

NOTICE OF DECISION



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

Application for Lot of Record Verification

Case File: T2-2026-0025

Applicant: Daniel Johnson

Proposal: The applicant is requesting a Lot of Record Verification for the property identified below. 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. No development is proposed at this time.

Location: 32636 E Bell Road, Corbett, OR 97019

Property ID # R322556

Map, Tax lot: 1N4E-33CC-01700

Alt. Acct. # R944330690

Base Zone: SRC (Springdale Rural Center)

Overlays: N/A

Determination: The subject property known as 32636 E Bell Road, Corbett 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 August 20, 2026 at 4:00 pm.

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of \$0.71/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

Issued by:

Keri Tallorin

Digitally signed by Keri Tallorin
DN: C=US, E=keri.tallorin@multco.us,
OU=Department of Community Services,
O=Multnomah County, CN=Keri Tallorin
Date: 2026.07.31 11:44:47-07'00

Keri Tallorin, Planner

For:

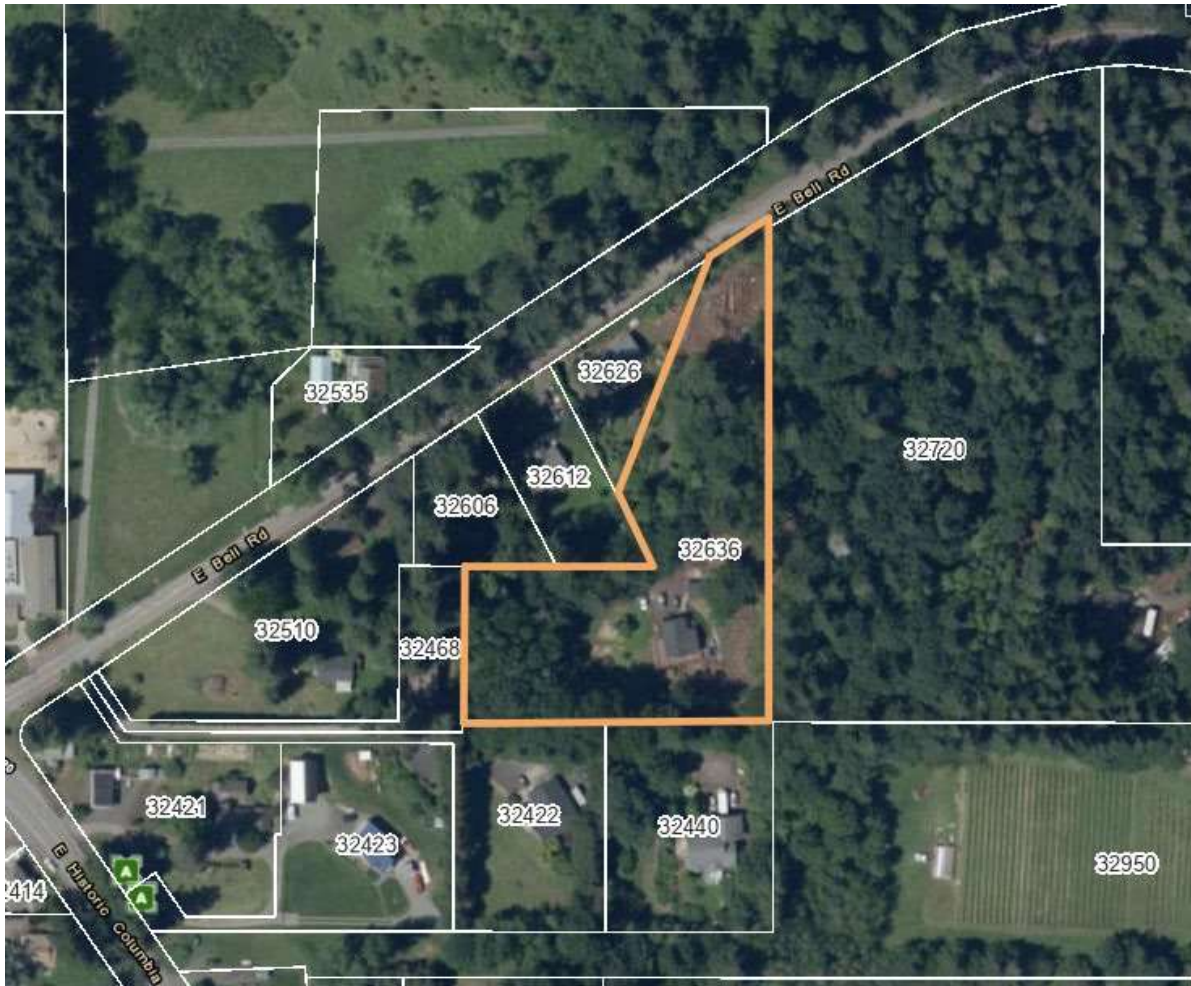
Megan Gibb,
Planning Director

Date:

August 6, 2026

Vicinity Map

N↑



Applicable Approval Criteria:

Multnomah County Code (MCC): MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3110 Lot of Record –... Springdale Rural Center (SRC).

Copies of the referenced Multnomah County Code sections are available by visiting <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.

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 32636 E Bell Road, Corbett, OR 97019 (subject property). The application does not propose any new development currently.

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.

