14 DAY OPPORTUNITY TO COMMENT



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

Application for a Lot of Record Verification and a Property Line Adjustment

CASE FILE: T2-2024-0095 APPLICANT: Sean Vermilya

LOCATION: 12800 NW Marina Way, Portland **Property ID** # R325463, R502890,

R725367

Map, Tax lot: 2N1W34 -00200, 2N1W34 -

00201 and 2N1W34 -00202

Alt. Acct. # R971340030,

R971340360, R971340430

BASE ZONE: Multiple Use Agriculture – 20 (MUA-20)

OVERLAYS: Willamette River Greenway, Flood Hazard, Riparian Zone

PROPOSAL: Request for a Lot of Record Verification and a Property Line Adjustment to align the

property line with the Urban Growth Boundary.

❖ 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 if received by 4:00 pm on January 24, 2025. If you do not wish to submit comments, no response is necessary.

Further information regarding this application is available by contacting <u>LUP-comments@multco.us</u>. Paper copies of these materials may be purchased for \$0.46/per page.

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

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

<u>Multiple Use Agriculture – 20 (MUA-20)</u>: MCC 39.4315(C) Review Uses – Property Line Adjustment, MCC 39.4325(C) and (G) Dimensional Requirements and Development Standards MCC 39.4330 – Lots of Exception and Property Line Adjustments

<u>Lot of Record</u>: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20 (MUA-20)

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:

Site Plan showing proposed Property Line Adjustment

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.

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2800

DATE: 08/21/2024

JOB NUMBER 11479

SHEET

12800 NW MARINA WAY

PROPERTY LINE ADJUSTMENT PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, **OREGON**

OWNER:

FREVACH LAND CO. 1800 SOUTHSHORE BOULEVARD LAKE OSWEGO, OR 97034

APPLICANT:

LAND DEVELOPMENT PARTNERS, LLC 5817 JEAN ROAD LAKE OSWEGO, OR 97034

SHEET INDEX:

COVER SHEET

PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN WITH AERIAL PHOTOGRAPH

APPLICANT'S CONSULTANT:

AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN ROAD, SUITE 100 TUALATIN, OR 97062 PHONE: (503) 563-6151 FAX: (503) 563-5162 CONTACT: SEAN VERMILYA

ZONING DISTRICTS:

MULTIPLE USE AGRICULTURE (MUA-20) RESIDENTIAL FARM/FOREST (RF)

WATER DISTRICT:

PORTLAND WATER BUREAU

SEWER DISTRICT:

BUREAU OF ENVIRONMENTAL SERVICES

PROPERTY DESCRIPTIONS/ PROPERTY AREAS:

TRACT 1:

TAX LOT 201, TAX MAP 2N 1W 34 PART OF TAX LOT 200, TAX MAP 2N 1W 34 PART OF TAX LOT 202, TAX MAP 2N 1W 34

TAX MAP 2N 1W 34

EXISTING AREA: 0.23 ACRES± ADJUSTED AREA: 2.47 ACRES±

TRACT 2:

PART OF TAX LOT 200, TAX MAP 2N 1W 34 PART OF TAX LOT 202, TAX MAP 2N 1W 34 EXISTING AREA: 16.29 ACRES± ADJUSTED AREA: 14.05 ACRES±

PROJECT PURPOSE: PROPERTY LINE ADJUSTMENT

TAX LOT 202

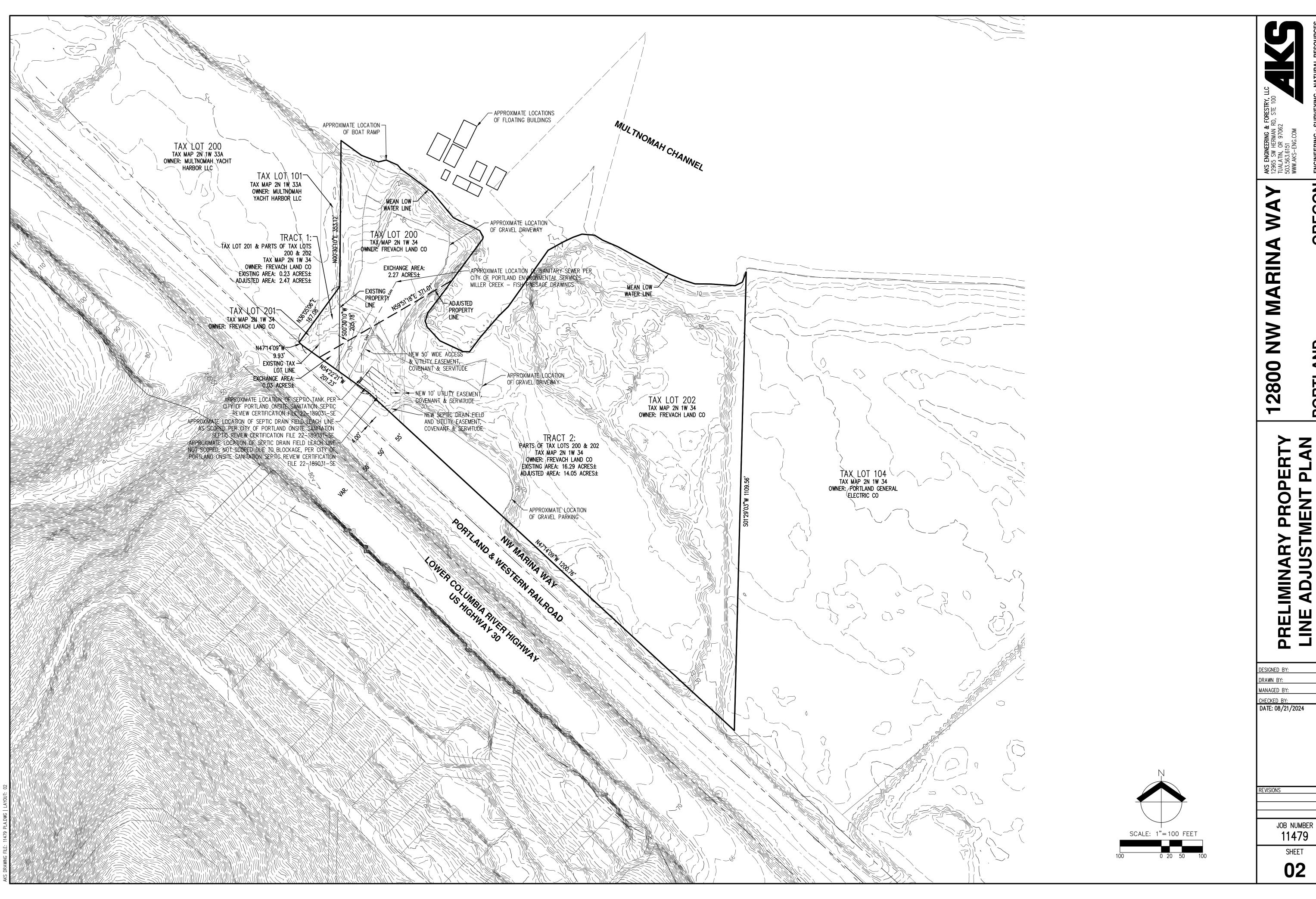
VICINITY MAP

NOT TO SCALE

PROJECT-

SITE MAP NOT TO SCALE

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ADJUSTME

CHECKED BY: DATE: 08/21/2024

JOB NUMBER 11479

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