
14 DAY OPPORTUNITY TO COMMENT

Application for a 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: T2-2021-14364

Location: 13835 NW Charlton Road, Portland, OR 97231
Tax Lot 1600, Township 2 North, Range 1 West, Section 16B, W.M.
Alternate Account #R971160310 Property ID #R324955

Applicant: Jennifer and Michael Herrick

Base Zone: Exclusive Farm Use (EFU)

Overlays: None

Proposal: The applicant is requesting a Lot of Record Verification for the subject property listed above. A Lot of Record Verification 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 not proposing any development as part of this application.

Date of Mailing: April 23, 2021

Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on May 7, 2021**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection 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 via email at 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, 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

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3070 Lot of Record – Exclusive Farm Use (EFU)

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.

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.