Department of Community Services
Land Use Planning Division
www.multco.us/landuse

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

14 DAY OPPORTUNITY TO COMMENT

Application for a Lot of Record Verification and Significant Environmental Concern for Wildlife Habitat permit

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: T2-2022-16041

Location: Address: 16200 NW Elliott Rd. Portland
Alternate Account #: R972230200
Map, Tax Lot: 2N2W23D-01200
Property ID #: R325821

Applicant: Ross Tangum

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Wildlife Habitat (SEC-h),Geological Hazards (GH)

Proposal: Applicant requests a Significant Environmental Concern for Wildlife Habitat (SEC-h) permit to replace and expand two existing decks attached to the existing house and retroactively approve a well house. The request also includes a Lot of Record Verification for the above property. 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.

Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on December 30, 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 Marisol Cervantes via email at Marisol.Cervantes@multco.us or 503-988-9452. Paper 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, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Rural Residential (RR): MCC 39.4360(A) Allowed Uses - Single Family Dwelling, MCC 39.4360(F)(1)(b) Allowed Uses - Accessory Structure well house, MCC 39.4375(C), (D), (F), (G), (H) Dimensional Requirements and Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Rural Residential (RR)

Significant Environmental Concern: MCC 39.5510 Uses, MCC 39.5520 Application Requirements, MCC 39.5860 Approval Criteria for SEC-h permit

Copies of the referenced Multnomah County Code sections are available by contacting our office or visiting our website https://multco.us/landuse/zoning-codes/ under the link **Chapter 39 – Zoning Code**.

Vicinity Map **North ↑**



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:
Site Plan
Floor Plan
Building Elevation

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.



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

NOTES:

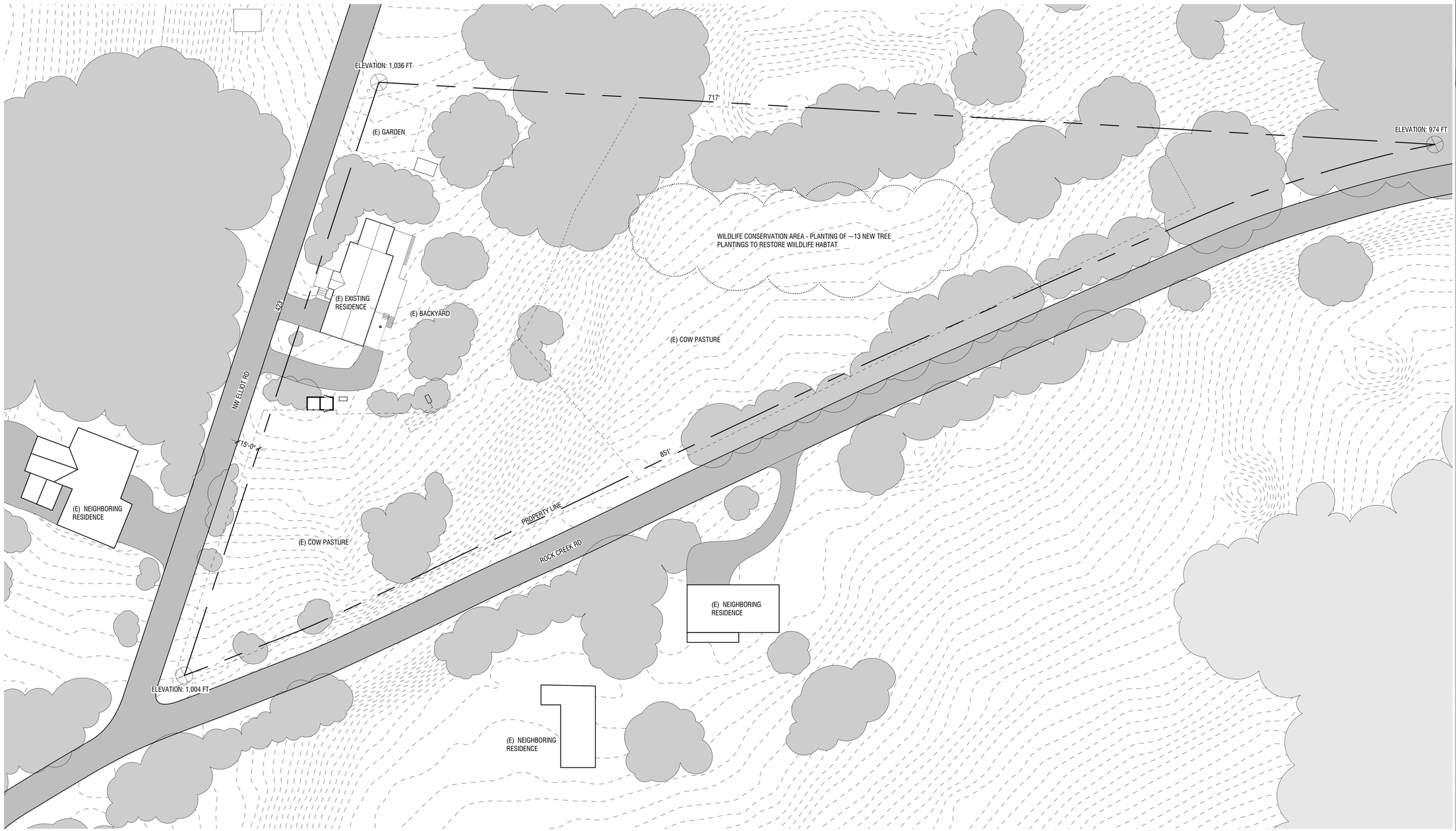
1) LOT AREA: 2.8 ACRES / 121,968 SQFT

2) Contour lines = 1'

3) Area of existing buildings and decks: 3303.28 sqft

4) Area of new deck: 1223.56 sqft

5) Property line begins 25' off of the centerline of the road



1 PROPERTY PLAN
scale : 1/32" = 1'0"

PERMIT SET

DRAWING TITLE

PROPERTY SITE PLAN

DRAWING REVISIONS

DRAWING NO:

