

NOTICE OF DECISION



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

Application for a Verification and Alteration of a Non-Conforming Use

Case File: T2-2024-0068

Applicant: Joseph Callow

Proposal: Request for two Lot of Record Verifications and a Verification and Alteration of a Non-Conforming Use for an auto wrecking and metal recycling business. The alteration consists of paving 10,200 square feet of currently unpaved area on the site in order to comply with Oregon DEQ requirements.

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 (OCI)

Overlays: None

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is August 6, 2025 at 4:00 pm.

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of \$0.71/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

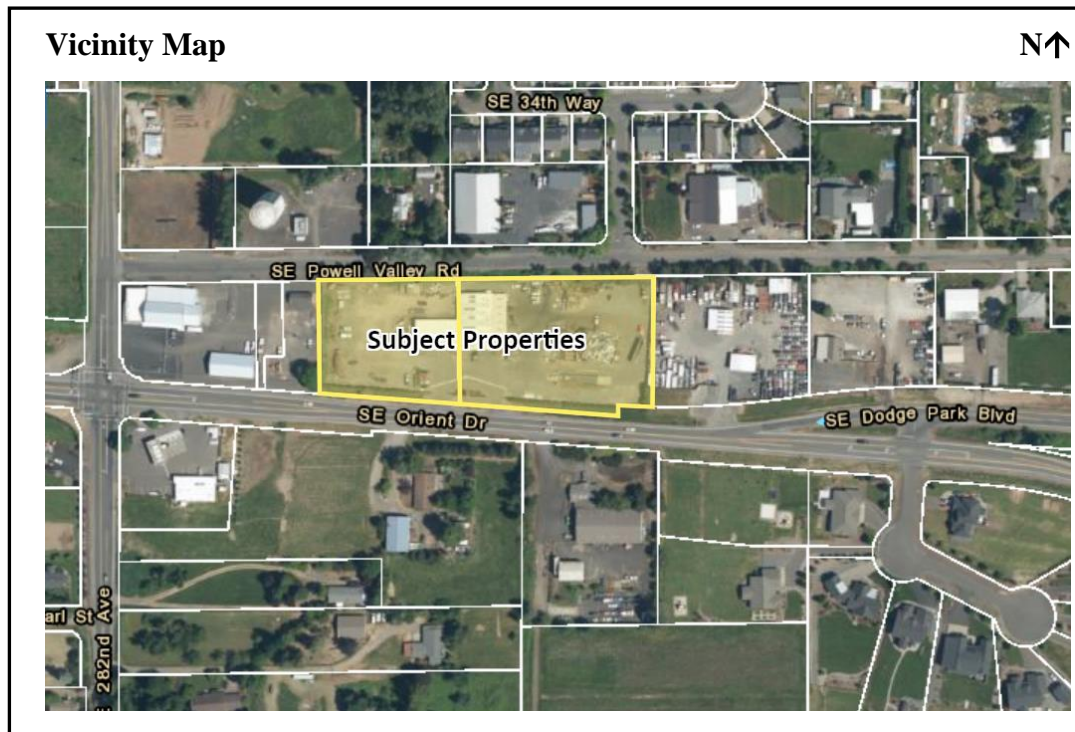
Issued by: _____

Anna Shank-Root, Planner

For: Megan Gibb,
Planning Director

Date: July 23, 2025

Instrument Number for Recording
Purposes: #2009-125131



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 39.3120 Lot of Record [...] Orient Commercial – Industrial (OCI), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Orient Commercial – Industrial (OCI): MCC 39.4680 (B), (C), (E), and (G) Dimensional Requirements and Development 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 are available by visiting <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:
 - a. Within two (2) years of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
 - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure. For utilities and developments without a frame or foundation, commencement of construction shall mean actual construction of support structures for an approved above ground utility or development or actual excavation of trenches for an approved underground utility or development. For roads, commencement of construction shall mean actual grading of the roadway.
 - ii. For purposes of 1.a, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to LUP-submittals@multco.us with the case no. T2-2024-0068 referenced in the subject line.
 - b. Within four (4) years of the date of commencement of construction when the structure has not been completed. [MCC 39.1185(B)]
 - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
 - ii. For purposes of 1.b, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to LUP-submittals@multco.us with the case no. T2-2024-0068 referenced in the subject line. [MCC 39.1185]

