

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: T2-2020-14024

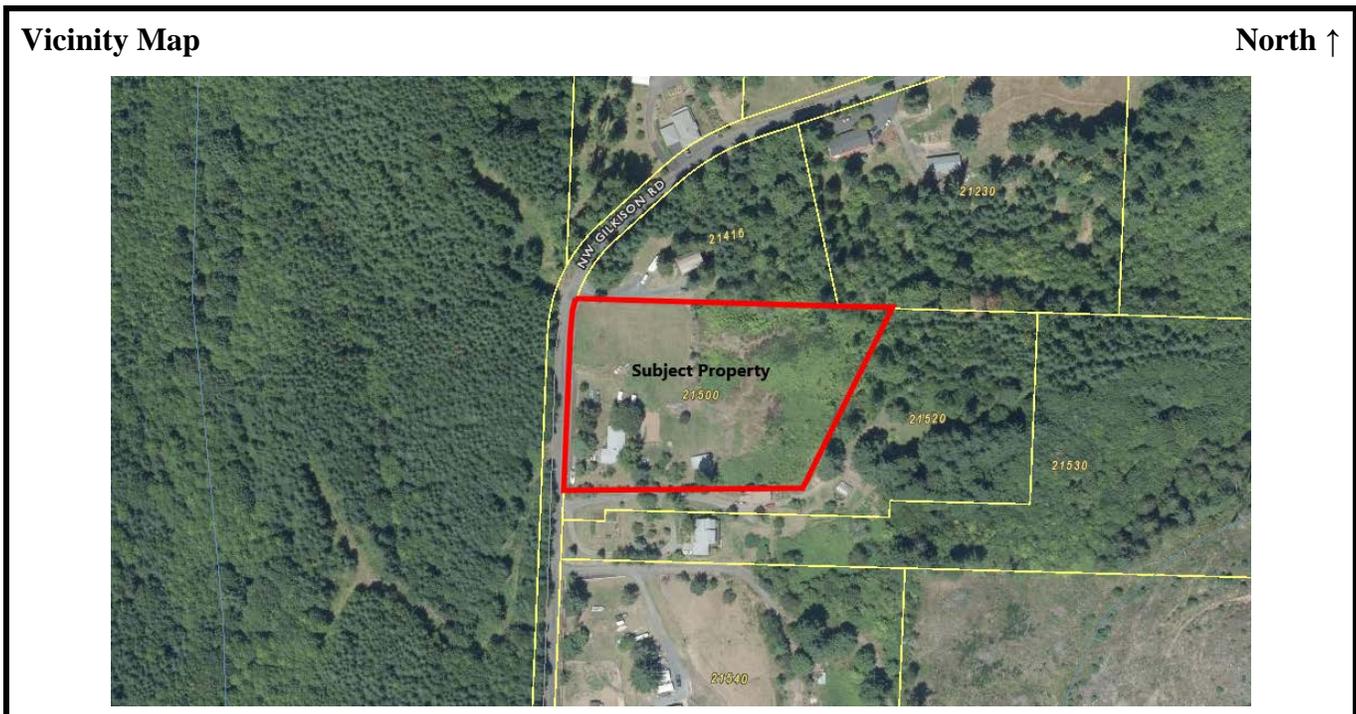
Location: 21500 NW Gilkison Rd., Scappoose OR, 97056
Tax Lot 2000, Section 26, Township 3N, Range 2W, W.M.
Alternate Account #R982260220 Property ID #R326240

Applicant: Don Wallace

Base Zone: Rural Residential

Overlays: Geological Hazard, Significant Environmental Concern – Wildlife Habitat

Proposal: The applicant requests a Lot of Record Verification for the property identified as 21500 NW Gilkison Rd., Scappoose. There is no development proposed at this time.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Monday, March 29, 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, Aldo Rodriguez at 503-988-4159 or aldo.rodriguez@multco.us.

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 39.3090 Lot of Record – Rural Residential

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.

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.