G001

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE

TRAUNWEISER - TANGUM RESIDENCE

16200 NW Elliott Road Portland, OR 97231



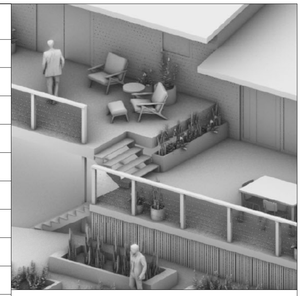


CODE SUMMARY

PROPERTY ADDRESS	16200 NW Elliott Road Portland, OR 97231
PROPERTY ID	R325821
SCOPE OF WORK	Build new deck to replace previously demolished deck and replace decking on remaining existing deck.
EXISTING BLDG SQFT	2685.87 sqft
EXISTING DECK SQFT	617.41 sqft
NEW DECK SQFT	1223.56 sqft

SHEET LIST

SHEET NUMBER	SHEET NAME
G000	COVER SHEET
G001	PROPERTY PLAN
G002	SITE PLAN
G101	EXISTING PLAN
G102	EXISTING ELEVATIONS
A101	PROPOSED PLAN
A102	PROPOSED ELEVATIONS
S100	FOUNDATION PLAN
S101	FRAMING PLAN
S102	GUARDRAIL PLAN
S111	STRUCTURAL DETAILS
S112	STRUCTURAL DETAILS

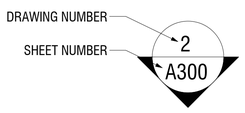


TRAUNWEISER-TANGUM RESIDENCE

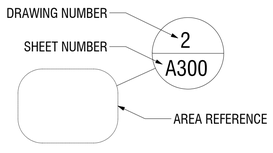
16200 NW Elliott Road
Portland, OR 97231

RESIDENTIAL DECK PERMIT

EXTERIOR ELEVATION



DETAIL



SYMBOLS



LOCATION PLAN

PERMIT SET

DRAWING TITLE

COVER SHEET

DRAWING REVISIONS

DRAWING NO:

G000

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

NOTES:

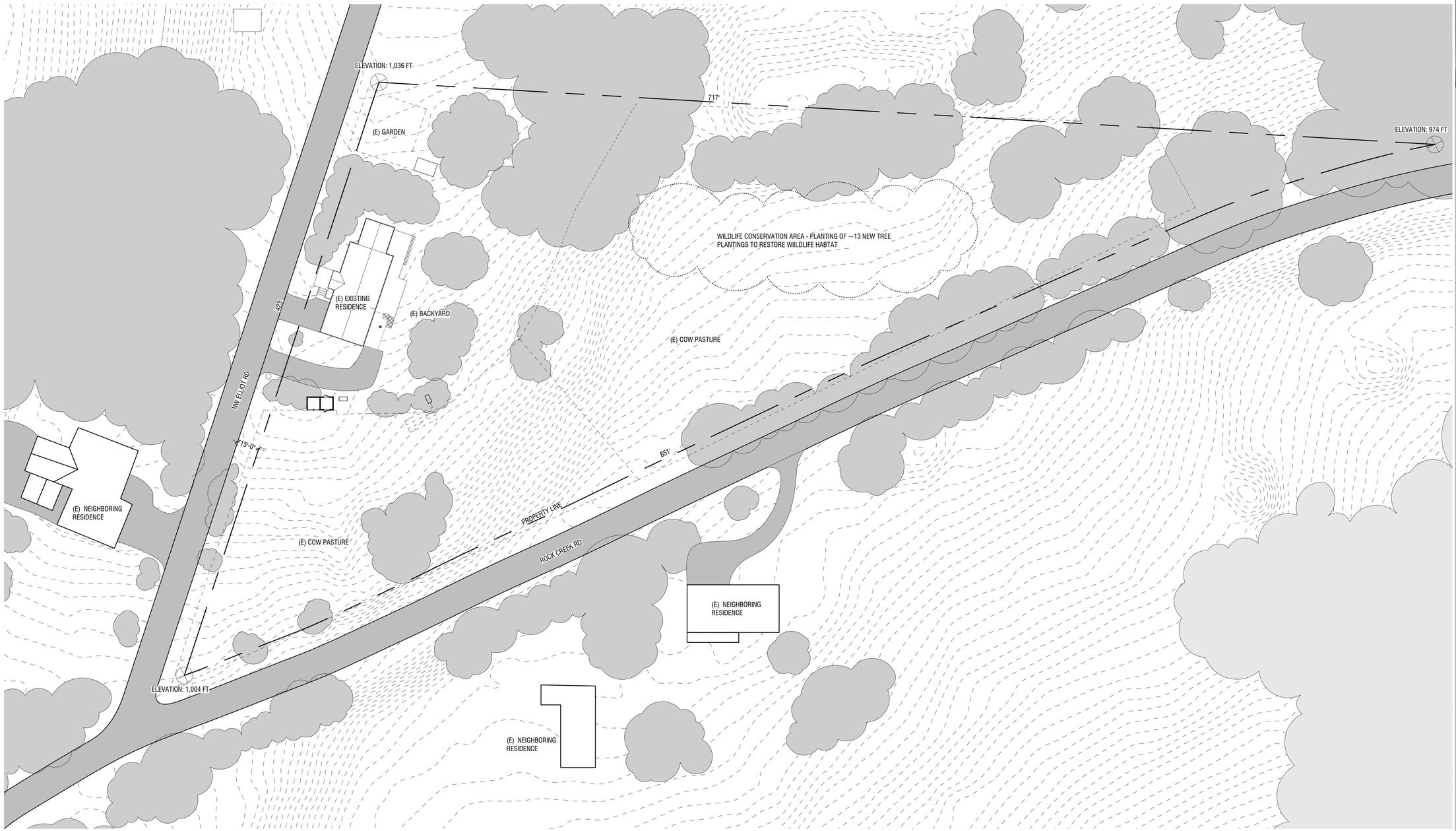
1) LOT AREA: 2.8 ACRES / 121,968 SQFT

2) Contour lines = 1'

3) Area of existing buildings and decks: 3303.28 sqft

4) Area of new deck: 1223.56 sqft

5) Property line begins 25' off of the centerline of the road



1 PROPERTY PLAN
scale : 1/32" = 1'0"

PERMIT SET

DRAWING TITLE

PROPERTY SITE PLAN

DRAWING REVISIONS

DRAWING NO:

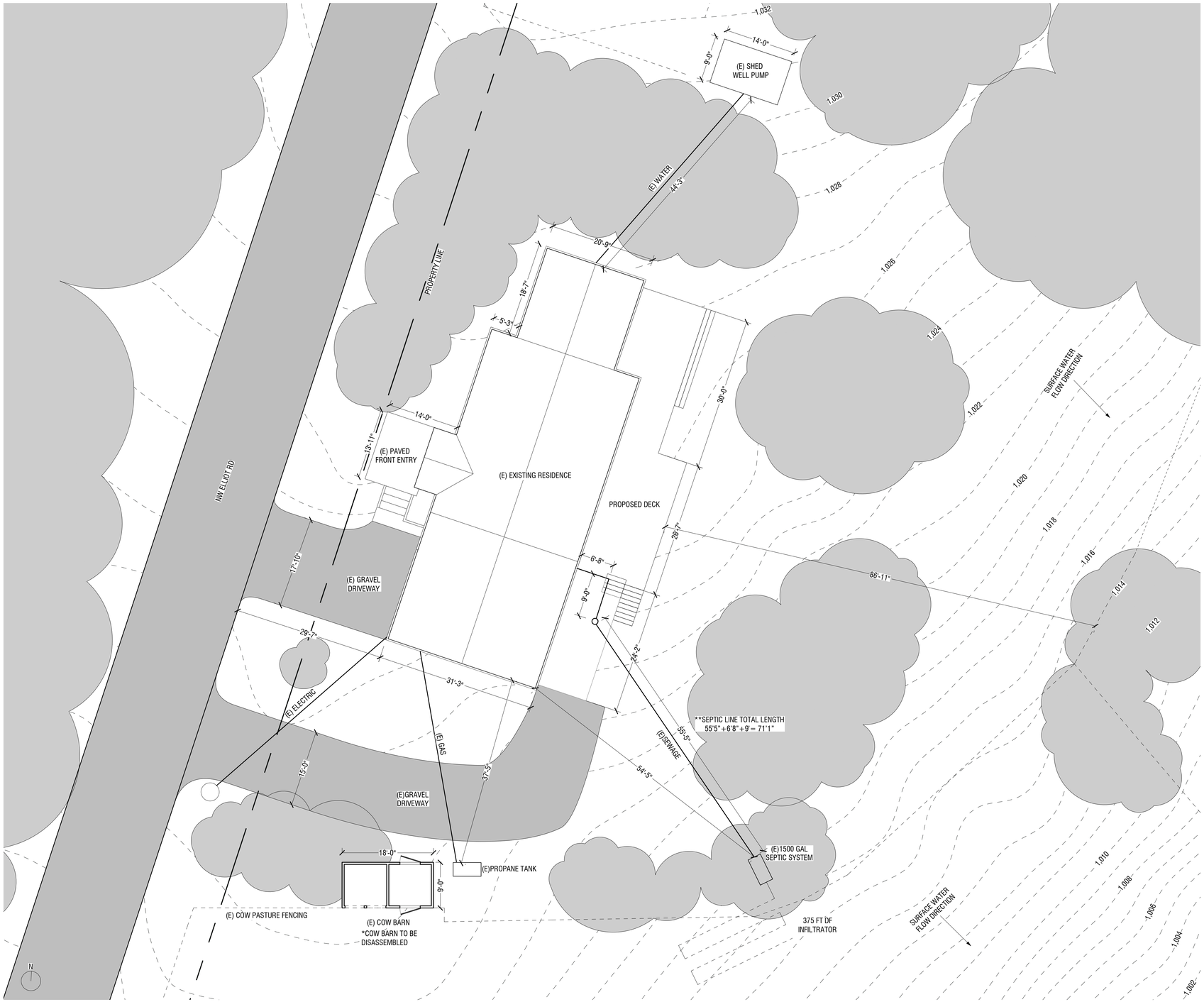
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JOB #:

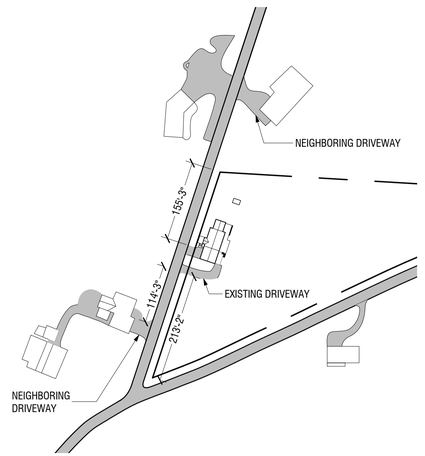
DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



1 SITE PLAN
scale : 1" = 10'



2 NEIGHBORING PROPERTIES DIAGRAM
nts



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

NOTES:

1) LOT AREA: 2.8 ACRES / 121,968 SQFT

2) Contour lines = 1'

3) Area of existing buildings and decks: 3303.28 sqft

4) Area of new deck: 1223.56 sqft

5) Cow barn to be disassembled

PERMIT SET

DRAWING TITLE

SITE PLAN

DRAWING REVISIONS

DRAWING NO:

G002

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

EXISTING RESIDENCE

EXISTING ROOF OVERHANG

EXISTING DECK
(DEMOLISHED)

EXISTING DECK
(KEEP, ADD NEW DECKING
AND RAILING, CONNECT TO
NEW DECK)

1
G102

2
G102

13'-4"

9'-5"

3'-11"

15'-1"

1'-10"

24'-2"

26'-7"

30'-0"

80'-9"

1 EXISTING PLAN
scale : 1/4" = 1'0"

N

PERMIT SET

DRAWING TITLE

EXISTING PLAN

DRAWING REVISIONS

DRAWING NO:

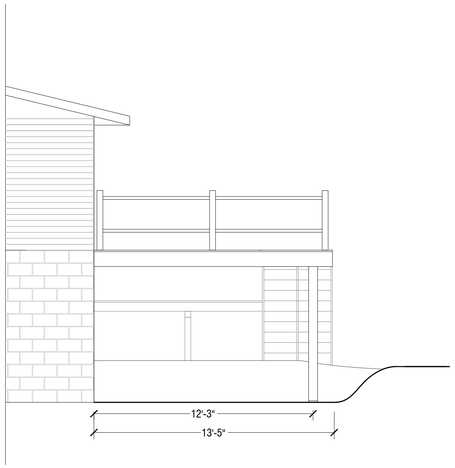
G101

JOB #:

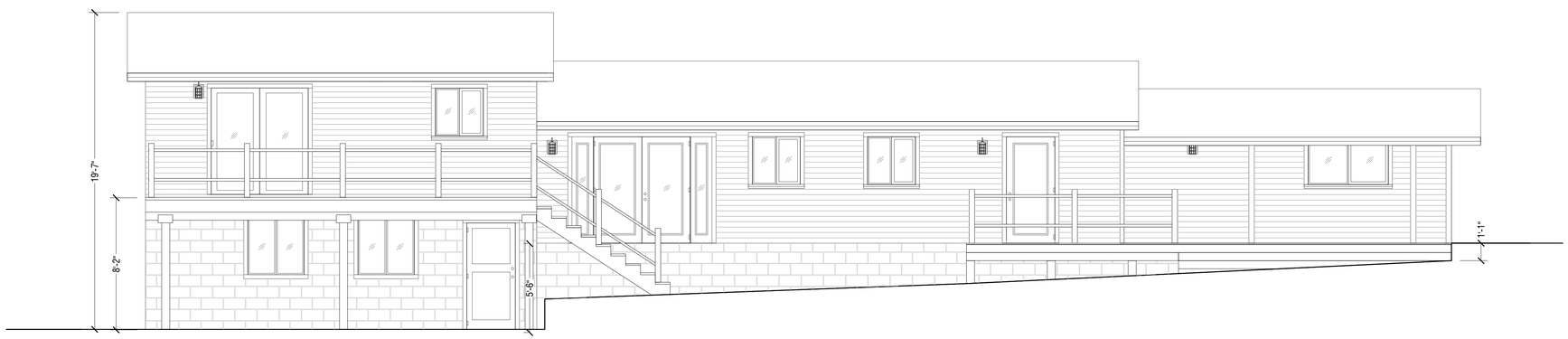
DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



1 EXISTING NORTHEAST FACING ELEVATION
scale : 1/4" = 1'0"



2 EXISTING NORTHWEST FACING ELEVATION
scale : 1/4" = 1'0"



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

PERMIT SET

DRAWING TITLE

EXISTING ELEVATIONS

DRAWING REVISIONS

DRAWING NO:

G102

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

EXISTING RESIDENCE

EXISTING ROOF OVERHANG

NEW PROPOSED DECK

1
A102

2
A102

13'-1"
9'-2"
17'-0"
16'-4"
3'-11"
3'-11"
5'-11"
16'-10"
7'-4"
26'-7"
9'-11"
20'-1"
80'-9"

1 PROPOSED PLAN
scale : 1/4" = 1'0"

N

PERMIT SET

DRAWING TITLE

PROPOSED PLAN

DRAWING REVISIONS

DRAWING NO:

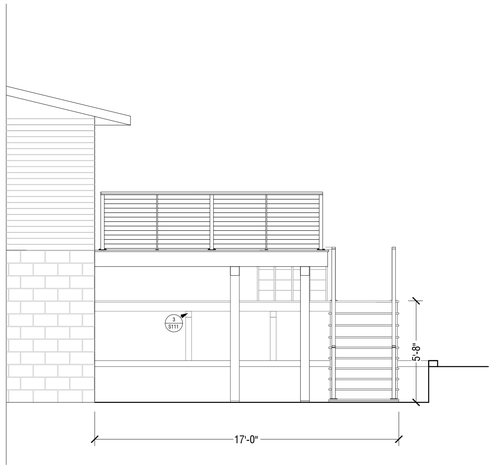
A101

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



1 NORTHEAST FACING ELEVATION
scale : 1/4" = 1'0"



1 NORTHWEST FACING ELEVATION
scale : 1/4" = 1'0"



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

PERMIT SET

DRAWING TITLE

PROPOSED ELEVATIONS

DRAWING REVISIONS

DRAWING NO:

A102

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE

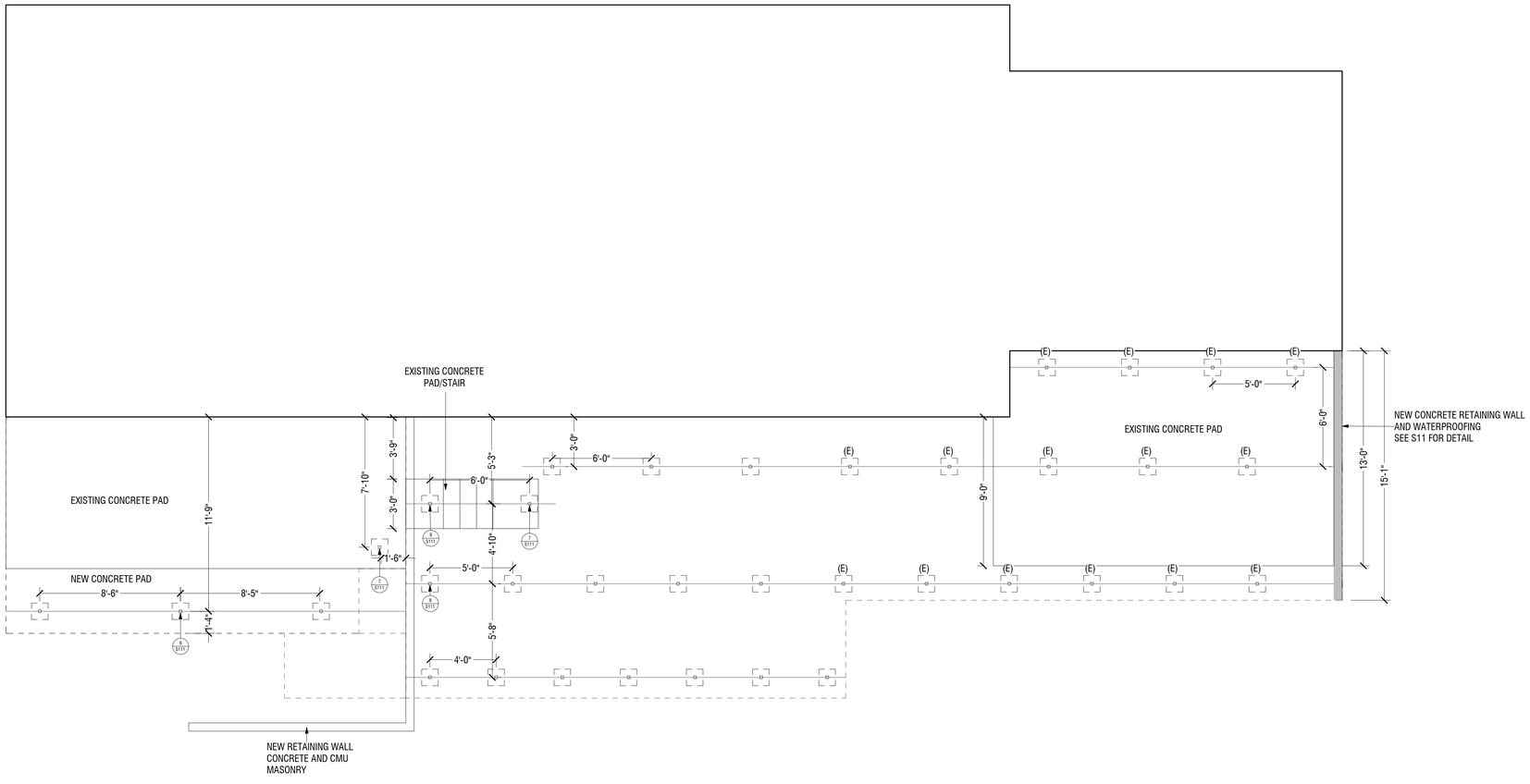


TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

NOTES:

-DETAIL 8/S111 IS THE TYPICAL FOUNDATION DETAIL FOR THE MIDDLE DECK PORTION UNLESS MARKED OTHERWISE



1 FOUNDATION PLAN
scale : 1/4" = 1'0"

N

PERMIT SET

DRAWING TITLE
FOUNDATION PLAN

DRAWING REVISIONS

DRAWING NO:
S100
JOB #:

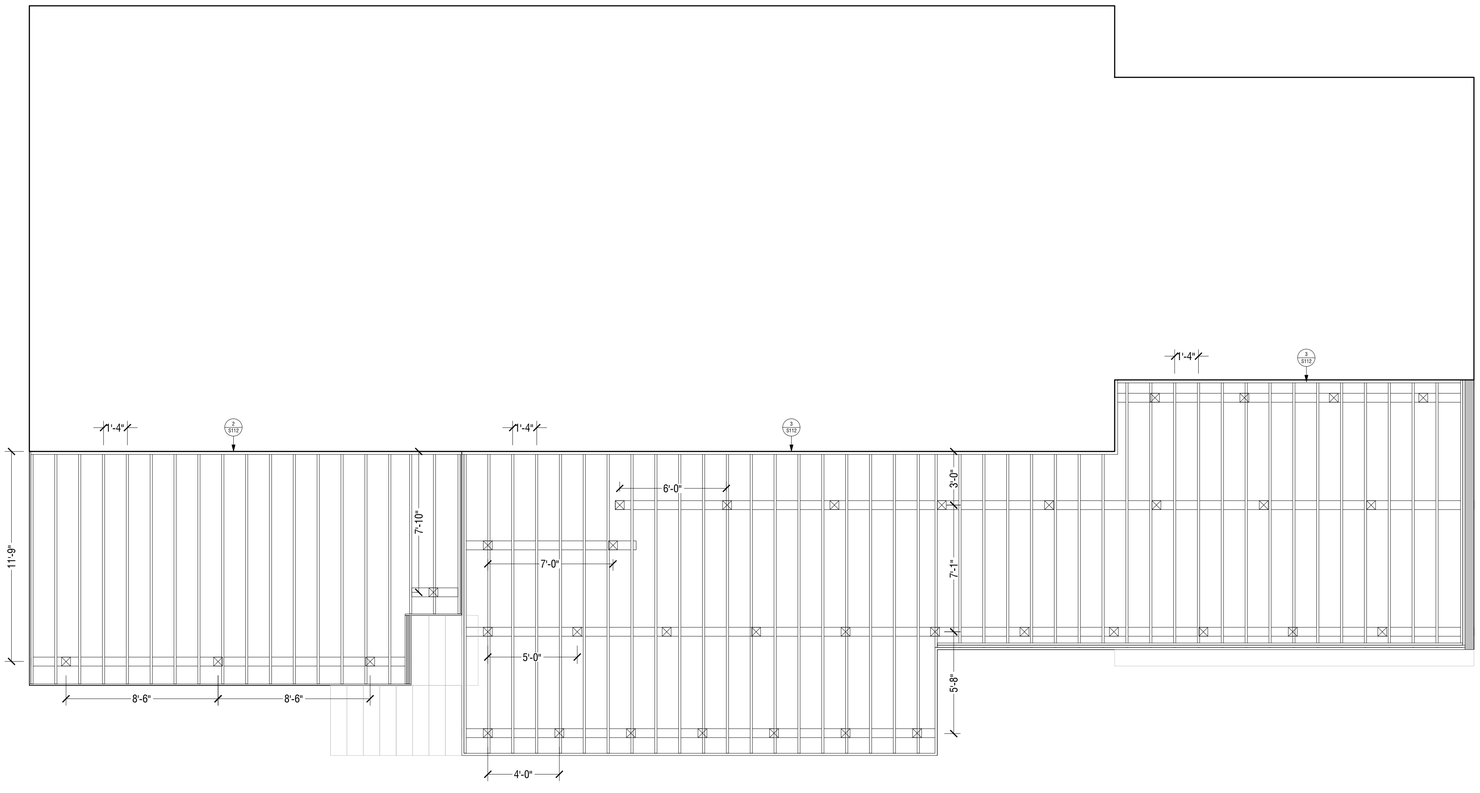
DATE: JULY 18, 2022
SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231



1 FRAMING PLAN
scale : 1/4" = 1'0"

N

PERMIT SET

DRAWING TITLE

FRAMING PLAN

DRAWING REVISIONS

DRAWING NO:

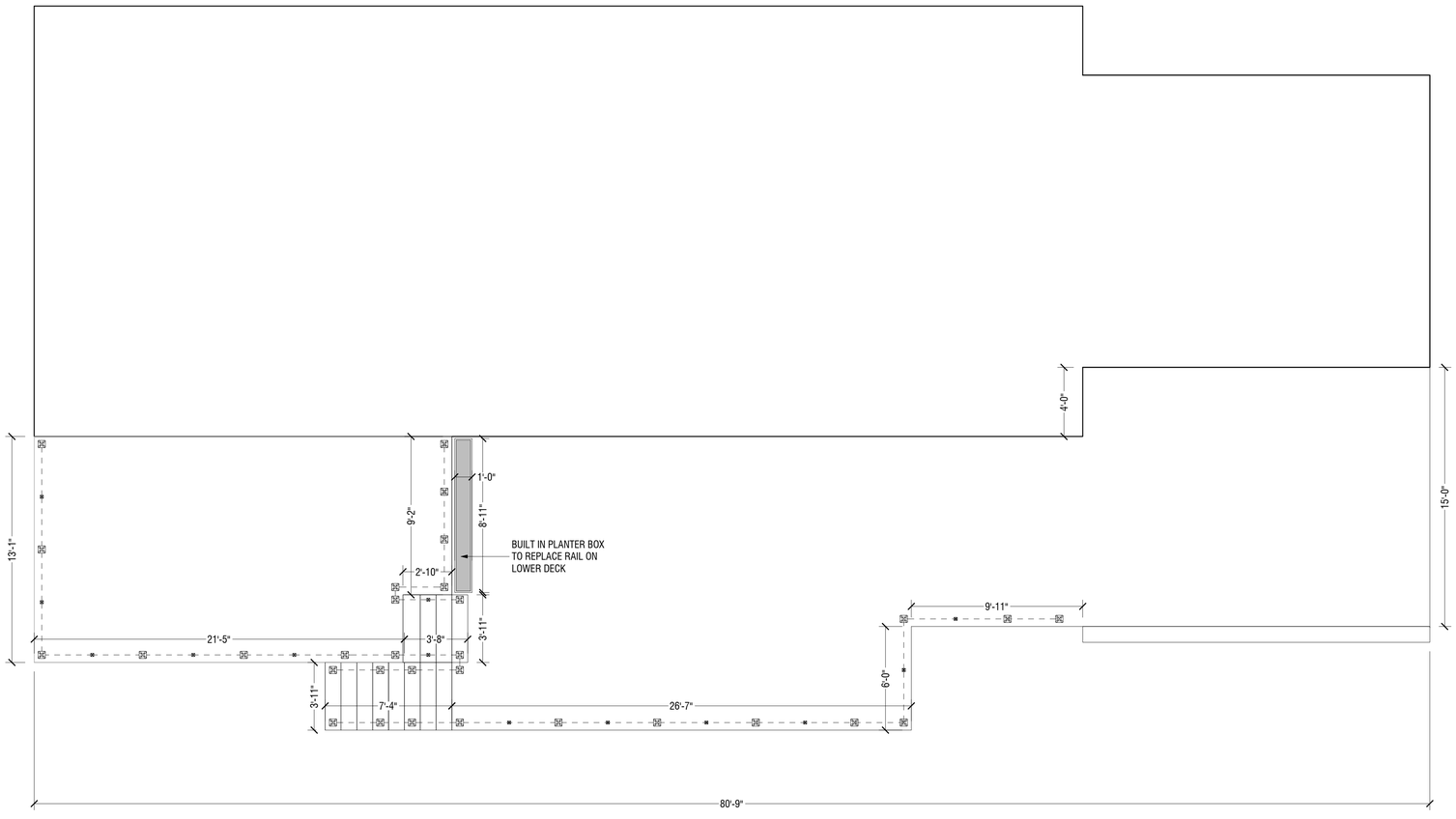
S101

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE



1 GUARDRAIL PLAN
scale : 1/4" = 1'0"

N



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

GUARDRAIL NOTES:

SEE PAGE S112 FOR GUARDRAIL DETAILS

MINIMUM LAG PENETRATION DIMENSION, REFER TO REQUIREMENTS FOR
LAG SCREW PENETRATION INTO SOLID LUMBER. LUMBER ASSUMED TO
HAVE A MINIMUM 0.43 SPECIFIC GRAVITY (ie: HEM-FIR).

WOOD DECK BOARDS MUST BE PROPERLY ATTACHED TO STRUCTURE TO
ACCOUNT FOR A PORTION OF THE LAG SCREW PENETRATION
REQUIREMENT.

IF USING COMPOSITE MATERIAL AS DECKING, DECK BOARDS WILL NOT
CONTRIBUTE TO PENETRATION REQUIREMENT. LAG SCREW LENGTH AND
BLOCKING MUST BE ADJUSTED TO ACCOUNT FOR ADDITIONAL LENGTH, AS
NECESSARY.

PLANTER BOX WILL BE 2' IN HEIGHT AT MINUMUM TO COVER GAP BETWEEN UPPER AND LOWER DECK. MADE OF PT LUMBER OR OTHER SOLID MATERIAL.

PERMIT SET

DRAWING TITLE

GUARDRAIL PLAN

DRAWING REVISIONS

DRAWING NO:

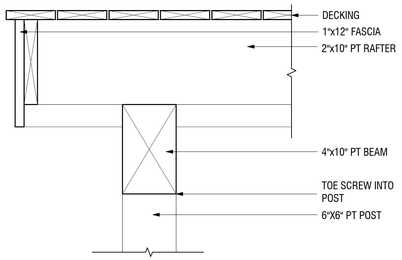
S102

JOB #:

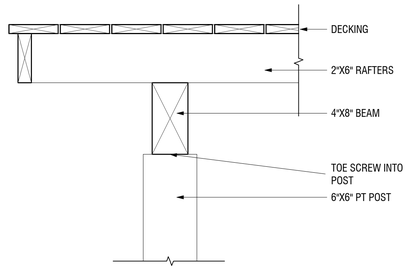
DATE: JULY 18, 2022

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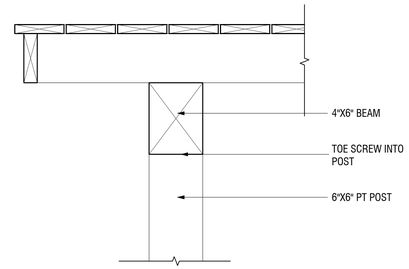
TRAUNWEISER-TANGUM RESIDENCE



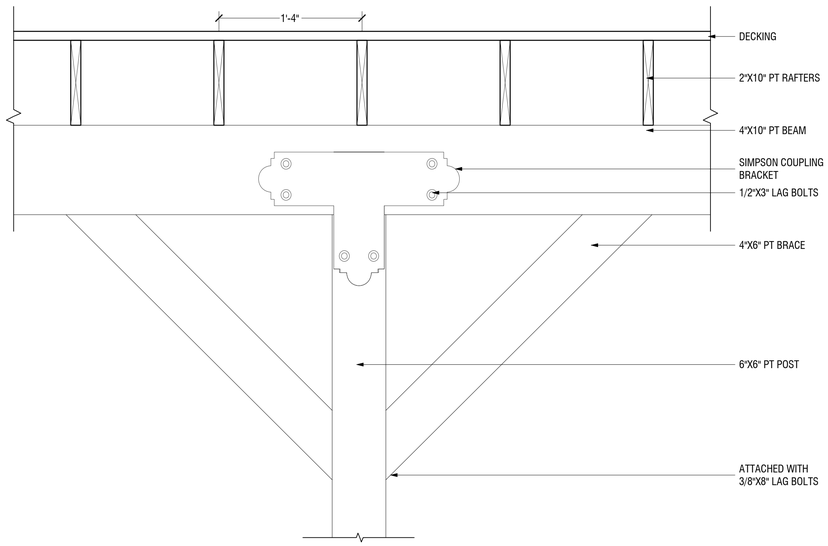
1 JOIST & BEAM DETAIL (1)
scale : 1-1/2" = 1'0"



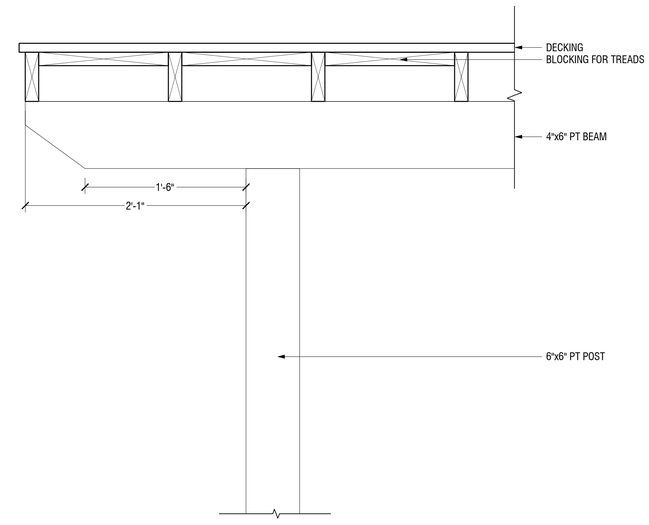
2 JOIST & BEAM DETAIL (2)
scale : 1-1/2" = 1'0"



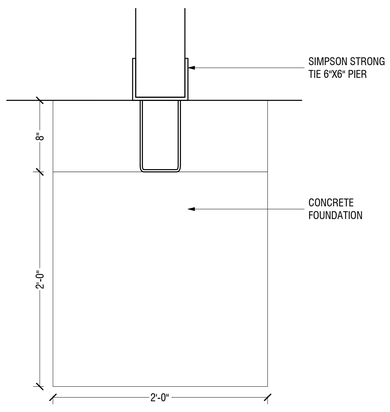
3 JOIST & BEAM DETAIL (3)
scale : 1-1/2" = 1'0"



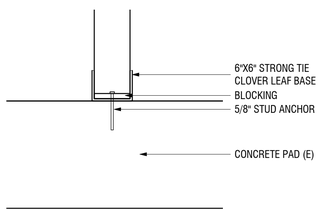
4 POST & BEAM DETAIL (1)
scale : 1-1/2" = 1'0"



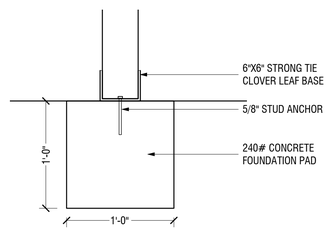
5 POST & BEAM DETAIL (2)
scale : 1-1/2" = 1'0"



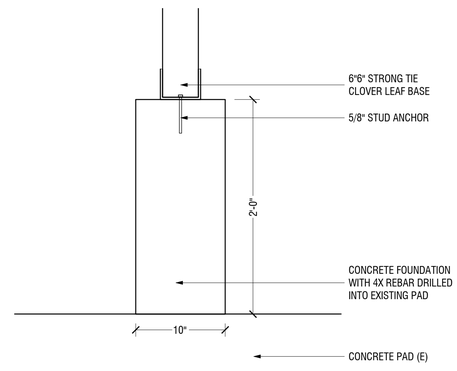
6 FOOTING DETAIL (1)
scale : 1-1/2" = 1'0"



7 FOOTING DETAIL (2)
scale : 1-1/2" = 1'0" (2)



8 FOOTING DETAIL (3)
scale : 1-1/2" = 1'0"



9 FOOTING DETAIL (4)
scale : 1-1/2" = 1'0"



TRAUNWEISER-TANGUM RESIDENCE
16200 NW Elliott Road
Portland, OR 97231

PERMIT SET

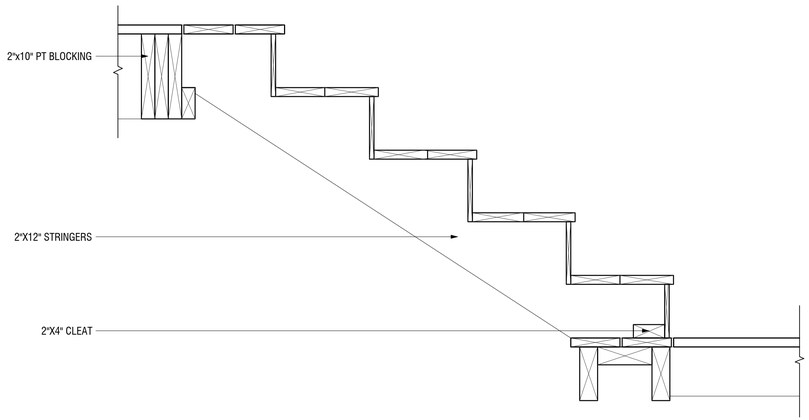
DRAWING TITLE
STRUCTURAL DETAILS

DRAWING REVISIONS

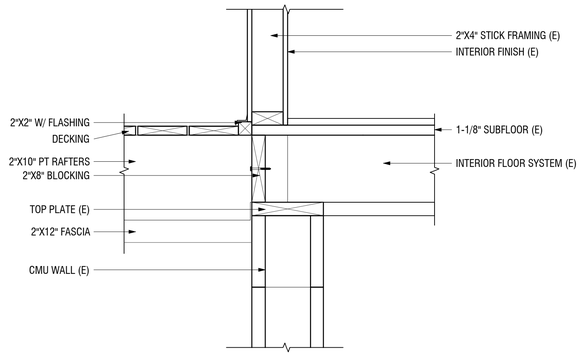
DRAWING NO:
S111
JOB #:

DATE: JULY 18, 2022
SCALE: AS NOTED

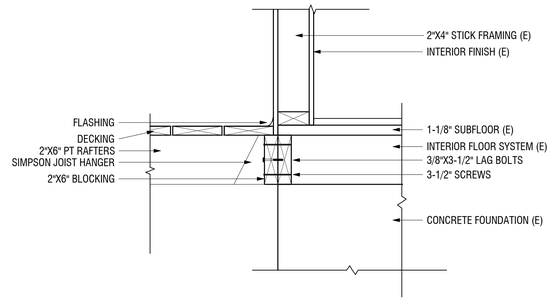
TRAUNWEISER-TANGUM RESIDENCE



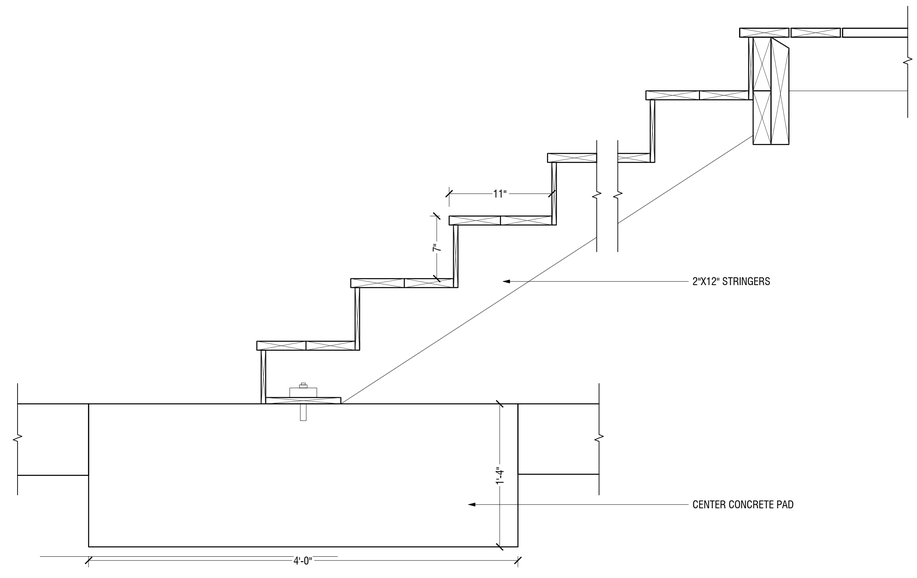
1 LOWER DECK TO UPPER DECK STAIR DETAIL (1)
scale : 1" = 1'0"



2 DECK TO HOUSE CONNECTION DETAIL (1)
scale : 1-1/2" = 1'0"

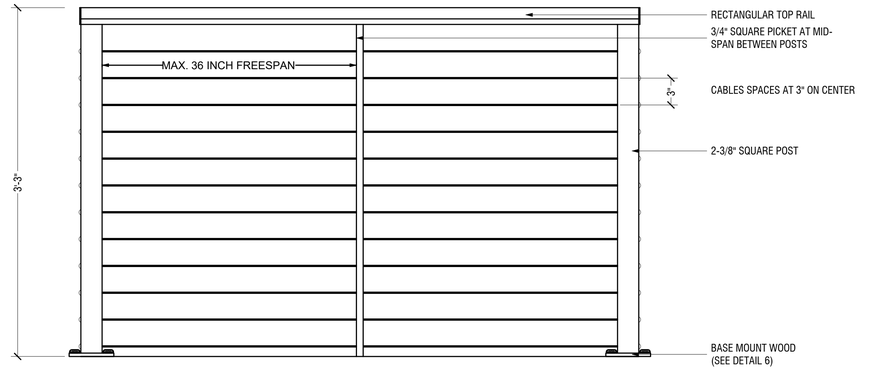


3 DECK TO HOUSE CONNECTION DETAIL (1)
scale : 1-1/2" = 1'0"

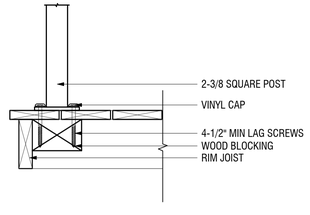


4 GROUND TO LOWER DECK STAIR DETAIL
scale : 1" = 1'0"

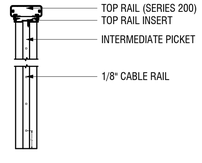
GUARDRAIL DETAILS



5 GUARDRAIL DETAIL
scale : 1" = 1'0"



6 GUARDRAIL MOUNT DETAIL
scale : 1" = 1'0"



7 GUARDRAIL RAILING DETAIL
scale : 1" = 1'0"



TRAUNWEISER-TANGUM RESIDENCE

16200 NW Elliott Road
Portland, OR 97231

GUARDRAIL NOTES:

MINIMUM LAG PENETRATION DIMENSION, REFER TO REQUIREMENTS FOR LAG SCREW PENETRATION INTO SOLID LUMBER. LUMBER ASSUMED TO HAVE A MINIMUM 0.43 SPECIFIC GRAVITY (ie: HEM-FIR).

WOOD DECK BOARDS MUST BE PROPERLY ATTACHED TO STRUCTURE TO ACCOUNT FOR A PORTION OF THE LAG SCREW PENETRATION REQUIREMENT.

IF USING COMPOSITE MATERIAL AS DECKING, DECK BOARDS WILL NOT CONTRIBUTE TO PENETRATION REQUIREMENT. LAG SCREW LENGTH AND BLOCKING MUST BE ADJUSTED TO ACCOUNT FOR ADDITIONAL LENGTH, AS NECESSARY.

PERMIT SET

DRAWING TITLE

STRUCTURAL DETAILS

DRAWING REVISIONS

DRAWING NO:

S112

JOB #:

DATE: JULY 18, 2022

SCALE: AS NOTED

TRAUNWEISER-TANGUM RESIDENCE