

# 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 Lot of Record Determination and Property Line Adjustment

**CASE FILE:** T2-2024-0088      **APPLICANT:** Matt Shipkey, East Multnomah Soil & Water Conservation District

**LOCATION:** 36410 SE Gordon Creek Road (tax lot 100)      **Property ID #** R341679, R341680, R341687, R341200  
No addresses for tax lots 200, 500 and 2800

**Map, Tax lot:** 1S4E10 -00100, 1S4E10 -00200      **Alt. Acct. #** R994100010, R994100030, R994100170, R994030120  
and 1S4E10 -00500, 1S4E3D -2800,

**BASE ZONE:** Tract 1: Exclusive Farm Use – EFU (tax lots 100 & 2800)  
Tract 2: Commercial Forest Use – CFU4 (tax lots 200 & 500)

**OVERLAYS:** Significant Environmental Concern (SEC), Significant Environmental Concern – Stream (SEC-s), Flood Hazard, Geologic Hazard, and Wetlands

**PROPOSAL:** Request for a Lot of Record Determination and Property Line Adjustment

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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 Tuesday, March 4, 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)]:

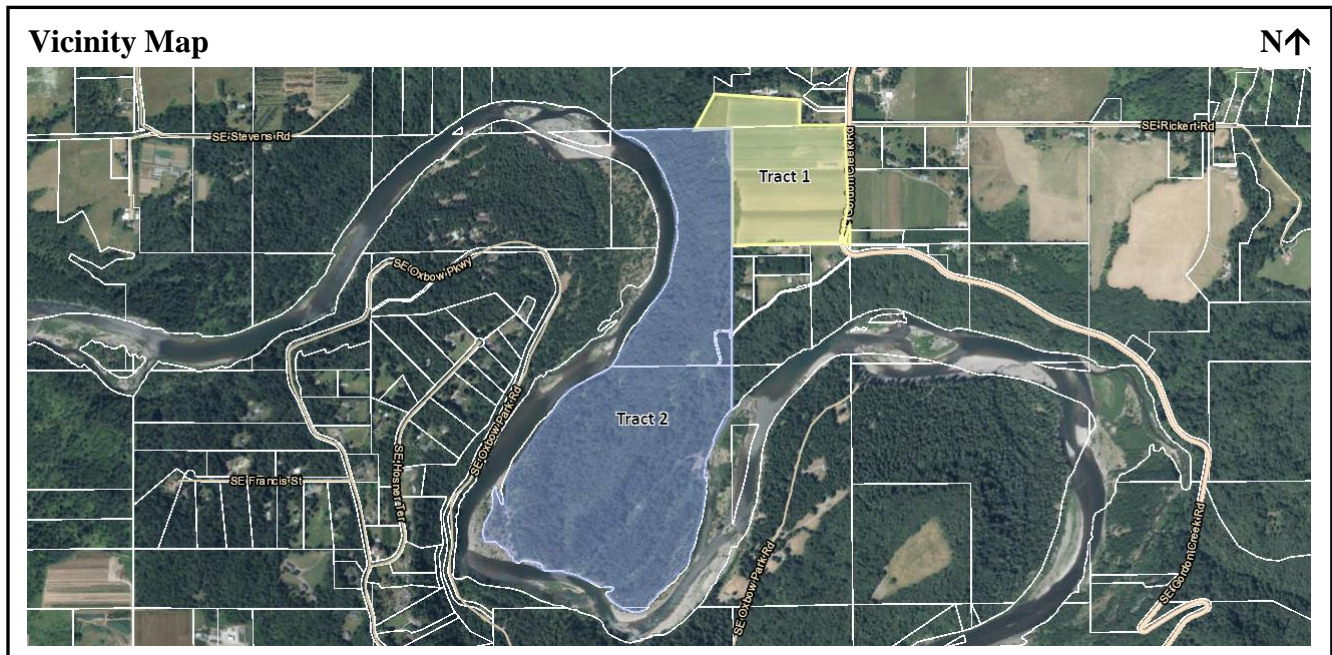
General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3050 Lot of Record – Commercial Forest Use (CFU-4)

Commercial Forest Use Zone: MCC 39.4075 Review Uses, (G) Lot Line Adjustment..., MCC 39.4130 Lot Line Adjustment; Property Line Adjustment

Exclusive Farm Use Zone: MCC 39.4225 Review Uses, (I) Lot Line Adjustment..., MCC 39.4255 Lot Line Adjustment; Property Line Adjustment

Property Line Adjustment: MCC 39.9300 Property Line Adjustment

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:**  
Tentative Plan Map

**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.



