

# NOTICE OF NSA OPPORTUNITY TO COMMENT



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

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## Application for Parcel Determination and National Scenic Area (NSA) Site Review

<b>CASE FILE:</b>	T2-2025-0049	<b>APPLICANT:</b>	Shelly Koetje and Lukas Koetje
<b>LOCATION:</b>	34017 NE Mershon Rd, Corbett	<b>Property ID #</b>	R322540
	<b>Map, Tax lot:</b> 1N4E33AA -00300	<b>Alt. Acct. #</b>	R944330490
<b>BASE ZONE:</b>	Gorge General Agriculture (GGA-20)		
<b>OVERLAYS:</b>	Geologic Hazards (GH)		
<b>KEY VIEWING AREAS:</b>	Bridal Veil State Park, Columbia River, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Highway I-84 (including rest stops), Larch Mountain Road, Washington State Route 14		
<b>LANDSCAPE SETTING:</b>	Coniferous Woodlands, Pastoral, Rural Residential in Pastoral		
<b>PROPOSAL:</b>	Request for a Parcel Determination and National Scenic Area (NSA) Site Review. A Parcel Determination determines if a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration. The NSA Site Review is to construct a new single-family dwelling with an accessory renewable energy system (roof mount photovoltaic) to replace an existing single-family dwelling, remove an accessory building, construct an accessory structure (septic system), and ground disturbance relating to an access easement private driveway.		

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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 3, 2026**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Thursday, March 12, 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](mailto:LUP-comments@multco.us). Paper copies of these materials may be purchased for \$0.71/per page.

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

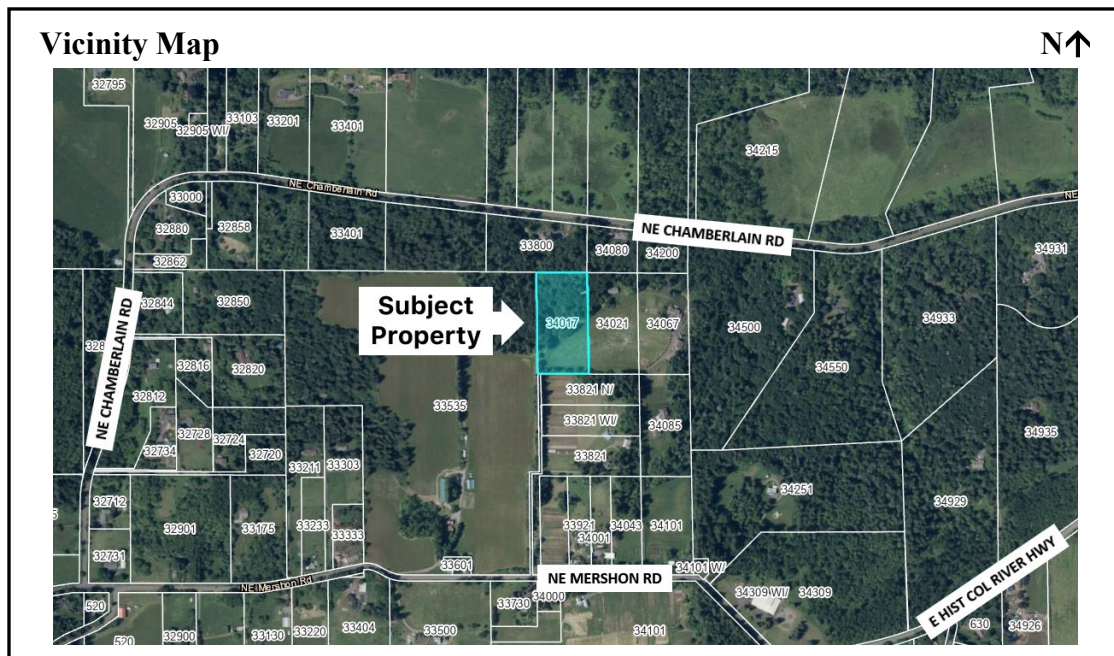
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0060 Agricultural Buffer Zones, MCC 38.0110 Tribal Treaty Rights and Consultation, MCC 38.0560 Code Compliance and Applications

