

14 DAY OPPORTUNITY TO COMMENT

Application for Parcel Determination & National Scenic Area Review

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: T2-2021-14764

Applicant: Shirleen Lanter

Location: 1264 NE Evans Road, Corbett
Alternate Account #: R944351200

Map, Tax Lot: 1N4E35BB-00900
Property ID #: R322797

Base Zone: Gorge General Rural Center (GGRC)

Key Viewing Areas: Larch Mountain Road, Larch Sherrard, Historic Columbia River Hwy

Landscape Setting: Village

Proposal: Applicant requests a determination that the subject parcel is a legally created parcel and National Scenic Area Site Review for a replacement single-family dwelling.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on October 21, 2021**. 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 at *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 38.0015 Definitions – Parcel, MCC 38.0045 Review and Conditional Use Applications – Submittal Requirements, MCC 38.0560 Code Compliance and Applications;

GGRC Zone: MCC 38.2425(A) Review Uses, MCC 38.2460 Dimensional Requirements;

NSA Site Review: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resources Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria.

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 38– Columbia River Gorge National Scenic Area**.

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 Columbia River Gorge Commission.

Enclosures:

Site Plans

Floor Plan

Building Elevations

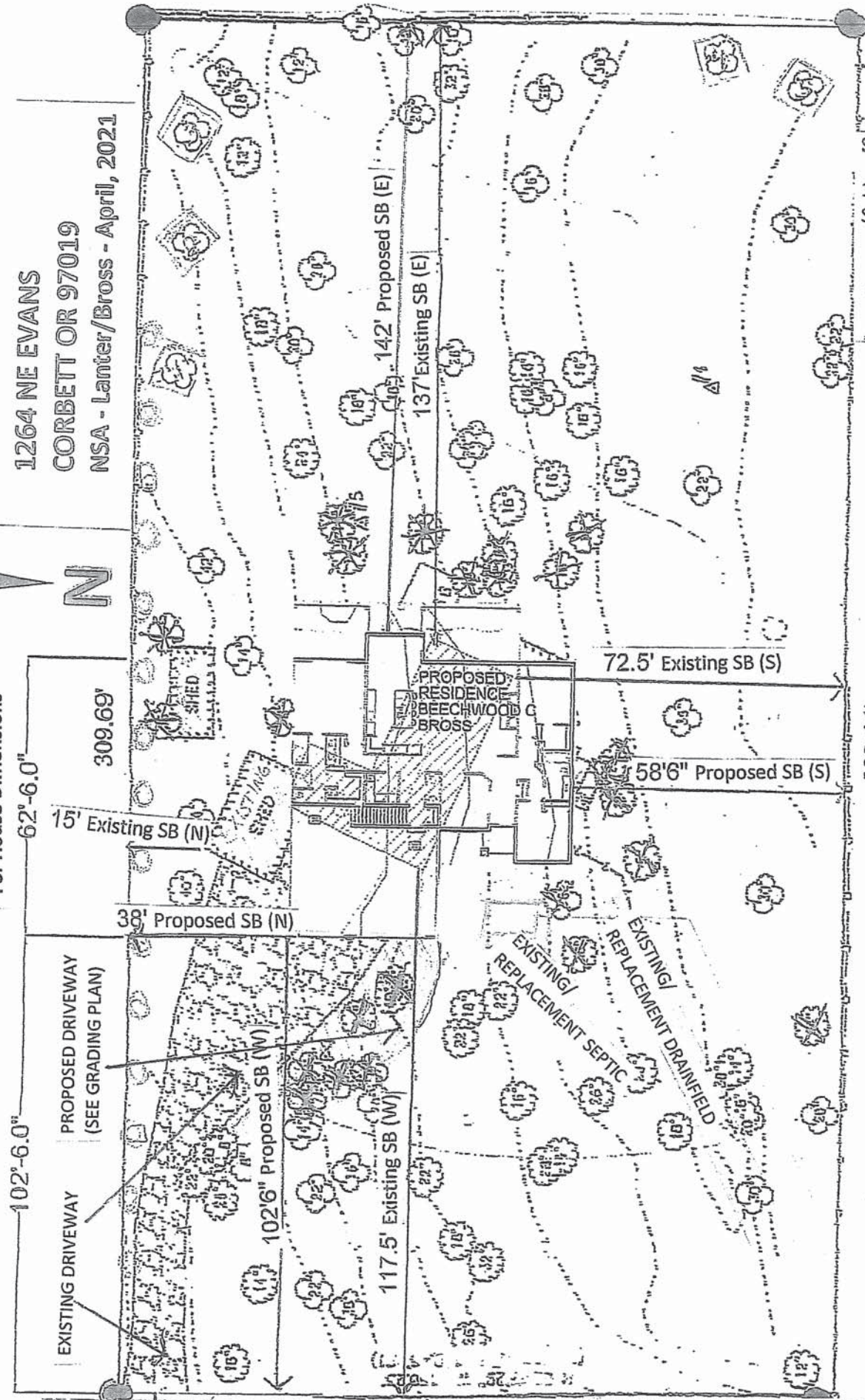
Proposed Building Materials

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.

