

NOTICE OF NSA OPPORTUNITY TO COMMENT



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

Application for Property Line Adjustment, Major Variance and NSA Site Review

CASE FILE: T2-2025-0009

APPLICANTS: Robert & Douglas Laird

LOCATION:

Parcel 2: 36723 E. Historic Columbia River Hwy, Corbett
Map, Tax lot: 1N4E35BA-01400

Property ID # R322711
Alt. Acct. # R944350280

Parcel 1: 36817 E. Historic Columbia River Hwy, Corbett
Map, Tax lot: 1N4E35BA-01000

Property ID # R322732
Alt. Acct. # R944350520

BASE ZONE: Gorge General Rural Center (GGRC)

OVERLAYS: None

KEY VIEWING AREAS: Larch Sherrard, Larch Mtn Rd, Hist. Columbia River Hwy, State Route 14

LANDSCAPE SETTING: Village

PROPOSAL:

1. Request for a Property Line Adjustment between Parcel 1 and Parcel 2;
2. An NSA Site Review to install a new septic system for the dwelling on Parcel 2; and
3. A Major Variance to authorize an existing garage and retaining wall intruding into the required yard on Parcel 2 constructed by a prior property owner.

- ❖ **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 Friday, August 8, 2025**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Monday, August 18, 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. Paper copies of these materials may be purchased for \$0.46/per page.

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

General Provisions: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions – Parcel, MCC 38.0110 Tribal Treaty Rights and Consultation.

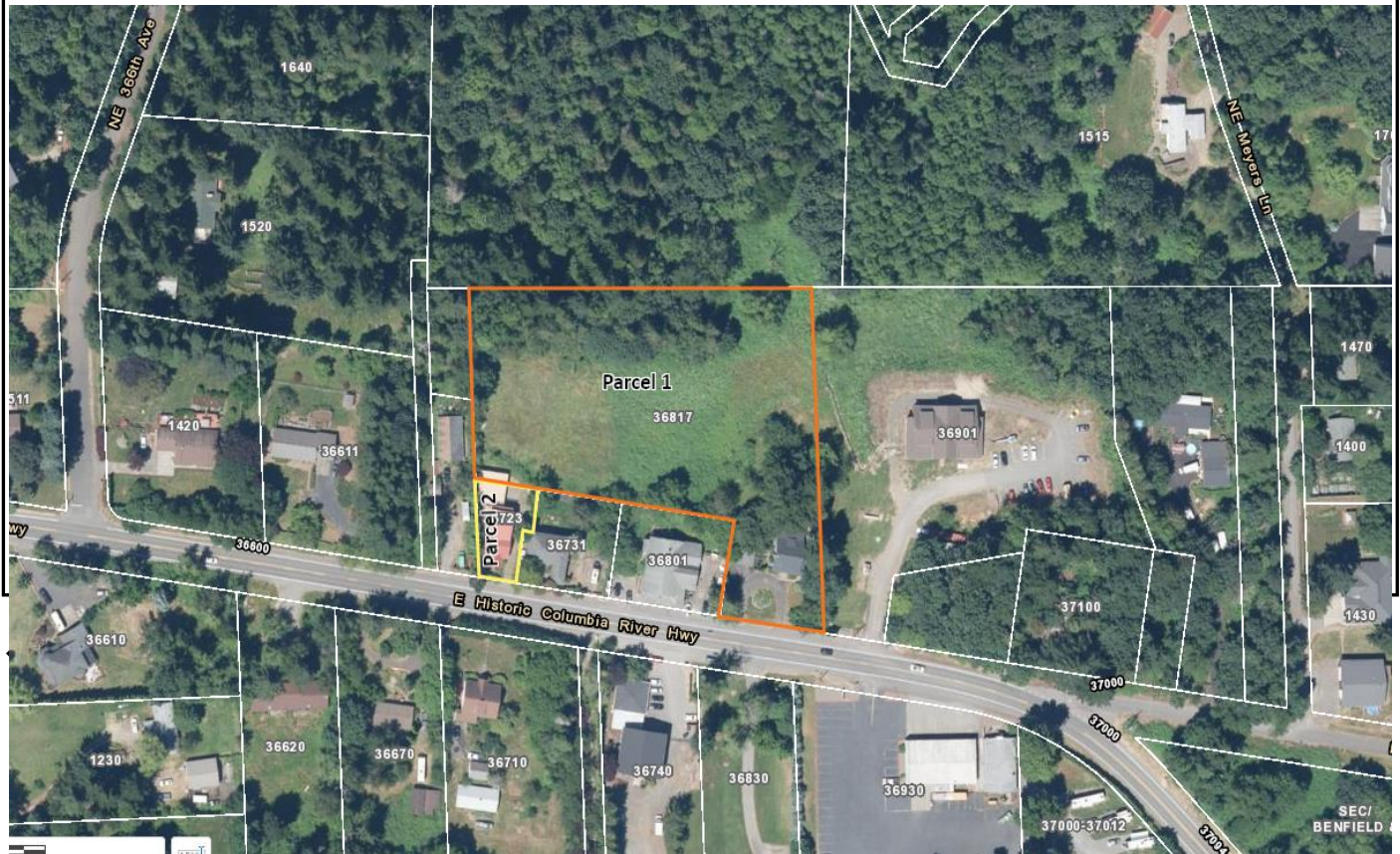
Gorge General Rural Center (GGRC): MCC 38.2425(B) Accessory structures, (J) Property line adjustments, (N) Additions to existing buildings, MCC 38.2460(E) Dimensional Requirements.