Gorge General Agriculture – 20 (GGA-20): MCC 38.2223(A)(10) Review Uses - On lands designated GGA–20, a single family dwelling on any legally created and existing parcel, MCC 38.2025(A)(22) Review Uses - Solar, photovoltaic and wind turbine alternative energy production facilities..., MCC 38.2260 Dimensional Requirements, MCC 38.2290 Access

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

Special Uses: MCC 38.7390 Renewable Energy Production

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.



- ❖ **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, those who submitted written comment during the comment period, those who requested the decision in writing, and the Gorge Commission. 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 Columbia River Gorge Commission.
- ❖ **ENCLOSURES:**
  - Zoning Map
  - Site Plan / Building Elevation / Floor Plan / Building Elevation with PV system

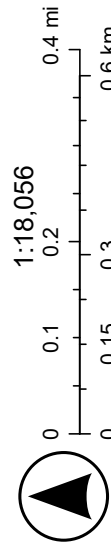
**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

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



This is an aerial map of Columbia, Maryland, overlaid with a color-coded land use or zoning map. The map shows various land use zones in different colors: green (likely forest or parkland), brown (possibly agricultural or undeveloped land), orange (possibly residential or commercial), yellow (possibly industrial or commercial), and purple (possibly residential or commercial). White lines delineate the boundaries of these zones and individual lots. The map includes labels for 'Columbia Parkway', 'Columbia River', and 'Columbia River Bridge'. A small blue rectangle highlights a specific area in the center-right of the map.

1:18,056



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©

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|--|---------|--|-------|--|-------|--|-----------------|
|  | Taxlots |  | RR    |  | GGO   |  | GGRC            |
|  | CFU4    |  | GGA20 |  | GGPR  |  | GSA40           |
|  | EFU     |  | GGA40 |  | GGR10 |  | GSO             |
|  | MUA20   |  | GGF20 |  | GGR5  |  | World_Hillshade |

PARCEL INFORMATION

ADDRESS: 34017 NE MERSHON RD  
CORBETT, OR 97019  
MAP/TAXLOT: 1N4E33AA/00300  
PARCEL ID: R322540  
ALTACCNUM: R944330490  
ZONE: GGA40

NOTES

- BOUNDARY LINES SHOWN PER  
SN69277 COMPLETED BY STATEWIDE  
LAND SURVEYING INC FEBRUARY 5,  
2025.
- CONTOURS DERIVED FROM METRO  
2014 LIDAR AND SWLS TOPOGRAPHIC  
SURVEY
- CONTOURS SHOWN AT 5' INTERVALS

SITE PLAN

SITUATED IN THE NORTHEAST QUARTER OF  
SECTION 33, TOWNSHIP 1 NORTH, RANGE 4  
EAST OF THE WILLAMETTE MERIDIAN, COUNTY  
OF MULTNOMAH, STATE OF OREGON

