14 DAY OPPORTUNITY TO COMMENT

Multnomah County

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

Application for Verification and Alteration of a Nonconforming Use

CASE FILE: T2-2026-0052 **APPLICANT**: Joe Falhman

LOCATION: 38105 SE Gordon Creek Road, Corbett **Property ID #** R342645

Map, Tax lot: 1S4E23 -00100 **Alt. Acct. #** R994230120

BASE ZONE: CFU-4 (Commercial Forest Use)

OVERLAYS: None.

PROPOSAL: Request for Verification and Alteration of a Nonconforming Use to construct a new nurse's cabin, convert the existing nurse's cabin into a new laundry facility, replace an existing guest cabin, and replace an existing bathroom facility.

- **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 November 24, 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 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

  Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3050 Lot of Record – Commercial Forest Use-4 (CFU-4)

  Commercial Forest Use: MCC 39.4105 – Building Height Requirements, MCC 39.4110 – Forest Practice Setbacks and Fire Safety Zones, MCC 39.4115 – Development Standards for Dwellings and Structures

  Nonconforming Use: MCC 39.8300 – Nonconforming Uses, MCC 39.8305 – Verification of Nonconforming use Status, MCC 39.8315 – Alteration, Expansion, or Replacement of Nonconforming Uses

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.

Vicinity Map **N↑**



- **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.

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.