NSA Site Review Criteria: MCC 38.7015 Application for NSA Site Review, MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7053 GMA Water Resources Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria.

Major Variance: MCC 38.7600 Variance Approval Criteria, MCC 7605 Variance Classification.

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 38 – Columbia River Gorge National Scenic Area** or by contacting our office at (503) 988-3043.

Vicinity Map

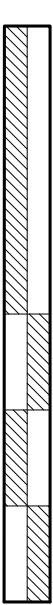


❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

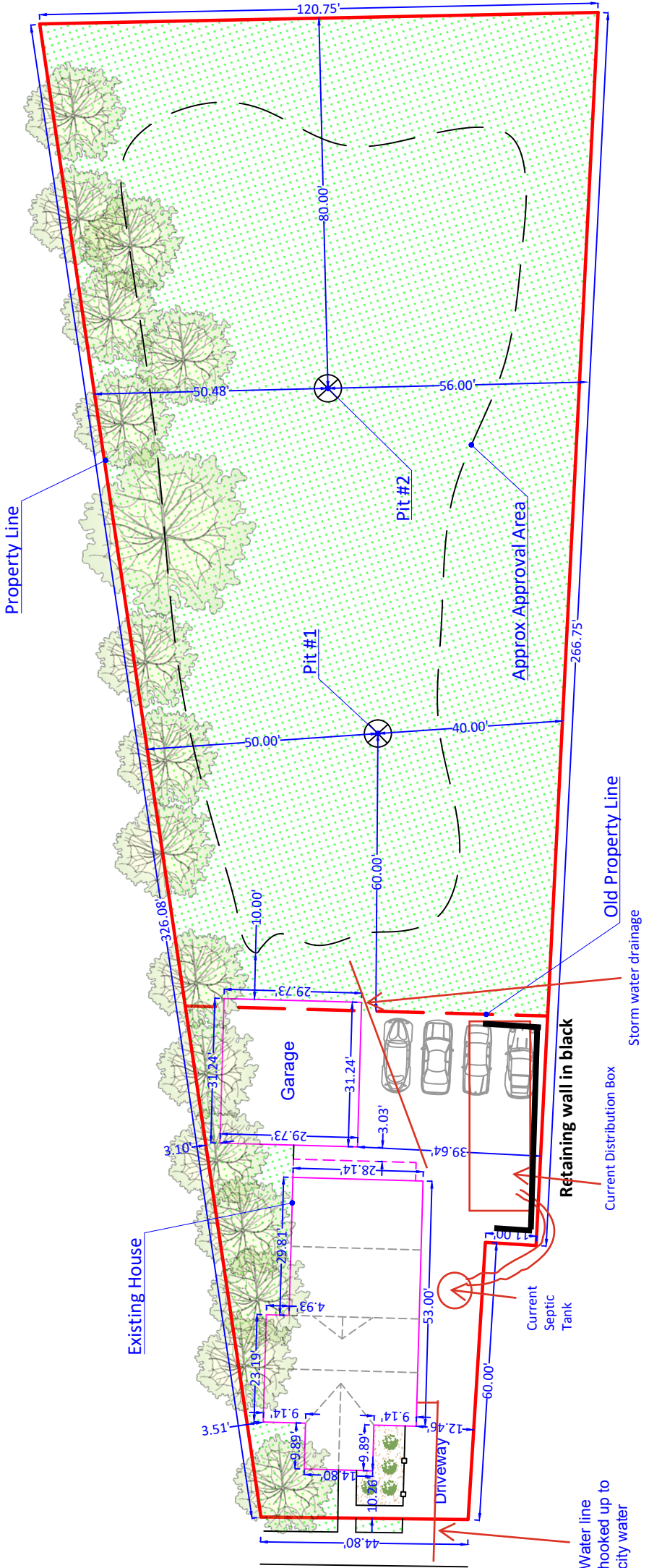
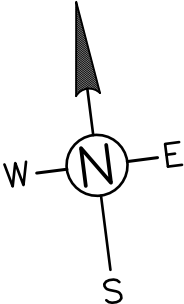
❖ **ENCLOSURES:**