1264 NE EVANS
CORBETT OR 97019
NSA - Lanter/Bross - April, 2021

See SITE PLAN ADDENDUM
For House Dimensions



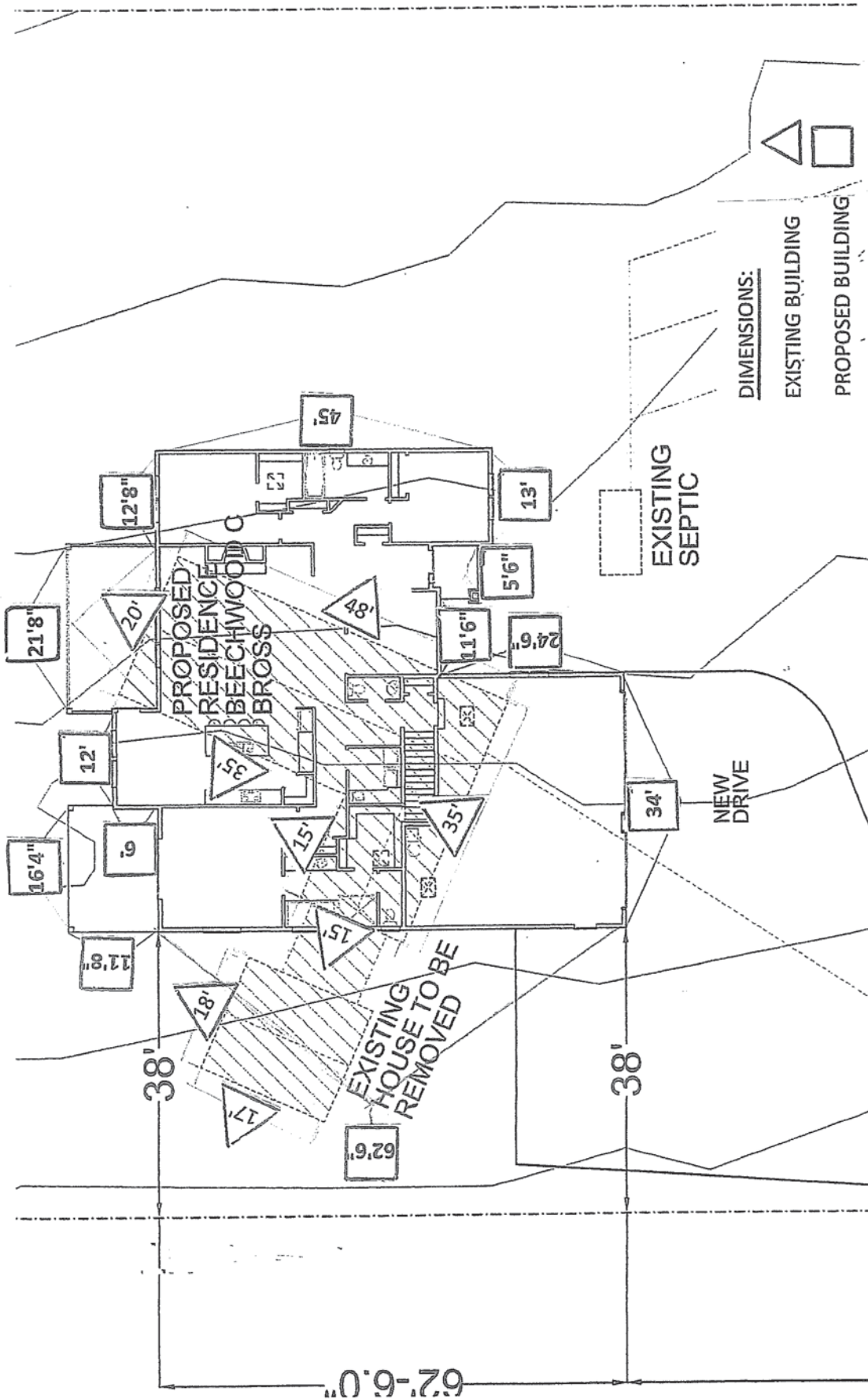
SITE PLAN LEGEND

- 1" = 32'
- SB = SETBACK
- Coniferous
- New Coniferous
- Deciduous
- Trees Remove
- Trees Pending Removal
- Laurel Evergreen Shrubs

S
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T
E

P
L
A
N

16' Driveway to Centerline Evans NE EVANS RD OVERHEAD POWERLINES/ UTILITY EASEMENT



SCALE: 1" = 20'

