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DEPARTMENT OF COMMUNITY SERVICES  
LAND USE PLANNING DIVISION  
1600 SE 190TH AVENUE  
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED

# NOTICE OF PUBLIC HEARING



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

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**This notice concerns a public hearing scheduled to consider the land use case(s) described below.**

**CASE FILE:** T3-2025-0002                      **APPLICANT:** Mike Connors

**LOCATION:** 38905 SE Gordon Creek Road, Corbett                      **Property ID #** R342678  
**Map, Tax lot:** 1S4E24B -00400                      **Alt. Acct. #** R994240140

**BASE ZONE:** Commercial Forest Use (CFU-4)

**OVERLAYS:** Geologic Hazard (GH)

**PROPOSAL:** Request for a Lot of Record Determination, Accessory Use Determination, Forest Development Review, Exception to the CFU Safety Zone, and Variance for the retroactive approval of one agricultural building and eight accessory buildings.

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## **HEARING TIME AND PLACE**

**Friday, December 12, 2025 at 10:30 am**

The referenced Hearing is scheduled before one of the County's Hearing's Officers via virtual hearing.

Virtual Hearing Instructions may be found at [www.multco.us/landuse/public-notice](http://www.multco.us/landuse/public-notice)

To register for this event, provide your name, phone number, and email address either by email to [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us) or phone to 503-988-3043 **no later than 12:00 pm on Thursday, December 11, 2025.**

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- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the application and all supporting evidence is available by visiting our website at [www.multco.us/landuse/hearings-officer](http://www.multco.us/landuse/hearings-officer). Paper copies of all documents are \$0.71/page. For further information on this case, contact [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us).

All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must be received prior to the close of the Hearing. The Hearing will follow the Hearing Officer's Rules of Procedure and will be explained at the Hearing.

The Hearings Officer may announce a decision at the close of the Hearing or on a later date, or the Hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comment or provided oral testimony at the Hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Any issue that is intended to provide a basis for an appeal to the Land Use Board of Appeals (LUBA) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.



❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3050 Lot of Record – Lot of Record – Commercial Forest Use – 4 (CFU-4)

Commercial Forest Use (CFU-4): MCC 39.4070 Allowed Uses, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures, MCC 39.4155 Exceptions to Secondary Fire Safety Zones

Accessory Use Determination: MCC 39.4075 Review Uses, (L) Accessory Structures

Variance: MCC 39.8200 Adjustments and Variances; Generally, MCC 39.8205 Scope, MCC 39.8215 Variance Approval Criteria

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link Chapter 39: Multnomah County Zoning Code and at <https://multco.us/landuse/comprehensive-plan> under the link Multnomah County Comprehensive Plan.

