



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

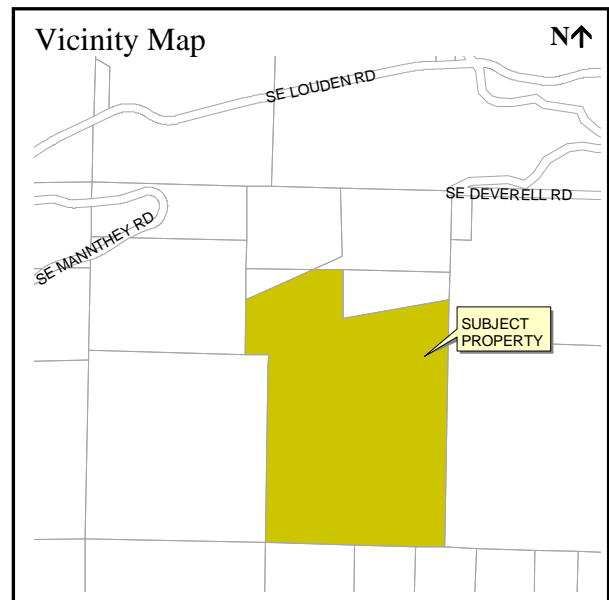
Case File: T2-07-041

Permit: Administrative Decision by the Planning Director

Location: 43180 SE Deverell RD
TL 1100, Sec 08, T1S, R5E, W.M.
Tax Account #R995080030

Applicant: Jeff and Linda Hargens

Owner: Lillian Dobrinski



Summary: Administrative Decision for a Lot of Record and Lawfully Established, Habitable Dwelling Determination in the CFU-4 zoning district.

Decision: **Approved.** Tax Lot 1100 is a Lot of Record. The single family residence on the property is a Lawfully Established, Habitable Dwelling.

Unless appealed, this decision is effective Friday, July 13, 2007, at 4:30 PM.

Issued by:

By: _____
Kenneth Born, AICP, Planner

For: Karen Schilling- Planning Director

Date: Friday, June 29, 2007

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Kenneth Born, AICP, Staff Planner at 503-988-3043 ext. 29397.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. 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 offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Friday, July 13, 2007 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 35.0005(L) – Lawfully established dwelling; MCC 35.0005(L) – Lot of Record; MCC 35.2275 - Lot of Record; Chapter 37 – Administration and Procedures.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **This land use permit expires two (2) years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 or 37.0700, as applicable. A request for permit extension may be required to be granted prior to the expiration date of the permit.**

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 criteria and Comprehensive Plan Policies are in **bold** font. The applicants statements are identified below as ‘**Applicant:**’. Staff comments and analysis are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Application Description

Staff: The applicant has requested a Lot of Record determination from Multnomah County for Tax Lot 1100, Section 08, Township 1 South, Range 5 East, W.M. The applicant has also requested a determination that the existing, 2,856 square foot single family residence on the subject property is both lawfully established, and habitable.

2.0 Site Characteristics

Staff: The subject property is 57.74 acres and is located in the East of Sandy River Rural Plan Area, south of SE Loudon Road. This property, and surrounding properties, are zoned Commercial Forest Use-4 (CFU-4). Predominant land uses include a mixture of forest and residential uses.

3.0 Public Comment

MCC 37.0530(B): ...Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750 feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed and renders a decision...

Staff: The application was submitted April 27, 2007 and was deemed complete on that day. An “Opportunity to Comment” notice was mailed on May 7, 2007 to all properties within 750 feet of the subject property in compliance with MCC 37.0530. One written comment was received, and is summarized below:

Vernon (Bill) W. Dobrinski, Jr.

In a letter dated May 12, 2007, Mr. Dobrinski references several land use decisions (LD 33-83, MC 5-83, LE 6-83) acted upon by the County which he feels provides evidence that the subject property is a lot of record. (Exhibit D.1)

4.0 Proof of Ownership

MCC 37.0550 - Initiation of Action

Except as provided in MCC 37.0760, Type I – IV applications may only be initiated by written consent of the owner of record or contract purchaser. PC (legislative) actions may only be initiated by the Board of Commissioners, Planning Commission, or Planning Director.