Note: The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]
3. **Prior to submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:

- a. Record pages 1 through 4 and Exhibit A.2 of this Notice of Decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 39.1175]
 - b. Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be submitted and uploaded when submitting Building Plans for Zoning Review and Review of Conditions of Approval. [MCC 39.1170(A) & (B)]
 - c. Demonstrate compliance with the County's Ground Disturbance requirements for the grading and paving work approved by this application. [MCC 39.6220 or MCC 39.6225]
4. **When submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:
- a. Provide a Letter of Acknowledgement and recorded Notice of Decision as required in Condition 3.a through 3.b. [MCC 39.1170(A) & (B)]

Note: Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, "Prior to submitting Building Plans for Zoning Review..." Be ready to demonstrate compliance with the conditions.
2. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions regarding the submission of your building plans for zoning review and review of conditions of approval. Please ensure that any items required under, "When submitting Building Plans for Zoning Review..." are ready for review. Land Use Planning collects additional fees at the time of zoning review.

Once you have obtained an approved zoning review, application for any applicable building and/or trade permits may be made with the City of Gresham.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: Request for two Lot of Record Verifications and a Verification and Alteration of a Non-Conforming Use for an auto wrecking and metal recycling business. The alteration consists of paving 10,200 square feet of currently unpaved area on the site in order to comply with Oregon DEQ requirements.

2.0 Property Description & History:

Staff: This application is for 28425 SE Orient Drive, Gresham and includes two tax lots, 1S4E19BC -00200 and -00300. The subject property is located on the north side of SE Orient Drive in unincorporated east Multnomah County outside of Metro’s Urban Growth Boundary (UGB). The subject property is zoned Orient Commercial/Industrial (OCI) and is not within any mapped overlays

The property is occupied by an existing, non-conforming auto wrecking and metal recycling use and the entirety of the 3.25-acre combined area of the two tax lots is assessed for commercial use according to the County Assessor. The most current aerial photo shows the entirety of the site being used for the auto wrecking and metal recycling use, with an existing structure crossing the two tax lots and the remaining yard area being used for vehicle storage and processing.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.4). Staff did not receive public comments during the 14-day comment period.

4.0 Code Compliance and Applications Criteria:

4.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

* * *

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming

into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance. For purposes of the current application, there are no known open compliance cases associated with the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *This criterion is met.*

5.0 Lot of Record Criteria:

5.1 MCC 39.3005 Lot of Record– Generally

- (A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.**
- (B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.**
 - (1) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.**
 - (2) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:**
 - (a) By a subdivision plat under the applicable subdivision requirements in effect at the time; or**
 - (b) By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or**
 - (c) By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or**

* * *

Staff: To qualify as Lots of Record, each of the subject properties, when created or reconfigured, must meet MCC 39.3005(B) of this section and meet the Lot of Record standards set forth in the Orient Commercial – Industrial (OCI) zoning district. More specifically, section (B) above requires demonstration that the subject properties (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws.

The applicant has requested two lot of record verifications for the two tax lots that are subject to this application: 1S4E19BC -00200/ R994190820, a 2.03-acre property is referred to throughout

this report as Parcel 1, and 1S4E19BC -00300/R994190990, a 1.22-acre property that is referred to as Parcel 2.



Parcel 1 first appeared in its current configuration in a 1946 deed (Exhibit B.5) and contains a legal description matching the current configuration of the subject property (Exhibit A.5). 1946 was prior to the adoption of the first zoning code in Multnomah County on May 26, 1953, and therefore there were no requirements in place for land divisions or lot dimensions.

Parcel 2 was first created in its current configuration in 1954 (Exhibit B.6) as the remainder parcel when 28318 SE Powell Valley Rd (1S4E19BC -00400/R994191050) was first described by Book 1689, Page 321 (Exhibit B.6). A 1980 deed contains a legal description for parcel 2 matching both the configuration that resulted from the 1954 division and the current configuration (Exhibit A.6). In 1954 there was an Interim Zoning Ordinance in place, however it did not contain any requirements in place for land divisions or lot dimensions.

Parcels 1 and 2 both complied with all applicable zoning laws at the time of its creation or reconfiguration.

