

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: T2-2019-12674

Tract 1: 30850 NE Springhill Road, Troutdale
Tax Lot 2100, Section 32C, Township 1 North, Range 4 East, W.M.
Alternate Account #R053506900 Property ID #R111695

Tract 2: 30900 NE Springhill Road, Troutdale
Tax Lot 2000, Section 32C, Township 1 North, Range 4 East, W.M.
Alternate Account #R053506960 Property ID #R111696

Applicant: Ryan Moye

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

Overlays: Geologic Hazards (GH)

Proposal: Adjust a common side property line between Tract 1 and Tract 2 identified above. The proposed adjustment would transfer approximately 0.75 acres (32,670 sq. ft.) from Tract 1 to Tract 2.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on January 31, 2020**. 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, Chris Liu at 503-988-2964 or chris.liu@multco.us.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – MUA-20

MUA-20 Zone: MCC 39.4325 – Dimensional Requirements (A), (C), (D), (G), MCC 39.4330(B) - Property Line Adjustments, MCC 39.4345 - Access

Property Line Adjustment: 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:

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.

BOUNDARY LINE ADJUSTMENT EXHIBIT

BETWEEN LOT 63 AND A PORTION OF LOT 64.
"BANNER ACRES" LOCATED IN THE SW 1/4 SECTION 32.
T. 1N, R. 4E, W.M.
MULTNOMAH COUNTY, OREGON

SCALE 1" = 100'

NOTES

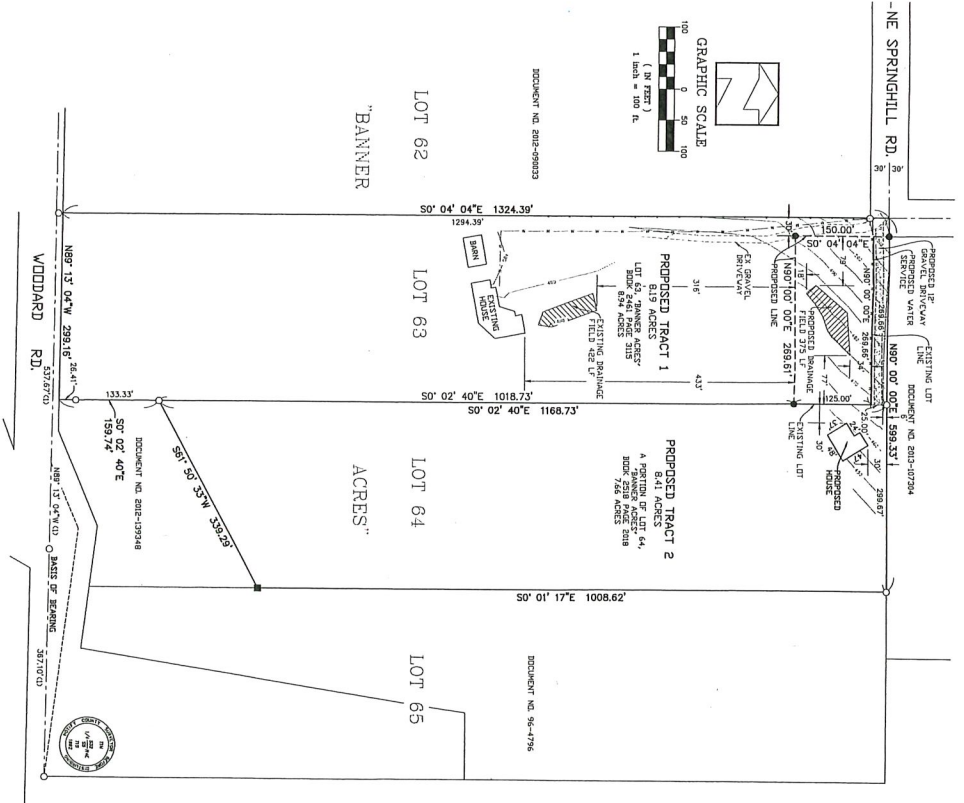
ZONING: EAST OF SANDY RIVER RPA-MUACO
FIRE DISTRICT: CORBETT RURAL FIRE PROTECTION
WATER DISTRICT: CORBETT WATER DISTRICT - (BOTH LOTS SERVED BY PUBLIC WATER)

LEGEND

- EXISTING WIRE FENCE
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING WATER SERVICE
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED WATER SERVICE



359 E HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
Firmwood Design Group, LLC BUS: (503) 668-3737 FAX: (503) 668-3788
SURVEYING + ENGINEERING + PLANNING



CLIENT: RYAN MOSE
SITE ADDRESS: 30900 & 30850 NE SPRINGHILL RD.
JOB NUMBER: 18-0018
DATE: 10-23-18

* This copy Reduced *
Not-to-scale