

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 Property Line Adjustment (PLA)

CASE FILE:	T2-2026-0017	APPLICANT:	Lucas Eschelbach, AKS Engineering & Forestry
LOCATION:	Property #1: 40910 E Larch Mountain Rd, Corbett Map, Tax lot: 1N5E31B -00300	Property ID # R323100 Alt. Acct. # R945310400	
	Property #2: 40900 E Larch Mountain Rd, Corbett Map, Tax lot: 1N5E31B -00100	Property ID # R323075 Alt. Acct. # R945310070	
BASE ZONE:	Gorge General Agriculture (GGA-40)		
OVERLAYS:	Property #2: Geologic Hazards (GH)		
KEY VIEWING AREAS:	Property #1: Columbia River, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Highway I- 84 (including rest stops), Larch Mountain (including Sherrard Point), Portland Women's Forum State Park, Sandy River, Washington State Route 14 Property #2: 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 (including Sherrard Point), Portland Women's Forum State Park, Sandy River, Washington State Route 14		
LANDSCAPE SETTING:	Property #1: Rural Residential in Pastoral Property #2: Rural Residential in Pastoral and Rural Residential in Coniferous Woodlands		
PROPOSAL:	Request for a Parcel Determination and Property Line Adjustment (PLA) for the properties identified above. 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 Property Line Adjustment is to adjust the common property line between the properties. No development is proposed at this time.		

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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 if received by **4:00 pm on Monday, August 24, 2026**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Wednesday, September 2, 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 \$0.73/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

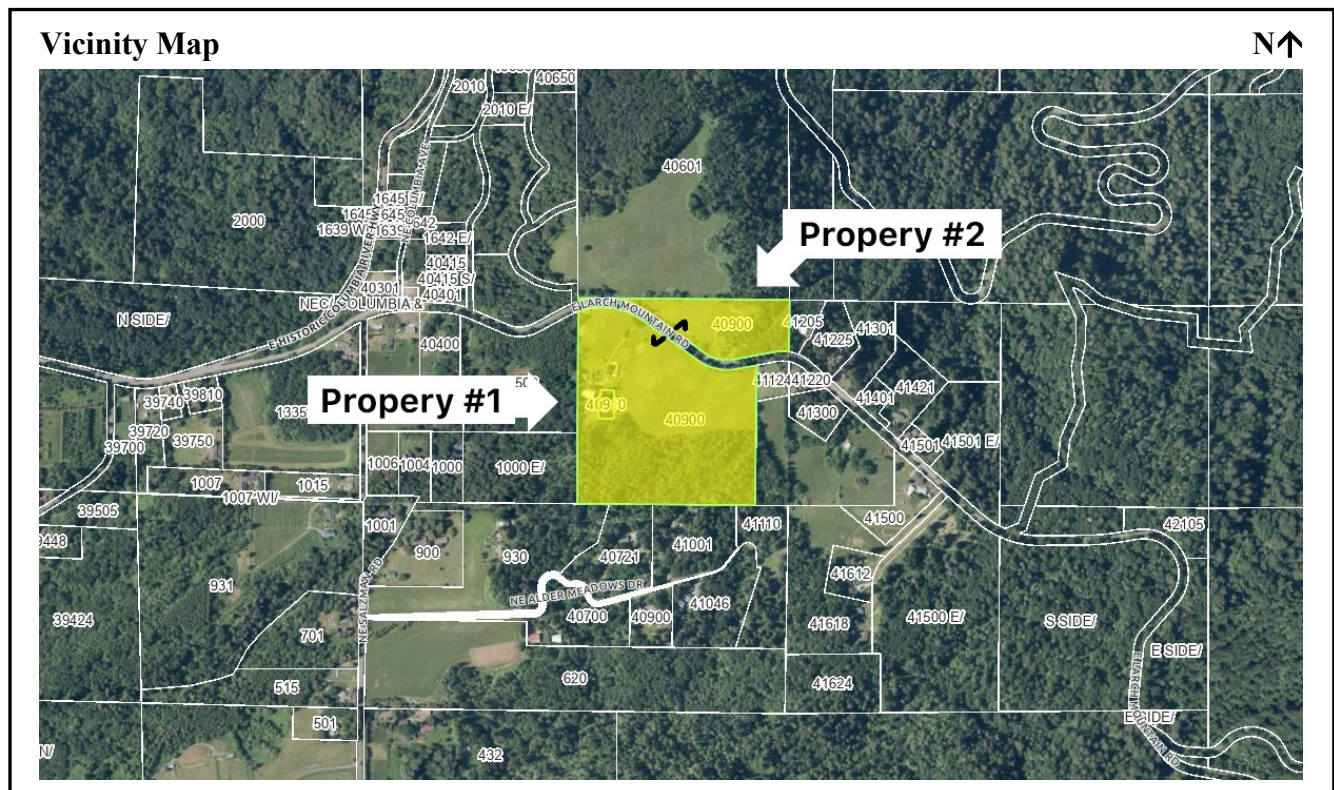
Zoning Districts: MCC 38.1010(A)(11) Expedited Uses - Property line adjustments in General Management Area zoning districts...