In 1946 (parcel 1) and 1954 (parcel 2), the process to create or divide a parcel required a deed or sales contract dated and signed by the parties to the transaction. The document needed to be in recordable form or recorded with the County Recorder prior to October 19, 1978. As evidenced by the 1946 and 1954 deeds, the applicable land division laws were satisfied (Exhibits B.5 and B.6).

Based upon the above, the subject properties satisfied all applicable zoning and land division laws when they were created or reconfigured in 1946 (parcel 1) and 1954 (parcel 2).

5.2 MCC 39.3120 Lot of Record [...] Orient Commercial – Industrial (OCI)

(A) **In addition to the standards in MCC 39.3005, for the purposes of the PH-RC, OR, and OCI districts the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:**

* * *

Staff: Section (A) is for information purposes.

- (B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 39.4545, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

Staff: The subject property is not is subject to (B) above. *Criteria not applicable.*

- (C) Except as otherwise provided by MCC 39.4530, 39.4535, and 39.5300 through 39.5350, no sale or conveyance of any portion of a lot, other than for a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or yard requirements or result in a lot of less than the area or width requirements of this district.

Staff: Subsection (C) is for informational purposes. The property owner is not proposing to convey any portion of the lot at this time. *Criterion not applicable.*

- (D) The following shall not be deemed to be a lot of record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;
- (2) An area of land created by the foreclosure of a security interest.
- (3) An area of land created by court decree.

Staff: As discussed above under section 5.1, the subject properties are not areas of land described as tax lots solely for assessment and taxation purposes. The subject properties are not an area of land created by the foreclosure of a security interest or created by court decree. *Criteria met.*

Based on the findings in 5.1 & 5.2 above, Parcel 1 and Parcel 2 are each Lots of Record.

6.0 Orient Commercial – Industrial (OCI) Criteria:

6.1 MCC 39.4680 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS

All development proposed in this base zone shall comply with the applicable provisions of this section.

(B) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

* * *

- (C) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county “Design and Construction Manual” and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.

Staff: The existing auto wrecking and metal recycling use, including all structures, were verified by T2-09-066 as a non-conforming use that was established prior to the yard dimension requirements of (C) above. No structures subject to the yard requirements above are proposed by this application. *This criterion is met.*

(E) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the lot.

- (1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.**
- (2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.**

Staff: The applicant has provided a Septic Review Certification (Exhibit A.7) verifying that the existing on-site sewage disposal is sufficient to serve the scope of the use, and that proposed paving changes will not impact the functionality of the system. The applicant has provided a Stormwater Drainage Control Certificate (Exhibit A.8) stamped by a Registered Professional Engineer indicating that construction of a new onsite drainage system would ensure that the rate of runoff for a 10 year 24-hour storm event would not increase with the increase in paved area. *Criteria met.*

(G) All exterior lighting shall comply with MCC 39.6850.

Staff: The applicant indicates that no lighting is proposed with this application (Exhibit A.3). *Criterion not applicable.*

7.0 Verification and Alteration of a Nonconforming Use Land Use Permit Criteria:

7.1 MCC 39.8305 VERIFICATION OF NONCONFORMING USE STATUS.

(A) The Planning Director shall verify the status of a nonconforming use upon application for a determination by an owner on application for any land use or other permit for the site, or on finding there is a need for a determination (e.g., on learning of a possible Code violation). The determination shall be based on findings that the use:

- (1) Was legally established and operating at the time of enactment or amendment of this Zoning Code, and**

Staff: The existing auto wrecking and metal recycling use was reviewed by T2-09-066 to establish compliance with this standard. *Criterion met.*

- (2) Has not been abandoned or interrupted for a continuous two-year period.**

Staff: The applicant has provided documentation of the tonnage of materials processed annually from 2009-2024 in their application narrative, indicating that the business has been continuously operational and has not been abandoned or interrupted for a two-year period. (Exhibit A.9). *Criterion met.*

(B) The Planning Director shall verify the status of a nonconforming use as being the nature and extent of the use at the time of adoption or amendment of the Zoning

Code provision disallowing the use. When determining the nature and extent of a nonconforming use, the Planning Director shall consider:

- (1) Description of the use;**
- (2) The types and quantities of goods or services provided and activities conducted;**
- (3) The scope of the use (volume, intensity, frequency, etc.), including fluctuations in the level of activity;**
- (4) The number, location and size of physical improvements associated with the use;**
- (5) The amount of land devoted to the use; and**
- (6) Other factors the Planning Director may determine appropriate to identify the nature and extent of the particular use.**
- (7) A reduction of scope or intensity of any part of the use as determined under this subsection (B) for a period of two years or more creates a presumption that there is no right to resume the use above the reduced level. Nonconforming use status is limited to the greatest level of use that has been consistently maintained since the use became nonconforming. The presumption may be rebutted by substantial evidentiary proof that the long-term fluctuations are inherent in the type of use being considered.**

Staff: The applicant has provided substantial evidence throughout the multiple narratives provided (Exhibits A.3 and A.9) that describe the use, and the types and quantities of services provided, and provided information on the long-term fluctuations are inherent to the nature of an auto wrecking and metal recycling business. Not only is the material that is imported to the site dependent on external factors, but improvements in the efficiency of processing equipment have allowed for a reduction in preparation and preliminary storage of end-stage vehicles on the lot (Exhibits A.3 and A.9), despite the volume of materials processed at the facility trending upwards during the same time frame. There is substantial evidence in County permit records that the business operators have stayed current with their Dismantler's Licenses, and the Septic Review Certification (Exhibit A.7) provided by the applicant indicates that all inspections have been completed in a timely manner to comply with environmental regulations. Information provided in the narrative indicates that hours of operation have remained consistent and that areas of the site previously used for vehicle storage are now used more flexibly for long-term equipment storage, and material transportation (Exhibit A.9). The existence of the non-conforming use was verified by the County in 2010 through T2-09-066, and the applicant has provided sufficient evidence indicating that the nature and extent of the use has not decreased for a period of two years since that verification was completed. *This criterion is met.*

- (C) In determining the status of a nonconforming use, the Planning Director shall determine that, at the time of enactment or amendment of the Zoning Code provision disallowing the use, the nature, scope and intensity of the use, as determined above, was established in compliance with all land use procedures, standards and criteria applicable at that time. A final and effective County decision allowing the use shall be accepted as a rebuttable presumption of such compliance.**

Staff: The existing auto wrecking and metal recycling use was reviewed by T2-09-066 to establish compliance with this standard. *Criterion met.*

- (D) Except for nonconforming uses considered under MCC 39.8315 (B), the Planning Director may impose conditions to any verification of nonconforming use status to ensure compliance with said verification.**

Staff: The alteration of this nonconforming use is proposed for consideration under MCC 39.8315(B), as the Oregon Department of Environmental Quality Voluntary Cleanup program necessitates paving the additional area to mitigate areas of soil contamination (Exhibit A.3). As such, no conditions related to the nonconforming use status or verification will be imposed.

Criterion met.

- (E) An applicant may prove the continuity, nature and extent of the nonconforming use only for the 10-year period immediately preceding the date of application. Evidence proving the continuity, nature and extent of the use for the 10-year period preceding application creates a rebuttable presumption that the use, as proven, existed at the time the applicable zoning ordinance or regulation was adopted and has continued uninterrupted until the date of application. Evidence proving the continuity, nature and extent of the use for the 10-year period preceding application does not create a rebuttable presumption that the use lawfully existed at the time the applicable zoning ordinance or regulation was adopted.**

Staff: The applicant has provided documentation of the tonnage of materials processed annually from 2009-2024 in their application narrative, indicating that the business has been continuously operational and has not been abandoned or interrupted for a two-year period (Exhibit A.9).

Criterion met.

- (F) For purposes of verifying a nonconforming use, the Planning Director shall not require an applicant for verification to prove the existence, continuity, nature and extent of the use for a period exceeding 20 years immediately preceding the date of application. Evidence proving the continuity, nature and extent of the use for the 20-year period preceding application does not create a rebuttable presumption that the use lawfully existed at the time the applicable zoning ordinance or regulation was adopted.**

Staff: The applicant has provided evidence of the continuity of the use for the previous 15-years (Exhibit A.9). *Criterion met.*

7.2 MCC 39.8315 ALTERATION, EXPANSION OR REPLACEMENT OF NONCONFORMING USES.

- (A) Alteration, expansion or replacement of a nonconforming use includes a change in the use, structure, or physical improvement of no greater adverse impact on the neighborhood, or alterations, expansions or replacements required for the use to comply with State or County health or safety requirements.**

Staff: The applicant has indicated in their narratives (Exhibits A.3 and A.9) that the proposed paving improvements are necessary to comply with Oregon DEQ health and safety requirements, and thus has provided evidence of compliance with (B) below.

