

Fill out application



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043
Fax: 503-988-3389
multco.us/landuse

**NSA
EXPEDITED
RESIDENTIAL
APPLICATION**

Paid: 19-Oct-21
Method: Check
Fees: EXP \$456.00
NF - ADJ \$240.00
Total: \$696.00

PROPERTY Tax Lot 1700 OR TL54 Thompson Villa Tract
Address 1819 E Historic Col Rvr Hwy Site Size .64 acres

PROPOSED DEVELOPMENT (check all that apply)

- ☐ **Addition or covered deck:** Size _____ (200 sf max) Height _____ ft
Existing Floor Area _____ (500 sf min) Existing Height _____ ft (greater than proposed)
- ☒ **Accessory structure:** Size 12x10 (60 to 200 sf) Height 10 ft (10 ft max)
12098
^ Meets allowed expedited size
- ☐ **Uncovered, attached deck:** Size _____ (500 sf max) Height _____ inches (30" max)
- ☐ **Demolition:** Structure Type _____ Age _____ (less than 50 yrs)
- ☐ **Rail, solid, or semi-solid fence:** Height _____ ft (6' max) Length _____ (100' max)
- ☐ **Wire strand fence:** Height _____ ft (greater than 4') Length _____ (greater than 500')
- ☐ **Woven wire fence:** Agricultural enclosure only Area fenced _____ (80 ac max)
- ☐ **Pave existing dirt/gravel road:** All work to occur within existing road prism
- ☐ **Decommission non-paved road:** Includes ripping road surface, barriers, revegetation
- ☐ **Retaining wall:** Height _____ ft (2' max exposed surface) Length _____ (100' max)
- ☐ **Outdoor lights:**
- ☐ **Other:** _____

APPLICANT

Name Barry & Dorcas Woodin Phone 503 665-0064
Mailing Address 1819 E Historic Col Rvr Hwy Fax None
City Troutdale State OR Zipcode 97060 E-mail None

OWNER

Name Barry & Dorcas Woodin Phone 503 665-0064
Street Address 1819 E Historic Col Rvr Hwy City Troutdale State OR Zipcode 97060

I authorize the applicant to make this application.

Dorcas & Woodin Barry Woodin
Property Owner Signature

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

☐ If no owner signature above, a letter of authorization from the owner is required.

For Staff Use

CASE
NUMBER

T2-2021-15007

State ID #

1N4E31BC -01700

Alt Acct. #

R944310540

DATE
SUBMITTED

10/19/2021

ZONING
TRD

MCC CITATION
(For Qualifying Use)

Related Case No

Open UR/ZV
N/A

By: LE

Instructions for applicants:

The checklist below asks you to confirm facts or conditions related to your property and your proposal. The numbered paragraphs in bold represent code requirements or criteria for development in the National Scenic Area (NSA). Those criteria are addressed when you check a box below each numbered paragraph. By checking a box, you are confirming that the corresponding statement applies to your project. Staff concurrence is indicated by initials in the boxes along the right column of this form. Please ensure that you check a box under every numbered paragraph or staff will not be able to process this application under the Expedited Review Process. The NSA Handout #4: Expedited Development Review Process that accompanies this form explains each of the criteria.

Scenic Resources

- 1. In the General Management Area, the scenic resource protection criteria shall not apply to woven-wire fences for agricultural use that would enclose 80 acres or less.**

Staff initial:

A.R.

- ☐ This application includes new woven-wire fencing on property that is within the General Management Area (i.e. it is in a zone district that begins with "GG") and the fencing is for agricultural use and encloses an area that is less than 80 acres in size. *The scenic resource criteria do not apply to the new woven wire fence.*

[Proceed to the Recreational Resource criteria (page 4) if this application is only for fencing. Otherwise, respond to the remaining scenic criteria for other uses or development that are eligible for expedited review.]

- ☒ This application is not for new woven wire fencing. *The scenic resources criteria are applicable.*

This section applies because it is not a woven fence

- 2. The colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. This guideline shall not apply to additions, which may match the color of existing buildings.**

Staff initial:

A.R.

- ☒ The application is for an addition to or modification of an existing structure, or placement of a new structure that is not topographically visible from a Key Viewing Area (KVA). The KVA(s) the structure is visible from are Historic Col Rvr Hwy and Sandy River. The attached site plan illustrates how the structure is topographically screened from these KVA(s). *This criterion has been met.*

HCRH KVA is located north of property (Exhibit B.2) - The applicant submitted site images (Exhibit A.10) showing shed hidden from the HCRH. The applicant also submitted a site plan (Exhibit A.4) showing the shed behind the house. Criterion Met.

Note to applicant: Show on the site plan the location of the terrain feature or landform that screens the structure with arrows identifying the vantage point from which the site is viewed from the KVA(s).

- ☐ The application is for an addition. As shown in the attached color chip and site photograph, the addition will match the color of the existing buildings. *This criterion has been met.*

Sandy River KVA is located East of the property (Exhibit B.2) - The applicant submitted site images (Exhibit A.13) showing the foliage screening the location of the shed from the Sandy River and also a site plan showing the planting in zone 4 (Exhibit A.17) which screens the shed from the Sandy River. Criterion Met.

See NSA
Handout #4:
Expedited
Development
Review
Process, for
list of KVAs

Attach plan

Attach color
chip & photo
of existing
building

- ☐ The application is for an addition to or modification of an existing structure, or placement of a new structure that is topographically visible from one or more key viewing areas. As shown in the attached color chip and site photograph, the proposed addition will be dark earth tones that are found at the site or surrounding landscape. *This criterion has been met.*

Attach color chip(s) & photo(s) of structure & surrounding landscape

3. Structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.

#2 concludes the structure is not topographically visible for the KVA's. Criterion Met.

Staff initial:

A.R.

- ☒ The application does not involve a structure that is topographically visible from a key viewing area. *This criterion has been met.*

- ☐ The application includes structure(s) that are topographically visible from one or more key viewing areas. As shown in the attached samples, the proposed structure(s) will use low or non-reflective building materials. *This criterion has been met.*

Attach building materials samples

4. Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

- ☒ The application does not include outdoor lights. *This criterion is not applicable.*

- ☐ The application includes outdoor lights. As shown in the attached specification sheet, the proposed lights will be hooded and shielded and are composed of non-reflective, opaque materials. A site plan and/or elevation drawings shows the location of the lighting. Based on these drawings the lighting will not be highly visible from key viewing areas. *This criterion has been met.* - No lights shown on elevations

Staff initial:

A.R.

Attach specification sheet

5. Structures within 1/2-mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and/or designed to achieve the applicable scenic standard (e.g., visual subordination, not visually evident).

- ☐ The application does not involve a structure that is within 1/2-mile of and topographically visible from a key viewing area. *This criterion is not applicable.*

- ☒ The application includes structure(s) that are within 1/2-mile of and topographically visible from (a) key viewing area(s). As shown on the attached site plan, and exterior architectural elevations or rendered photo, the proposed structure(s) will be sited, screened, and/or designed so that it achieves the standard of: ☐ visual subordination, or ☒ not visually evident

Explain how standard is achieved.

The shed will be screened from Historic Col Hwy by
mature trees, shrubs and 15 foot hedge. From Sandy River
from elevation, trees and hedge. Also the shed is a
dark color that matches the house *This criterion has been met.*

Areas screened based on exhibits (see sample attached)
See #2. Criterion met.

Staff initial:

A.R.