Staff: The subject property is located on Tax Lot 1100, Section 08, Township: 1S, Range 5E. The County Assessment & Taxation Division show that the land is owned by Lillian Dobrinski (Exhibit B.1). Ms. Dobrinski’s last will and testament designated Bill Dobrinski as her personal

representative of her will and estate (Exhibit A.7). Bill Dobrinski has signed the General Application Form, and has granted approval for Jeff and Linda Hargens to make this application for a lot of record, and legally established habitable dwelling determination (Exhibit A.1). *This criterion has been met.*

5.0 Code Compliance

MCC 37.0560 Code Compliance And Applications.

Except as provided in subsection (A), the County shall not make a land use decision, or issue a building permit approving development, including land divisions and property line adjustments, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use 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 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: Staff completed a site visit on June 6, 2007, and found no violations of the zoning code. *This criterion has been met.*

6.0 The subject property is a Lot of Record, as defined by the County Code

§ 35.0005 DEFINITIONS

Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws, or (c) complies with the criteria for the creation of new lots or parcels described in MCC 35.7785. 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.

§ 35.2275 LOT OF RECORD

(A) In addition to the *Lot of Record* definition standards in MCC 35.0005, for the purposes of this 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 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, urban, or Columbia River Gorge National Scenic Area zones (e.g. MUA-20, RR, RC, R-10, GGA-40), 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) Exceptions to the standards of (A)(2) above:

- (a) Where two contiguous parcels or lots are each developed with a lawfully established *habitable dwelling*, the parcels or lots shall be Lots of Record that remain separately transferable, even if they were held in the *same ownership* on February 20, 1990.
- (b) 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.
- (c) Dis-aggregation of a Lot of Record for consideration of a new template or heritage tract dwelling may be allowed subject to the standards in (E) below.

(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, F-2 minimum lot size increased, Ord. 115 & 116;
- (3) October 6, 1977, MUF-20 and CFU-38 zones applied, Ord. 148 & 149;
- (4) August 14, 1980, MUF-19 & 38 and CFU-80 zones applied, Ord. 236 & 238;
- (5) February 20, 1990, Lot of Record definition amended, Ord. 643;
- (6) January 7, 1993, MUF-19 & 38 zones changed to CFU-80, Ord. 743 & 745;
- (7) August 8, 1998, CFU-4 zone applied, Ord. 916 (reenacted by Ord. 997);
- (8) 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 35.2273, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(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.

(E) Dis-aggregation of Lots of Record existing on or before August 8, 1998, being the effective date of Ordinance 916.

(1) A Lot of Record may be dis-aggregated for consideration of a new dwelling under MCC 35.2240 if:

- (a) It consists of two legally created, aggregated lots or parcels and:
 - 1. The dis-aggregation occurs along existing lot or parcel lines without creating any new lots or parcels;
 - 2. One of the lots or parcels is currently developed with a legally established dwelling;
 - 3. The lot or parcel on which application will be made for the new dwelling is less than 19 acres; and
 - 4. The lots or parcels constituting the dis-aggregated Lot of Record were in the same ownership prior to January 1, 1985.
- (b) It consists of three or more lots or parcels and:
 - 1. Only one lot of less than 19 acres shall be dis-aggregated;

2. The remaining lots or parcels shall be combined into a single lot; and
 3. The dis-aggregation occurs along existing lot or parcel lines without creating any new lots or parcels;
 4. One of the lots or parcels is currently developed with a legally established dwelling;
 5. The lot or parcel on which application will be made for the new dwelling is less than 19 acres; and
 6. The lots or parcels constituting the dis-aggregated Lot of Record were in the same ownership prior to January 1, 1985.
- (2) A property that was originally a portion of a Lot of Record that would otherwise satisfy the standards of 35.2275(E)(1) above, but has subsequently been legally transferred to another owner, may be developed with a single family dwelling if found to satisfy the standards of MCC 35.2240 (A) or (B).

