

14 DAY OPPORTUNITY TO COMMENT



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

Application for Verification of a Nonconforming Use

CASE FILE: T2-2025-0031

APPLICANT: Sam Huck

LOCATION: 20300 NW Watson Rd., Scappoose

Property ID # R326136

Map, Tax lot: 3N2W25B -01500

Alt. Acct. # R982250020

BASE ZONE: Commercial Forest Use (CFU-2)

OVERLAYS: Significant Wildlife Habitats (SEC-h), Significant Streams (SEC-s), and Geologic Hazard (GH)

PROPOSAL: Request for a verification of nonconforming use status for two agricultural buildings (barn and pump house) on the subject property.

- ❖ **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 February 5th, 2026**.

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 \$0.71/per page.

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

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3030 Lot of Record – Commercial Forest Use – 2 (CFU-2)

Commercial Forest Use Districts (CFU): MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115 Dimensional Standards and Development Requirements

Nonconforming Uses: MCC 39.8300 Nonconforming Uses, MCC 39.8305 Verification of Nonconforming Use Status

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.

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- ❖ **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:**
 - Zoning Map
 - Site Plan
 - Floor Plan
 - Building Elevation

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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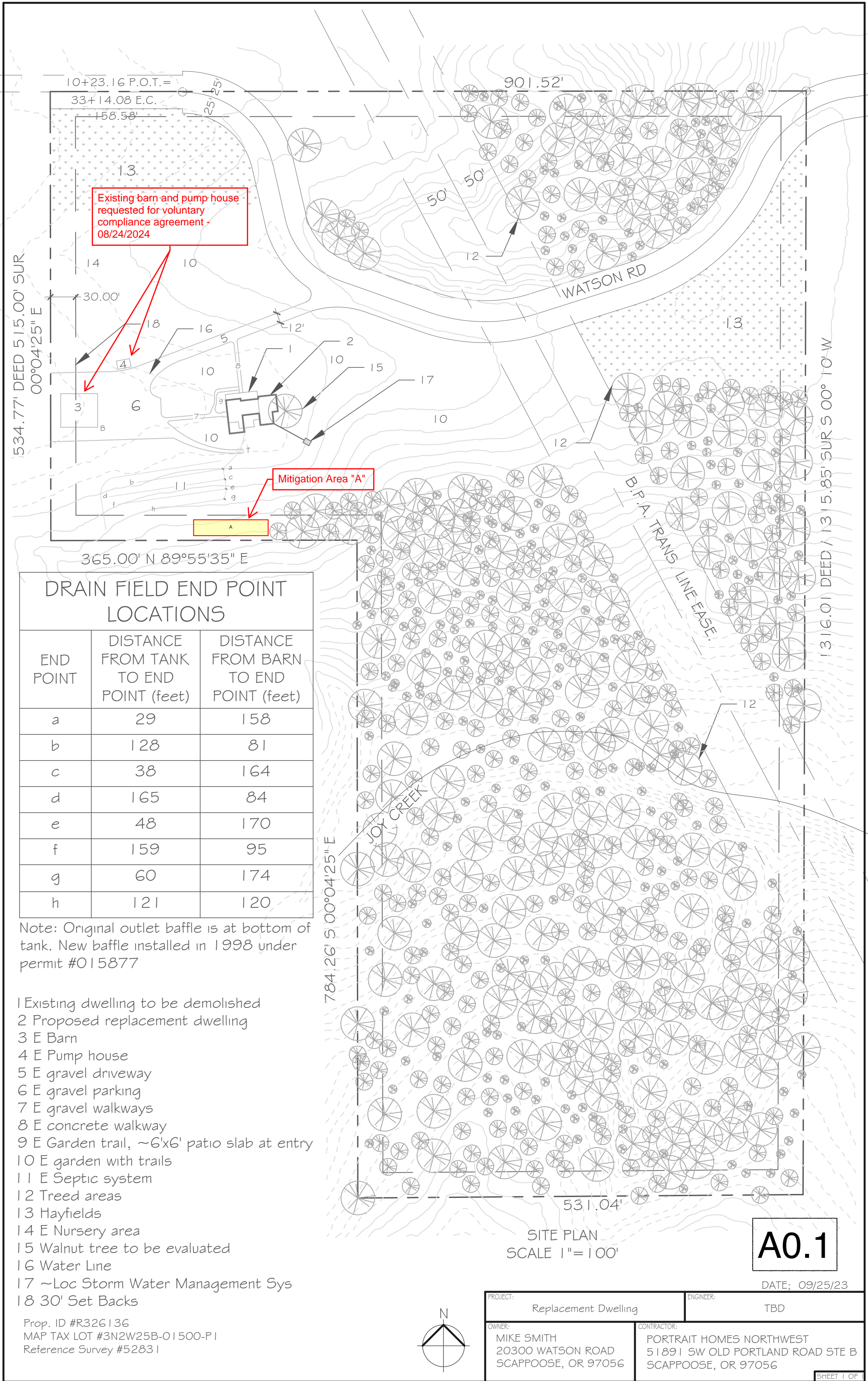
A horizontal scale bar with tick marks. The top row is labeled in miles (mi) with values 0, 0.05, 0.1, 0.2, and 0.4. The bottom row is labeled in kilometers (km) with values 0, 0.1, 0.2, and 0.4. The bar is divided into segments corresponding to these values.



