

NOTICE OF DECISION

Case File: T2-2021-15061

Permit: Lot of Record Verification

Applicants: Richard Carlson, Architect **Owners:** Gregory & Cherie Sprando

Location: **Address:** North of 19519 NW Reeder Rd, Portland
Map, Tax Lot: 2N1W09-00900 **Tax Account #**R971090150
Property ID #R324897

Base Zone: Exclusive Farm Use (EFU) **Overlays:** None

Proposal Summary: The applicant is requesting a Lot of Record Verification for the unit of land known as 2N1W09-00900. A Lot of Record Verification determines that a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration and the County's aggregation requirements.

Determination: The subject property known as 2N1W09-00900 is a Lot of Record in its current configuration.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Thursday, March 10, 2022 at 4:00 pm.

Opportunity to Review the Record: The complete case file, including the Planning Director Decision containing Findings, Conclusions, Conditions of Approval, and all evidence associated with this application is available by contacting the case planner. Copies of all documents are available at the rate of \$0.40/per page. For further information, contact staff planner, Lisa Estrin at 503-988.0167 or at lisa.m.estrin@multco.us

Opportunity to Appeal: An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning office at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted.

Issued by: _____

By: Lisa Estrin, Senior Planner

For: Carol Johnson, AICP
Planning Director

Date: Thursday, February 24, 2022

Vicinity Map



Applicable Approval Criteria:

For this application to be approved, the proposal will need to meet applicable approval criteria below:

Multnomah County Code (MCC): MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – EFU

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link:

Chapter 39 - Zoning Code

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

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

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: The applicant requests a Lot of Record Verification for the property identified as 2N1W09-00900 (subject property). The application does not propose any new development at this time.

Through the Lot of Record Verification process, the County reviews the creation or reconfiguration of each parcel, lot, or unit of land involved in the request. The County then verifies that the creation or reconfiguration of the parcel, lot, or unit of land satisfied all applicable zoning laws and all applicable land division laws in effect on the date of its creation or reconfiguration. In the EFU zone, the County also considers adjacent ownership on February 20, 1990 in determining whether a parcel, lot, or unit of land is a Lot of Record on its own. If the parcel, lot, or unit of land met all applicable zoning laws, applicable land division laws and meets the aggregation requirements, it may be determined to be a Lot of Record.

2.0 Property Description & History:

Staff: The subject property is located in unincorporated west Multnomah County in the area known as Sauvie Island. The property is zoned Exclusive Farm Use and is located outside of Metro’s Urban Growth Boundary (UGB). The subject property is currently used for farmland.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties per MCC 39.1105 (Exhibit C.2). Staff received one written comment during the 14-day comment period. The comment from Mr. Peterson (Exhibit D.1) was neutral about the proceedings and he wants to obtain the decision.

4.0 Code Compliance and Applications Criteria:

§ 39.1515 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Zoning Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property.**

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

This standard was originally codified in the Zoning Code chapter related to land use application procedures and, by its terms, expressly applies to the application review process. Although now codified in the enforcement Part of the Zoning Code as a result of the more recent code consolidation project, the language and intent was not changed during that project and remains applicable to the application review process and not to the post-permit-approval enforcement process.

Importantly, a finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance. As such, an applicant has no initial burden to establish that all elements of the subject property are in full compliance with the Zoning Code and all previously approved permits; instead, in the event of evidence indicating or establishing one or more specific instances of noncompliance on the subject property, the applicant bears the burden to either rebut that evidence or demonstrate satisfaction of one of the exceptions in MCC 39.1515.

As noted in Section 1.0 above, this application is a request for a Lot of Record Verification, which does not require the County to approve development, a land division, a property line adjustment, or a building permit. *Therefore, this standard is not applicable.*

5.0 Lot of Record Criteria:

5.1 MCC 39.3005 - LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or

2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or

3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or

4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and

5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)