(F) Issuance of building permit as verification of a Lot of Record.

(1) The issuance of a building permit described in this subsection for new development on a lot or parcel is considered verification of compliance with applicable zoning and land division regulations for the creation of a lawful lot or parcel. The lot or parcel described in the building permit is considered a Lot of Record if the building permit was issued prior to July 1, 1986 (date of intergovernmental agreement contracting for building permit services with other jurisdictions) and complies with all of the following:

- (a) There is a copy of the building permit in the Multnomah County or City of Portland permit records and the building permit indicates that the proposed development complied with zoning and land division requirements; and
- (b) The building permit was for a new principle use, such as a new dwelling, commercial, industrial, community service, or conditional use; and
- (c) There is a clear property description on the permit for the property for which the building or placement permit was issued. The description may be confirmed by tax lot references, tax lot maps, site plans, or deeds recorded at the time.

(2) A request for verification that a lot or parcel is a Lot of Record under the provisions of this section (E) may be submitted to the Planning Director. A decision by the Planning Director is a ministerial action based upon the evidence described in this section. An appeal of the director's decision for verification of a Lot of Record shall be submitted under the provisions of MCC 37.0740.

Staff: The applicant has requested verification that the subject property is a Lot of Record pursuant to MCC 35.2275(F)(2).

The property in question was subject to an August 30, 1983 decision by the Board of County Commissioners (i.e. LE 6-83, LD 33-83) which approved three Lots of Exception out of a 84.84-acre property (known at that time as Tax Lot '3', Section 8, 1S-5E) (Exhibit B.4). The 57.74 acre subject property was one of these lots. A Type III land division was also required to facilitate the creation of the Lots of Exception. Both the Lot of Exception and Land Division request were approved.

In 1983, the property in question was encumbered by the MUF-38 zoning district. The 38-acre minimum lot size would have only allowed a two-lot partition of the 84.84-acre property, but a provision in the Code allowed the Planning Director to "grant a Lot of Exception based on a finding that the permitted number of dwellings will not thereby be increased above that otherwise

allowed in the district” [MCC 11.15.2180(D), Ord. 300] (Exhibit B.4). Planning staff found that “this criteria (sic) has been met since each of the three Lots of Exception will be occupied by an existing residence. No additional houses are proposed or allowed. Therefore, the dwelling density of the site will not be increased.” This finding was affirmed by the Planning Commission and Board of Commissioners.

The land use decision outlined four conditions of approval, all of which appear to have been met, or proved to be not applicable. These conditions are outlined on page four of Exhibit B.4, and are summarized in Table 1 below:

Table 1 – Conditions of Approval Summary (LE 6-83, LD 33-83)

Condition No.	Condition Summary	Notes
1.	“The final partition map...shall be delivered ...within one year of approval date...”	Final partition map signed off by Land Development Section on 11/30/83 (Exhibit A.4)
1A.	“Three parcels being created...are to be essentially the same as those shown on the Tentative Plan map...”	Deeds provided by applicant describe creation of three parcels consistent with size and configuration shown on Tentative Plan map.
1B.(1)-(4)	Map requirements (e.g. show area of parcels, dimensions, existing buildings, easements, etc.)	Final partition map met these requirements (Exhibit A.4)
2A.-2B.	Individual subsurface sewage disposal systems must meet Sanitation Section standards	Proposal signed-off by County Sanitarian 6/9/83; final partition map approved by Land Development Section (Exhibit A.2)
3.	Approved partition contingent on meeting conditions #1 and 2	Conditions #1 and 2 were met.
4A.-4B.	Building permit applications must be accompanied with copy of recorded partition map and legal descriptions	N/A – No new improvements constructed on subject property since approval

Compliance with the conditions of approval listed in the land use decision provides evidence that the applicable approval criteria for the permit were satisfied. However, subsequent to a review of deed documents, County Surveyor records, and County Assessment and Taxation records, it does not appear the land division was fully and properly finalized. There is no record of the final partition map, in conjunction with legal descriptions describing each approved parcel, having been recorded at the County Recorder. The Final Partition Map (Exhibit A.4) was not filed with the County Surveying Department until February 3, 2000, seventeen years after the land division was approved.