❖ **ENCLOSURES:**

Site Plan / Floor Plan / Building Elevation

**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

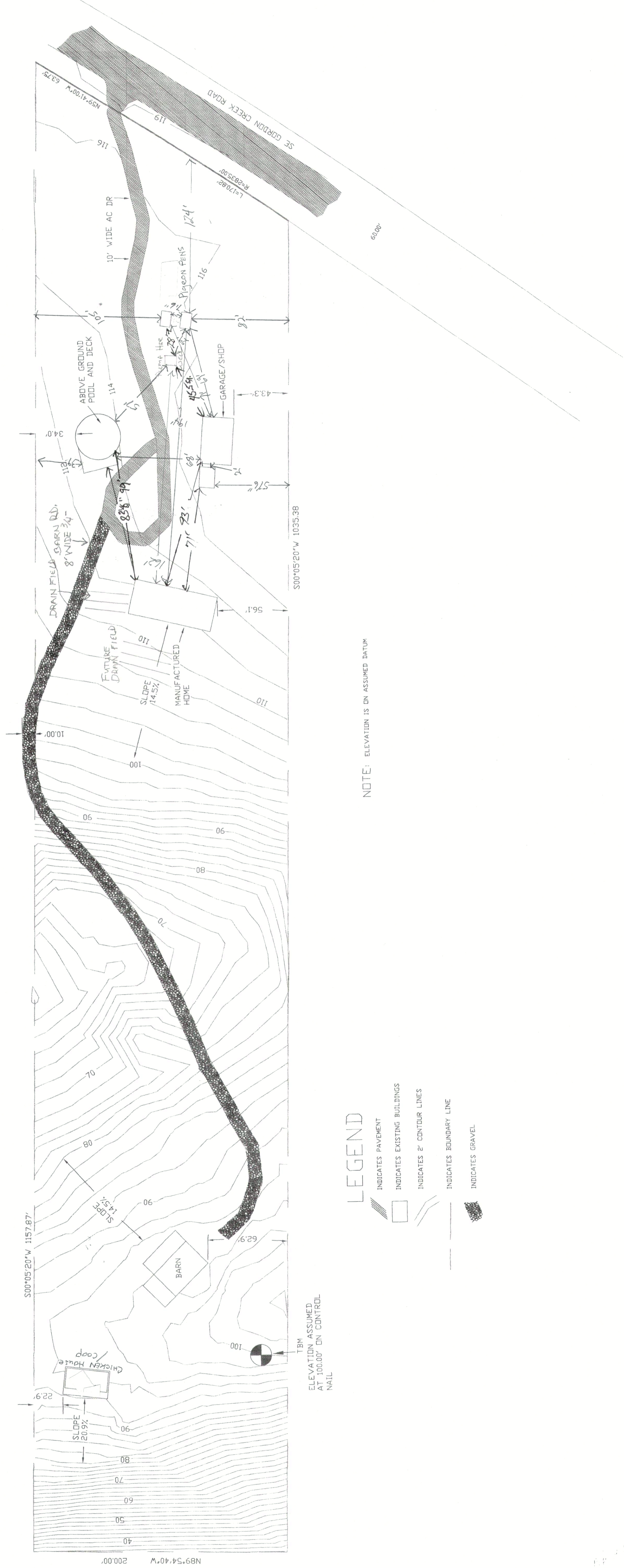
# SITE PLAN

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 24, TOWNSHIP 1 SOUTH  
RANGE 4 EAST OF THE WILLAMETTE  
MERIDIAN, MULTNOMAH COUNTY, OREGON  
PREPARED FOR THE GEE FAMILY, APRIL 2016



SCALE: 1" = 40'