Property Line Adjustment Map
Site Plan

SITE PLAN



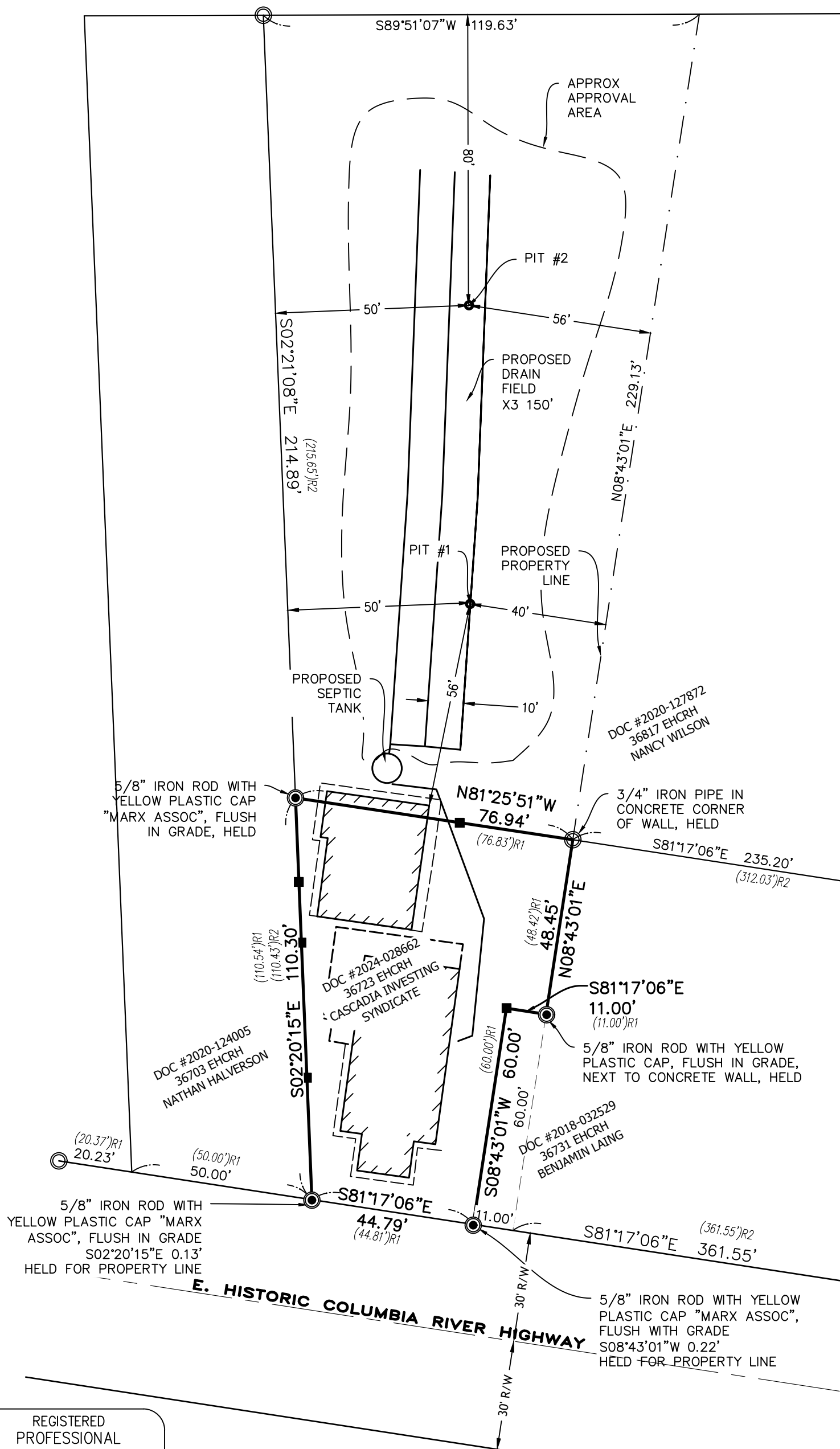
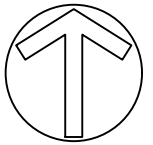
0 15 30 UNIT: FEET 90



Parcel No. (APN) 1N4E35BA 01400
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 28,061.64 SF

ADDRESS: 36723 Historic Columbia River Hwy
Corbett, OR 97019
Scale: 1"=30'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Samantha Kay Tanner

OREGON
MAY 26, 2015
SAMANTHA KAY TANNER
90079

RENEWS 6/30/2026

0 30 60
Feet

SCALE: 1" = 30' ON 11"x17" SHEET

PLOT DATE: 5/23/2025

FILE NAME: 25019-LAYOUT.DWG

45th PARALLEL GEOMATICS, LLC

P.O. BOX 1863, HOOD RIVER, OREGON 97031
SAMANTHA.TANNER@45GEOMATICS.COM

TENTATIVE PLAN MAP

36723 E. HISTORIC COLUMBIA RIVER HIGHWAY
LOCATED IN NW 1/4 SECTION 35, TOWNSHIP 1 NORTH, RANGE
4 EAST, WILLAMETTE MERIDIAN, MULTNOMAH CO. OREGON

ROB & DOUG LAIRD

5619 NE 33RD AVE
PORTLAND, OR 97211

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