Table 2 below compares the area and tax lots associated with each approved parcel (consistent with the Final Partition Map), with the existing lots created by deed.

Table 2 – Approved Parcels vs. Existing Lots

Partition Map (approved 11/30/83)		Old TL #s	Deeded Parcels		Recording Info
Parcel I	10.74 ac	Tax Lot 30 Tax Lot 31	9.37 ac 1.37 ac	Tax Lot 700 Tax Lot 701	Book 1721 Page 437, Recorded 01/19/84
Parcel II	16.12 ac	Tax Lot 28 Tax Lot 29	11.29 ac 5.07 ac	Tax Lot 600 Tax Lot 601	Book 1721 Page 235, Recorded 01/19/84
Parcel III	57.75 ac	Tax Lot 3	57.74 ac	Tax Lot 1100	Book 1261 Page 574, Recorded 05/08/78 (except as described in Book 1721 Page 235 & 437)

Separate deeds were recorded with the County Recorder in January 1984 describing Parcel I and II in a configuration consistent with that shown on the final partition map (Exhibit A.4). 57.74 acres remained of Tax Lot 3, also in a configuration consistent with the approved Parcel III. Based on this evidence, the subject property is a Lot of Record since it exists in a configuration consistent with the 1983 lot of exception/land division approval, and as described by deed.

While not specifically related to the subject property's Lot of Record status, there appears to be a minor mapping error on the current County tax map for Section 8, T.1S, R.5E, W.M. (Exhibit B.5). This finding is based on staff's review of legal descriptions in the deed documents submitted by the applicant, and the tax map in question. The property owner should coordinate with the Assessment and Taxation Division to rectify this issue, and staff will provide a copy of this land use decision to the department.

This criterion has been met.

7.0 The subject residence is a lawfully established dwelling, as defined by the County Code

§ 35.0005 DEFINITIONS

Lawfully established dwelling – A dwelling that was constructed in compliance with the laws in effect at the time of establishment. The laws in effect shall include zoning, land division and building code requirements. Compliance with Building Code requirements shall mean that all permits necessary to qualify the structure as a dwelling unit were obtained and all qualifying permitted work completed.

Staff: The applicant has provided a partial record of permits from 1976 through 1987 with the intent of demonstrating that the existing 2,856 square foot dwelling was constructed in compliance with applicable zoning and building code requirements when it was constructed in 1977 (Exhibit A.2). These records include an electrical permit issued by the State of Oregon, and a Multnomah County plumbing inspection record, a septic permit record from Multnomah County, and a County building permit record. A building permit record for the subject dwelling was not submitted by the applicant, and one has not been located in historic records available at the Land Use Planning office.

The building permit record submitted by the applicant, as shown in Exhibit A.2, does not pertain to the subject dwelling, but a manufactured home permitted on the subject property for the purposes of housing farm help. The other permit records submitted by the applicant do not contain property identification information (i.e. Map Tax Lot, Alternate Account Number,

Property ID, etc.) which allow them to be linked to a specific property.

The best evidence available demonstrating that the subject dwelling was lawfully established rests with the two County land use decisions referenced above (LE 6-83 and LD 33-83). A key finding made in the context of these decisions pertains to the *existence* of the subject dwelling in August 1983, when the lot of exception/land division request was approved. Prior to the land use permit being issued, the issue of whether the existing home was lawfully established must have been necessarily determined as a precondition of the approval.

A finding specific to how the subject dwelling was permitted was not made in the staff report, and evidence to this effect does not exist as part of the case file. However, to be eligible for the lot of exception, a building permit must have been issued for each dwelling located on a lot subject to the request. Otherwise, the County should have, and likely would have, denied the lot of exception/land division request. *This criterion has been met.*

8.0 The subject residence is a habitable dwelling, as defined by the County Code

§ 35.0005 DEFINITIONS

Habitable dwelling – An existing dwelling that:

- (a) Has intact exterior walls and roof structure;**
- (b) Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;**
- (c) Has interior wiring for interior lights;**
- (d) Has a heating system; and**
- (e) Was lawfully established.**

Staff: In order for a dwelling on the subject property to be defined as “habitable,” the dwelling must have intact exterior walls and roof structure; indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system; interior wiring for interior lights; and a heating system.