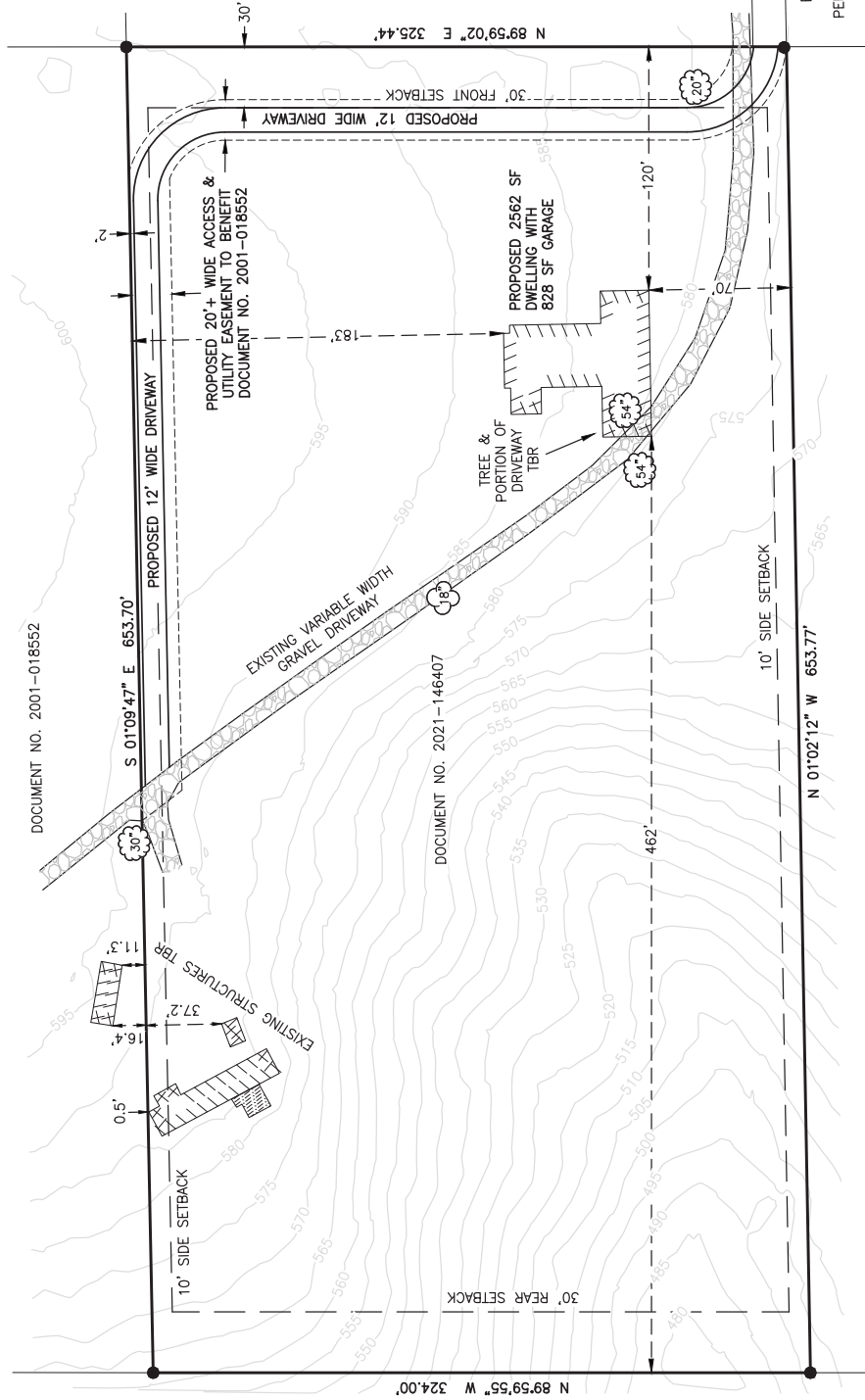


SCALE: 1" = 60'



LEGEND

- = PROPERTY CORNER MONUMENT
- SF = SQUARE FEET, MORE OR LESS
- TBR = TO BE REMOVED



EXISTING 16.5' WIDE UNNAMED  
PUBLIC RIGHT-OF-WAY  
PER BOOK 1014, PAGES 180-183,  
RECORDED 02/08/1946

MERSHON RD  
(40' WIDE COUNTY  
ROAD NO. 1087)

STATEWIDE LAND SURVEYING INC.

