

14 DAY OPPORTUNITY TO COMMENT



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

Application for Category 3 Land Division

CASE FILE: T2-2025-0033 **APPLICANT:** Sarah Selden and David Selden

LOCATION: No situs address, adjacent to and west of 32431 E. Bell Rd., Corbett **Property ID #** R688073

Map, Tax lot: 1N4E33C -00703 **Alt. Acct. #** R649683270

BASE ZONE: Exclusive Farm Use (EFU) and Springdale Rural Center (SRC)

OVERLAYS: None

PROPOSAL: Request for a Category 3 Land Division for a two (2) parcel partition along the Exclusive Farm Use (EFU) and Springdale Rural Center (SRC) zoning 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 Tuesday, December 23, 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 \$0.71/per page.

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

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

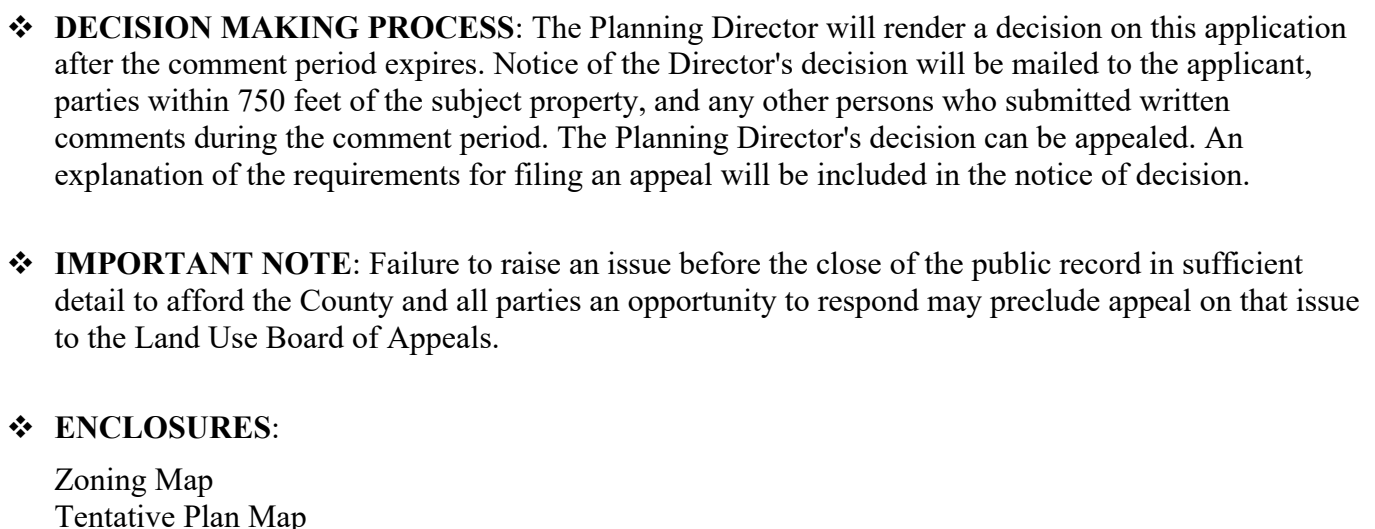
Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – Exclusive Farm Use (EFU), MCC 39.3110 Lot of Record – Burlington Rural Center (BRC) and Springdale Rural Center (SRC)

Exclusive Farm Use (EFU): MCC 39.4245 Dimensional Requirements and Development Standards, MCC 39.4260 Access

Springdale Rural Center (SRC): MCC 39.4575 Dimensional Requirements and Development Standards, MCC 39.4595 Access

Category 3 Land Division: MCC 39.9045(C) Category 3 Land Division, MCC 39.9400(B), (C), and (H), Criteria for Approval, Category 1 and Category 2 Tentative Plan and Future Street Plan, MCC 39.9430 Criteria for Approval: Category 3 Tentative Plan, MCC 39.9435 Contents of Category 3 Tentative Plan, MCC 39.9500 Application of General Standards and Requirements, MCC 39.9505

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.



ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

Map showing the zoning of the subject property, 1N4E33C -00703 (R688073 / R649683270) and the surrounding area

