

# 14 DAY OPPORTUNITY TO COMMENT



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

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## Application for a Verification and Alteration of a Non-Conforming Use and Verification of Two Lots of Record

**CASE FILE:** T2-2024-0068                      **APPLICANT:** Joseph Callow

**LOCATION:** 28425 SE Orient Drive, Gresham                      **Property ID #** R342184, R342196

**Map, Tax lot:** 1S4E19BC -00200, 1S4E19BC - 00300                      **Alt. Acct. #** R994190820, R994190990

**BASE ZONE:** Orient Commercial – Industrial

**OVERLAYS:** None

**PROPOSAL:** Request for a two Lot of Record Verifications and a Verification and Alteration of a Non-Conforming Use for an auto wrecking and metal recycling business.

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- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County’s complete decision. Written comments will be accepted at [LUP-comments@multco.us](mailto:LUP-comments@multco.us) if received by **4:00 pm on April 14, 2025. If you do not wish to submit comments, no response is necessary.**

Further information regarding this application is available by contacting [LUP-comments@multco.us](mailto:LUP-comments@multco.us). Paper copies of these materials may be purchased for \$0.46/per page.

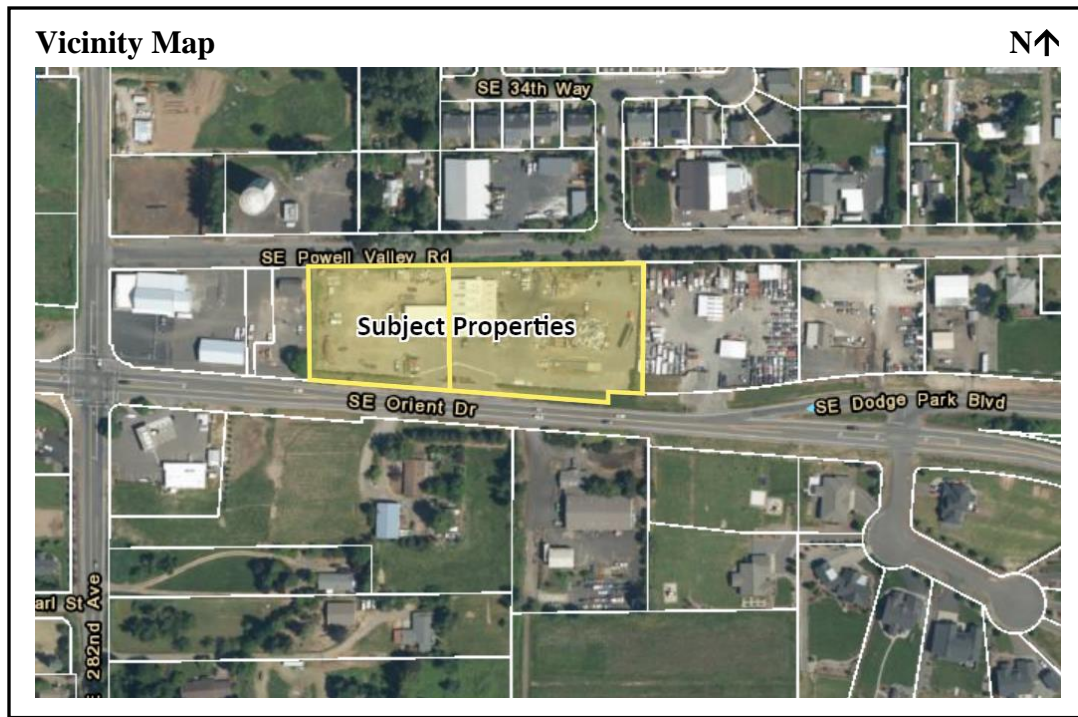
- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture—20 (MUA-20), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture—20 (MUA-20): MCC 39.4325 (C), (E), and (J) Dimensional Requirements and Standards

Permit Criteria: MCC 39.8305 Verification of Nonconforming Use Status, MCC 39.8315(B) or (C) Alteration, Expansion or Replacement of Nonconforming Uses

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.