43 NW AWA AVE  
GRESHAM, OR 97030  
503-665-7777  
SURVEY@STATEWIDESURVEYING.COM

CLIENT: LUKE KOETJE

REV:	SCALE: AS NOTED	JOB NUMBER: 2024-229	DRAWN: GWE/JBS/JB	REVIEWED:	SV: 01
REV:			DRAWN DATE: 07/14/2025	REVIEW DATE:	SURVEY DATE:
REV:					







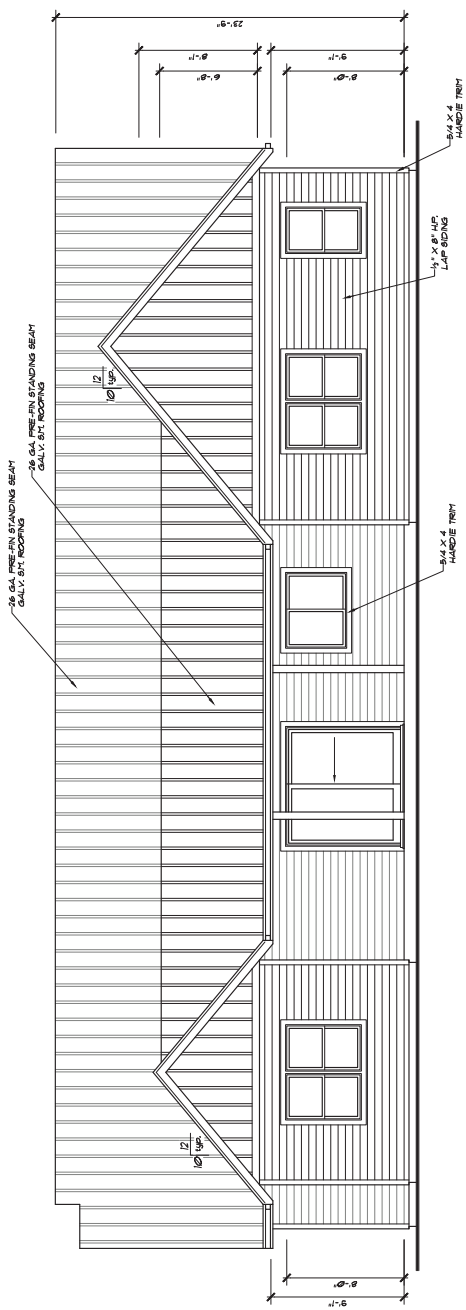
3401 NE MERSHON RD.  
CORBETT OR 97009

EXTERIOR ELEVATIONS  
PROJECT:  
LUKE KOETJE  
OWNER:

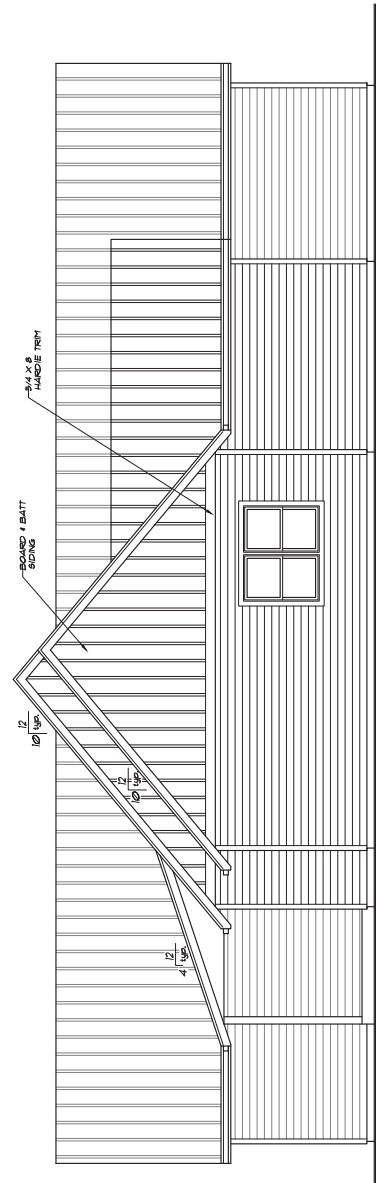
DATE:  
JULY 30, 2015  
PROJECT NO.:  
25-1009-03  
REV/ISSUES:

NO. 2 OF EIGHT

ZED DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS AGAINST THE ACTUAL CONDITIONS OF THE SITE PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COSTS TO THE OWNER.