The applicant has provided photographs of the dwellings which provide evidence of these features (Exhibit A.3). A June 6, 2007 site visit confirmed that the dwelling in question is indeed habitable. *This criterion has been met.*

9.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary to demonstrate that the subject 57.57-acre tract of land is a lot of record in the Commercial Forest Use-4 (CFU-4) zone. Further, it has been demonstrated the dwelling in question is a lawfully established, habitable dwelling.

10.0 Exhibits

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

Exhibit #	# of Pages	Description of Exhibit	Date Received
A.1	1	General Application Form	04/27/07
A.2	7	Historical Permit Information <ul style="list-style-type: none"> a. State of Oregon Electrical Permit – Permit # 58977 (03/30/76) b. Multnomah County Report of Plumbing Inspection – Farm Help Dwelling (MFH) - Permit #29818 (07/05/77) c. Multnomah County Land Use Permit – Farm Help Dwelling (MFH) - Permit # 77170 (08/08/77) d. Multnomah County Report of Subsurface Sewage Systems (06/15/78) e. Multnomah County Report of Plumbing Inspection – Single Family Dwelling - Permit # 040627 (06/20/83) f. Multnomah County Report of Subsurface Sewage Systems (06/30/87) 	04/27/07
A.3	5	Photographs of Dwelling	04/27/07
A.4	1	Partition Map of Tax Lot 3, NW ¼ Section 8, T.1S., R.5E., W.M. (11/30/83)	04/27/07
A.5		Deed Information <ul style="list-style-type: none"> a. Warranty Deed (Tax Lot 800), Book 1487, Page 526, Recorded 07/19/51 (Henry Galts to Harold Koster) b. Real Estate Contract, Dated June 6, 1956 (Ray and Eva Baker to Vernon and Lillian Dobrinski) c. Contract For Sale of Real Property – Partial Payment (Tax Lot 900), Book 1201, Page 1929-1937, Recorded 08/22/77 (Vernon and Lillian Dobrinski to David Olcott) d. Access Easement, Book 1025, Page 1792-1793, Recorded 09/08/77 (Vernon and Lillian Dobrinski, David Olcott) e. Contract – Real Estate (Tax Lot 1000), Book 1261, Page 574-575, Recorded 05/08/78 (Vernon and Lillian Dobrinski to Vernon Dobrinski Jr.) f. Contract – Real Estate (Tax Lot 700 and 701), Book 1721, Page 437-438, Recorded 01/10/84 (Vernon and Lillian Dobrinski to Lance and Sherry Houck) g. Warranty Deed (Tax Lot 600 and 601), Book 1721, Page 235-236, Recorded 01/19/84 (Vernon and Lillian Dobrinski to Vernon and Beverley Dobrinski) 	04/27/07
A.6	7	Preliminary Title Report – Fidelity National Title Company of Oregon	04/27/07
A.7	1	Letters Testamentary in the Matter of the Estate of Lillian Louise Dobrinski	04/27/07
A.8	1	Letter: Portland General Electric Company to Vernon Dobrinski, Jr., dated 04/25/07	04/27/07
‘B’		Staff Exhibits	Date
B.1	1	A&T Property Information	N/A
B.2	1	Zoning Map	N/A
B.3	3	Site Visit Photos	06/21/06
B.4	7	Multnomah County Land Use Decision (LE 6-83, LD 33-83)	N/A

B.5	1	Tax Map (Section 8, T.1S., R.5E., W.M)	N/A
'C'		Administration & Procedures	Date
C.1	4	Opportunity to Comment	05/07/07
C.2	4	Administrative Decision	06/29/07
'D'		Comments	Date
D.1	1	Vernon Dobrinski	05/12/07