

# 14 DAY OPPORTUNITY TO COMMENT



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

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## Application for Lot Consolidation and Property Line Adjustment

**CASE FILE:** T2-2024-0070

**APPLICANT:** Peter Fry

**LOCATION:** **Property #1:** 41025 SE Louden Rd, Corbett

**Property ID #** R342782

**Map, Tax lot:** 1S5E06C -00100

**Alt. Acct. #** R995060260

**Property #2:** 41029 SE Louden Rd, Corbett

**Property ID #** R342776

**Map, Tax lot:** 1S5E06 -00700

**Alt. Acct. #** R995060180

**Property #3:** No situs address along Louden Rd

**Property ID #** R588865

**Map, Tax lot:** 1S5E06 -00701

**Alt. Acct. #** R995060300

**BASE ZONE:** Commercial Forest Use – 4 (CFU-4)

**OVERLAYS:** **Property #1, #2, and #3:** Geologic Hazards (GH)

**Property #1 and #3:** Significant Environmental Concern for Streams (SEC-s)

**PROPOSAL:** Request for a Lot Consolidation of Property #2 and #3 and a Property Line Adjustment between Property #1 and the newly consolidated lot.

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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](mailto:LUP-comments@multco.us), if received by **4:00 pm on Tuesday, May 13, 2025**. **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](mailto:LUP-comments@multco.us). Paper copies of these materials may be purchased for \$0.46/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

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 Districts: MCC 39.4070(G) Lot Line Adjustment..., MCC 39.4070(K) Consolidation of Parcels and Lots..., MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones,

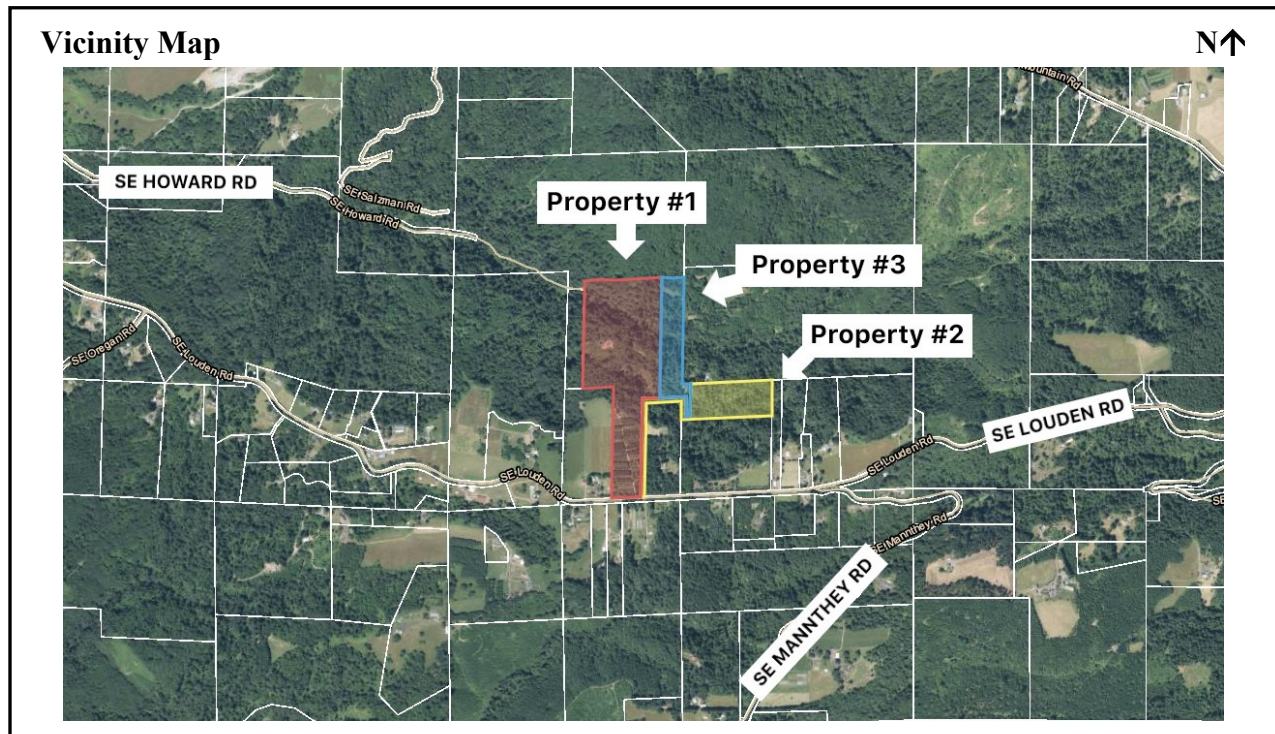


MCC 39.4115(D) and (E) Development Standards for Dwellings and Structures, MCC 39.4130 Lot Line Adjustment; Property Line Adjustment, MCC 39.4135 Access

Consolidation of Parcels and Lots: MCC 39.9200 Consolidation of Parcels and Lots

Property Line Adjustments: MCC 39.9300 Property 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 39 – Zoning Code** or by contacting our office at (503) 988-3043.