- (B) After verification of the status of a nonconforming use pursuant to the applicable provisions of MCC 39.8305, the Planning Director shall authorize alteration of a nonconforming use when it is demonstrated that:**

- (I) The alteration, expansion or replacement is necessary to comply with state or local health or safety requirements, or**

- (2) **The alteration is necessary to maintain in good repair the existing structures associated with the nonconformity.**

Staff: The applicant indicates that the Oregon Department of Environmental Quality Voluntary Cleanup program necessitates paving the additional area to mitigate areas of soil contamination (Exhibit A.3), which is encompassed by (B)(1) above. *Criterion met.*

- (C) **After verification of the status of a nonconforming use pursuant to the applicable provisions of MCC 39.8305, the Planning Director may authorize alteration, expansion or replacement of any nonconforming use when it is found that such alteration, expansion or replacement will not result in a greater adverse impact on the neighborhood. In making this finding, the Planning Director shall consider the factors listed below. Adverse impacts to one of the factors may, but shall not automatically, constitute greater adverse impact on the neighborhood.**
 - (1) **The character and history of the use and of development in the surrounding area;**
 - (2) **The comparable degree of noise, vibration, dust, odor, fumes, glare or smoke detectable within the neighborhood;**
 - (3) **The comparative numbers and kinds of vehicular trips to the site;**
 - (4) **The comparative amount and nature of outside storage, loading and parking;**
 - (5) **The comparative visual appearance;**
 - (6) **The comparative hours of operation;**
 - (7) **The comparative effect on existing flora;**
 - (8) **The comparative effect on water drainage or quality; and**
 - (9) **Other factors which impact the character or needs of the neighborhood.**

Staff: The proposed alteration meets (B) above and is therefore not subject to (C) per (A).

- (D) **Any decision on alteration, expansion or replacement of a nonconforming use shall be processed as a Type II permit as described in Part 1 of this Zoning Code.**

Staff: The applicant requested a Type II permit to verify and replace the non-conforming use, and all applicable standards are reviewed here (Exhibit A.1).

