

NOTICE OF NSA OPPORTUNITY TO COMMENT



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

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

CASE FILE: T2-2025-0049

APPLICANT: Shelly Koetje and Lukas Koetje

LOCATION: 34017 NE Mershon Rd, Corbett

Property ID # R322540

Map, Tax lot: 1N4E33AA -00300

Alt. Acct. # R944330490

BASE ZONE: Gorge General Agriculture (GGA-20)

OVERLAYS: Geologic Hazards (GH)

KEY VIEWING AREAS: 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

LANDSCAPE SETTING: Coniferous Woodlands, Pastoral, Rural Residential in Pastoral

PROPOSAL: 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.

❖ **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, 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. Paper copies of these materials may be purchased for \$0.71/per page.

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

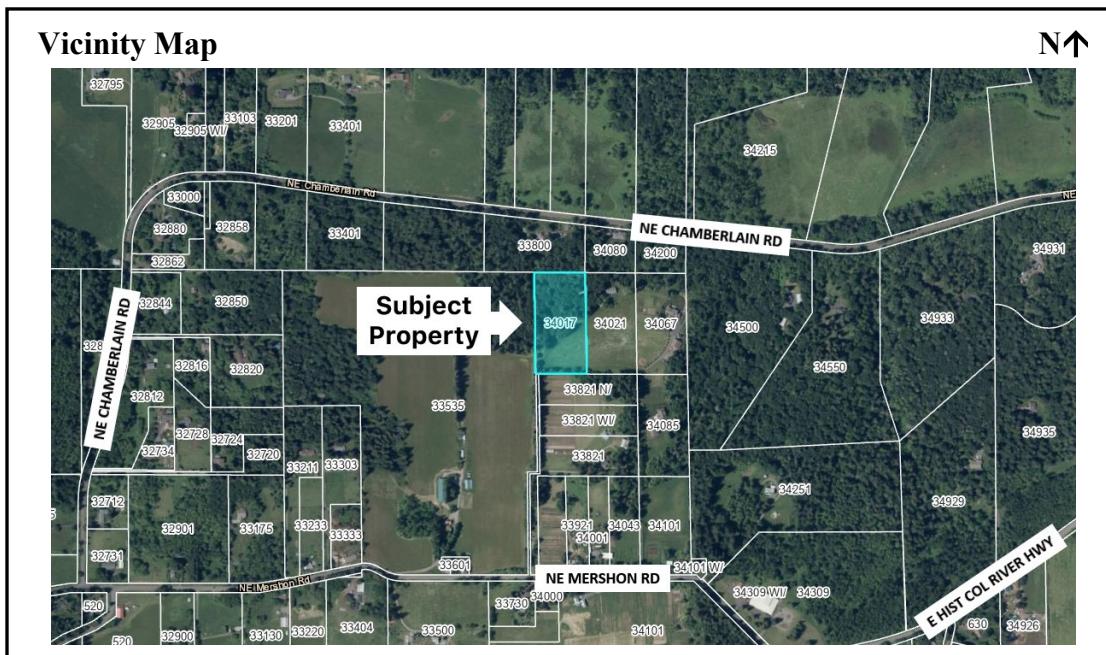
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0060 Agricultural Buffer Zones, MCC 38.0110 Tribal Treaty Rights and Consultation, MCC 38.0560 Code Compliance and Applications

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:**

ENCLOSURES.