Attach elevations or photo of structure

See NSA Handout #5: Designing for Approval

Recreation Resources

6. The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.

Staff initial:

A.R

- ☒ The attached site plan labels the uses on adjacent parcels. There is no established recreation site on an adjacent parcel. *This criterion is not applicable.* Both Adjacent parcels are dwelling. Criterion is no applicable.

Label adjacent uses on attached site plan

- ☐ The attached site plan labels show that the property is adjacent to at least one established recreation site, but does not detract from the use and enjoyment of the site. The proposed development will not generate noise, dust, or odors at levels significant enough to impact the use. Also, the site plan shows that the proposed development would not interfere with access to the adjacent recreation site(s). *This criterion has been met.*

Cultural Resources

7. The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey.

Staff initial:

A.R

Note to applicant: If an Indian tribe sends a letter in response to the application indicating that the proposal affects a treaty right or cultural resource, then the application can not be reviewed using the expedited development review process.

Reconnaissance Survey

Proposed development does not require a reconnaissance survey if it meets any of the following (check at least one that applies):

- ☐ Is limited to the modification, expansion, replacement, or reconstruction of existing buildings and structures.
- ☒ Will not disturb the ground (e.g. storage shed without a foundation)
- ☐ Occurs on a site that was previously disturbed by human activities where the depth and extent of the grading does not exceed prior ground disturbance.
- ☐ Involves minor ground disturbance, as defined by depth and extent (e.g. fence construction, footings for a deck, etc.)

The applicant indicated no ground disturbance will occur. No survey required.

Show area and type of disturbance on plan

Width _____ x Length _____ x Depth _____

Note to applicant: The project will not qualify for expedited review if the Gorge Commission disagrees that the activity results in minor disturbance.

- ☐ Occurs on a site that has been adequately surveyed in the past, or has been identified by the Gorge Commission, USFS Archaeologist, or private archaeologist as having a low probability of containing cultural resources.

Attach survey

This criterion has been met.

Historic Survey

A historic survey is not required for the following activities (check at least one):

- ☒ There are no structures 50 years old or older on the property. Dwelling is from 2008 making it less than 50 yrs old. Therefore the criterion is met.
- ☐ There is/are structures 50 years old or older; however, the application does not alter the structure(s), nor does it compromise features of the surrounding area that help define the historic character of the structure(s).

This criterion has been met.

Natural Resources

8. The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

Staff initial:

A.R

Show rights-of-way or easement boundary on site plan

☐ The proposal is for development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained. *This criterion is not applicable.*

☒ As shown on the attached site plan, proposed development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. *The criterion has been met.*

Exhibit A.4 shows development outside of said wetlands, streams, rivers, ponds and lakes. Criterion Met.

9. The development will not adversely impact sensitive wildlife or plant species or is at least 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. This guideline shall not apply to development that does not disturb the ground or is located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

Staff initial:

A.R

☒ As shown on the attached site plan and confirmed by planning staff, the proposed development is over 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. *This criterion has been met.*

Based on Exhibit B.3 - the development is over 1000 ft. from known sensitive wildlife areas or sites. Criterion Met.

☐ The proposed development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained. *This criterion is not applicable.*

☐ Although proposed development is within 1,000 feet of a known sensitive wildlife area or site, the Oregon Department of Fish and Wildlife (for GMA lands) or U.S. Forest Service (SMA lands) has determined that the area or site is not active, that development will not compromise the integrity of the wildlife area or site, or that development will not occur during a time of year that the wildlife species are sensitive to disturbance.

See land use staff for agency contacts

☐ Although proposed development is within 1,000 feet of known sensitive plants, a representative of the Oregon Natural Heritage Program or an expert in botany or plant ecology has determined that development will not occur within 200 feet of a sensitive plant species.

Attach agency confirmation

NOTICE OF PRELIMINARY DECISION

In accepting this application for expedited review, the Planning Director is granting preliminary approval of the development. The Gorge Commission, U.S. Forest Service, Indian tribal governments, and property owners within 750 feet of the subject tract will be given 14 days to provide comments. If no comments are received, the decision shall become final at the close of business on the 14th day. If substantive written comments are submitted, the Planning Director will either modify the decision to address the comments and re-issue it for a 14-day appeal period or re-direct the application to full review if comments establish that the proposed development is not eligible for expedited review.

Comments must be directed to the applicable approval criteria. Those in **bold** above are listed in MCC 38.7100 of the County code. Failure to provide comments during the comment period will preclude a right to appeal.

Conditions/Limitations of Approval

1. If, during construction, cultural or historic resources are discovered, the applicant/owner shall immediately cease development activities and inform the Multnomah County Land Use Planning Division, Columbia River Gorge Commission, and the U.S. Forest Service of any discovery pursuant to MCC 38.7045(L) & (M), or MCC 38.7050(H) as applicable. Once halted, construction activities shall not resume until these standards have been satisfied.
2. Approval of this land use permit is based upon the statements made in this application and attached materials. No work shall occur under this permit other than that which is specified in these documents.
3. Development of structures must be commenced within 2 years of the date of this decision, and completed within 2 years of the date of commencement. The property owner may request an extension of either of these timeframes, as provided in MCC 38.0700. Such a request must be made prior to expiration of the permit.

This decision is final at the close of the comment period unless comments are received. If no comments are received, the effective date of the decision is 11/04/2021.

FOR STAFF USE

At close of the comment period (check one that applies):

- ☐ No substantive written comments were received. The decision is final.
- ☐ Substantive written comments were received. The Planning Director will issue a letter addressing the comments and may modify this preliminary decision.
- ☐ Written comments were submitted showing that the proposed development is not eligible for expedited review. The project will be reviewed using the full development review process.

Any comments received are included in the County records for this application.

- ☐ Fill out NSA DR Database Form for Gorge Commission and include copy with file.

Staff initial: _____

Date: _____

involving more than 100 cubic yards of grading with slopes greater than 10 percent (except trails) shall include a grading plan. Grading plans shall include the following:

- A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
 - Natural and finished grades
 - Location of all areas to be graded, with cut banks and fill slopes delineated
 - Estimated dimensions of graded areas
- A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
 - Its purpose
 - An estimate of the total volume of material to be moved
 - The height of all cut banks and fill slopes
 - Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended)
 - A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings
 - A description of any other interim or permanent erosion control measures to be used

Application Process

The numbers listed here correspond to those shown in the NSA process flow chart, NSA Handout #7.

See NSA Handout #7: NSA Process Flow Chart

1 Pre-filing Conference (Optional)

A Pre-filing conference for an expedited review is optional, but is very valuable for identifying issues early on, before an application is submitted.

- The applicant will complete a pre-filing form (available at the County or on our website).
- The County will schedule a pre-filing conference.
- The applicant and County staff planner meet to discuss the proposed development.
- The County planner will verify that the proposal can be reviewed using the expedited development review process, and that the applicant has necessary materials and understands what needs to be included in an expedited review application.

2 Completeness Review

The applicant brings in the expedited review application form, necessary materials listed in **What You Will Need to Submit** (above) and required fee to the County office.

At the time of submittal, the County planner checks to make sure that all necessary forms and information are included in the submittal.

3 Preliminary Decision

- The Multnomah County planner uses the application form to issue a preliminary decision to approve with conditions or deny the development application.
- All development approved under the expedited development review process will include conditions of approval related to discovery of cultural resources and/or human remains during construction.