Gorge General Agriculture (GGA-40): MCC 38.2260(C) and (D) Dimensional Requirements, MCC 38.2290 Access

NSA Site Review Criteria: MCC 38.7100 Expedited Development Review Criteria

Property Line Adjustment (Lot Line Adjustment): MCC 38.7970 Property Line Adjustment (Lot Line Adjustment)

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:**

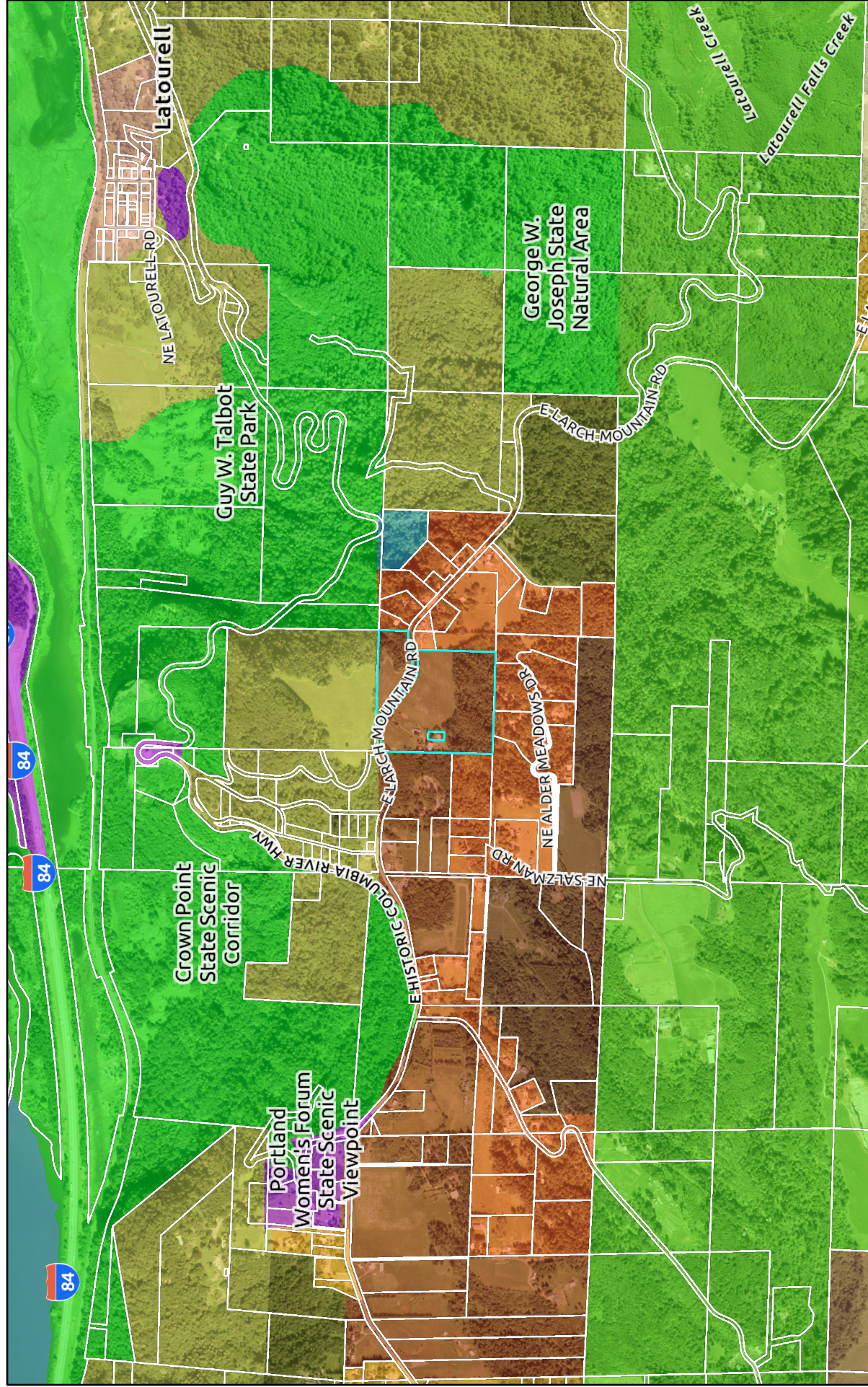
Zoning Map

Tentative Property Line Adjustment Map

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

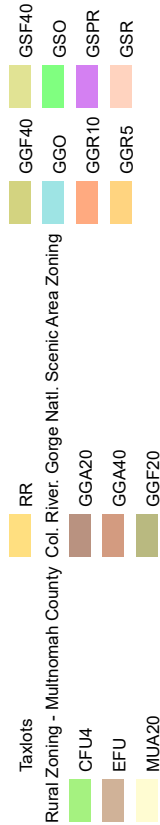
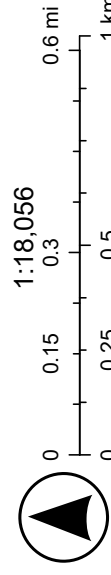
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

Map showing the zoning of the subject properties and surrounding area



7/27/2026, 11:11:20 AM

1:18,056

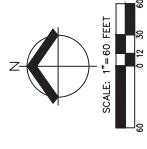


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

CWD TANK 4 REPLACEMENT
PROPERTY LINE ADJUSTMENT PLAN 1
CORBETT WATER DISTRICT
MULTNOMAH COUNTY, OREGON

PRELIMINARY

JOB NUMBER:	12549-01
DATE:	02/12/2026
DESIGNED BY:	
DRAWN BY:	MSD
CHECKED BY:	BRH



NOTES:

1. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEY. PROPERTY LINES SHOWN ARE PER DEED INFORMATION AND MINNAPOLIS COUNTY GIS DATA AND ARE APPROXIMATE AND SHOULD BE CONFIRMED PRIOR TO RELYING ON FOR DETAILED DESIGN OF CONSTRUCTION.
2. IMAGERY IS FOR USE ENGINEERING & FORESTRY DRONE AERIAL PHOTOGRAPHIC IMAGE IS FROM AUGUST 15, 2023.