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



ZED DESIGN, LLC  
3401 NE MERSON RD.  
CORVALLIS, OREGON 97331  
503-758-2615

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CORVALLIS, OREGON 97331

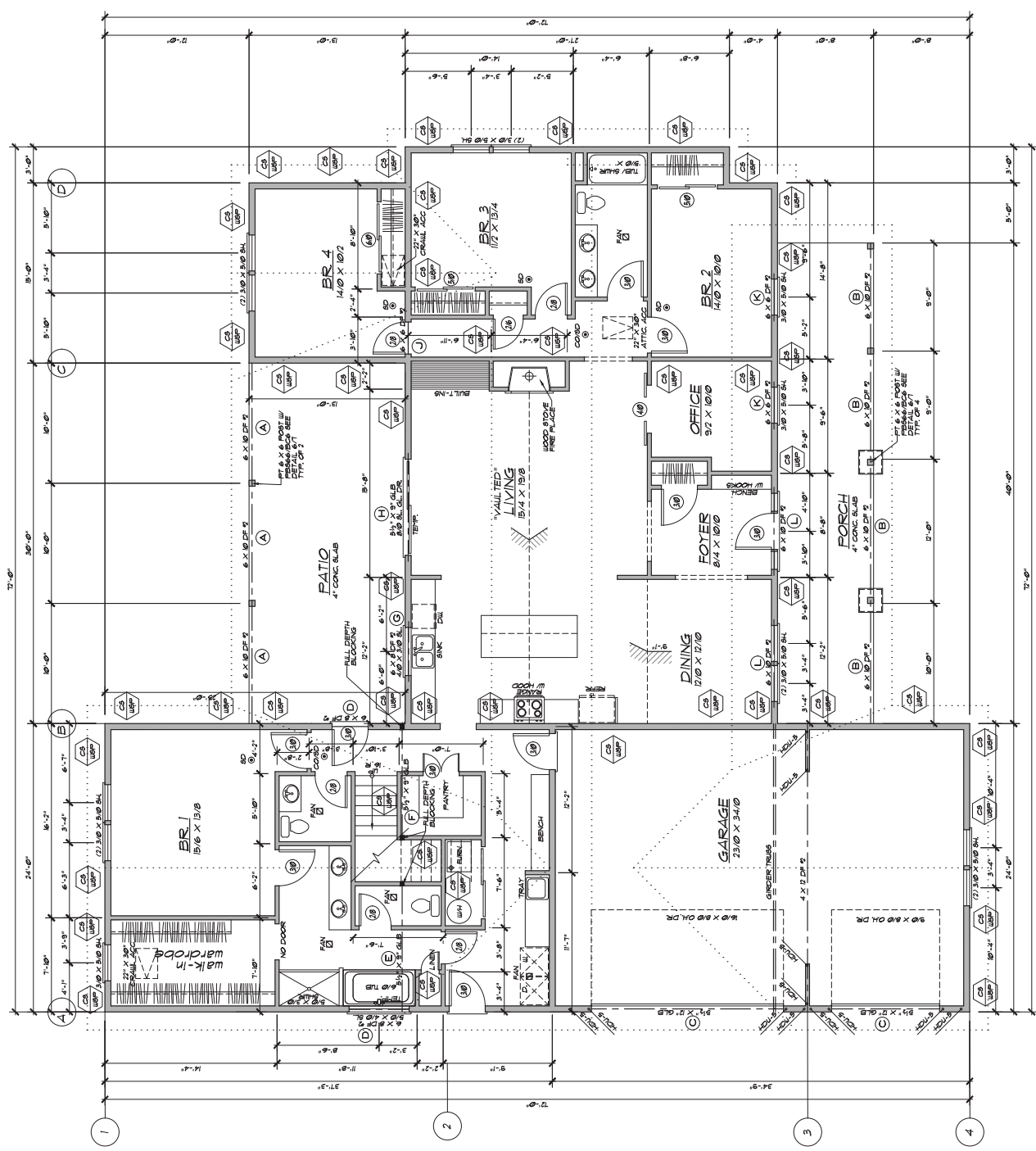
PROJECT:  
LUKE KOETJE  
MAIN FLOOR PLAN