4 Notice

Multnomah County will send copies of the application to:

- The four Indian tribal governments. If an Indian tribe submits substantive written comments during the comment period that identify treaty rights exist in the project vicinity and explain how they

would be affected or modified by the proposed development, then the proposal cannot be reviewed through the expedited development review process. The proposal has to be reviewed using the site review process.

- The Gorge Commission
- The Forest Service
- Landowners within 750 feet of the perimeter of the subject parcel

5

Final Decision/Appeal

- If the County does not receive comments within 14 days, the preliminary decision is considered final.
- If the County receives comments, the decision is modified to address the comments and is sent out for an additional 14-day appeal period. Any person shall be allowed to appeal the decision within the appeal period. Appeals are to a Multnomah County Hearings Officer at a public hearing.

Next Steps—Building Permit(s)

A building permit may be needed. Within the NSA, the City of Gresham processes building permits for Multnomah County. Permits for development within the City of Troutdale are processed by Troutdale.

Applicants need to:

- Contact the City of Gresham (503-618-2832) or Troutdale (503-665-5175) Building Department about the proposed development and obtain information about applying for a building permit(s).
- Coordinate with the Multnomah County planner who reviewed the National Scenic Area application. The County planner will need to review the building permit application and sign it prior to the applicant submitting it to the City of Gresham or Troutdale.
- Submit the County-approved building permit application materials to the City. (The County will have a list for what you will need to bring in).

Important: The City of Gresham will not review applications for building permits in the National Scenic Area until the County has verified that the development complies with National Scenic Area rules and has stamped its approval on the building plans.

Property Owner Property Address 2020 Assessed Value
 R322446 WOODIN,BARRY J & WOODIN,DORCAS A 1819 E HIST COLUMBIA RIVER HWY, TROUTDALE, OR 97060 **\$451,600**

GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description SECTION 31 1N 4E, TL 1700 0.50 ACRES
 Alternate Account Number R944310540
 Neighborhood R063
 Map Number 1N4E31BC -01700
 Property Use B - RESIDENTIAL IMPROVED
 Levy Code Area 242

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online,
 please call Multnomah County Assessment & Taxation division.

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

OWNER INFORMATION

Owner Name WOODIN,BARRY J & WOODIN,DORCAS A
 Mailing Address 1819 E HIST COLUMBIA RIVER HWY
 TROUTDALE, OR 97060

IMPROVEMENTS

✕ Expand/Collapse All

⊞ Improvement #1 Improvement Type Building Type Class
 - SINGLE FAMILY RESIDENTIAL 1 STY 5P

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	RES RESIDENTIAL LAND	21,763 Sq. ft
TOTALS		21,763 Sq. ft / 0.50 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2020	\$376,480	\$316,250	- / -	\$692,730	\$692,730		\$451,600
2019	\$370,720	\$308,750	- / -	\$679,470	\$679,470		\$438,450
2018	\$337,630	\$303,750	- / -	\$641,380	\$641,380		\$425,680
2017	\$322,620	\$278,750	\$0 / \$0	\$601,370	\$601,370		\$413,290
2016	\$320,530	\$280,000	\$0 / \$0	\$600,530	\$600,530		\$401,260
2015	\$308,430	\$285,500	\$0 / \$0	\$593,930	\$593,930		\$389,580
2014	\$262,510	\$284,000	\$0 / \$0	\$546,510	\$546,510		\$378,240
2013	\$209,510	\$273,000	\$0 / \$0	\$482,510	\$482,510		\$367,230

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
WD	SCHOONARD,EILEEN	WOODIN,BARRY J	96050829	4/1/1996	\$135,000
C	SANDSTEDT,GREGORY S	MAJURI,CHARLES E ET AL	BP21992006	5/1/1989	\$68,000
C	VEGGEN,MELVIN	CARMICHAEL,WILLIAM J	BP21641163	11/1/1988	\$19,000
WD	MC COY,ALTON A EST OF	LAMB,JOYCE L ET AL	BP21681857	8/1/1988	\$34,000
WD	MC COY,ALTON A EST OF	CARMICHAEL,WILLIAM J	BP21300087	7/1/1988	\$34,000

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 8/25/2021 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2020	\$7,870.16	\$7,810.16	\$60.00	\$7,870.16	\$0.00	-	\$0.00
2019	\$7,552.21	\$7,492.21	\$60.00	\$7,552.21	\$0.00	-	\$0.00
2018	\$7,500.92	\$7,440.92	\$60.00	\$7,500.92	\$0.00	-	\$0.00
2017	\$7,484.36	\$7,424.36	\$60.00	\$7,484.36	\$0.00	-	\$0.00
2016	\$7,232.21	\$7,172.21	\$60.00	\$7,232.21	\$0.00	-	\$0.00
2015	\$7,541.65	\$7,481.65	\$60.00	\$7,541.65	\$0.00	-	\$0.00
2014	\$7,330.31	\$7,270.31	\$60.00	\$7,330.31	\$0.00	-	\$0.00
2013	\$7,264.28	\$7,204.28	\$60.00	\$7,264.28	\$0.00	-	\$0.00
2012	\$6,924.73	\$6,874.73	\$50.00	\$6,924.73	\$0.00	-	\$0.00
2011	\$6,594.05	\$0.00	\$0	\$6,594.05	\$0.00	-	\$0.00
2010	\$6,196.96	\$0.00	\$0	\$6,196.96	\$0.00	-	\$0.00
2009	\$6,015.93	\$0.00	\$0	\$6,015.93	\$0.00	-	\$0.00
2008	\$2,871.51	\$0.00	\$0	\$2,871.51	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due

\$0.00

Past Years Due

\$0.00

Total Due

\$0.00

Pay Online

All Payment Options

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2020	MULT-761709	11-9-2020	\$7,634.05
2019	MULT-392623	11-1-2019	\$7,325.64
2018	MULT-38067	11-2-2018	\$7,275.89
2017	8651586	11-8-2017	\$7,259.83
2016	8278332	11-8-2016	\$7,015.24
2015	7960130	11-10-2015	\$7,315.40
2014	7595157	11-10-2014	\$7,110.40
2013	7244953	11-8-2013	\$7,046.35
2012	6896393	11-6-2012	\$6,716.99
2011	6576123	11-10-2011	\$6,396.23
2010	6260231	11-12-2010	\$6,011.05
2009	5787426	11-10-2009	\$5,835.45
2008	5510259	11-13-2008	\$2,785.36

Tuff Shed to build

Proposed Use:

Store yard equipment, some tools and flower pots.

Plants to be removed (see picture of site location)

1 Yucca, 1 small maple tree and 1 Alberta spruce

Construction Material:

2 vinyl 2'x3' Milgard (Tan windows frames), (same as house)

Roofing: 3-Tab Charcoal 25 yr shingles

Walls: 2x4 framing

Siding: LP SmartSide / 50yr warranty

Door: 4' x 6'2" Steel- Reinforced, Locking "L" handle
w/ heavy-duty steel hinges

Paint: Base & Trim Hat Box Brown (closest color
to match close to our house)

Vents 2 16" x 8" wall vents - Brown

Shed will be installed over dirt

No water or electricity

Windows on the front of the shed will be
facing North to ward the house, not the river.

The shed site will not require any fill or
grading. We will level some dirt already there.