3. THE EXISTING EASEMENT SHOWN IS PER MINNAPOLIS COUNTY SURVEY NUMBER 32012 AS PROVIDED IN TITLE REPORT NUMBER 45142582873 BY FLETTY NATIONAL, TITLE COMPANY. THERE ARE OTHER EXISTING EASEMENTS ON THE PROPERTY BUT ARE NOT SHOWN FOR THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT PLAN.
4. NEW EASEMENTS AND NEW RESERVATION LOCATIONS ARE SUBJECT TO REDEVELOPMENT.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	316.48'	2°32'15"	14.02'	S77°47'55"E 14.01'

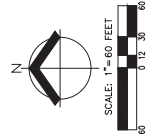


THE OUTER BOUNDARY OF TAX LOT 100 EXTENDS SOUTH OF DISPLAYED CONCEPTUAL PLAN

CWD TANK 4 REPLACEMENT
PROPERTY LINE ADJUSTMENT PLAN 2
CORBETT WATER DISTRICT
MULTNOMAH COUNTY, OREGON

PRELIMINARY

JOB NUMBER:	12549-01
DATE:	02/12/2026
DESIGNED BY:	
DRAWN BY:	MSD
CHECKED BY:	BRH



NOTES:

1. THE SURVEY WAS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. PROPERTY LINES SHOWN ARE FOR FIELD INFORMATION ONLY. THE COUNTY CITY AND ZONE ARE APPROPRIATE AND SHOULD BE CONFIRMED PRIOR TO RELYING ON FOR DETAILED DESIGN OF CONSTRUCTION.
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4. NEW EASEMENTS AND NEW RESERVOR LOCATION ARE SUBJECT TO ANNE.

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CURVE	RADIUS	DELTA	CHORD
C1	316.48'	2°32'15"	S77°47'55"E 14.01'



THE OUTER BOUNDARY OF TAX LOT 100 EXTENDS SOUTH OF DISPLAYED CONCEPTUAL PLAN