

14 DAY OPPORTUNITY TO COMMENT



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

Application for Lot of Record Verification

CASE FILE: T2-2026-0032 **APPLICANT:** Joe Fielder

LOCATION: 34015 E Historic Columbia River Highway **Property ID #** R322567
Map, Tax lot: 1N4E33DA -00800 **Alt. Acct. #** R944330800

BASE ZONE: Multiple Use Agriculture (MUA-20)

OVERLAYS: None

❖ **Why are you receiving this notice?**

- State Law requires that the County provide notice of certain land use applications to neighbors within a specific distance of the subject property.

If you do not wish to submit comments, no response is necessary.

❖ **The purpose of a Lot of Record Verification is to confirm:**

- That the subject property was established in compliance with the zoning and land division laws at the time it was created.
- If the subject property is aggregated with another property for development purposes.

NOTE: If a property is not a Lot of Record, the County cannot approve building permits, zoning reviews, etc. until such time as the zoning or land division problem with the property is corrected.

❖ **A Lot of Record Verification DOES NOT:**

- Authorize any development on the subject property.
- Change the zoning for the property or allow different uses.

❖ **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, August 6, 2026**. **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 \$0.73/per page.

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

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture - 20 (MUA-20).

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.

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.