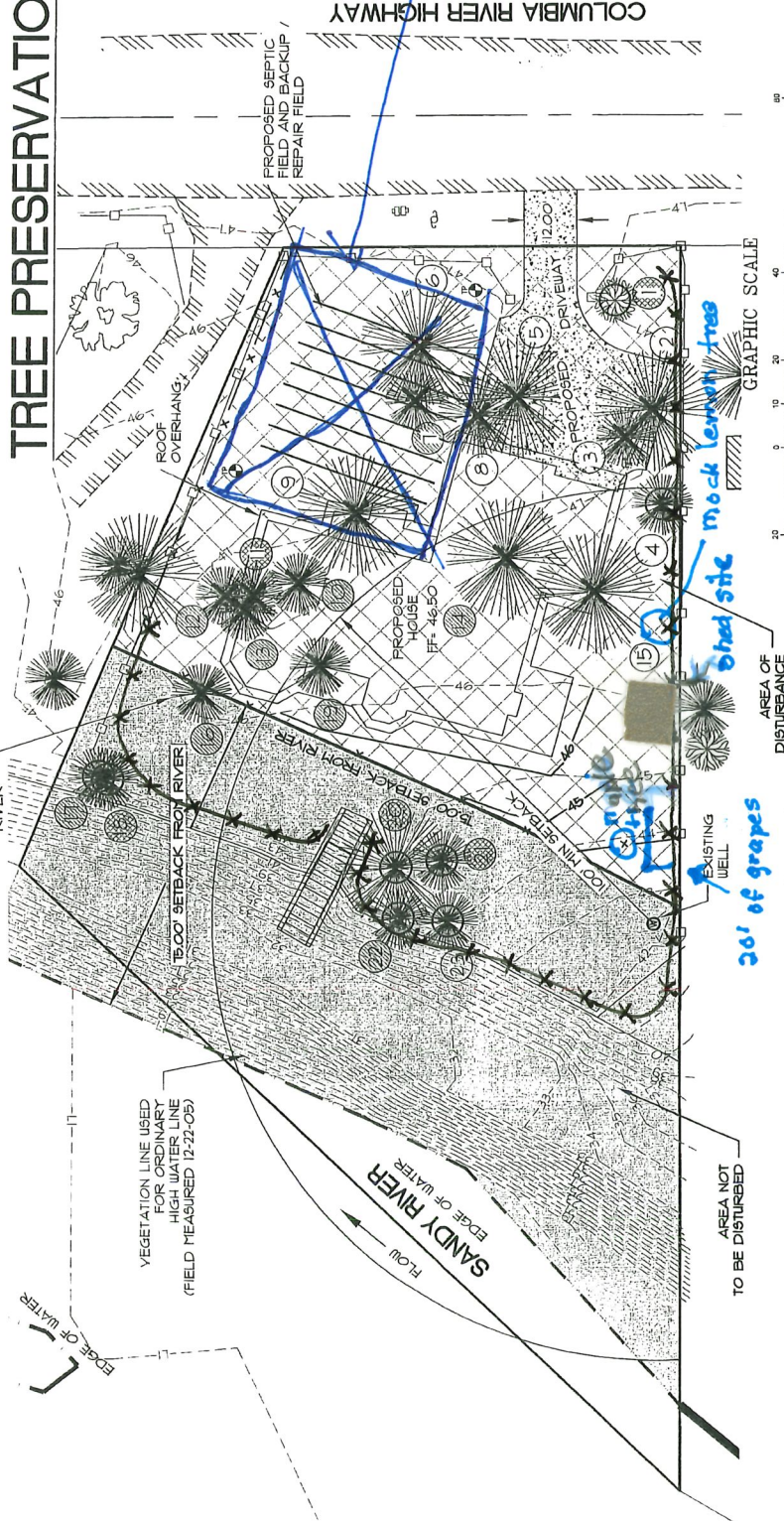
STAFF ANSWERED PLAN 11/8/06

SITE, GRADING, EROSION CONTROL, TREE PRESERVATION PLAN

TREE PRESERVATION PLAN

- use this
site plan
for your
proposed
shed. I attached
a couple copies

Do not
put shed
on septic
field



LEGEND

- x — PROPOSED SEDIMENT FENCE
- TREE TO BE PRESERVED
- ⊗ TREE TO BE REMOVED
- ▨ PROPOSED PAVING
- TEST PIT LOCATION

- ⊗ TREE NUMBER PER ARBORIST REPORT
- ⊗ TREE IN FAIR/ POOR CONDITION
- ⊗ TREE IN POOR CONDITION

NOTES

GRADING TO ONLY TAKE PLACE FOR THE PROPOSED HOUSE FOOTPRINT AND THE PROPOSED DRIVEWAY.

ALL GRADING SHALL BLEND IN TO SURROUNDING TERRAIN.

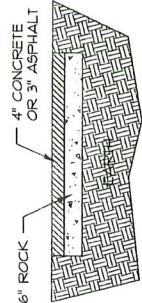
NO OFF-SITE DRAINAGE WILL BE AFFECTED BY THE PROPOSED GRADING.

ALL DISTURBED SURFACES TO BE PROPERLY STABILIZED.

FOR EROSION CONTROL, SILT FENCE (PER DETAIL) SHALL BE PLACED AS SHOWN ON THE MAP. ALL EROSION CONTROL TO STAY IN PLACE UNTIL ALL DISTURBED SURFACES ARE PROPERLY STABILIZED.

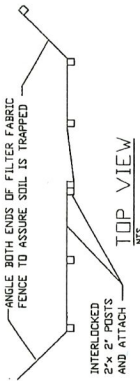
REMOVAL OF ONE TREE AS SHOWN ON MAP IS THE ONLY DISTURBANCE OF LAND PROPOSED IN THE 15' BUFFER FROM RIVER.

DRIVEWAY DETAIL

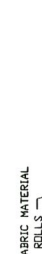


NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2" x 2" PIR, PINE OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED DOWNHILL SIDE OF SLOPE.
4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.



- INTERLOCKED 2" x 2" POSTS AND ATTACH
- ANGLE BOTH ENDS OF FILTER FABRIC FENCE TO ASSURE SOIL IS TRAPPED



- USE STITCHED LOOPS OVER 2" x 2" POSTS
- FILTER FABRIC MATERIAL



SILT FENCE DETAIL



SILT FENCE DETAIL

NTS

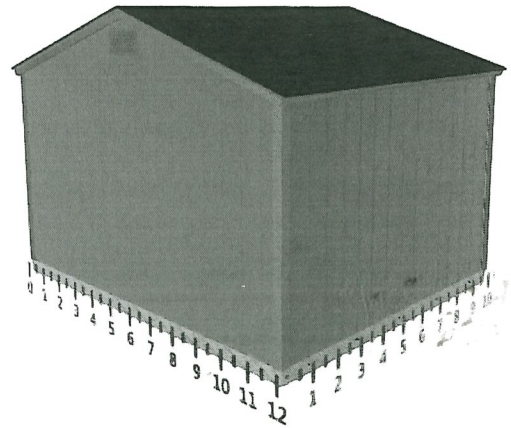
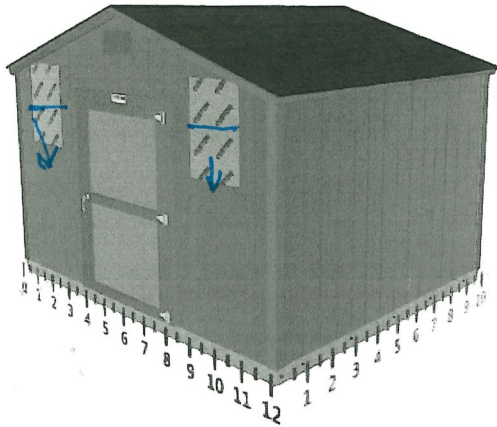
CLIENT: BARRY AND DORCAS WOODIN