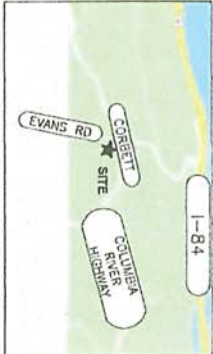
SITE PLAN ADDENDUM



1264 NE EVANS
CORBETT OR 97019
 NSA - Lanter/Bross - April, 2021

VICINITY MAP

NOT TO SCALE



APPROXIMATE GEODETIC COORDINATES OF SITE
45°31'51.86" N
122°17'28.15" W

LEGEND

- = MONUMENT FOUND MONUMENT AS NOTED
- I.R. = IRON ROD.
- I.P. = IRON PIPE.
- () = RECORD INFORMATION AS REFERENCED.
- = COMMUNICATIONS BOX
- Δ = CONTROL POINT, SEE TABLE
- = DOWNSPOUT
- ⊖ = ELECTRIC METER
- = MAILBOX
- ⊕ = SEPTIC TANK
- ⊙ = WATER METER
- ⊕ = WATER VALVE
- = WATER SPOUT
- ⊕ = TREE, DECIDUOUS, DIAMETER NOTED
- ⊕ = TREE, EVERGREEN, DIAMETER NOTED
- = ASPHALT SURFACE
- ▨ = GRAVEL SURFACE
- ▧ = BUILDING, EDGE
- ▧ = BUILDING, DECK
- = FENCE, WOODEN WIRE
- = FENCE, WOODEN
- = CONTOUR, 1' INTERVAL
- = CONTOUR, 5' INTERVAL
- = LEACH LINE, SEE NOTE 4
- = PROPERTY BOUNDARY
- = OVERHEAD UTILITY LINE

SCALE: 1" = 20'



HORIZONTAL DATUM

THIS SURVEY UTILIZES A LOW DISTORTION PROJECTION (LDP) WHICH IS RELATIVE TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) OF 1983 (2011), WITH RESPECT TO THE LOCAL LATITUDE AND GROUND ELEVATION. THE LDP COORDINATES DEFINE TRUE GROUND DISTANCES.

OREGON COORDINATE REFERENCE SYSTEM
OCRS OF 1983 (2011)
NORTH AMERICAN DATUM OF 1983/2011 (EPOCH 2010 0000)
UNITS IN INTERNATIONAL FEET

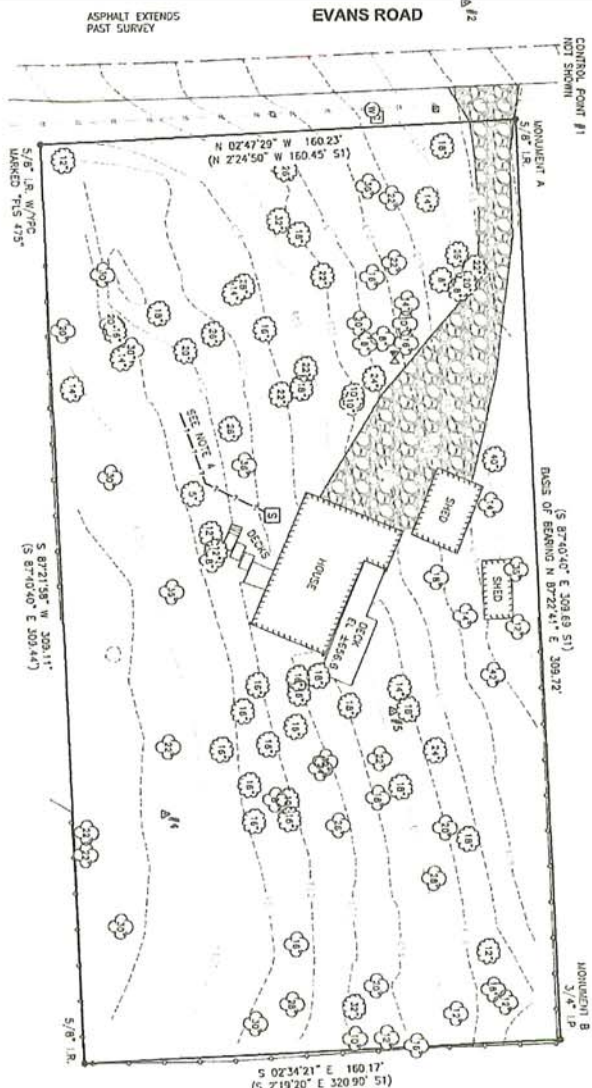
BAIS OF BEARING

A G.P.S. VECTOR OBSERVED BETWEEN MONUMENT A AND MONUMENT B, IS THE BASIS OF BEARING FOR THIS SURVEY. BEARING BEING N 87°22'41" E 309.72'.

POINT	NORTHING	EASTING	DESCRIPTION
MONUMENT A	175923.278	445678.878	S 5/8" I.R.
MONUMENT B	175805.447	445989.271	S 3/4" I.P.

