

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

## 14 DAY OPPORTUNITY TO COMMENT

### Application for a Decision by the Planning Director and Lot of Record Verification

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

**Case File:** T2-2021-15041

**Location:** Address: 41029 SE Louden Road, Corbett  
 Alternate Account #: R995060180

Map, Tax Lot: 1S5E06 -00700  
 Property ID #: R342776

**Applicant:** Daniel Prince

**Base Zone:** Commercial Forest Use – 4 (CFU-4)

**Overlays:** Geologic Hazards (GH)

**Proposal:** The applicant requests a Decision by the Planning Director to determine if the subject house is a lawfully established habitable dwelling as defined in MCC 39.2000. The request includes a Lot of Record Verification to determine if the current configuration of the subject property met the zoning and land division regulations at the time of creation and aggregation requirements.



**Comment Period:** Written comments regarding this application will be accepted via email at *chris.liu@multco.us*, if received by **4:00 pm on Wednesday, June 1, 2022**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting Chris Liu via email at *chris.liu@multco.us*. Copies of these materials may be purchased for \$0.40/per page.

**Applicable Approval Criteria** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1515 Code Compliance and Applications

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3050 Lot of Record – Commercial Forest Use – 4

Lawfully Established Habitable Dwelling: MCC 39.2000 Definitions – Lawfully Established Dwelling; Habitable Dwelling

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

**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, any recognized neighborhood associations, 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.

Enclosures:  
Historic Tax Maps

**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.

# COMPOSITE TAX LOT MAP

SE 1/4 SEC. 6 T.1S. R.5E. W.M.  
MULTNOMAH COUNTY  
1" = 200'

IS 5E 6D

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

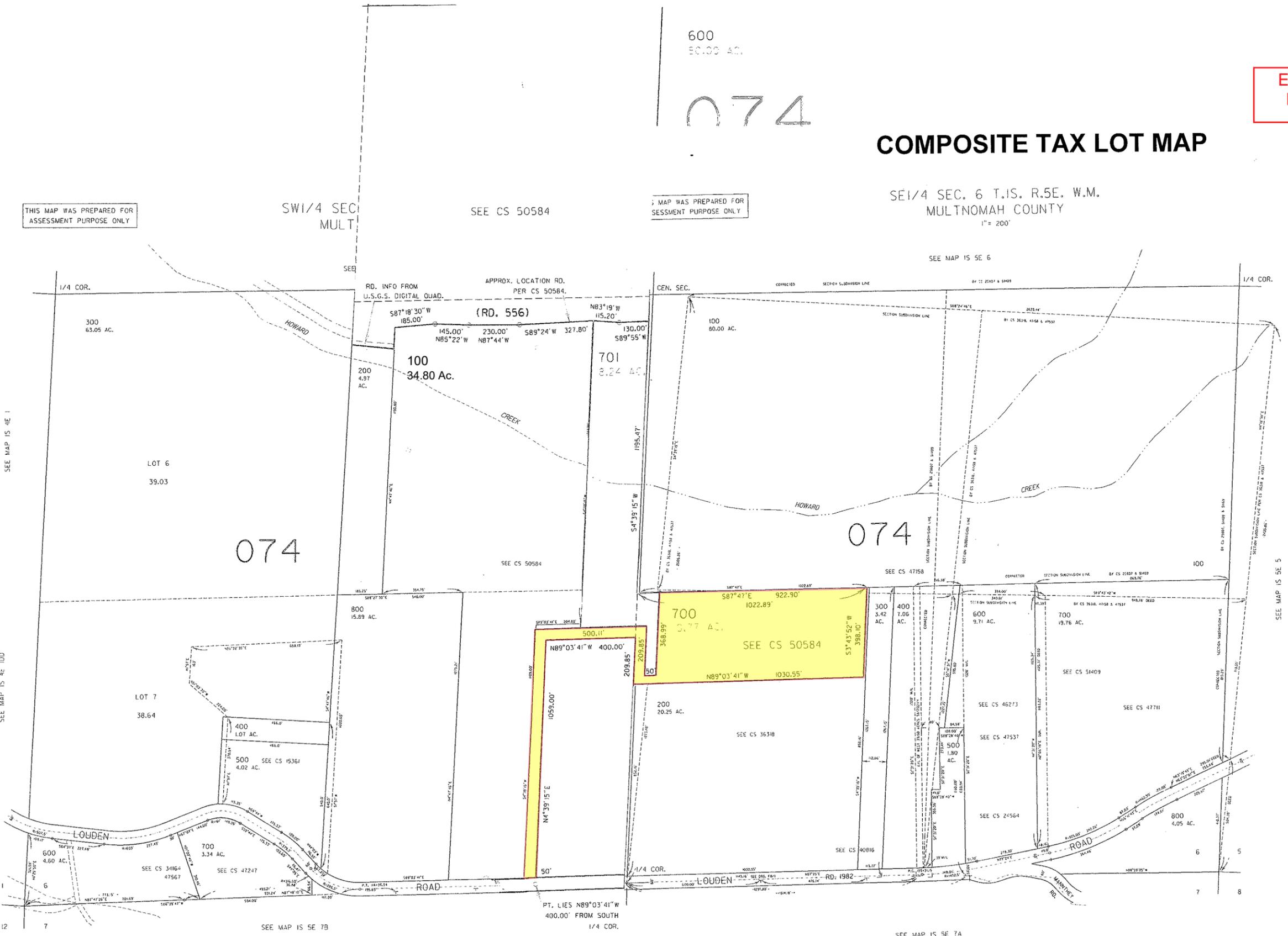
SW 1/4 SEC  
MULT

SEE CS 50584

MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

600  
80.00 AC.

074



12

7

SEE MAP IS 5E 7B

PT. LIES  $N89^{\circ}03'41'' W$   
400.00' FROM SOUTH  
1/4 COR.

SEE MAP IS 5E 7A

IS 5E 6D



# SZM 791

SEE MAPS IN ORD. 830, 853, & 882 FOR SEC-STREAMS INFO

SEE MAPS IN ORD. 857 FOR PROTECTED AGGREGATE SITE INFO

SEE MAP 29-30-31-32-IN-5E

SEE SECTION 32 ON MAP 29-30-31-32-IN-5E

# SZM 792

SEE MAPS IN ORD. 830, 853, & 882 FOR SEC-STREAMS INFO

EXHIBIT 5 PRINCE

# SZM 801

SEE MAPS IN ORD. 830, 853, & 882 FOR SEC-STREAMS INFO

SEE MAPS IN ORD. 857 FOR PROTECTED AGGREGATE SITE INFO

# SZM 802

SEE MAPS IN ORD. 830, 853, & 882 FOR SEC-STREAMS INFO