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Appendix E - Site Plan and Building Plans

- Site Plan**
- Existing Barn**
- Existing Pump House**



DRAIN FIELD END POINT LOCATIONS

END POINT	DISTANCE FROM TANK TO END POINT (feet)	DISTANCE FROM BARN TO END POINT (feet)
a	29	158
b	128	81
c	38	164
d	165	84
e	48	170
f	159	95
g	60	174
h	121	120

Note: Original outlet baffle is at bottom of tank. New baffle installed in 1998 under permit #015877

- 1 Existing dwelling to be demolished
- 2 Proposed replacement dwelling
- 3 E Barn
- 4 E Pump house
- 5 E gravel driveway
- 6 E gravel parking
- 7 E gravel walkways
- 8 E concrete walkway
- 9 E Garden trail, ~6'x6' patio slab at entry
- 10 E garden with trails
- 11 E Septic system
- 12 Treed areas
- 13 Hayfields
- 14 E Nursery area
- 15 Walnut tree to be evaluated
- 16 Water Line
- 17 ~Loc Storm Water Management Sys
- 18 30' Set Backs

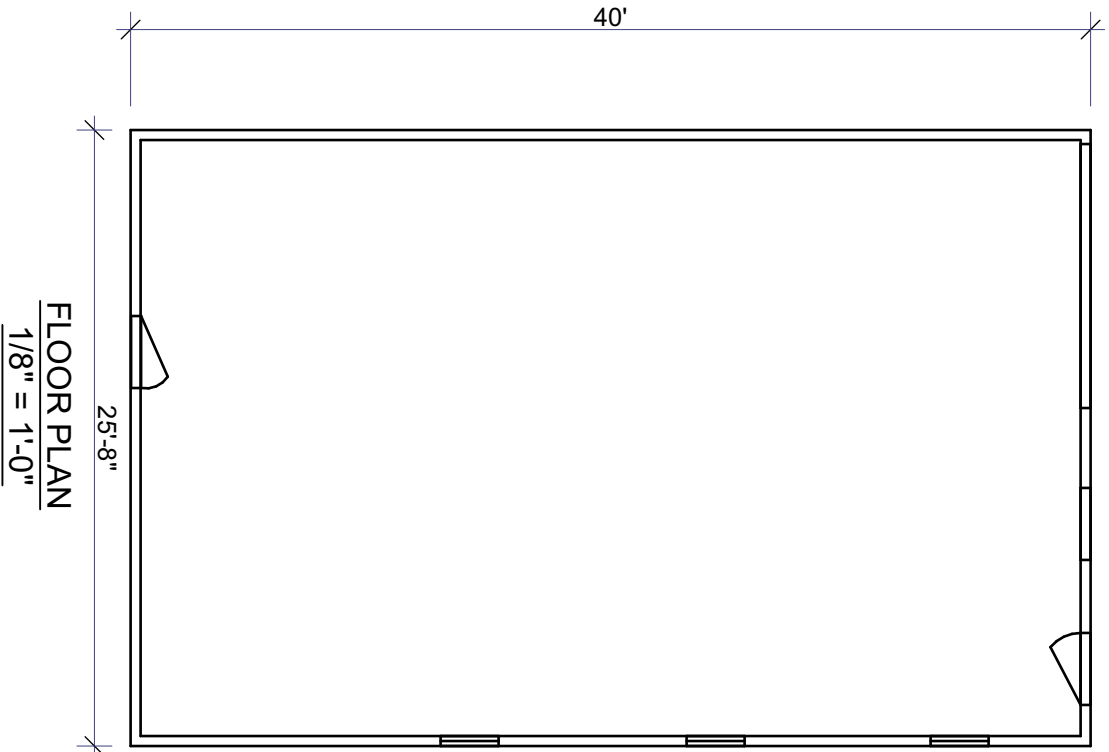
Prop. ID #R326136
MAP TAX LOT #3N2W25B-01500-P1
Reference Survey #52831