Surveyors & Planners, Inc.
Surveying, Planning and
Civil Engineering
P.O. Box 955 Sandy, OR 97055
Phone: (503) 668-3151
Fax: (503) 668-4750

DRAWING: 05-259-TOPO.DWG
DATE OF PLOT: 12-21-06
DRAWN BY: LKF

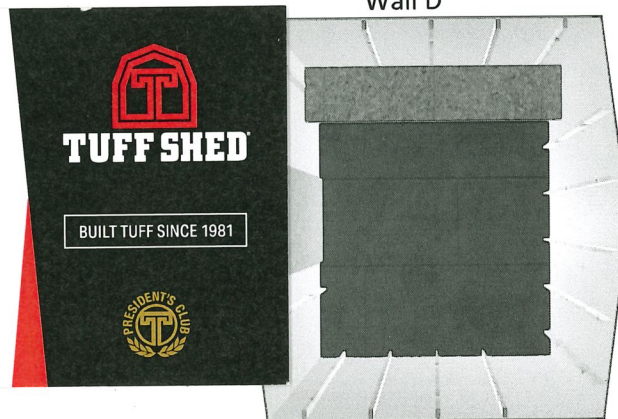


Barry Woodin
1819 East Historic Columbia River Highway
Troutdale OR 97060
Q-1285660



CHRIS STERNBERGER
Sales and Design Consultant

csternberger@tuffshed.com
direct 503-288-3450
factory 503-288-8833
tuffshed.com



Wall D

Wall C

Wall B

Base Details

Building Size & Style
Premier Ranch - 12' wide by 10' long
Door
4' x 6'2" Single Shed Door, Right
Hinge Placement
Paint Selection
Base: Hat Box Brown, Trim: Hat Box
Brown
Customer to apply 2nd coat
Roof Selection
Charcoal 3 Tab
Drip Edge
Brown

Options Details

Windows
2 Ea
Interior
10 Lin Ft 24" Workbench
Vents
2 Ea 16"x8" Wall Vent - Brown
Workbench Locations
Workbench on Side D at 39".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Dirt/Gravel

Signature: _____ Date: _____



Front view

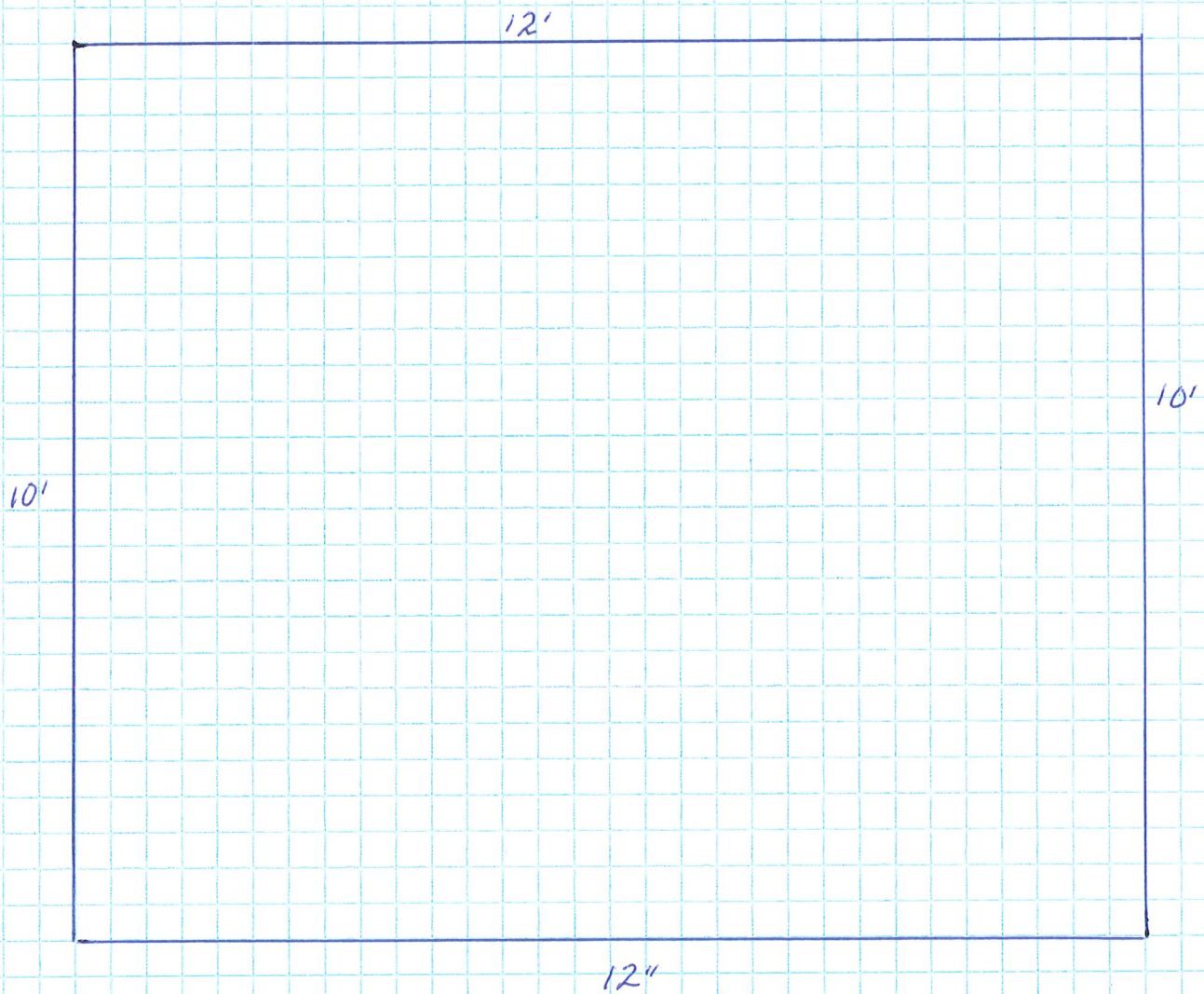
10'
wide

10'
high

12' long

Top View

1" = 2ft



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

07042

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

A1. Building Owner's Name

BARRY AND DORCAS WOODIN

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

1819 EAST HISTORIC COLUMBIA RIVER HIGHWAY

Company NAIC Number

City

TROUTDALE

State

OREGON

ZIP Code

97060

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

TAX LOT 1700 TIN 14E SECTION 31 BC

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)

RESIDENTIAL

A5. Latitude/Longitude: Lat. 45° 31' 42"

Long. 122° 22' 17"

Horizontal Datum: ☒ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number

A8. For a building with a crawl space or enclosure(s), provide:

a) Square footage of crawl space or enclosure(s)

NA sq ft

b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade

NA

c) Total net area of flood openings in A8.b

NA sq in

A9. For a building with an attached garage, provide:

a) Square footage of attached garage

1008 sq ft

b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade

0

c) Total net area of flood openings in A9.b

0 sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number

TROUTDALE OREGON 410184

B2. County Name

MULTNOMAH

B3. State

OREGON

B4. Map/Panel Number

410184 0005

B5. Suffix

D

B6. FIRM Index

Date

-

B7. FIRM Panel

Effective/Revised Date

AUG. 3, 1998

B8. Flood

Zone(s)

X

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)

41.5'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile

☒ FIRM

☐ Community Determined

☐ Other (Describe)

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe)

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?

