

## 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 Loudon 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.

Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted via email at [chris.liu@multco.us](mailto: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](mailto: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

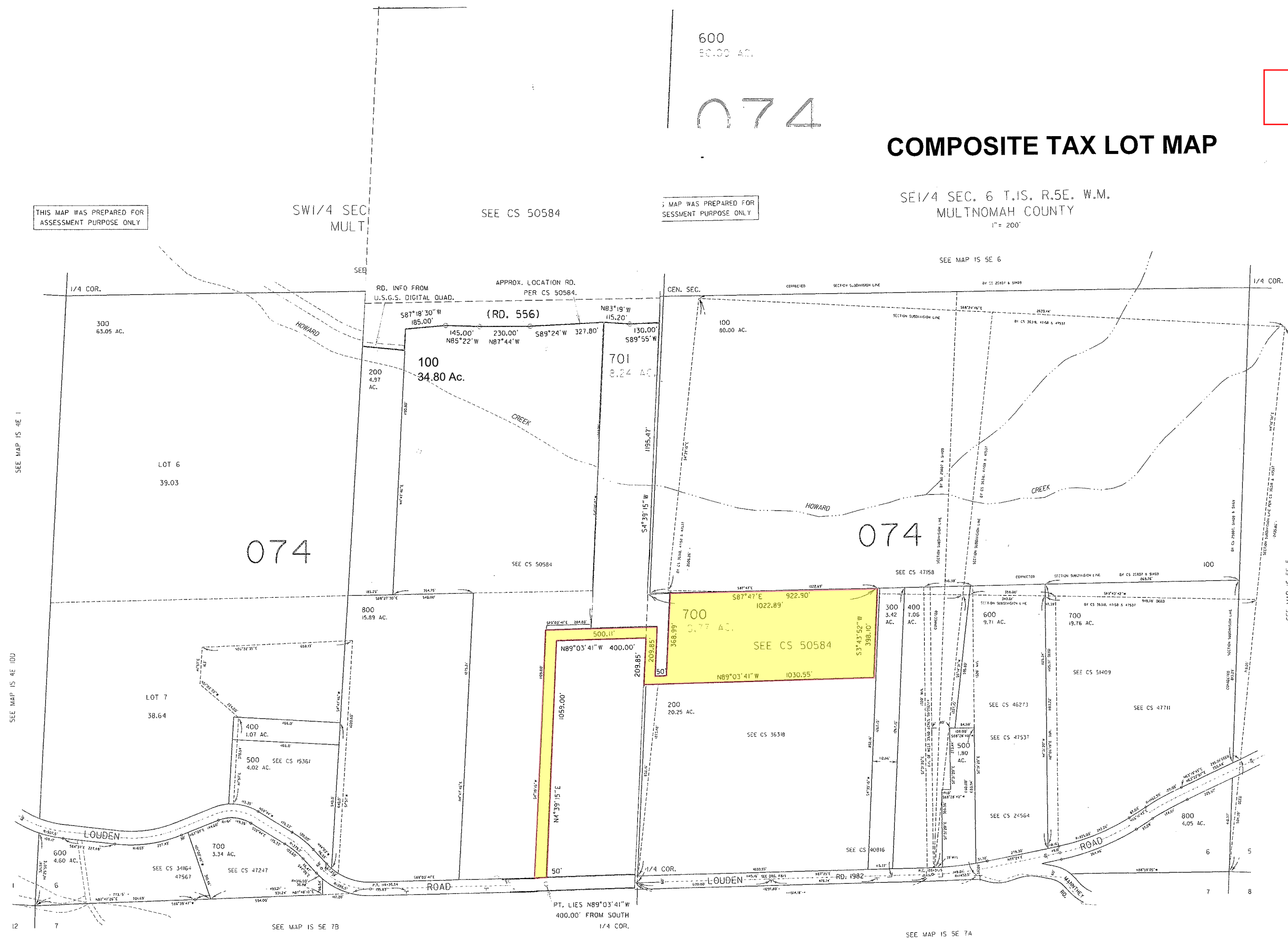
**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

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

EXHIBIT 3  
PRINCE

SE1/4 SEC. 6 T.1S. R.5E. W.M.  
MULTNOMAH COUNTY  
1" = 200'

IS 5E 6D



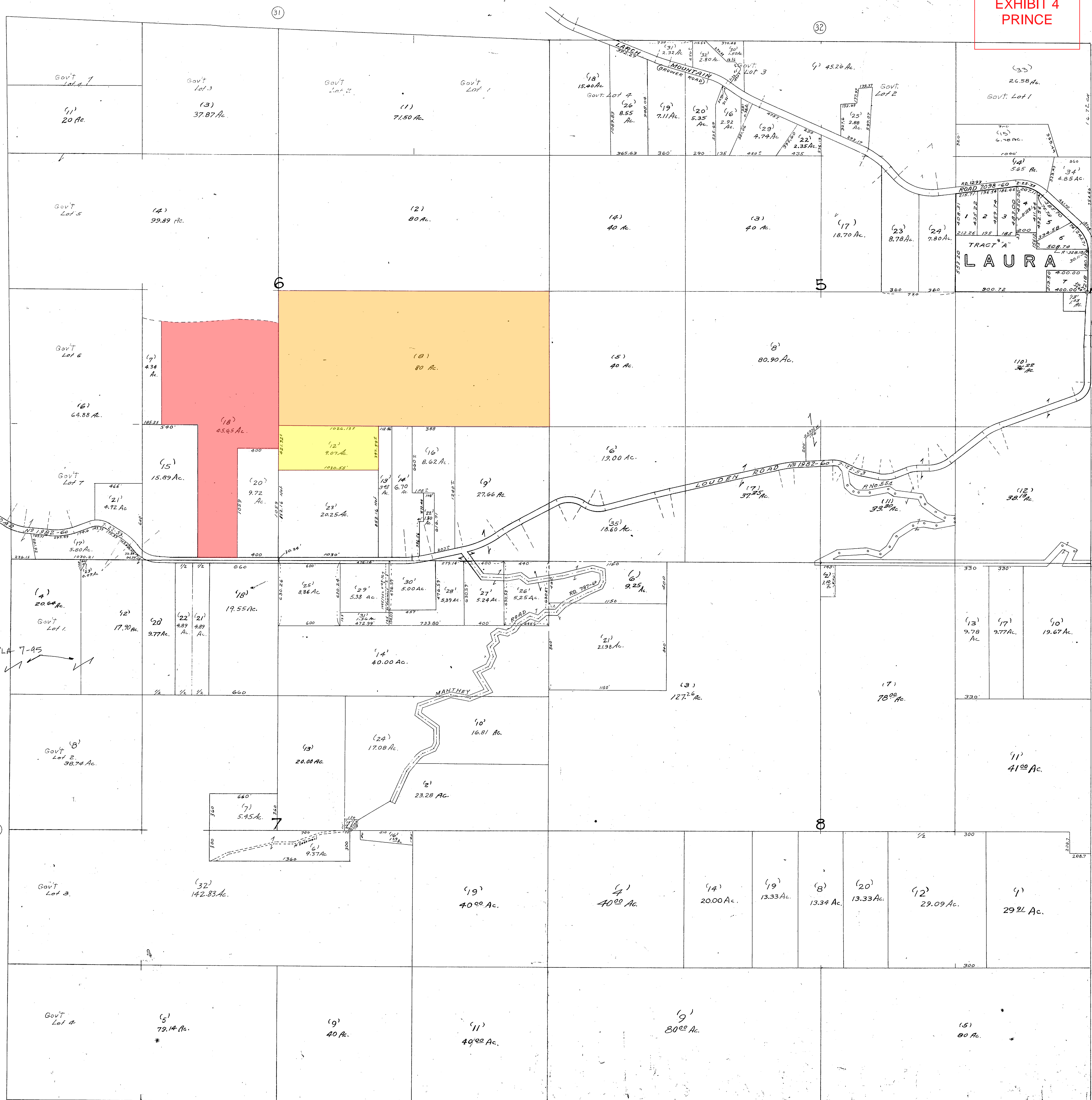
Historical Tax Lot Map - 1978

1978

5-6-7-8

1S-5E

EXHIBIT 4  
PRINCE



SZM 791

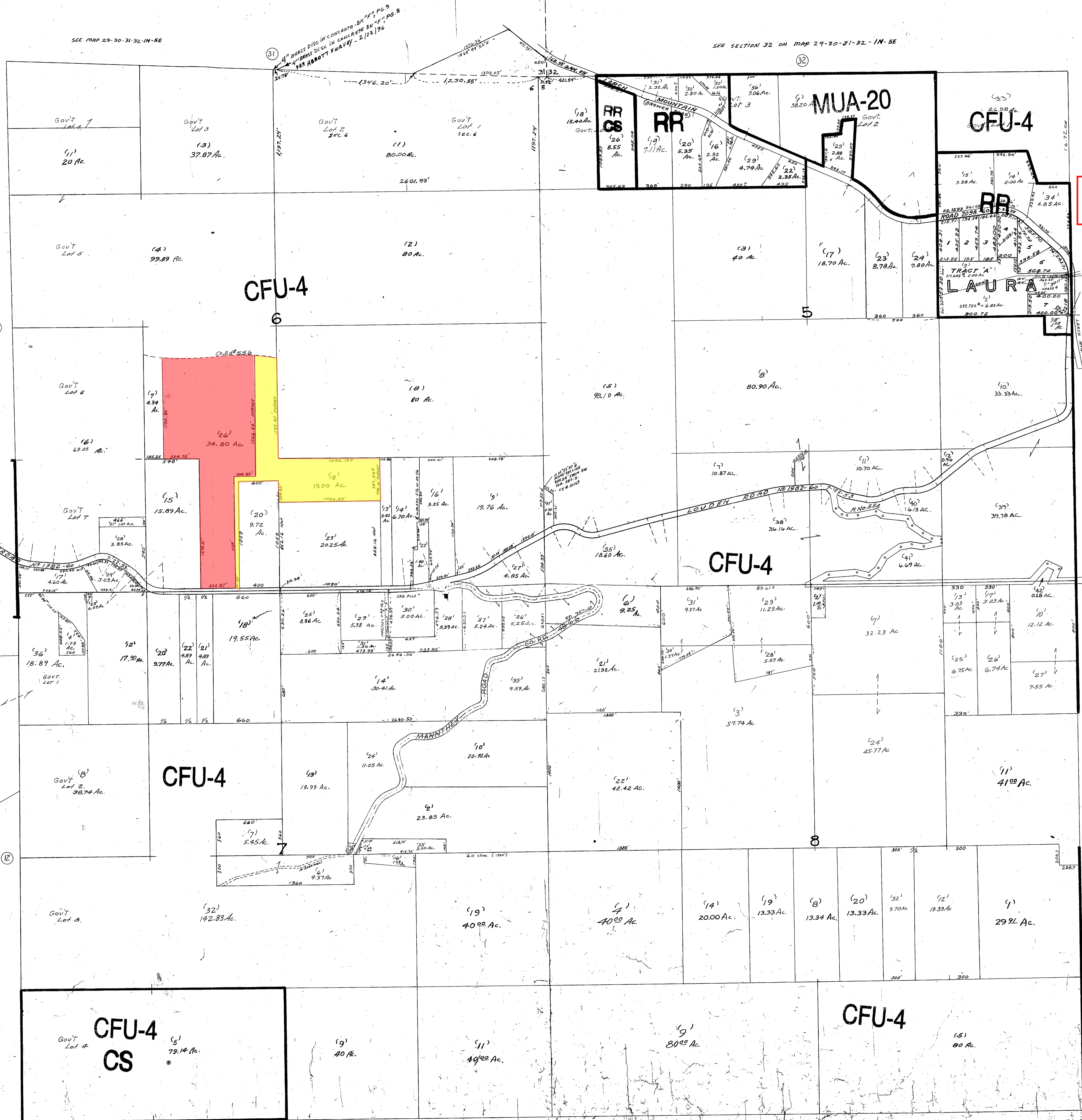
SEE MAPS IN ORD.  
830, 853, & 882 FOR  
SEC-STREAMS INFO

SEE MAPS IN  
ORD. 857 FOR  
PROTECTED  
AGGREGATE  
SITE INFO

SZM 801

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

SEE MAPS IN  
ORD. 857 FOR  
PROTECTED  
AGGREGATE  
SITE INFO



SZM 792

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

EXHIBIT 5  
PRINCE

SZM 802

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

567 & 8 TISR5E