38905 SE GORDON CREEK ROAD  
APRIL 2016

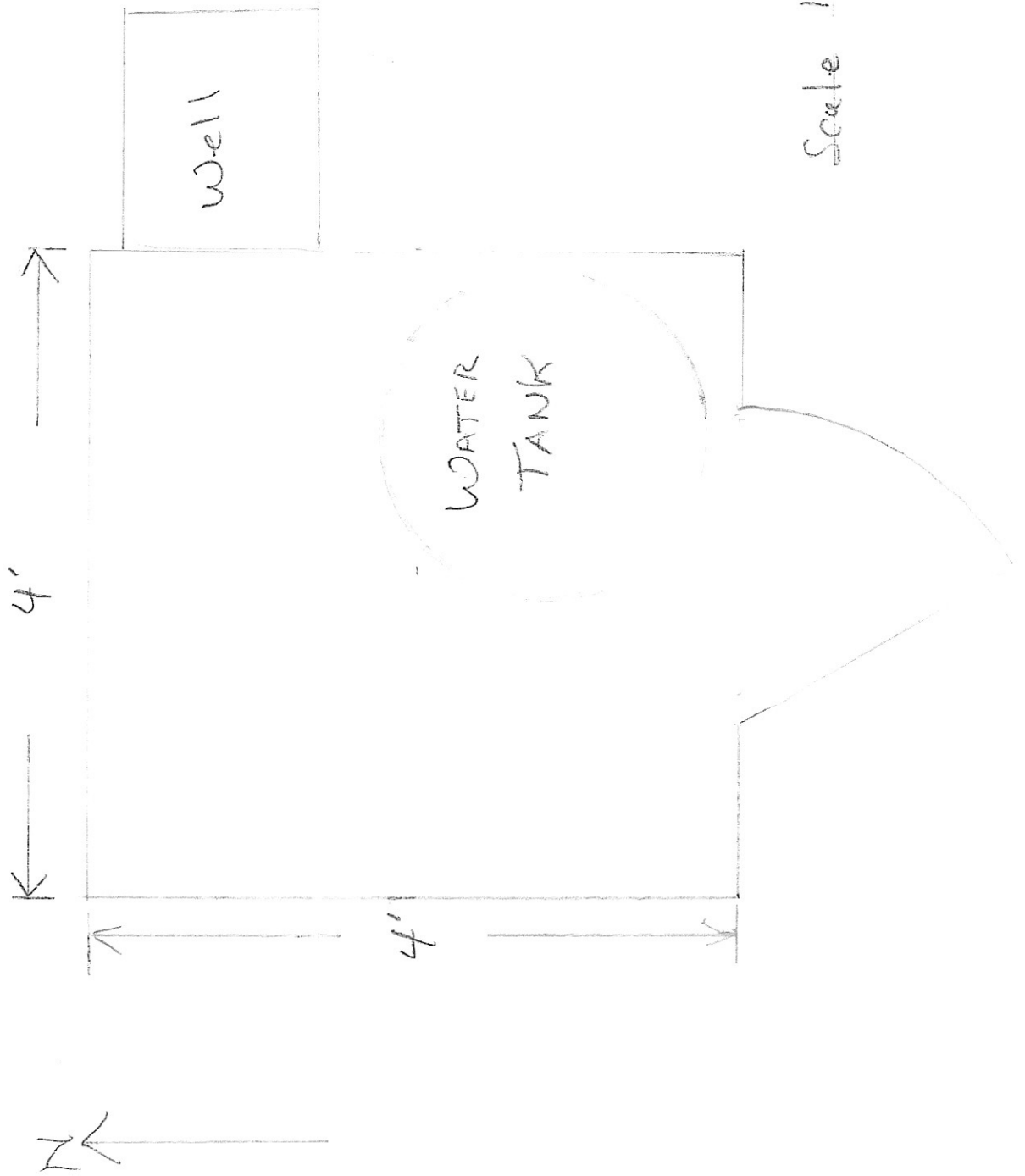


DAN GILBERT, P.O. BOX 582  
WELCHES OR 97067  
503-896-6719  
originalnotes49@gmail.com

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 2000  
DAN L. GILBERT  
60121  
EXPIRES JUNE 30, 2017