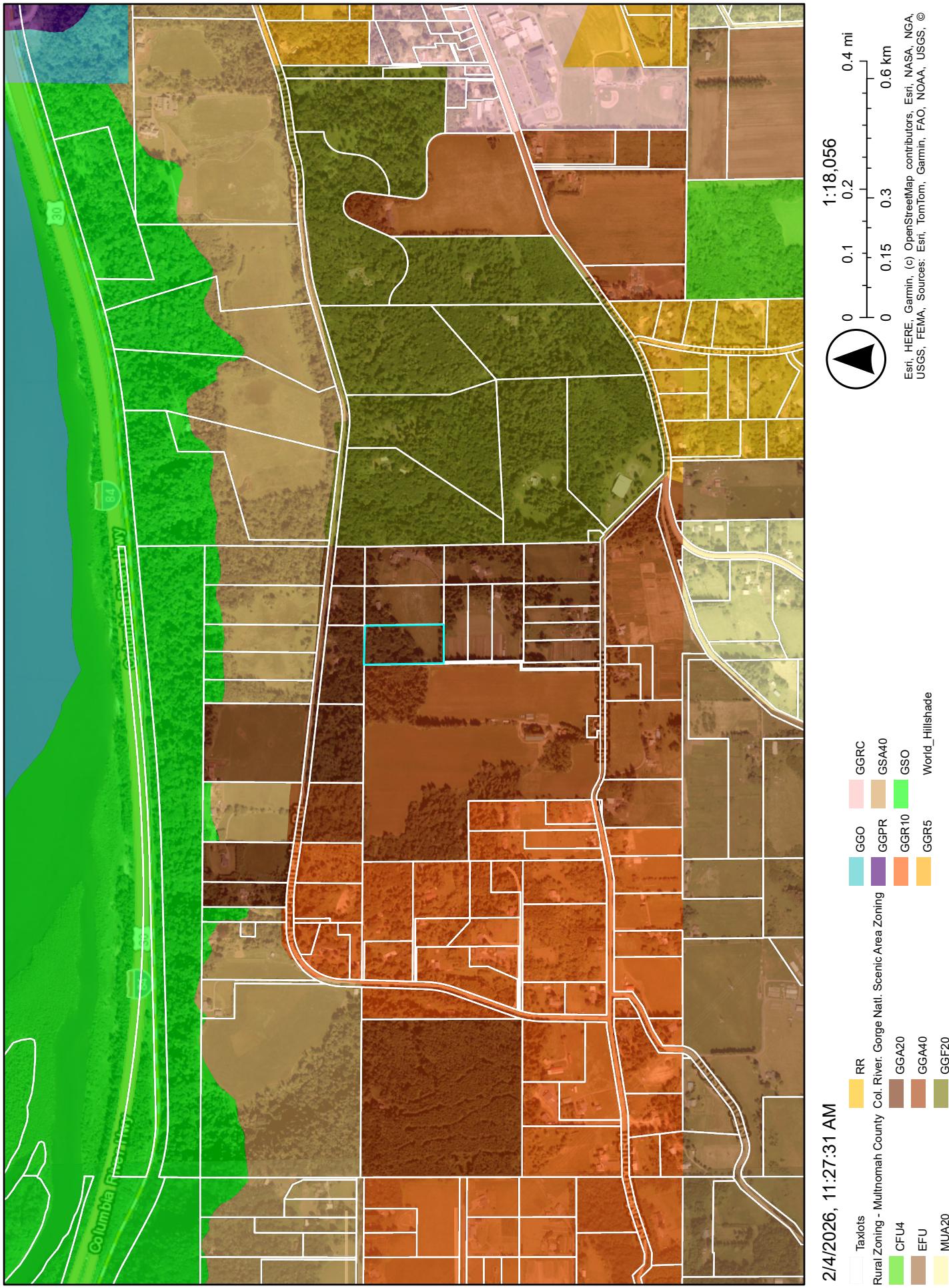
Zoning Map Site Plan / B

Site Plan / Building Elevation / Floor Plan / Building Elevation with PV system

Notice to Mortgagee, Lien Holder, Vendor, or Seller:
GDS 1-4-215 - indicates if you are in this notice

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

Map showing zoning of the subject property (34017 NE Mershon Rd, Corbett) and the surrounding area