8.0 Conclusion

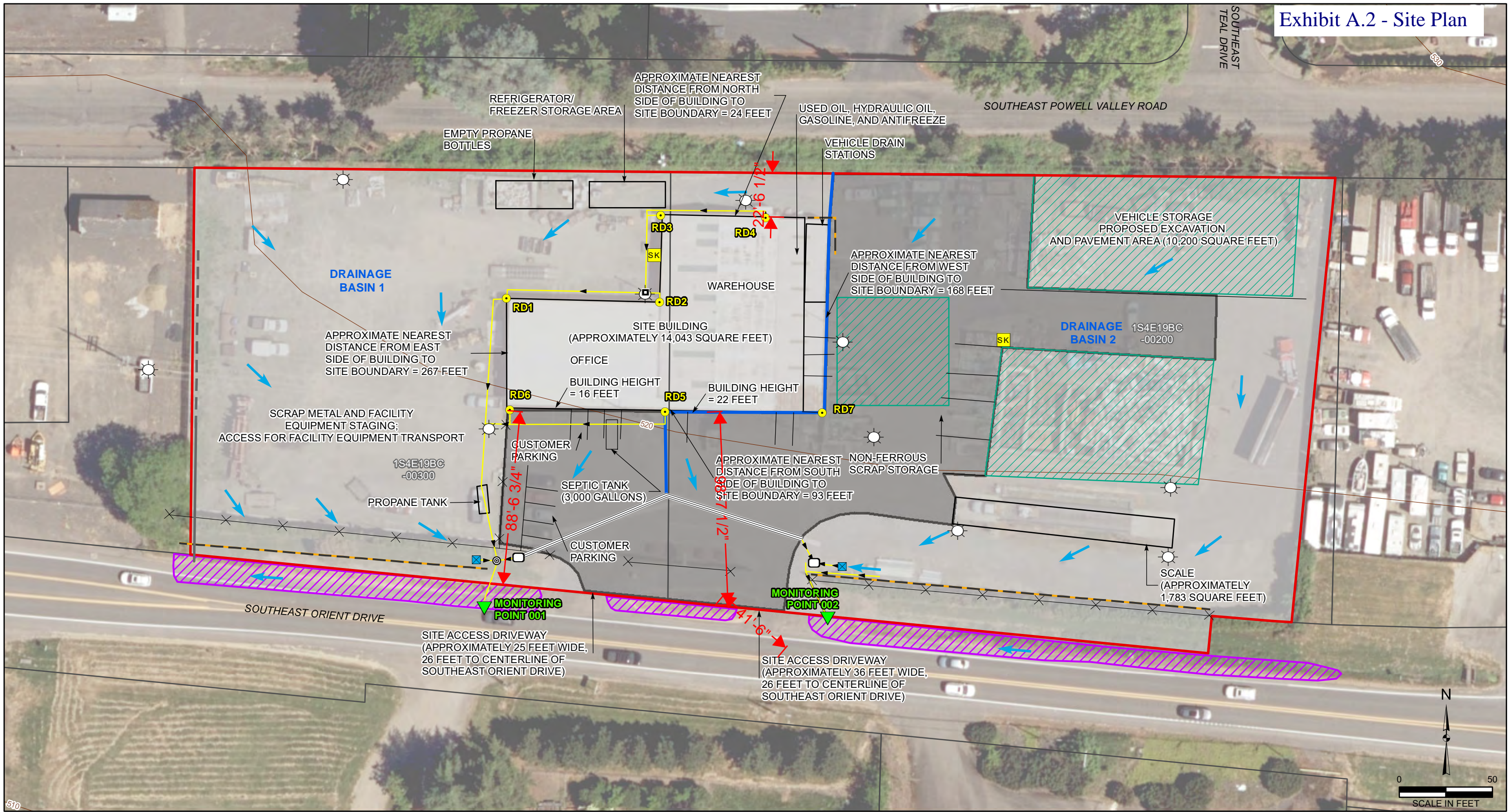
Based on the findings and other information provided above, the applicant has carried the burden necessary for the Verification and Alteration of a Non-Conforming Use to replace gravel surface with paving in the Orient Commercial-Industrial (OCI) zone. This approval is subject to the conditions of approval established in this report.

9.0 Exhibits

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits

Exhibits with an '*' have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	3	Application Form	09.18.2024
A.2*	1	Site Plan	09.18.2024
A.3	11	Code Narrative	09.18.2024
A.4	1	Elevation Drawings	09.18.2024
A.5	7	2009 Trust Deed, Instrument No. 2009-125131	09.18.2024
A.6	4	1980 Deed, Book 1433, Page 1896	09.18.2024
A.7	4	Septic Review Certification	09.18.2024
A.8	17	Stormwater Drainage Control Certificate	09.18.2024
A.9	5	Revised Code Narrative	02.24.2025
A.10	N/A	Complete Case Record	Multiple Dates
‘B’	#	Staff Exhibits	Date
B.1	3	Assessment and Taxation Property Information for 1S4E19BC -0200 and -0300 (Alt. Acct. # R994190820 and R994190990)	09.18.2024
B.2	1	Current Tax Map for 1S4E19BC	10.14.2024
B.3	3	Parcel Record Card R994190820	10.14.2024
B.4	3	Parcel Record Card R994190990	10.14.2024
B.5	2	1946 Deed - Book 1017, Page 497-498	07.08.2025
B.6	1	1954 Deed Book 1689 Pg 321	07.08.2025
B.7	6	Zoning Ordinance Effective 5-26-53	07.10.2025
B.8	12	T2-09-066 Decision	07.10.2025
‘C’	#	Administration & Procedures	Date
C.1	3	Incomplete letter	10.15.2024
C.2	3	Applicant’s acceptance of 180-day clock	11.13.2024
C.3	1	Complete letter (day 1)	03.13.2025
C.4	3	Opportunity to Comment	03.31.2025
C.5	13	Decision	07.23.2025



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 EMCOMPASSES TWO TAX LOTS TOTALLING 3.25 ACRES

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

California
Oakland | Irvine

Farallon Consulting

Your Challenges. Our Priority. | farallonconsulting.com

Drawn By: aguse

Checked By: MB

Date: 6/18/2024

Document Path: 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

Disc Reference: