

14 DAY OPPORTUNITY TO COMMENT



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

Application for Lot of Record and Property Line Adjustment

CASE FILE: T2-2025-0016 **APPLICANT:** Peter Fry

LOCATION: Property #1: 41029 SE Loudon Rd, Corbett **Property ID #** R342776
 Map, Tax lot: 1S5E06 -00700 **Alt. Acct. #** R995060180

Property #2: No situs address north of Property #1 **Property ID #** R342768
 Map, Tax lot: 1S5E06D -00100 **Alt. Acct. #** R995060080

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

OVERLAYS: Property #1 and #2: Geologic Hazards (GH)
Property #2: Significant Streams (SEC-s)

PROPOSAL: Request for a Lot of Record (LOR) Verification and Property Line Adjustment (PLA). A Lot of Record Verification determines if 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. The Property Line Adjustment is between Property #1 and Property #2 above.

- ❖ **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 Thursday, September 25, 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. Paper copies of these materials may be purchased for \$0.71/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

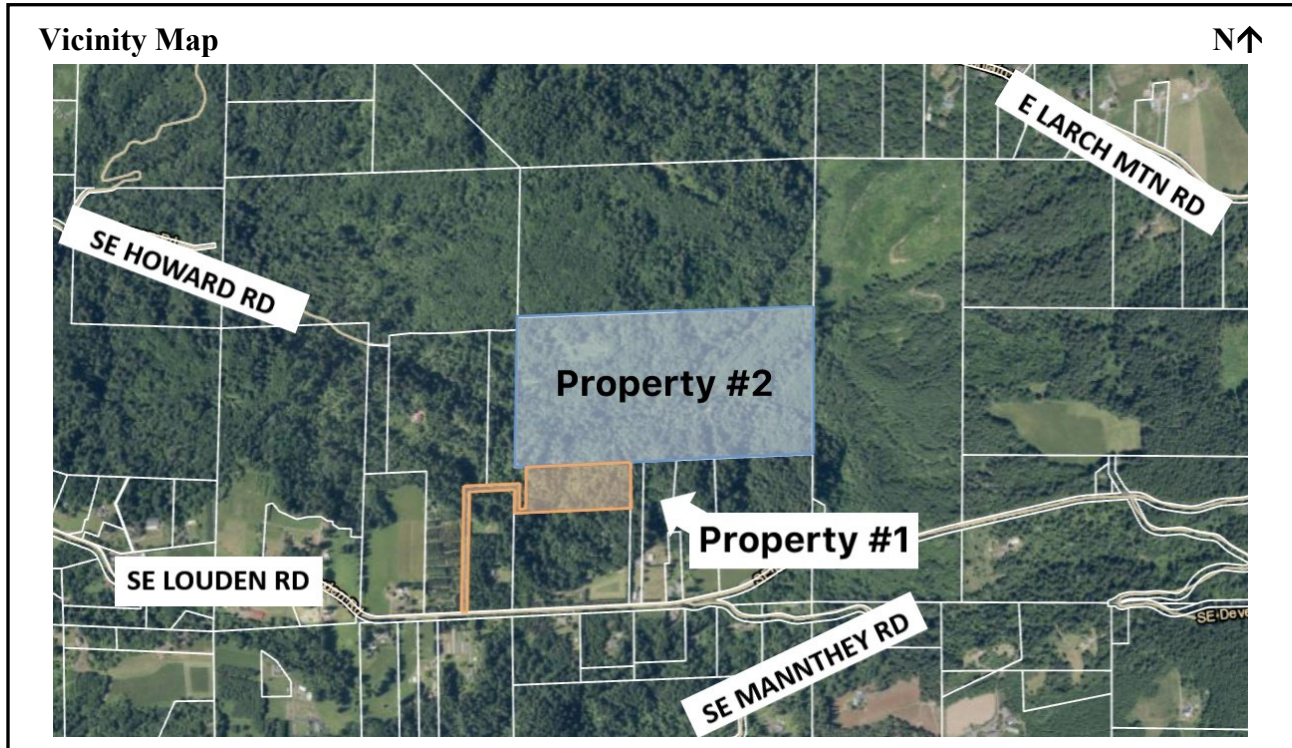
General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions

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 39.4110 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

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 Property Line Adjustment Plan 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.

MULTNOMAH COUNTY SURVEY RECORDS

DATE FILED:

REGISTER NUMBER

DOCUMENT NO.	EXISTING	PROPOSED	ADJUSTED
DOCUMENT NO. 2011-063672	3,408.663	-	-
DOCUMENT NO. 2006-023014	484.771	-	-
TRACT 4	-	3,408.663	-
TRACT 5	-	484.771	-
EXCHANGE TRACT 6	-	-	137.987
EXCHANGE TRACT 7	-	-	137.987

NOTE: THE VALUES SHOWN HEREON ARE IN UNITS OF SQUARE FEET.

TRACT 4
3,408.663 SQ. FT.
78.25 ACRES

DOCUMENT NO. 2024-XXXXXX

SEE SHEET 2 OF 2

OLD PROPERTY LINE

NEW PROPERTY LINE

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14

TRACT 15

TRACT 16

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