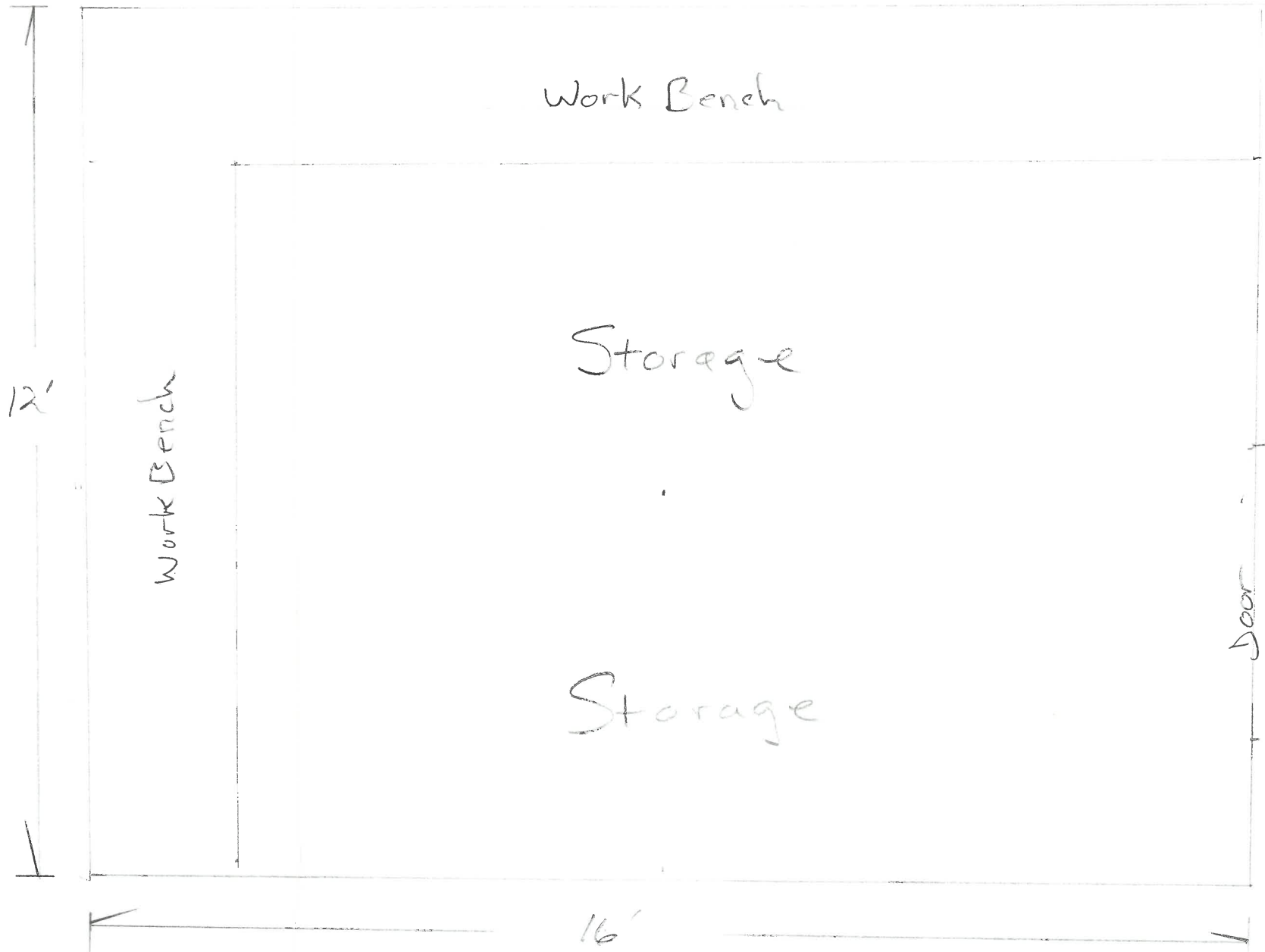
# Pump House



# POULTRY HOUSE



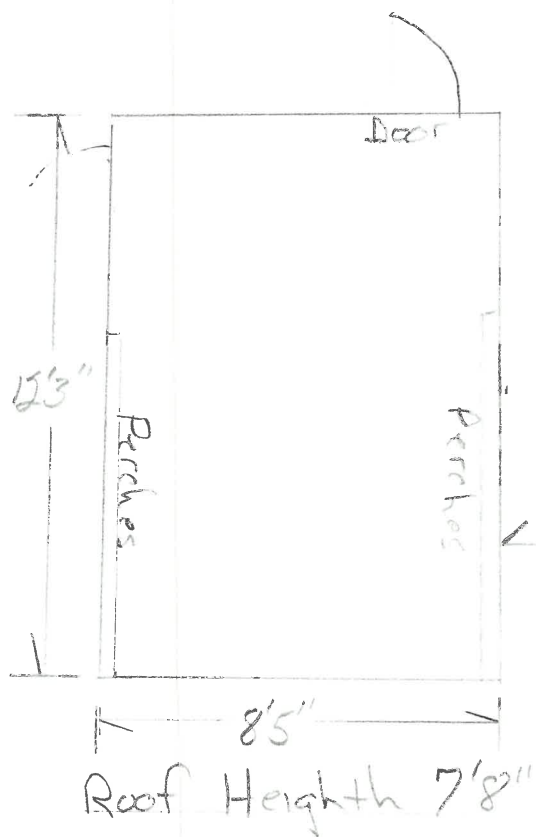
# Storage/Garden Shed



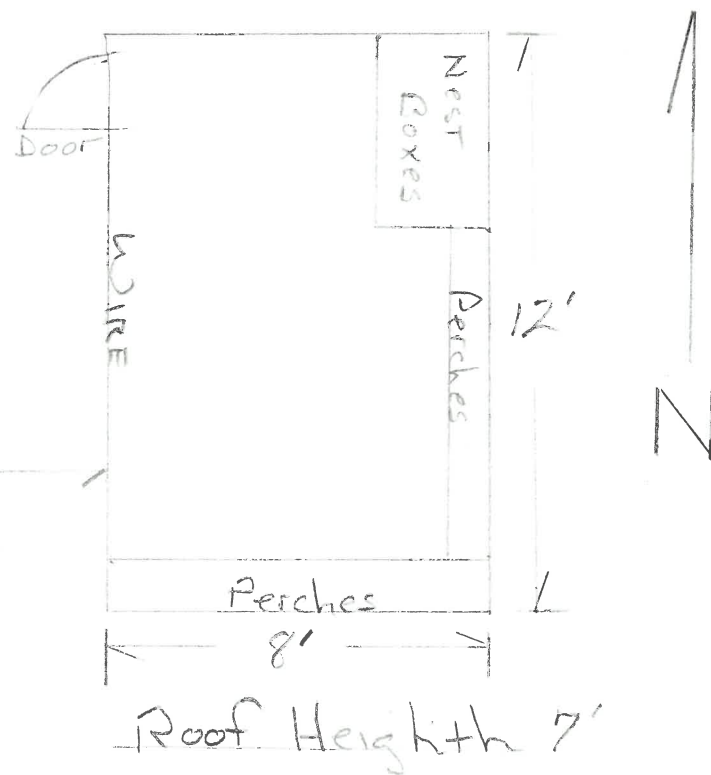
Distance From Roof Peak to Ground 11'5"

Scale  $\frac{1}{2}$ " = 1 ft.