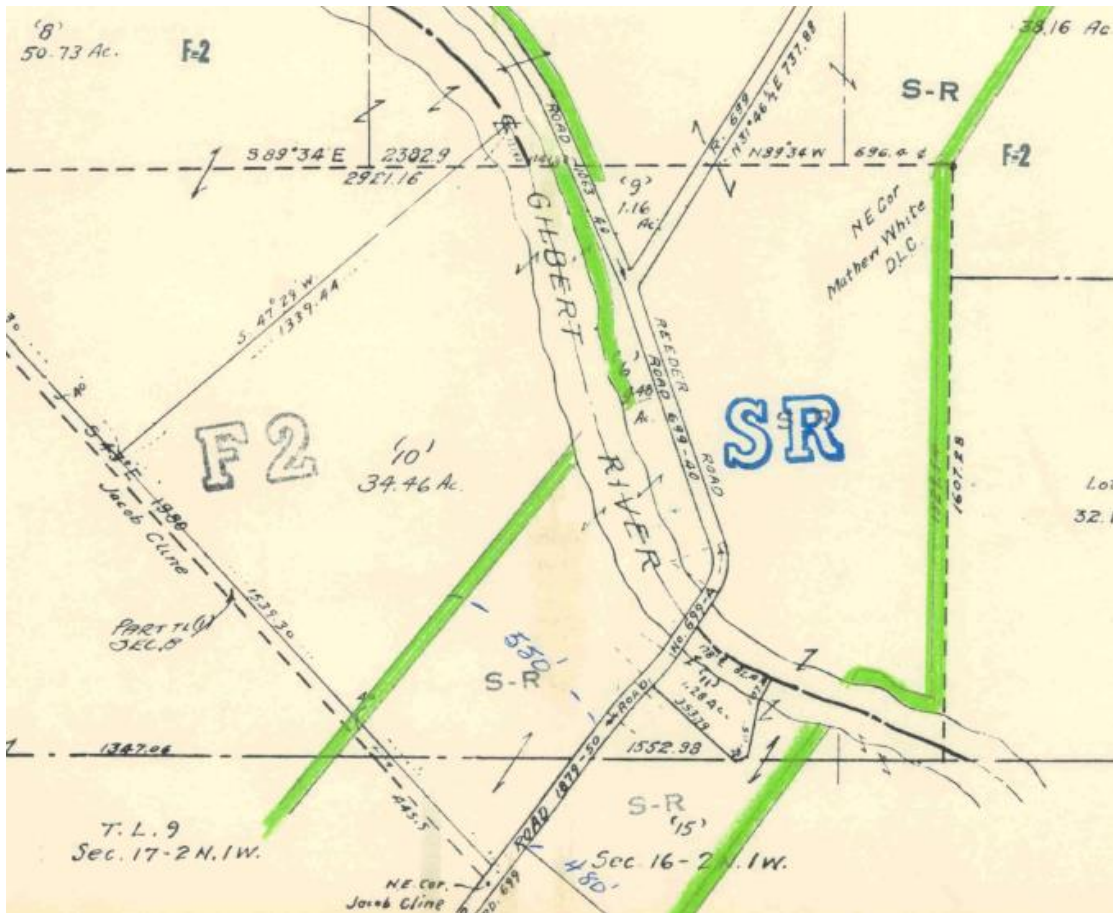
(c) Separate Lots of Record shall be recognized and may be partitioned congruent with an “acknowledged unincorporated community” boundary which intersects a Lot of Record.

1. Partitioning of the Lot of Record along the boundary shall require review and approval under the provisions of the land division part of this Chapter, but not be subject to the minimum area and access requirements of this district.

2. An “acknowledged unincorporated community boundary” is one that has been established pursuant to OAR Chapter 660, Division 22.

Staff: To qualify as a Lot of Record, the subject property, when created or reconfigured, must meet MCC 39.3005(B) of this section and meet the Lot of Record standards set forth in the Exclusive Farm Use (EFU) zoning district. More specifically, section (B) above requires demonstration that the subject property (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws. The Lot of Record standards set forth in the EFU district establish additional requirements unique to the district, which are evaluated in Sections 5.2 of this decision. The findings below analyze whether the Lot of Record provisions in section (B) have been met.

The applicant provided three deed(s) (Exhibit A.15, A.16, & A.17) to support the Lot of Record request. Exhibit A.15 is the most current deed for the property and was recorded on July 22, 1988. Exhibits A.16 & A.17 do not match the most current legal description contained in Exhibit A.15. County staff found a recorded contract with a legal description that matches the subject property. The Contract was recorded on November 6, 1973 and is the earliest instrument describing the property in its current configuration (Exhibit B.3). In 1973, the subject property was split zoned F2 (Agricultural District) and SR (Suburban Residential). The graphic below shows the 1962 through December 1975 zoning for the property:



Portion of 1962 Zoning Map (Exhibit B.4).

The F2 zone had a minimum lot size of 2 acres. There was no requirement for road frontage or minimum front lot line length or lot width.