CONDITIONS SURVEY

1264 NE EVANS RD, CORBETT, OR
SITUATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF MULTNOMAH, STATE OF OREGON



NOTES

- 1) CONTOURS ARE AT 1' INTERVALS AND ARE COMPUTER GENERATED.
- 2) UTILITIES SHOWN ON THE SURVEY HEREON WERE BASED UPON GROUND/VISUAL OBSERVATIONS ONLY. THERE MAY BE UTILITIES ON THE SITE THAT WERE NOT VISIBLE THEREFORE, THEY ARE NOT SHOWN. THE ACTUAL LOCATION OF THE UNDERGROUND UTILITIES MAY VARY.
- 3) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY PLACED BY HOLDING FOUND MONUMENTS AS SHOWN PER S1.
- 4) LEACH LINE SHOWN PER CLIENT PLACEMENT ON SITE. ACTUAL LOCATION OF LEACH LINE MAY VARY.

CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
#1	175923.709	445626.198	658.126	NAIL SPIKE
#2	175775.144	445639.420	651.580	NAIL SPIKE
#3	175873.428	445911.852	649.319	NAIL SPIKE
#4	175750.116	445877.544	655.484	NAIL SPIKE

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 88 (NAVD88) (GEOID2018)

SURVEY REFERENCES

MULTNOMAH COUNTY SURVEY RECORDS
S1 = 47697



SV01

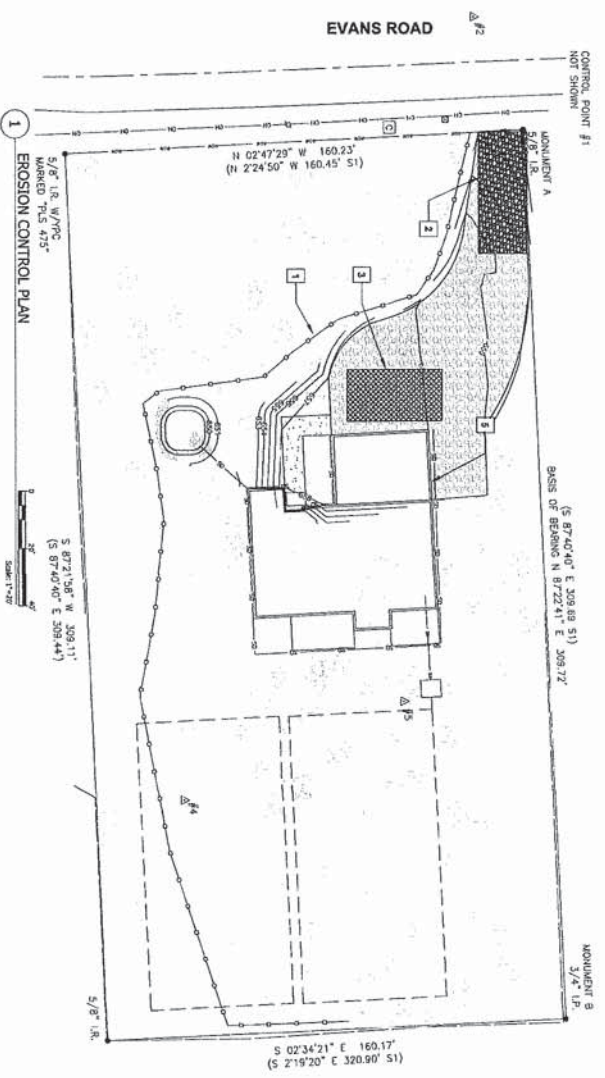
STATEWIDE LAND SURVEYING INC.

43 NW 2ND AVE CRESHAM, OR 97030
O: 503-665-7777 F: 503-665-7968
WWW.STATEWIDESURVEYING.COM

CLIENT: CHASE GROSS

JOB NUMBER: 2021-033	SCALE: AS NOTED	REV
DRAWN: A.A.D.	DRAWN DATE: 02/26/21	REV
REVIEWED: G.D.S.	REVIEW DATE: 02/26/21	REV
DATE: 1 OF 1	SURVEY DATE: 01/31/21	REV

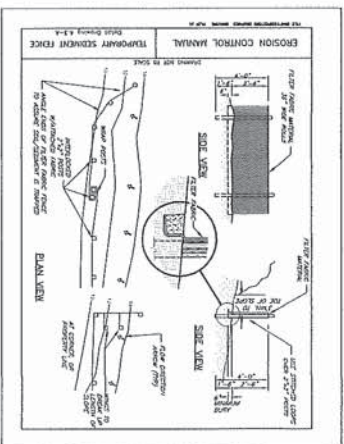
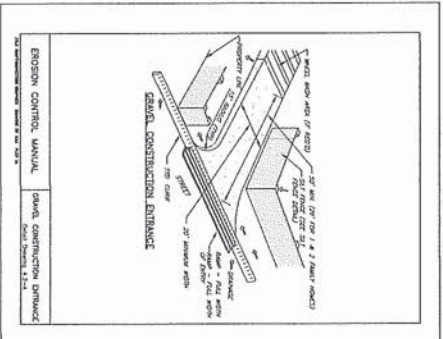




- SHEET NOTES:
1. INSTALL SILT FENCE PER DETAIL 4.3-A
 2. INSTALL CONSTRUCTION GRAVEL ENTRANCE PER DETAILS 4-2A
 3. CONSTRUCTION MATERIAL LAY-DOWN AREA

- EROSION CONTROL GENERAL NOTES:
- A. EROSION CONTROL PLAN TO CONFORM TO CITY OF PORTLAND'S EROSION CONTROL MANUAL 2008.
 - B. 24-HOUR EMERGENCY CONTACT INFORMATION:
B.A. NAME: _____
B.B. COMPANY: _____
B.C. PHONE: _____
B.D. EMAIL: _____
 - C. CONSTRUCTION SEQUENCING TO BE PERFORMED AS PHASE 1 - MASS GRADING, STORM DRAIN BASIN CONSTRUCTION, SEPTIC TANK AND DRAINFIELD CONSTRUCTION.
 - D. CONSTRUCTION TO BE PERFORMED DURING DRY SEASON BETWEEN APRIL 30TH AND OCTOBER 31ST.
 - E. INSTALL SILT FENCE AND GRAVEL CONSTRUCTION ENTRANCE PRIOR TO PHASE 1 CONSTRUCTION.
 - F. NO CONCRETE WASHOUTS ARE ALLOWED ON THIS SITE.
 - G. SEE ALL DISTURBED AREAS WITH NATIVE SEED

- C.B. PHASE 2 - CONCRETE FOUNDATION AND PHASE 3 CONSTRUCTION.
- C.C. PHASE 3 CONSTRUCTION TO BE PERFORMED AFTER STORM DRAIN LINE INSTALLATION AND FINISH GRADING.
- D. CONSTRUCTION TO BE PERFORMED DURING DRY SEASON BETWEEN APRIL 30TH AND OCTOBER 31ST.
- E. INSTALL SILT FENCE AND GRAVEL CONSTRUCTION ENTRANCE PRIOR TO PHASE 1 CONSTRUCTION.
- F. NO CONCRETE WASHOUTS ARE ALLOWED ON THIS SITE.
- G. SEE ALL DISTURBED AREAS WITH NATIVE SEED



VOI ENGINEERING, LLC
3426 N BIRISTOL AVE
PORTLAND OREGON, 97203
541.954.3891
N/A

BROSS RESIDENCE

CHASE BROSS

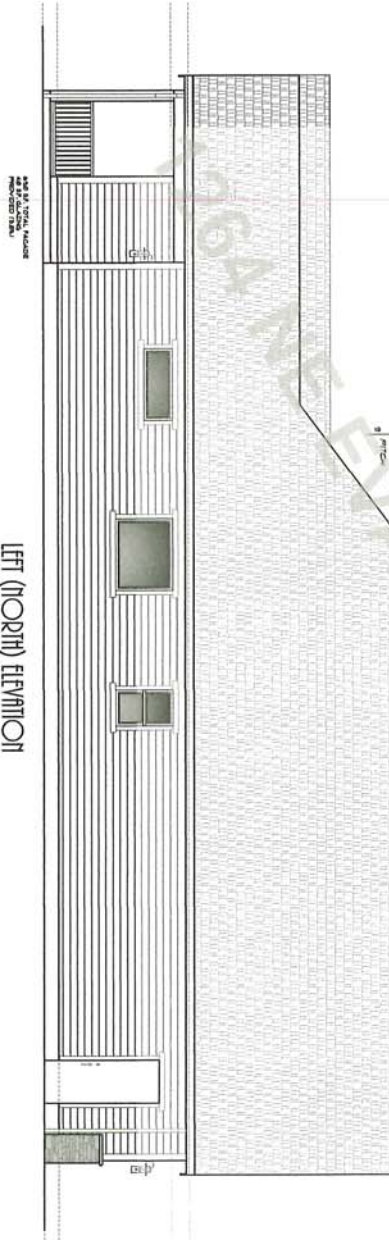
CONTRACT NO. 2021-0001
PROJECT NO. 2021-0001
PERMIT NO. 2021-0001

PERMIT DOCUMENTS
21 APRIL 2021

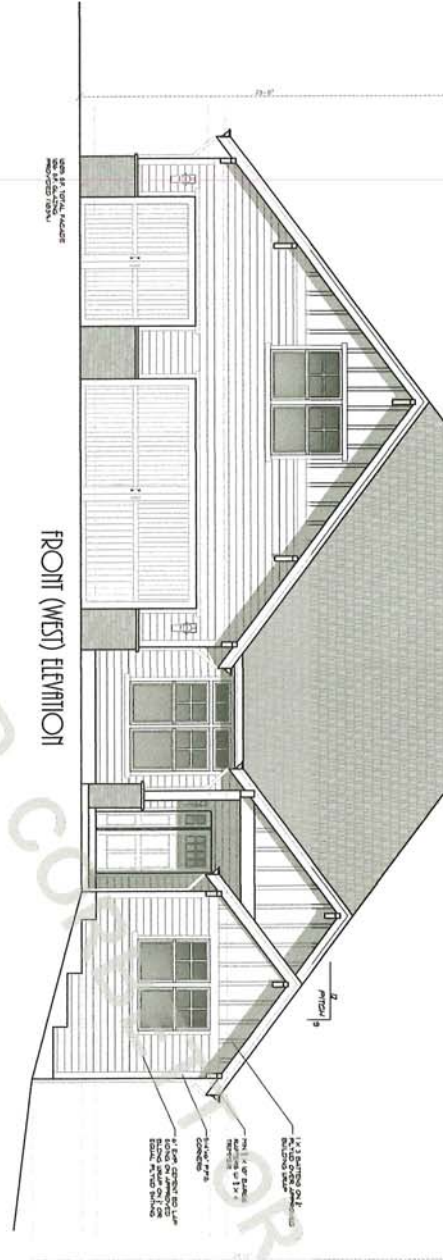
EROSION CONTROL PLAN

EC1

LEFT (NORTH) ELEVATION



FRONT (WEST) ELEVATION



1

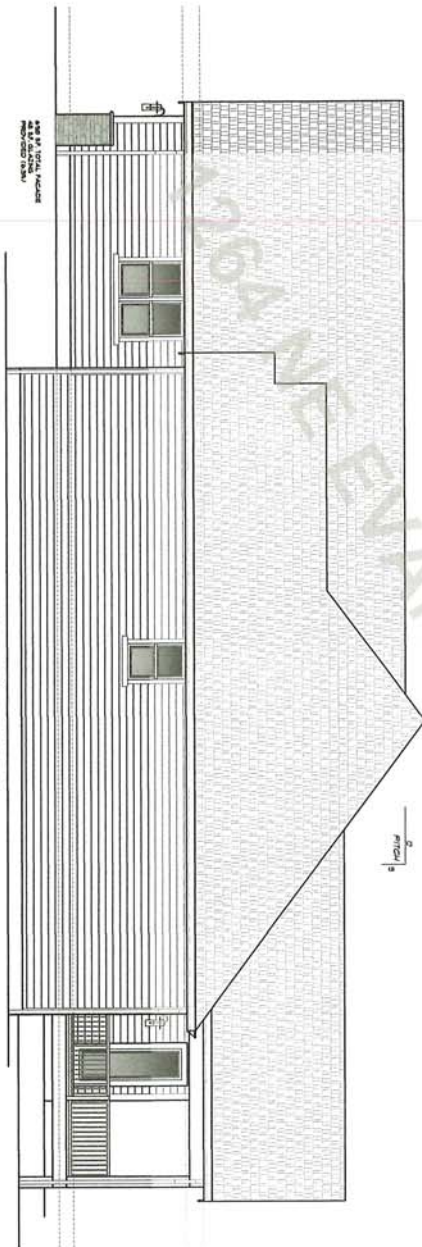
THIS PLAN HAS BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF THE BUILDING ONLY & IS SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. USE OF ANY PART OF THE PLAN FOR ANY OTHER THAN THE CUSTOMER'S PROJECT IS UNLAWFUL. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE PLAN. PROVIDENCE, LLC DOES NOT WARRANT THE ACCURACY OF THE PLAN. PROVIDENCE, LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, INCLUDING THE BUILDING, ARISING FROM THE USE OF THE PLAN. PROVIDENCE, LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, INCLUDING THE BUILDING, ARISING FROM THE USE OF THE PLAN. PROVIDENCE, LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, INCLUDING THE BUILDING, ARISING FROM THE USE OF THE PLAN.



PLAN NAME:	THE BEECHWOOD C CROSS REVISION
LOCATION:	
SHEET TITLE:	ELEVATIONS
SO, FT:	

PLAN NO:	3612.C
DATE:	2-4-21
SCALE:	1/4" = 1'-0"

RIGHT (SOUTH) ELEVATION



REAR (EAST) ELEVATION



2

THIS DRAWING IS THE PROPERTY OF PROVIDENCE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PROVIDENCE, LLC. PROVIDENCE, LLC ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING AGREES TO HOLD PROVIDENCE, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. PROVIDENCE, LLC'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SPECIFICALLY IDENTIFIED HEREON. PROVIDENCE, LLC'S LIABILITY DOES NOT EXTEND TO ANY OTHER PROJECTS OR LOCATIONS. PROVIDENCE, LLC'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SPECIFICALLY IDENTIFIED HEREON. PROVIDENCE, LLC'S LIABILITY DOES NOT EXTEND TO ANY OTHER PROJECTS OR LOCATIONS.