Pigeon Loft #2

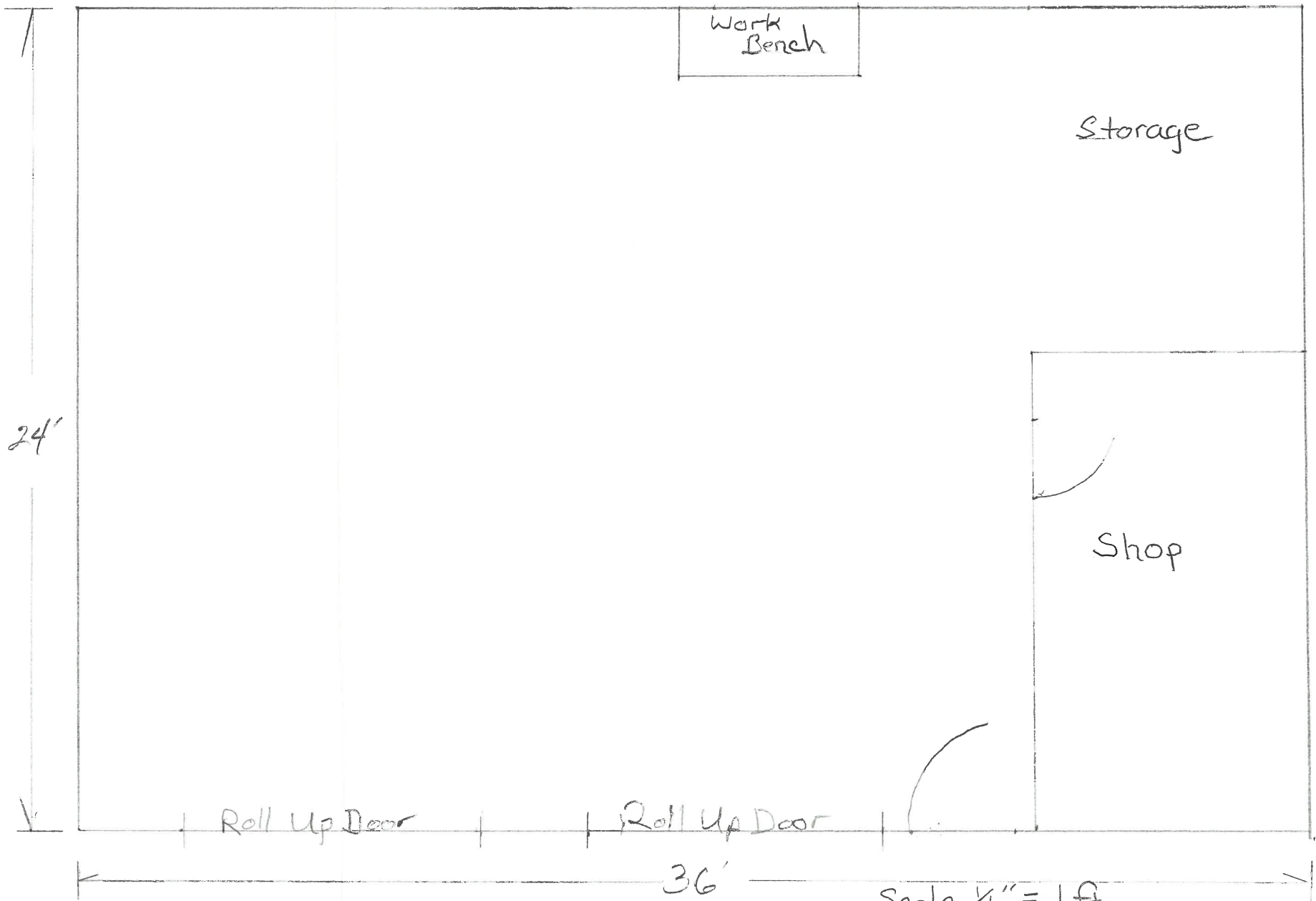


Pigeon Loft #1

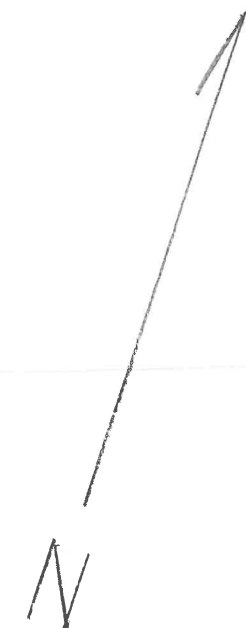
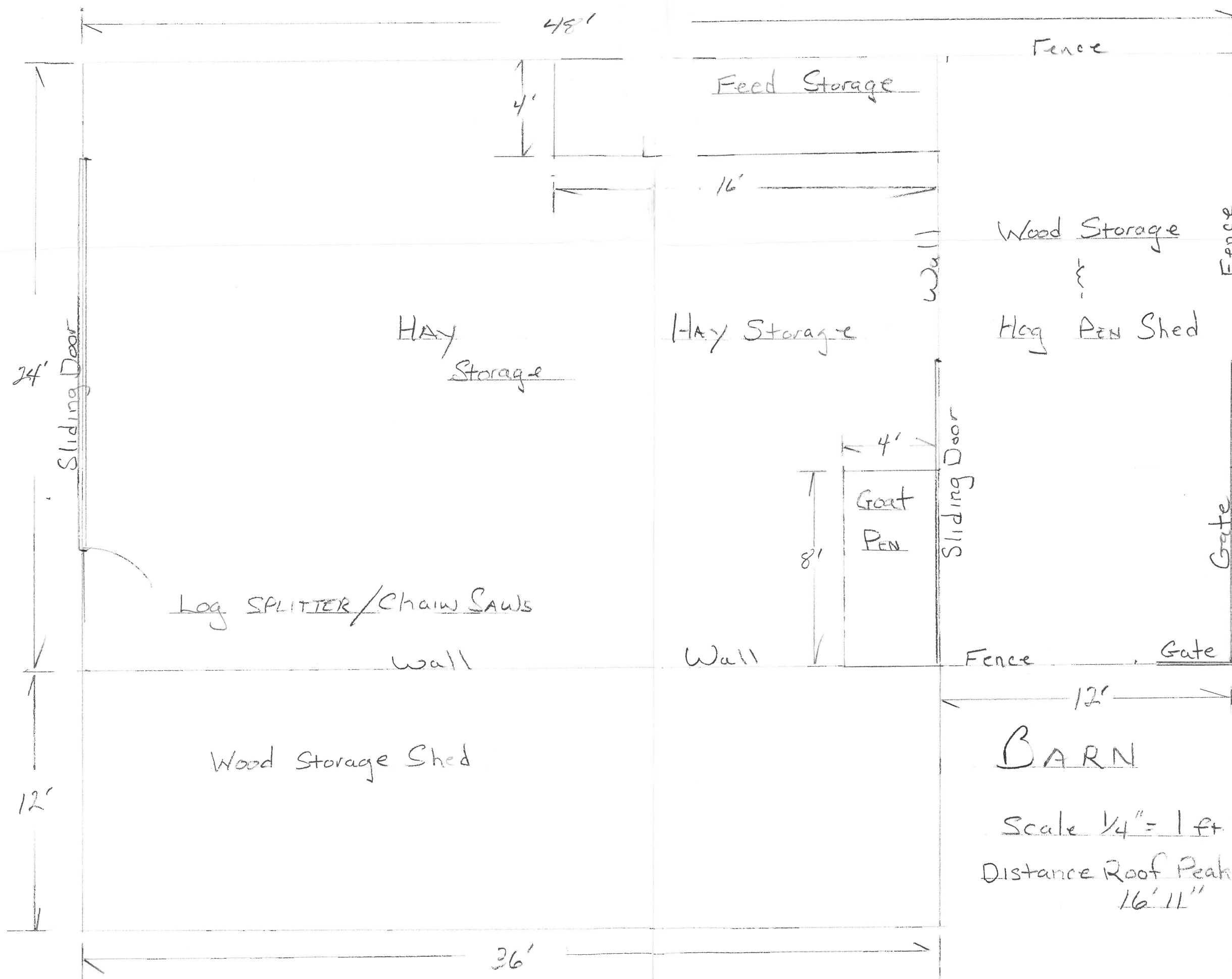