The SR zone had a minimum lot size requirement ranging from 10,000 to 40,000 square feet depending on the services in the area. It also required a minimum average lot width of 70 feet, a minimum average lot depth of 100 feet, and a requirement of public road frontage or other access deemed safe and convenient (Exhibit B.11). To establish a lot that is (a) 40,000 sq. ft. or more, (b) between 40,000 to 20,000 sq. ft., or (c) between 20,000 sq. ft. to 10,000 sq. ft., the property would need to have the following characteristics:

| Lot Area | Minimum Standards |
|----------------|---|
| 40,000 sq. ft | <ul style="list-style-type: none"> • Approved public or private water supply • Approved individual sewage disposal system • Approved public access |
| 20,000 sq. ft. | <ul style="list-style-type: none"> • Approved public water supply • Approved individual sewage disposal system • Approved public access |
| 10,000 sq. ft. | <ul style="list-style-type: none"> • Approved public water supply • Approved public sewer or State approved cesspool |

- | | |
|--|--|
| | <ul style="list-style-type: none">• Approved public access |
|--|--|

The subject property is 22.63+/- acres, abuts NW Reeder Road (a public road), has a front lot line length of approximately 498 feet, an average lot width of 718 feet and an average lot depth of approximately 1,412 feet (Exhibit B.2). The subject property complied with the applicable zoning regulations for both the F2 and the SR zoning districts.

The subject property complied with all applicable zoning laws at the time of its creation or reconfiguration.

In 1973, the process to divide a property required a deed or sales contract dated and signed by the parties to the transaction. The document needed to be in recordable form or recorded with the County Recorder prior to October 19, 1978. As evidenced by the 1973 Contract (Exhibit B.3), the applicable land division laws were satisfied.

Based upon the above, the subject property satisfied all applicable zoning and land division laws when it was created or reconfigured in 1973.

5.2 MCC 39.3070 LOT OF RECORD – EXCLUSIVE FARM USE (EFU).

(A) In addition to the standards in MCC 39.3005, for the purposes of the EFU district a Lot of Record is either:

(1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990, or

(2) A group of contiguous parcels or lots:

(a) Which were held under the same ownership on February 20, 1990; and

(b) Which, individually or when considered in combination, shall be aggregated to comply with a minimum lot size of 19 acres, without creating any new lot line.

1. Each Lot of Record proposed to be segregated from the contiguous group of parcels or lots shall be a minimum of 19 acres in area using existing legally created lot lines and shall not result in any remainder individual parcel or lot, or remainder of contiguous combination of parcels or lots, with less than 19 acres in area. See Examples 1 and 2 in this subsection.

2. There shall be an exception to the 19 acre minimum lot size requirement when the entire same ownership grouping of parcels or lots was less than 19 acres in area on February 20, 1990, and then the entire grouping shall be one Lot of Record. See Example 3 in this subsection.

3. Three examples of how parcels and lots shall be aggregated are shown in Figure 1 below with the solid thick line outlining individual Lots of Record:

4. The requirement to aggregate contiguous parcels or lots shall not apply to lots or parcels within exception or urban zones (e.g., MUA-20, RR, RC, SRC, BRC, R-10), but shall apply to contiguous parcels and lots within all farm and forest resource zones (i.e. EFU and CFU), or

(3) A parcel or lot lawfully created by a partition or a subdivision plat after February 20, 1990.

(4) Exception to the standards of (A)(2) above:

(a) Where approval for a “Lot of Exception” or a parcel smaller than 19 acres under the “Lot size for Conditional Uses” provisions has been given by the Hearing Authority and the parcel was subsequently lawfully created, then the parcel shall be a Lot of Record that remains separately transferable, even if the parcel was contiguous to another parcel held in the same ownership on February 20, 1990.

Staff: The subject property is 22.63 acres. The Sprandos have owned the subject property since 1988 (Exhibit A.15). No contiguous parcels or lots under 19 acres in size were in the same ownership on February 20, 1990 (Exhibit B.10). As the subject property is not required to be aggregated with any other properties contiguous to it, it is a Lot of Record on its own.

(B) In this district, significant dates and ordinances applicable for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, F-2 zone applied;**
- (2) December 9, 1975, RL-C zone applied, F-2 minimum lot size increased, Ord. 115 & 116;**
- (3) October 6, 1977, MUA-20 and EFU-38 zones applied, Ord. 148 & 149;**
- (4) August 14, 1980, zone change from MUA-20 to EFU-38 for some properties, zone change from EFU-38 to EFU-76 for some properties. Ord. 236 & 238;**
- (5) February 20, 1990, lot of record definition amended, Ord. 643;**
- (6) April 5, 1997, EFU zone repealed and replaced with language in compliance with 1993 Oregon Revised Statutes and 1994 Statewide Planning Goal 3 Oregon Administrative Rules for farmland, Ord. 876;**
- (7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997;**

(C) A Lot of Record which has less than the minimum lot size for new parcels, less than the front lot line minimums required, or which does not meet the access requirements of MCC 39.4260 may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

Staff: Section (B) is for information purposes. The subject property has less than the minimum 80-acre lot size for new parcels or lots in the EFU zone and is subject to (C) above. It may be occupied by any allowed, review or conditional use when in compliance with the other requirements of this district provided it remains a Lot of Record. *Criteria met.*

(D) The following shall not be deemed a Lot of Record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;**
- (2) An area of land created by the foreclosure of a security interest;**
- (3) A Mortgage Lot.**
- (4) An area of land created by court decree.**

Staff: As discussed above under section 5.1, the subject property is not an area of land described as a tax lot solely for assessment and taxation purposes. The subject property is not an area of land created by the foreclosure of a security interest or created by court decree. *Criteria met.*

Based on the findings in 5.1 & 5.2, the subject property is a single Lot of Record.