PLAN NAME:	THE BEECHWOOD C CROSS REVISION
LOCATION:	
SHEET TITLE:	ELEVATIONS
SQ. FT:	

PLAN NO:	3612 C
DATE:	2-4-21
SCALE:	1/4" = 1'-0"

House Paint Colors

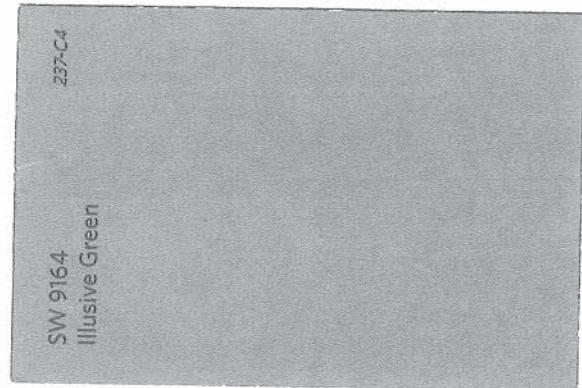
Sherwin Williams/NSA Color Chart

Option A - Siding Color

Illusive Green

SW 9164

E-2

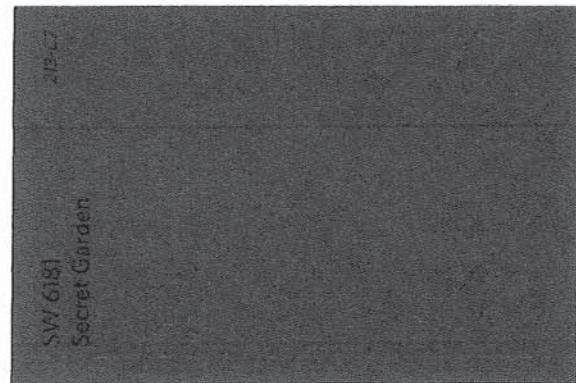


Option B - Siding Color

Secret Garden

SW 6181

B-9



Trim

Black Fox

SW 7020

B-16

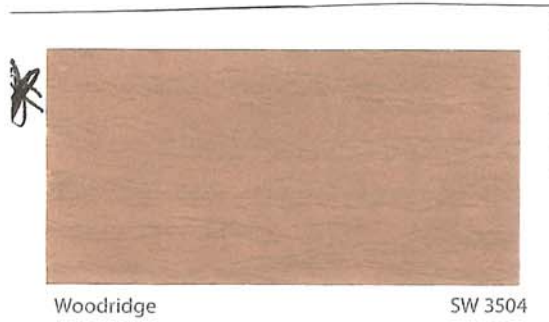


Eaves - Cedar Plank

Sherwin Williams "Woodscapes"

Polyurethane Semi-Transparent Stain

Color: Woodridge SW 3504



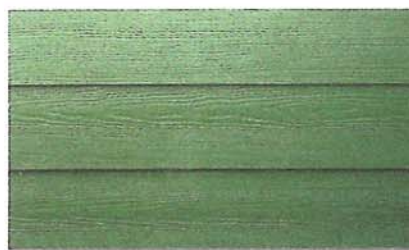
Hardiplank® Lap Siding



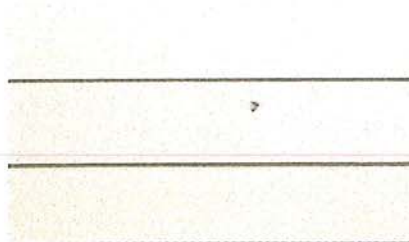
James Hardie® Siding Products



Hardiplank lap siding comes with a 50-year transferable limited product only warranty. See complete warranty at www.jameshardie.com for details.



Select Cedarmill®



Smooth

SPECIFICATIONS **Select Cedarmill®** **and Smooth**

Thickness: 5/16"

Weight: 2.3 lbs./sq.ft.

Length: 12' planks

Widths:	Exposure:	Pcs./Sq.
5 1/4"	4"	25
6 1/4"	5"	20
7 1/4"	6"	17
8 1/4"	7"	15
9 1/4"	8"	13
12"	10 3/4"	10

Hardiplank siding offers enormous advantages over conventional siding materials, with an unsurpassed ability to stand up to the elements. For its strength, beauty and durability, Hardiplank lap siding is simply the best lap siding for enhancing and protecting homes, anywhere in the world. All styles of Hardiplank siding are manufactured with our exclusive PrimePlus™ sealer and primer. This proprietary process ensures uniform coverage of sealer and primer, providing an excellent surface for paints. It resists mold, fungus and mildew, even in damp climates.

Beaded Cedarmill and **Beaded Smooth (not** **shown)**

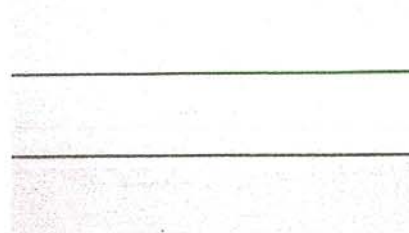
Thickness: 5/16"

Weight: 2.3 lbs./sq.ft.