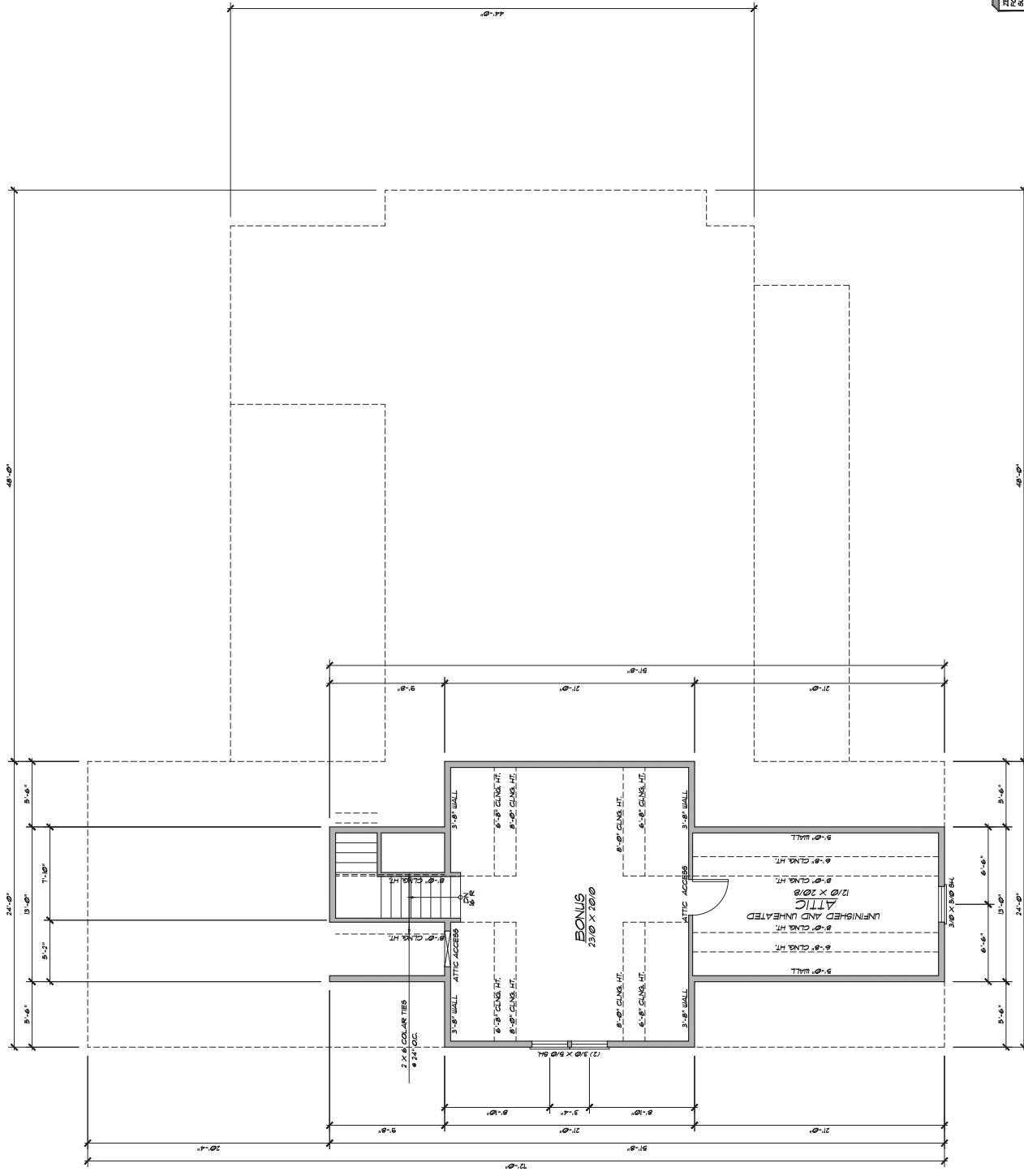
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3401 NE MERIDIAN RD.
COPPERETTE OF 9709

LUKE KOTHE
OWNER
PROJECT RESIDENCE
UPPER FLOOR PLAN
TITLE:

DATE: JULY 20 2025
PROJECT: KOTHE
REV: 03

NO. 5
OF EIGHT



EXCERPT FROM THE CONTRACT
THIS CONTRACT IS MADE AND ENTERED INTO
BETWEEN THE CONTRACTOR, KOTHE RESIDENCE,
AND THE OWNER, LUKE KOTHE, ON THE 20TH DAY
OF JULY, 2025, AT PORTLAND, OREGON.
THIS CONTRACT IS MADE FOR THE DESIGN AND
CONSTRUCTION OF THE PREMISES, WHICH ARE
HEREIN DESCRIBED AS THE "PROJECT". THE
PROJECT IS LOCATED AT 3401 NE MERIDIAN RD.,
PORTLAND, OREGON, 97091. THE CONTRACTOR
AGREES TO DESIGN AND BUILD THE PROJECT
ACCORDING TO THE DRAWINGS, SPECIFICATIONS,
AND CONDITIONS OF CONTRACT, AND TO COPY THE DESIGNER
IN THE CONTRACTOR'S WORK. THE CONTRACTOR
AGREES TO PAY THE OWNER THE AMOUNT
STATED IN THE CONTRACT FOR THE WORK
PERFORMED, AND TO PAY THE OWNER
AN ADDITIONAL COST TO THE OWNER
FOR THE CONTRACTOR'S WORK.

LEFT-SIDE ELEVATION

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