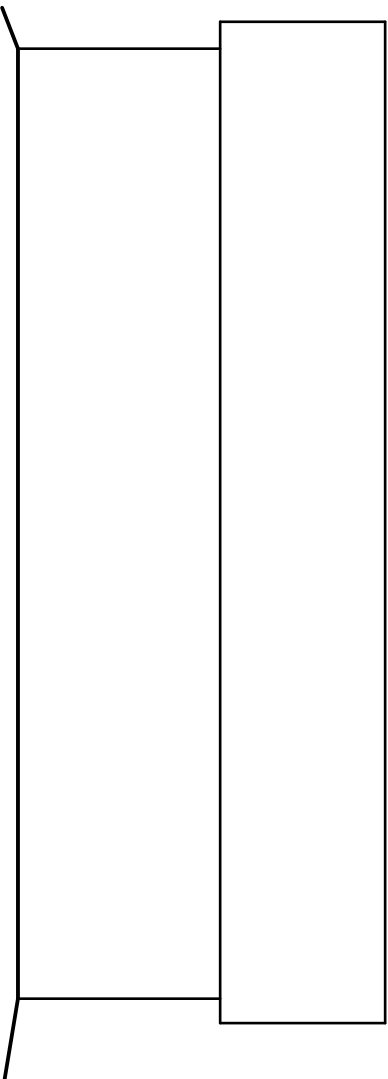
PROJECT:	Replacement Dwelling	ENGINEER:	TBD
OWNER:	MIKE SMITH 20300 WATSON ROAD SCAPPOOSE, OR 97056	CONTRACTOR:	PORTRAIT HOMES NORTHWEST 51891 SW OLD PORTLAND ROAD STE B SCAPPOOSE, OR 97056

A0.1

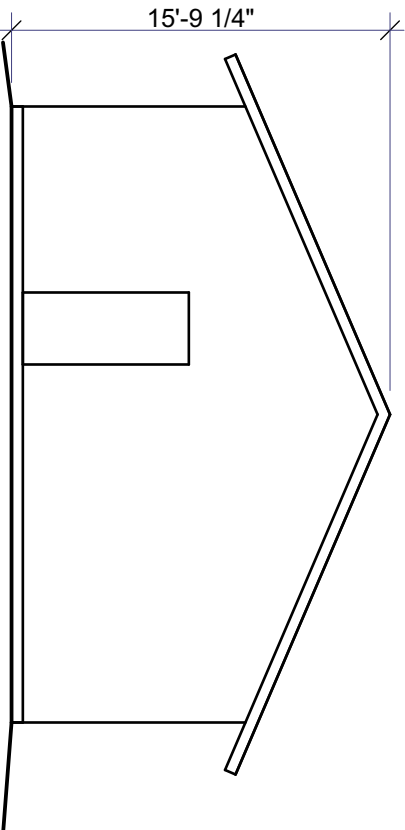
DATE: 09/25/23



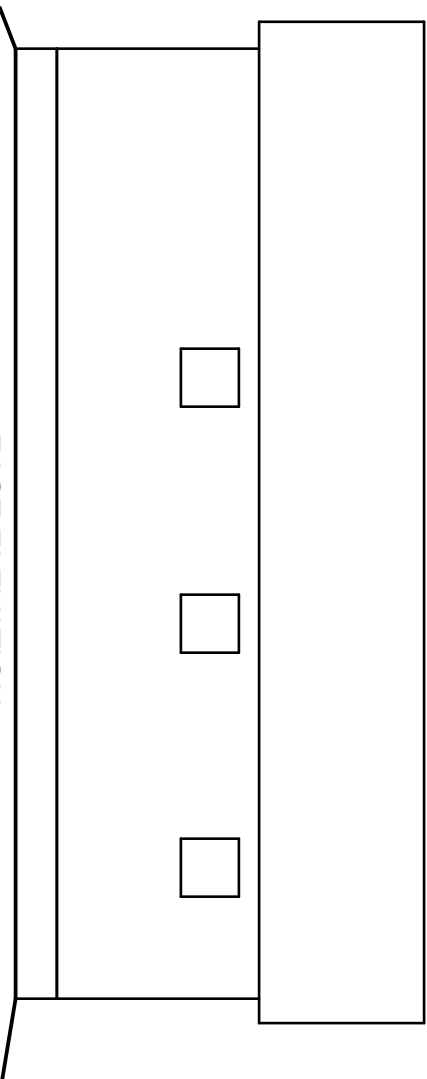
FLOOR PLAN
1/8" = 1'-0"