☐ Yes

☒ No

Designation Date

☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized RM 5

Vertical Datum NGVD 1929

Conversion/Comments

Check the measurement used.

a) -Top of bottom floor (including basement, crawl space, or enclosure floor)

48.1 feet

☐ meters (Puerto Rico only)

b) Top of the next higher floor

NA feet

☐ meters (Puerto Rico only)

c) Bottom of the lowest horizontal structural member (V Zones only)

NA feet

☐ meters (Puerto Rico only)

d) Attached garage (top of slab)

47.8 feet

☐ meters (Puerto Rico only)

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)

49.2 feet

☐ meters (Puerto Rico only)

f) Lowest adjacent (finished) grade (LAG)

46.7 feet

☐ meters (Puerto Rico only)

g) Highest adjacent (finished) grade (HAG)

47.5 feet

☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form.

KENT W. COX

ORE PLS 1161

Certifier's Name

License Number

PRESIDENT

KENT W. COX AND ASSOC.

Title

Company Name

204 NE KELLY AVE. GRESHAM OREGON 97030

Address

City

State

ZIP Code

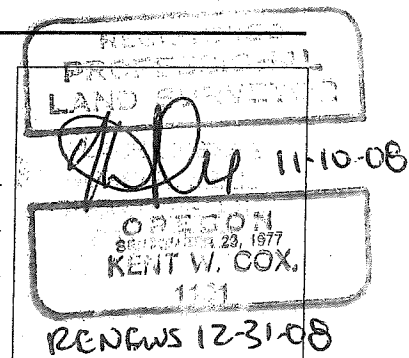
Signature

Date

Telephone

11-10-08

(503) 667-4464





G2 ASSOCIATES INC.

503-292-7939

GEOLOGY • SOILS • ENVIRONMENTAL • DEVELOPMENT

November 7, 2007

Barry and Dorcas Woodin/ Wade Johnson
C/O Western Cascade Development Corporation
PO Box 159
Troutdale, OR 97060

RE: Soils Inspections, Fill Testing and Residential Site Grade Development
Proposed New Woodin Residence
Historic Columbia River Highway, Troutdale, OR

This letter follows our collaboration with this team focusing at the grade preparation of the subject lot located between the highway and the Sandy River waterfront. This involvement with your project was conducted between November 1 and 7, 2007.

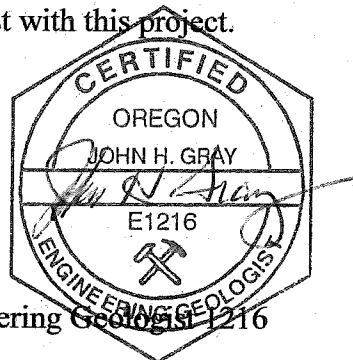
The purpose of our presence was to judge the previously forested soils, to identify those materials requiring removal and disposal, and to determine where fills were properly placed and compacted to professional standards. During this involvement, we have reviewed the subject foundation layout, and proof-rolled the grade using a fully-loaded dump truck weighing some 50,000+ GVW pounds. This technique of grade evaluation is key in our profession to determine where hidden pockets of organic matter may be trapped under the ground surface. It is also an excellent tool to aid in detecting saturated soil zones which might perform adversely under the applied new structure loads as well. At our direction the foundation areas within the building envelope have been covered with a 4-inch layer of select compacted crushed rock to aid in load distribution. We confirm that the fills meet or exceed the ASTM standard D-1557, 95 percent compaction requirement for engineered fill work.

We conclude that the site is in very good condition and is now ready for the placement of foundation concrete and reinforcement steel in keeping with the city approved design plans for this project. We are pleased with the site grading and do agree that holding the first floor at or higher than the street centerline is necessary to avoid water collection in this lot. Please feel free to contact this office should further assistance be required. We wish you the best with this project.

Sincerely,

John H. Gray
Principal

Certified Engineering Geologist E1216



07231final110707.doc

LEGAL DESCRIPTION

A tract of land in the Northwest one-quarter of Section 31, Township 1 North, Range 4 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah and State of Oregon, described as follows:

Beginning at a point in the West line of the Columbia River Highway that is South 0° 26' East 60.00 feet from the Southeast corner of Lot 35, THOMPSON VILLA TRACTS; thence North 0° 26' West along the West line of said Columbia River Highway a distance of 90.00 feet; thence North 67° 21' 30" West 153.94 feet to the low water mark of the Sandy River; thence South 43° 40' 43" West 206.38 feet to a point that is West 285.27 feet from the point of beginning; thence East 285.27 feet to the point of beginning.

This is a picture of the site location
only 3 plants have to be moved—



You can see all the plants to the east
and the west of the site. All the grapes and
maple tree hide the site from the river.
Plus the 25 feet elevation up from the
Sandy River. See elevation drawing—

View from the Historic Col. Rvr Hwy.



← The shed site is not visible because of the foliage and the site is about 120' from highway.

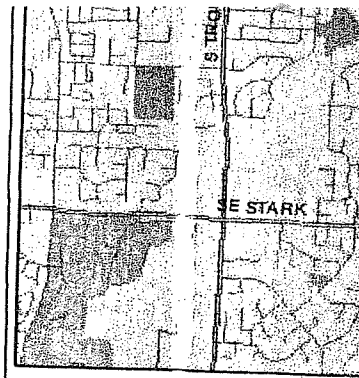
Another view from different angle. Shed still not visible from highway
↓



EXHIBIT
A.10

This plan shows
all the property
lines —

Field Inspected
REVIEWED & APPROVED
8/27/07
CITY OF TROUTDALE
DEPARTMENT OF COMMUNITY DEVELOPMENT



VIC

SHEET 1 OF 4
SHEET 2 OF 4
SHEET 3 OF 4
SHEET 4 OF 4

FHP/SDR FILE
Trees 2, 3, 5,
approved.

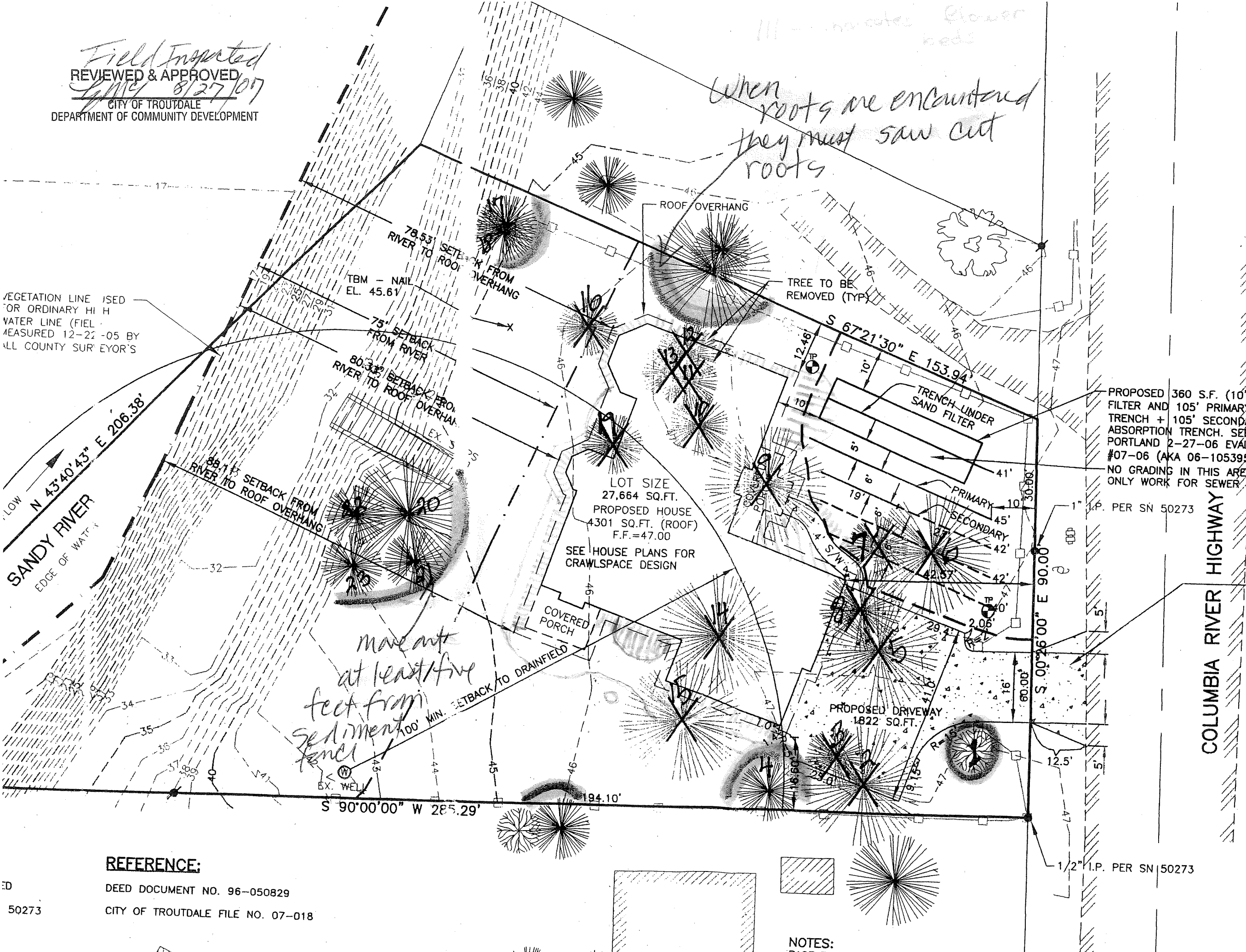
Required tree
fencing

INSTALL 6" THICK CONCRETE
4" COMPACTED THICKNESS OF
MINUS CRUSHED ROCK OVER
COMPACTED SUBGRADE - CC
ROCK AND SUBGRADE TO 95%
COMPACTION OF AASHTO T-1
METHOD - INSTALL EXPANSIVE
AT HOUSE/GARAGE AND CON-
JOINTS AT A MAXIMUM OF 15'
SPACING - ODOT PERMIT REQ

Modification
of tree
fencing

OWNE
BARRY
1938 E.
TROUTDALE
PH: (503) 241-1111

File 07-018
EXHIBIT
A.12
REGISTERED
ENG
17



When
roots are encountered
they must saw cut
roots

VEGETATION LINE USED
FOR ORDINARY HIGH
WATER LINE (FIELD
MEASURED 12-22-05 BY
ALL COUNTY SURVEYOR'S

PROPOSED 360 S.F. (10'x36") SAND
FILTER AND 105' PRIMARY ABSORPTION
TRENCH + 105' SECONDARY
ABSORPTION TRENCH. SEE CITY OF
PORTLAND 2-27-06 EVALUATION
#07-06 (AKA 06-105395-SE)
NO GRADING IN THIS AREA -
ONLY WORK FOR SEWER SYSTEM

1" I.P. PER SN 50273

1 1/2" I.P. PER SN 50273

NOTES:
BASE TOPOGRAPHY AND TREE LOCATIONS

REFERENCE:

DEED DOCUMENT NO. 96-050829
CITY OF TROUTDALE FILE NO. 07-018

ED
50273

Site View from Sandy River



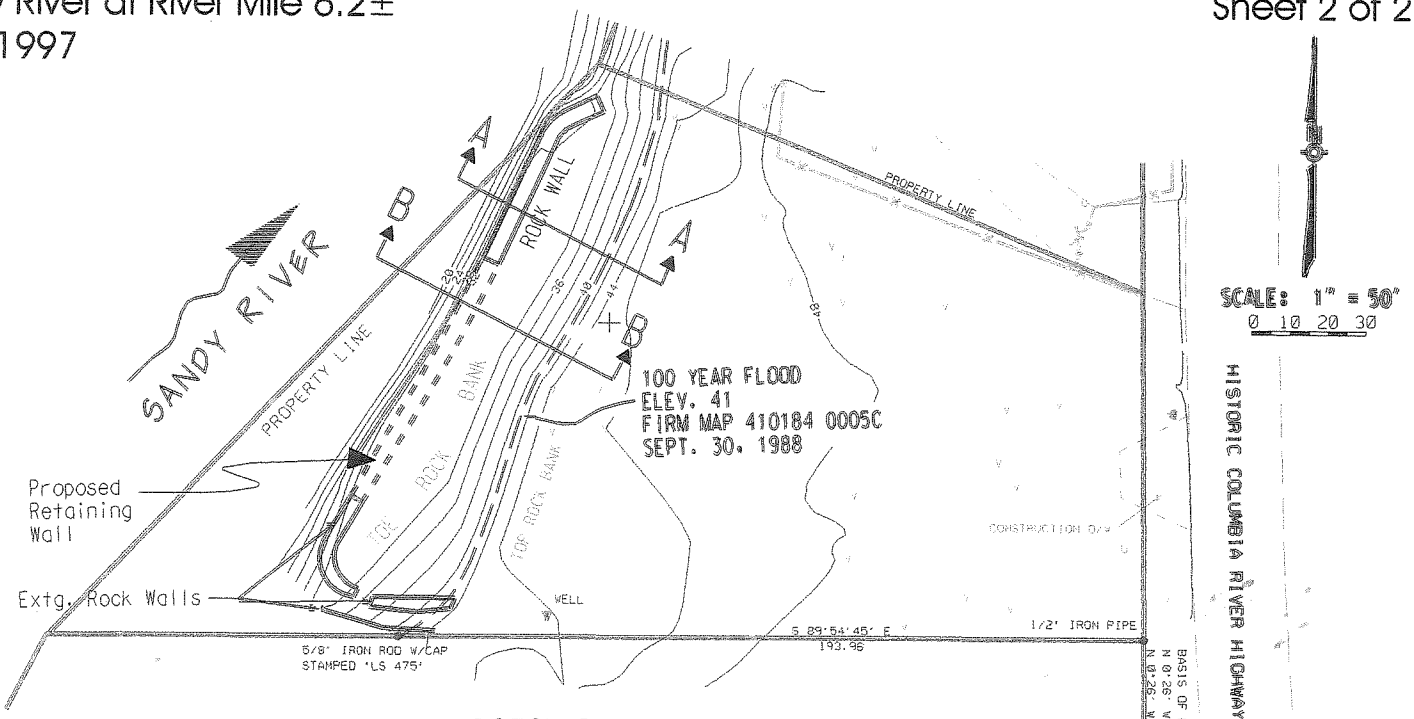
Once you are up the 25 feet from the river, the foliage still covers the shed site.