Scale  $\frac{1}{4}" = 1 \text{ ft.}$

Garage



Scale  $\frac{1}{4}'' = 1 \text{ ft.}$   
Distance Roof Peak to Ground 13'



BARN

Scale  $\frac{1}{4}'' = 1 \text{ ft}$

Distance Roof Peak to Ground  
16' 11''



GARAGE HEIGHT

12'7"



PIGEON PEN #2  
7'2"

GARAGE 12'7"





BARN HEIGHT 17'

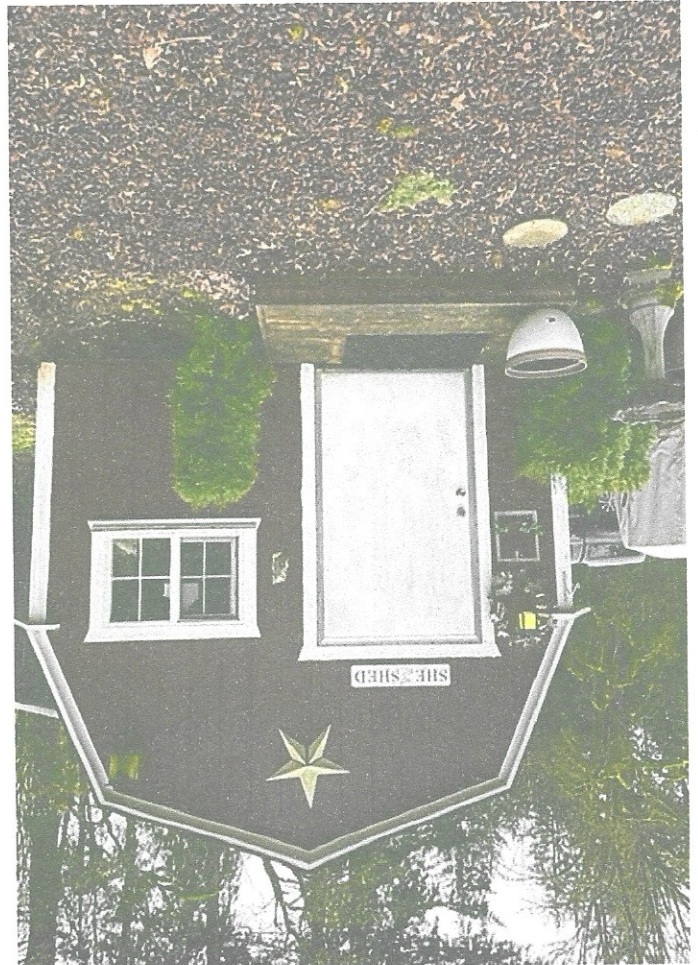
Pump House Height 8'8"





Douglas House  
Height 16'6"

11'3"  
STORAGE SHED HEIGHT





PIGEON PEN #1  
7'2"