DATE:  
JULY 30, 2015  
PROJECT NO.:  
25-009-03  
REV/ISSUES:

NO. 4  
OF EIGHT

- GENERAL NOTES:
1. ALL EXTERIOR WALLS TO BE 2'-0" MIN. AT 16" O.C. (TPH, 100L).
  2. ALL EXTERIOR WALLS TO BE 2'-0" MIN. AT 16" O.C. (TPH, 100L).
  3. ASSESS A MINIMUM OF 12" X 4" STUDS AS BEAM SUPPORTS AT ALL EXTERIOR WALLS.
  4. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE TO BE PVC/L.
  5. EXTERIOR WALLS SHALL BE 2'-0" MIN. AT 16" O.C. (TPH, 100L).
  6. PROVIDE OUTSIDE COMBUSTION AIR FOR ALL FIREPLACES AND STOVES.
  7. CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOME POWER SOURCE.
  8. PROVIDE 1/2" TYPE 'N' GUTS AT ALL ACCESSIBLE AREAS AND STAIRS.
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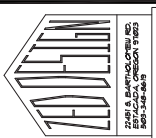


MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

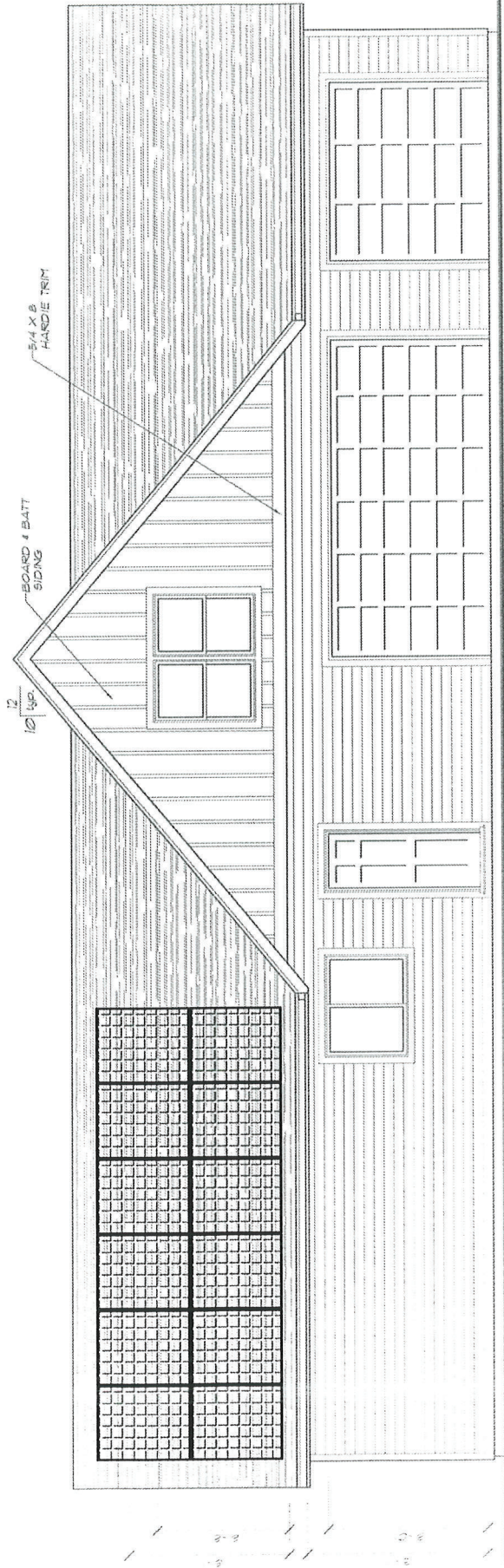
2580 SQ. FT.

DATE: JULY 30, 2025  
PROJECT NO.: 25-100-69  
REVISIONS:

34017 NE MERSHON RD.  
CORBETT OR 97019







LEFT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"