2.0 Property Description:

Staff: The subject property is in unincorporated east Multnomah County in the area known as the East of Sandy River rural area. The property is zoned SRC (Springdale Rural Center) and is located outside of Metro’s Urban Growth Boundary (UGB). According to Assessment and Taxation records, the subject property is occupied by a single-family dwelling.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.3). Staff did not receive a public comment during the 14-day comment period.

4.0 Code Compliance and Applications Criteria:

4.1 MCC 39.1250 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 or zoning review approval of development or any other approvals authorized by this code 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:

* * *

Staff: 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, including land divisions and property line adjustments, or issue a building permit or zoning review approval. *These criteria are 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.

(1) “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.

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

(a) By a subdivision plat under the applicable subdivision requirements in effect at the time; or

(b) 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

(c) 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

(d) By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and

(e) “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.)

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 SRC 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 findings below analyze whether the Lot of Record provisions in section (B) have been met.

Background

Area Described in 1922 Deed:

In 1922, the southern ± 1.3 acres of the subject property were conveyed by deed to Mr. and Mrs. Lucas. Land created and sold in 1922 is considered legally created as these land conveyances occurred prior to the adoption of the Multnomah County Zoning Ordinances in 1955.



Area Described in 1954 Deed:

In 1954, the northern ± 1.38 acre of the subject property (orange area) were conveyed by deed to Mr. and Mrs. Lucas. Land created and sold in 1954 is considered legally created as these land conveyances occurred prior to the adoption of the Multnomah County Zoning Ordinances in 1955.



In 1954, prior to the adoption of the Multnomah County Zoning Ordinances in 1955, the Lucas' owned two legal units of land.

1N4E33CC -01600 (R944330290)

In 1996, the Lucas' conveyed ± 0.38 acre (green area) of the northern ± 1.38 acre property to Mr. Kelly. As a result, the remaining ± 1 acre created the northern half of the subject property in its current configuration. A separate deed for the Lucas' remainder was never created.



In 1996, the property was zoned RC (Rural Center) per historical County Zoning Maps (Exhibit B.3). The minimum lot size for new lots in the RC zone was one (1) acre. The Lucas' remainder meet the minimum lot size of the zoning district.

In 2002, Tax Lot 1600 (green area) received a notice of decision approving the alteration of a non-conforming use. This decision (Exhibit B.4) has a finding of fact that states Tax Lot 1600 was lawfully created. This implies that the Lucas' remainder (orange area) was also lawfully established since Tax Lot 1600 was created from Tax Lot 1700. Despite the lack of a separate deed for Tax Lot 1700, the 2002 decision demonstrates that Tax Lot 1600 and 1700 went through a legal land division process. Therefore, the Lucas' remainder was a legal lot of record both by zoning and by the land division process.

1N4E33CC -01700 (R944330690)

After the sale of ± 0.38 acre in 1996, the Lucas' had two legal lots of record.

In 1998, a deed action was taken that consolidated the northern ± 1 acre (the 1996 legal lot of record) with the southern ± 1.3 acres (the 1922 legal lot of record.) This deed action brought the property into its current configuration and into one legal lot of record.

In 1998, the subject property was zoned RC (Rural Center) per historical County Zoning Maps (Exhibit B.3). The minimum lot size for new lots in the RC zone was one (1) acre. The subject property's current configuration (the configuration of the lot consolidation by deed), is ± 2.29 acres, thus meeting the zoning requirements for new lot sizes in this district.

Based upon the above, the subject property satisfied all applicable zoning and land division laws when it was created or reconfigured in 1998.

5.2 MCC 39.3100 - LOT OF RECORD – RURAL CENTER (RC).

(A) In addition to the standards in MCC 39.3005, for the purposes of the RC district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

* * *

Staff: Section (A) is for information purposes.

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 39.4395, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

Staff: The subject property meets the minimum lot size for new parcels, has the minimum front lot line length, and fronts onto a public street. *This criterion is not applicable.*

(C) Except as otherwise provided by MCC 39.4380, 39.4385, and 39.5300 through 39.5350, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

Staff: Subsection (C) is for informational purposes. The property owner is not proposing to convey any portion of the lot at this time. *Criterion met.*

(D) The following shall not be deemed to be 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) 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 above, the subject property is a single Lot of Record.

6.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	June 4, 2026
A.2	1	Site Plan	June 4, 2026
A.3	13	Deed of Trust recorded September 5, 2023	June 4, 2026

A.4	2	Note and Mortgage recorded March 2, 1965	June 4, 2026
A.5	2	Statutory Warranty Deed recorded April 24, 1998	June 12, 2026
A.6	1	Bargain and Sale Deed recorded May 17, 1922	June 12, 2026
A.7	1	Warranty Deed recorded December 11, 1962	June 12, 2026
A.8	15	Chain of Title	June 24, 2026
‘B’	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation Property Information for 1N4E33CC -01700 (R944330690 / R322556)	June 15, 2026
B.2	1	Current Tax Map for 1N4E33CC -01700	June 15, 2026
B.3	1	1998 Zoning Map for 1N4E33CC -01700	June 15, 2026
B.4	6	T2-02-045 Decision	July 16, 2026
‘C’	#	Administration & Procedures	Date
C.1	1	Incomplete letter	June 12, 2026
C.2	1	Complete letter (day 1)	July 1, 2026
C.3	2	Opportunity to Comment	July 16, 2026
C.4	7	Decision	August 6, 2026