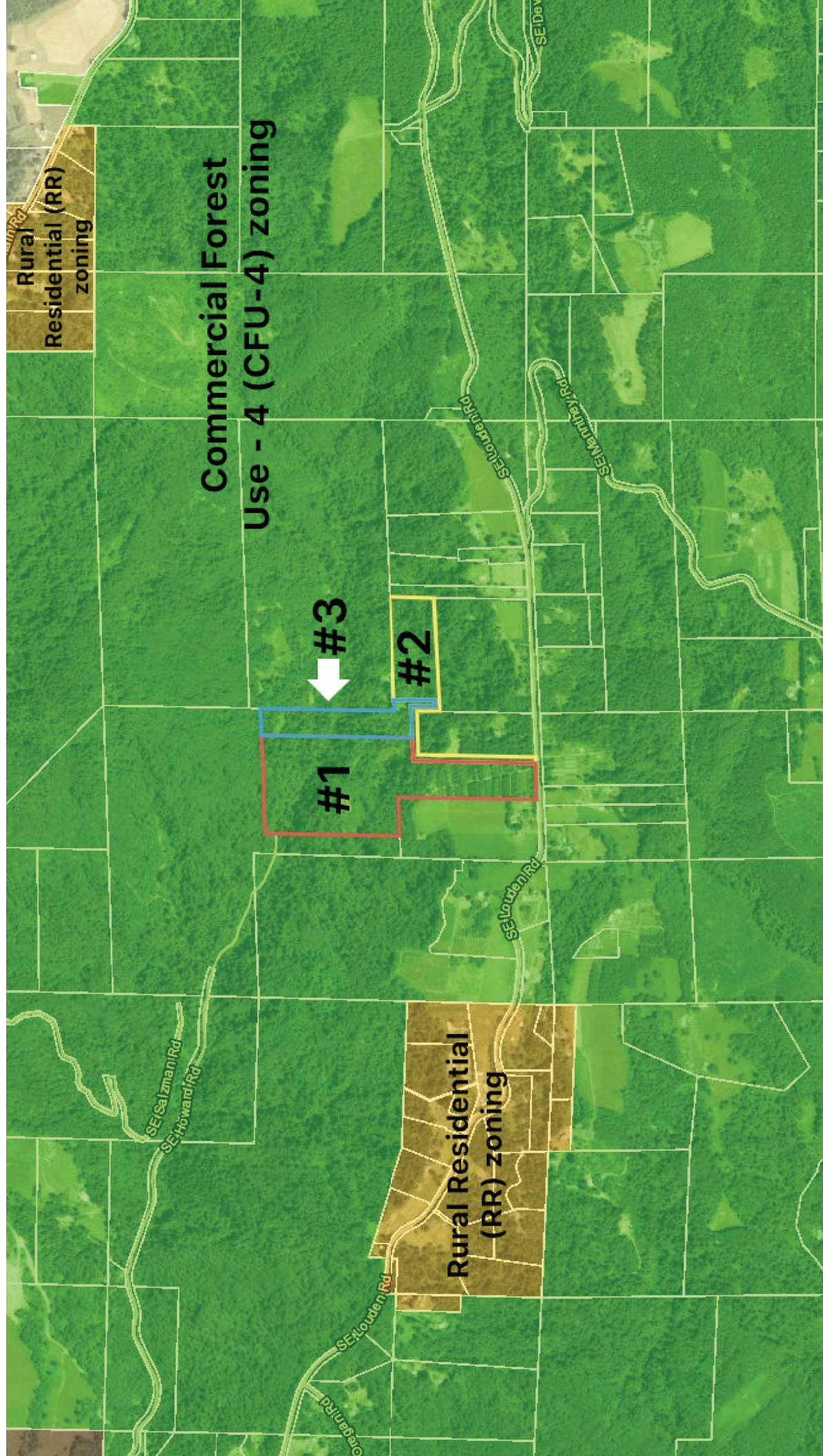
- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments 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.
- ❖ **ENCLOSURES:**
  - Zoning Map
  - Tentative Lot Consolidation Map
  - Tentative Property Line Adjustment Map

