic Tank Service

## APPROVAL AREA AND SLOPE



### SITE CHARACTERISTICS

- SINGLE FAMILY RESIDENCE. ON A HILL SIDE, FORESTED LOT
- SLOPES VARY FROM >30% TO < 12%.
- WORK AREA SLOPE IS 12-22%
- MAPPED LAND SLIDE IS 100 METERS TO THE EAST SOUTHEAST OF THE LOT.
- SITE IS ON PUBLIC WATER.