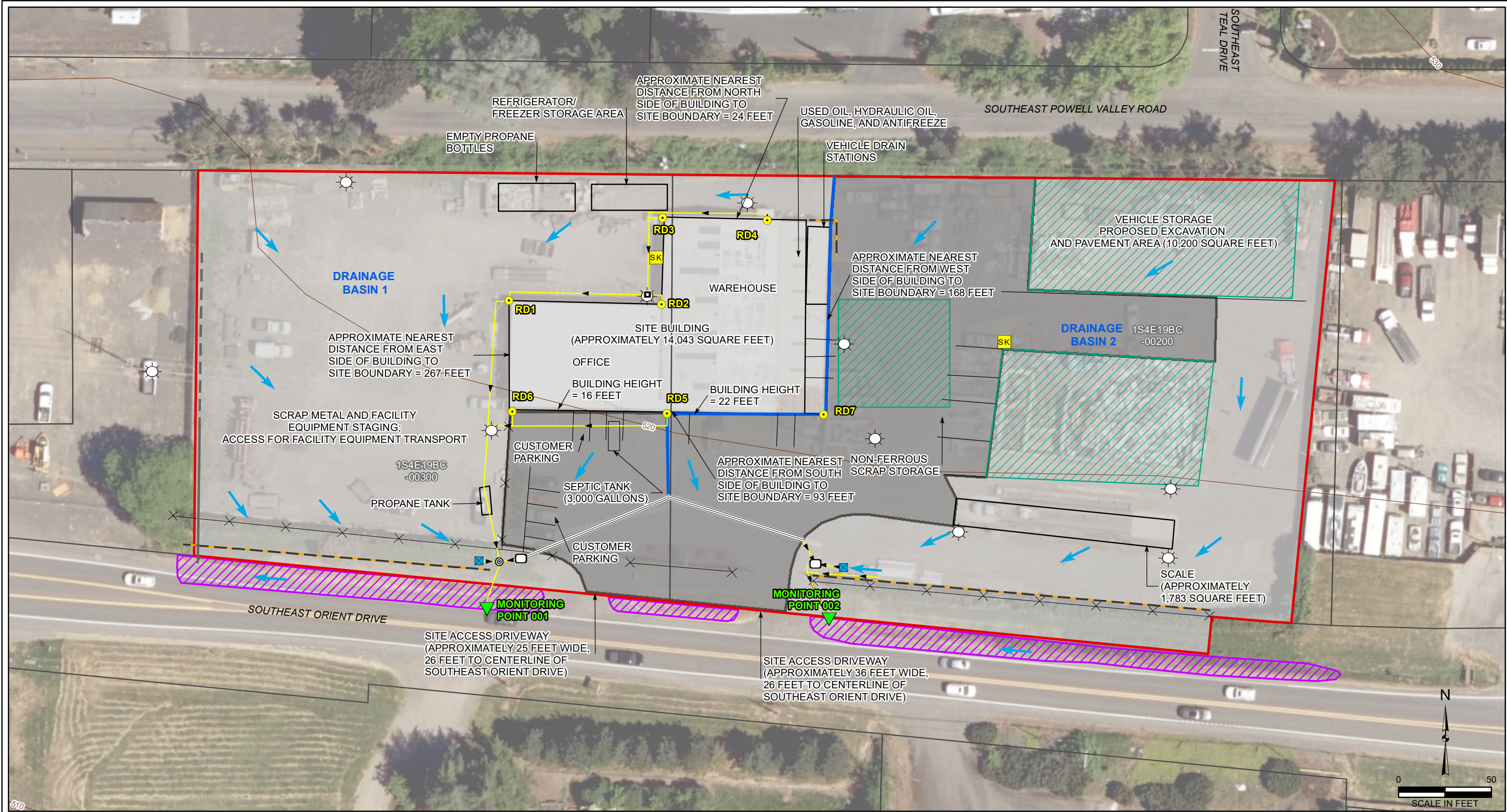


- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments 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:**  
Site Plan

**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.





**LEGEND**

LIGHT POST

MANHOLE

OIL-WATER SEPARATOR

SPILL KIT

MONITORING POINT

CATCH BASIN

COLLECTION SUMP AND PUMP

ROOF DRAIN

CONTAINMENT CURB

CONVEYANCE

DRAINAGE BASIN DIVISION

FENCELINE

GROUND SURFACE ELEVATION CONTOUR (FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929)

PERFORATED PIPE

PVC PIPE

TRENCH DRAIN

STORMWATER FLOW DIRECTION

BUNKERED MATERIAL STORAGE

PAVED AREA

ROADSIDE DITCH

SITE FEATURE

SITE BOUNDARY

MULTNOMAH COUNTY TAX LOT BOUNDARY

1S4E19BC-00300 = MULTNOMAH COUNTY TAX LOT NUMBER

**NOTES:**

1. ALL LOCATIONS ARE APPROXIMATE.

2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

3. THE SITE ENCOMPASSES TWO TAX LOTS TOTALLING 3.25 ACRES

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Drawn By: aguse      Checked By: MB      Date: 6/18/2024      Disc Reference: Q:\Projects\1986 PNW\008 RSD Orient Drive\Mapfiles\002\Figure-01\_SitePlan.mxd

**FIGURE 1**

**SITE PLAN**

MULTNOMAH COUNTY LAND USE PERMIT APPLICATION

PNW METAL RECYCLING

28425 SOUTHEAST ORIENT DRIVE

GRESHAM, OREGON

FARALLON PN: 1986-008