Length: 12' planks

Width:	Exposure:	Pcs./Sq.
8 1/4"	7"	15

Beaded Cedarmill



Colonial Roughsawn®

Colonial Roughsawn® **Colonial Smooth® (not** **shown)**

Thickness: 5/16"

Weight: 2.3 lbs./sq.ft.

Length: 12' planks

Width:	Exposure:	Pcs./Sq.
8"	6 3/4"	15

Some items are available through the Special Order Program based on regional availability.

DRystack LEDGESTONE

HEIGHT	LENGTH	THICKNESS	CORNER RETURNS
1" - 4"	4" - 16"	1 1/2" - 2 1/2"	2" - 10"



Oakridge® Shingles are The Right Choice® for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime WarrantySM (for as long as you own your home)
- 110/130-MPH Wind Resistance Limited WarrantyTM
- StreakGuard™ Protection with a 10-year Algae Resistance Limited WarrantySM



Service Area 13 (see map)

Desert Tan

Brownwood

Onyx Black

Blasta White

Desert Tan

Brownwood

Onyx Black

Blasta White

Desert Tan

Brownwood

Onyx Black

Blasta White

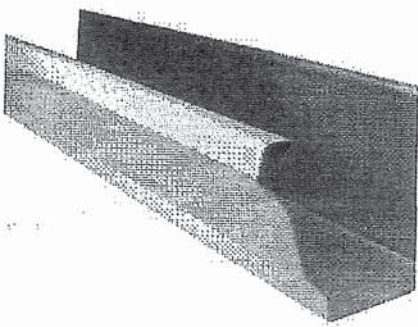


Gutter Cleaning & Repair
Gutter Micro-Mesh Guards
New Gutters



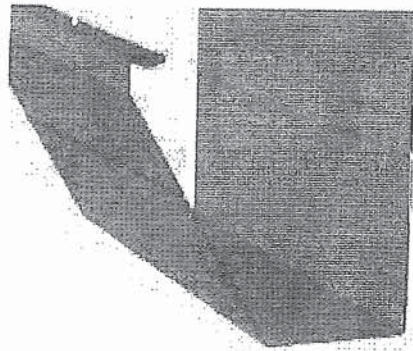
Call Now (971) 217-74

We can install all types of gutters in a variety of colors



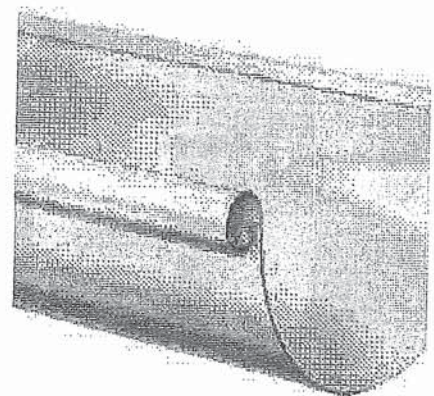
5" and 6" K Style

The most common type of gutter nation-wide. There is a slight increase in cost for the 6" but having a larger gutter is always more beneficial on the hard rains and protects the home



5" Fascia Style

The most common type of gutter in the Portland area. These gutters only have a 4" opening and sometimes are prone to water over shooting in the valleys. This style of gutter is used when no fascia board is present.



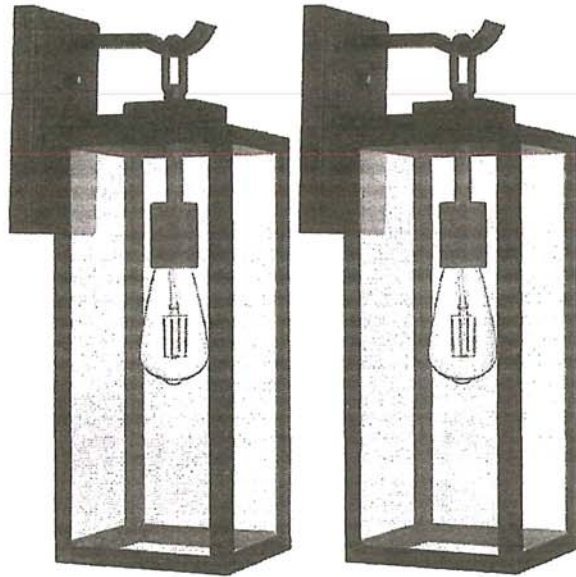
Half Round

This style of gutter is most common with tile roofs or old farm house style homes. It has a wider opening than other profile gutters at 7". Wider gutters are always preferred on tile or metal roofs.

Entryway Lights

Option A

Rustic Outdoor Wall Lantern 13.8" H with Dusk to Dawn Photocell, LED Bulb Included; Matte Black Wall Light Fixture/Architectural Wall Sconce with Clear Glass Shade for Entryway, Porch, Doorway,



Option B

Quoizel Canyon 12.75-in H Matte Black Finish with Clearwater Glass - Use 60 watt max Medium Base Bulb