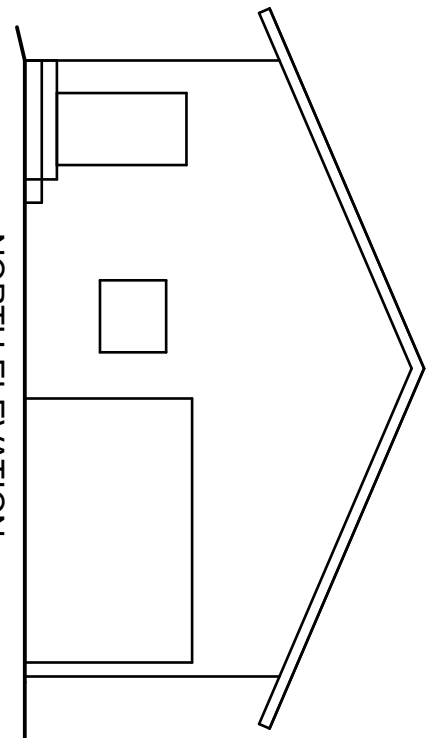
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



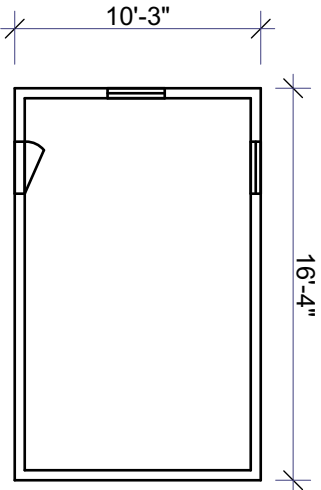
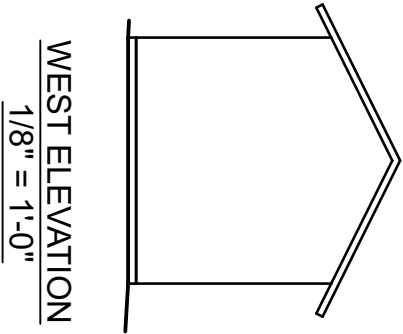
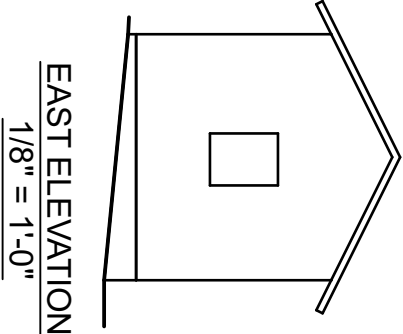
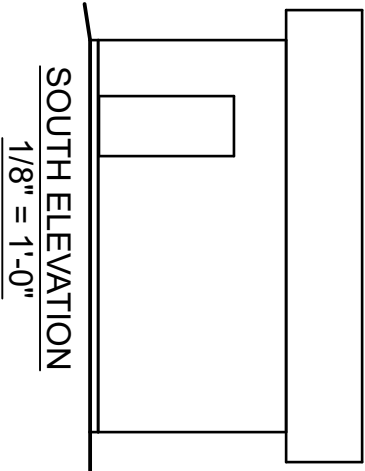
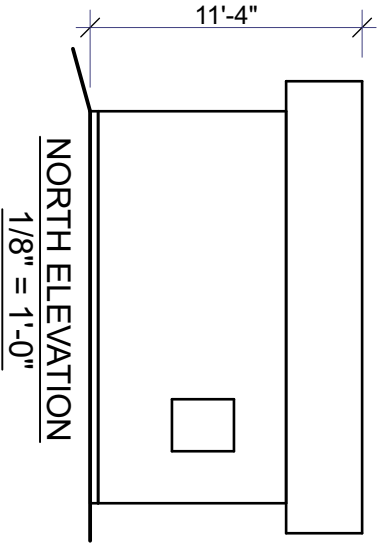
NORTH ELEVATION
1/8" = 1'-0"

NOTE
1. NO EXISTING EXTERIOR LIGHTING

HEGGEN ARCHITECTURE
20233 NW SAUVIE IS. RD.
PORTLAND, OR 97231

MIKE SMITH RESIDENCE
20300 NW WATSON RD
SCAPPOOSE, OR 97056

EXISTING BARN
11/12/25
A10



NOTE
1. NO EXISTING EXTERIOR LIGHTING

HEGGEN ARCHITECTURE
20233 NW SAUVIE IS. RD.
PORTLAND, OR 97231

MIKE SMITH RESIDENCE
20300 NW WATSON RD
SCAPPOOSE, OR 97056

EXISTING PUMP HOUSE
11/12/25
A11