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

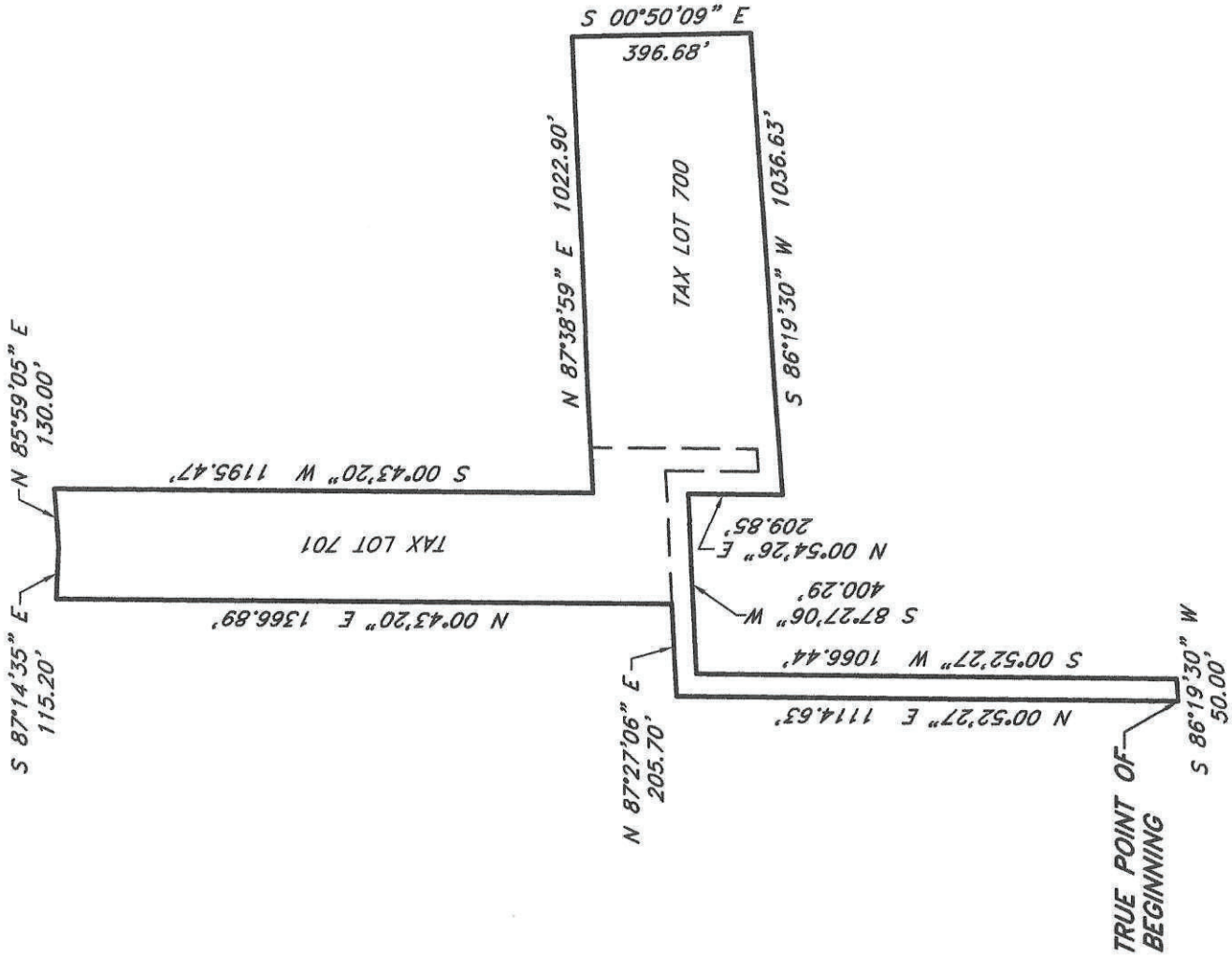
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.



Map showing the zoning of Property #1: 1S5E06C -00100 (41025 SE Louden Rd), Property #2: 1S5E06 -00700 (41029 SE Louden Rd), Property #3: 1S5E06 -00701, and surrounding area







REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEWALS: 6-30-25

## EXHIBIT MAP

FOR A  
LOT CONSOLIDATION  
OF

TAX LOTS 700 AND 701

SITUATED IN THE SOUTH 1/2 OF SECTION 6, T.1S., R.5E.  
COUNTY OF MULTNOMAH, STATE OF OREGON

CHASE, JONES & ASSOCIATES INC.  
3410 SE 20TH AVENUE PORTLAND, OREGON 97202

PHONE: (503) 228-9844

PROJECT NO.: 16622

DATE: DECEMBER 27, 2024

1/4 SECTION:

SCALE: 1" = 400'

LOUDEN ROAD