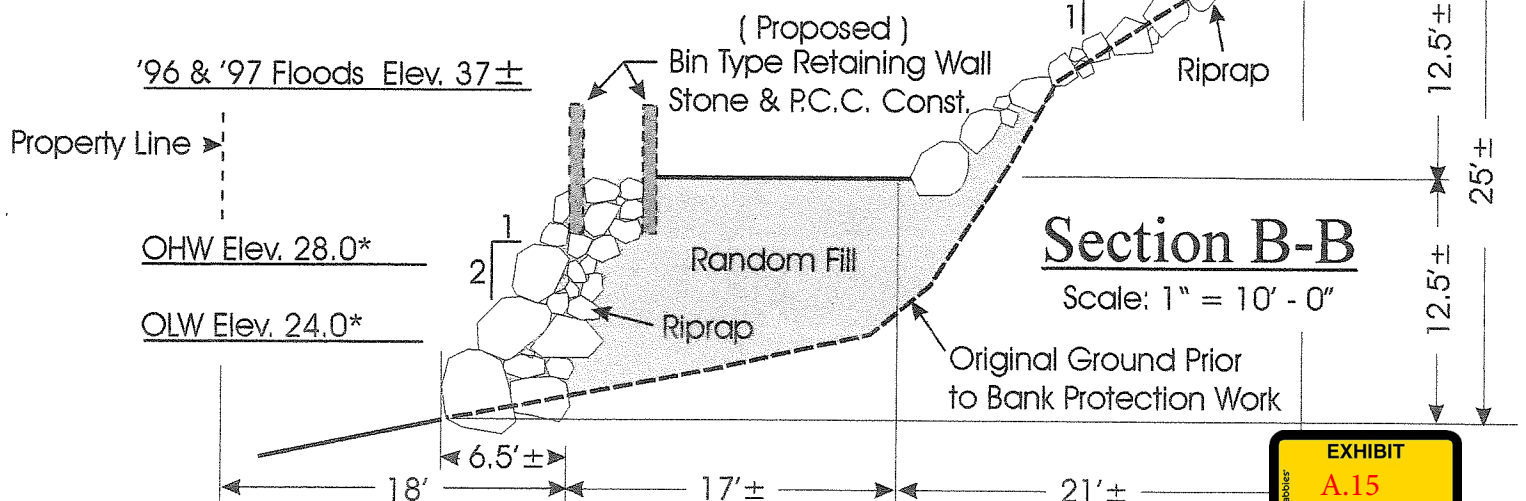
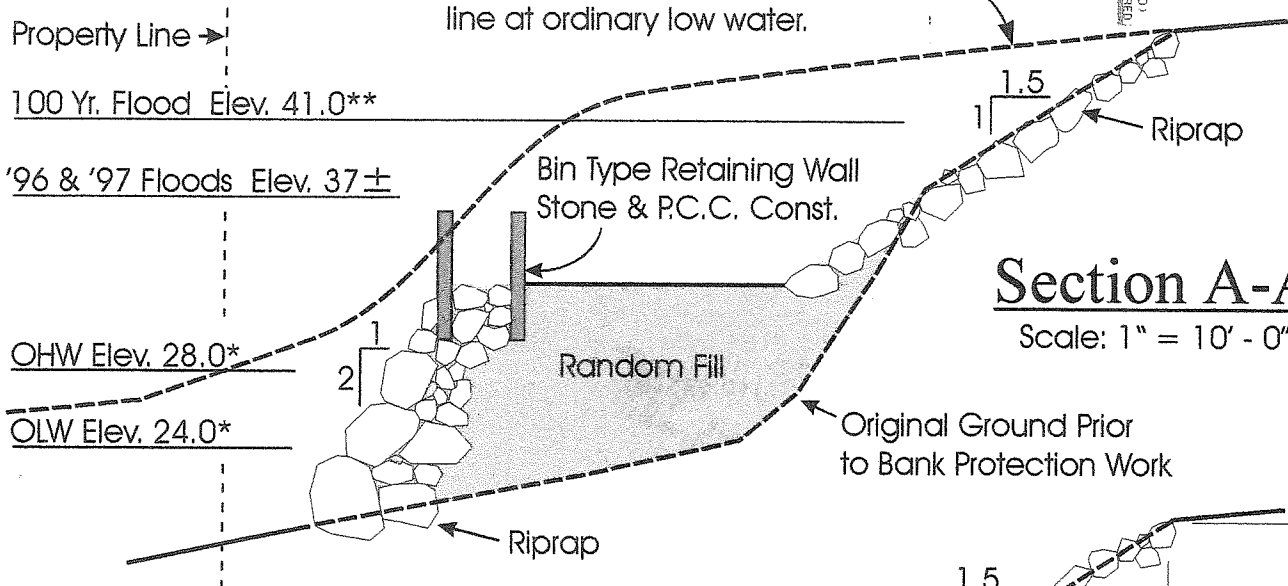
EXHIBIT

A.13

This plan shows
how high the yard
is from the
River. The shed is
not visible from
the river.



1950's Ground line based on old photographs and Deed establishing property line at ordinary low water.



I have encluded the
landscape plan so you
can see Zone 4 & 5
have been heavily
planted after your
drawing was completed.
The shed will be between
Zone 4 and 5

Land scape Plan

Native Buffer Plantings for Woodin property on Historic Columbia River Highway

Botanical Name	Common Name	Zone 2	Zone 3	Zone 4	Size
Trees					
<i>Abies grandis</i>	Grand fir			5	5-gal
<i>Taxus brevifolia</i>	Pacific yew			5	1-gal
<i>Tsuga heterophylla</i>	Western hemlock			5	2-gal
Shrubs					
<i>Acer circinatum</i>	Vine maple		5	5	1-gal
<i>Amelanchier alnifolia</i>	Saskatoon serviceberry	* 5	5		1-gal
<i>Arctostaphylos uva-ursi</i>	Kinnickinnick		10		1-gal
<i>Berberis aquifolium</i>	Tall Oregon grape			10	1-gal
<i>Gaultheria shallon</i>	Salal		10	10	1-gal
<i>Holodiscus discolor</i>	Oceanspray		10		1-gal
<i>Pachistima myrsinites</i>	Oregon boxwood		15	10	1-gal
<i>Rhododendron macrophyllum</i>	Western rhododendron			10	1-gal
<i>Ribes sanguineum</i>	red flowering currant	5	5	5	1-gal
<i>Sambucus racemosa</i>	red elderberry	12	5		1-gal
<i>Symphoricarpos albus</i>	snowberry		15	10	1-gal
Groundcover					
<i>Polystichum munitum</i>	Swordfern		50	70	1-gal
Total Plants/Area		22	130	135	

Notes:

- 1) No plantings are being recommended for Zone 1 (unplantable due to large riprap).
- 2) Zone 5 may include both native and ornamental species to provide a visual buffer from the highway and adjacent properties.

/// This area in Zone 4 is already heavily planted (See Exhibit 7)

Name	Zone	Qty	Size	Height
Tree - Pines	5	5	ball/5gal	6'-8'
Yucca		8	3-5gal	
Azalea		7	1gal	
Sword Ferns		10	1gal	
Tree - Shore Pines or Austrian Pine		10	3-5gal	3'-5'
Hick Yews		3	3gal	
Dwarf Alberta Spruce		4	3gal	

This area on the north property line is already heavily planted (see Exhibit 7)