6.0 Exhibits

- ‘A’ Applicant’s Exhibits
- ‘B’ Staff Exhibits
- ‘C’ Procedural Exhibits
- ‘D’ Comments Received

All exhibits are available for review in Case File T2-2021-15061 by contacting the staff planner, Lisa Estrin at lisa.m.estrin@multco.us.

| Exhibit # | # of Pages | Description of Exhibit | Date Received / Submitted |
|-----------|------------|---|---------------------------|
| A.1 | 1 | General Application Form | 9/16/2021 |
| A.2 | 4 | Preliminary Title Report #253115M, Page 1, 2, 3, 4 dated 2.11.1985 | 9/16/2021 |
| A.3 | 1 | Legal Description from Title Insurance Report #253115 M | 9/16/2021 |
| A.4 | 1 | Title Insurance Map. | 9/16/2021 |
| A.5 | 1 | Multnomah County Parcel Information for R324897 dated 8/17/21 | 9/16/2021 |
| A.6 | 2 | Letter from Multnomah County, Senior Planner dated February 19, 1988 | 9/16/2021 |
| A.7 | 1 | Assessor Map – GeoAdvantage by Sentry Dynamics dated 8/17/2021 | 9/16/2021 |
| A.8 | 1 | Ticor Title Insurance Co Full Reconveyance recorded on 12/24/2002 at #2002-235943 | 9/16/2021 |
| A.9 | 1 | Trust Deed, Substitution of Trustee recorded on 12/24/2002 at #2002-235942 | 9/16/2021 |
| A.10 | 1 | Site Evaluation Report LFS 91-88 dated 7/1/1988 | 9/16/2021 |
| A.11 | 1 | Site Plan Instruction Sheet from City of Portland, Bureau of Buildings March 13, 1981 Rules | 9/16/2021 |
| A.12 | 1 | Standard Serial System with Drop Box Drawing of Septic System | 9/16/2021 |
| A.13 | 1 | City of Portland East Permit and Inspection Division Receipt for Subsurface | 9/16/2021 |
| A.14 | 2 | Word Document titled Aldo Rodriquez Note | 9/16/2021 |

| | | | |
|------------|----------|---|-------------|
| A.15 | 2 | Warranty Deed recorded on July 22, 1988 at Book 2122, Page 726 & 727 [Subject Property] | 9/16/2021 |
| A.16 | 2 | Warranty Deed recorded on December 4, 1967 at Book 594, Pages 1064 & 1065 | 9/16/2021 |
| A.17 | 2 | Warranty Deed recorded on May 2, 1974 at Book 983, Pages 1044 & 1045 [Describes Tax Lot 2N1W09-01200] | 9/16/2021 |
| ‘B’ | # | Staff Exhibits | Date |
| B.1 | 2 | Assessment & Taxation Property Information for 2N1W09-00900 (R971090150 / R324897Alt Acct#) | 9/15/2021 |
| B.2 | 1 | Current Tax Map for 2N1W09 | 2/16/2022 |
| B.3 | 5 | Contract recorded in Book 957, Pages 929 – 933 on November 6, 1973 | 2/16/2022 |
| B.4 | 1 | 1962 Zoning Map for 2N1W09 | 2/16/2022 |
| B.5 | 1 | December 9, 1975 Zoning Map for 2N1W09 | 2/16/2022 |
| B.6 | 1 | Survey 37014 dated 1/22/73 | 2/16/2022 |
| B.7 | 3 | Parcel Record Card for R971090100 | 2/16/2022 |
| B.8 | 3 | Parcel Record Card for R971090140 | 2/16/2022 |
| B.9 | 3 | Parcel Record Card for R971090150 | 2/16/2022 |
| B.10 | 1 | 1989 & 1990 Property Ownership of Contiguous Parcels | 2/16/2022 |
| B.11 | 9 | 1968 F2 & SR Zoning Code a. 1968 Zoning District Lot Sizes | 2/16/2022 |
| ‘C’ | # | Administration & Procedures | Date |
| C.1 | 1 | Complete letter (Day 1 – October 16, 2021) | 11/02/2021 |
| C.2 | 4 | Opportunity to Comment a. Mailing list | 11/8/2021 |
| C.3 | 11 | Administrative Decision a. Mailing list | 2/24/2022 |
| ‘D’ | # | Comments | Date |
| D.1 | 1 | Email from Robert Peterson | 11/21/2021 |