

14 DAY OPPORTUNITY TO COMMENT

Application for National Scenic Area Site 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: T2-2022-15401

Location: Address: 30811 NE Hurt Road, Troutdale

Map, Tax Lot: 1N4E32B -02400 &
-02501

Alternate Account #: R053501130
R649922050

Property ID #: R111618
R707366

Applicant: Kelli Jung

Base Zone: Gorge General Residential (GGR-10)

Key Viewing Areas: Tax Lot 2400: Columbia River, Historic Columbia River Highway, Larch Mountain Road, and Sandy River
Tax Lot 2501: Columbia River, Historic Columbia River Highway, State Route – 14, and Sandy River

Landscape Setting: Rural Residential in Pastoral

Proposal: Property Line Adjustment, New Single-Family Dwelling, and two Agricultural Buildings

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, January 12, 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 the planner, Izze Liu via email at isabella.liu@multco.us. Copies of these materials may be purchased for \$0.40/per page.

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 38.0015 Definitions, MCC 38.0045 Review and CU Application Submittal Requirements, MCC 38.0060 Agricultural Buffers, MCC 38.0560 Code Compliance and Applications

GGR Zone (GGR-10): MCC 38.3025 Review Uses, MCC 38.3060 Dimensional Requirements

Property Line Adjustment: MCC 38.7970 Property Line Adjustment (Lot Line Adjustment)

NSA Site Review: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review 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 <https://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, 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:

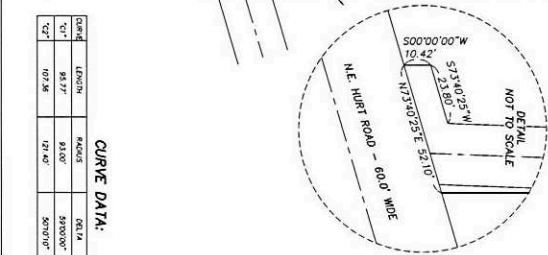
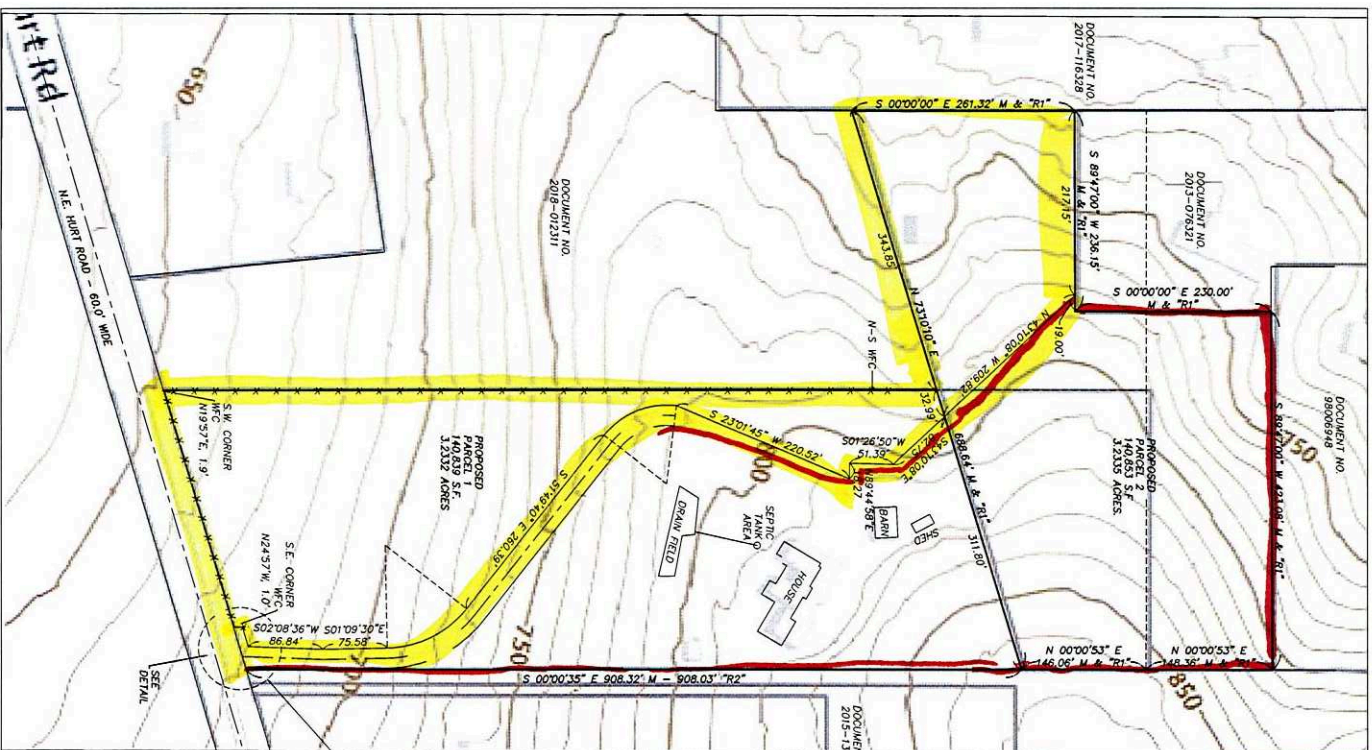
Tentative Plan

Site Plan

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.

Attachment C



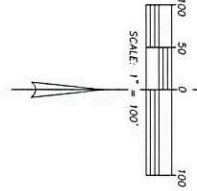
CURVE DATA:

Curve	Length	Radius	Chord
C1	93.37'	93.00'	32.7940' E, 91.39'
C2	102.36'	102.40'	34.8793' E, 103.89'

DETAIL TO SHOW APPROXIMATE PROPOSED STRUCTURES



REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS P. BEINHART
#2554
EXPIRES 12-31-2023



MARY ASSOCIATES
16615 E. BURNING STREET
PORTLAND, OR 97233
TEL: 503-677-5550
FAX: 503-677-5550
EMAIL: DONMAY@ASSOCIATES.NET

EXISTING CONDITIONS AND TENTATIVE PLAN FOR A PROPOSED PARTITION PLAT OF PARCEL 1, PARTITION PLAT NO. 2020-52 AND DEED DOCUMENT NO. 2006-193717 PORTION OF LOT 11, "BANNER ACRES" SITUATED IN THE S.W. 1/4 OF SECTION 32, T.1N., R.4E., W.M. MULTNOMAH COUNTY, OREGON

NOTES:
1. SITE CONTAINS 503,956 SQUARE FEET - 11.569 ACRES.
(PARTITION PLAT NO. 2020-52 + DOCUMENT NO. 2006-193717)

- LEGEND:
- 1. ● DENOTES MONUMENT FOUND, DATA AS SHOWN IN THE "FOUND MONUMENT TABLE."
 - 2. "O" DENOTES 5/8" X 3/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MAYX ASSOC. SET" WITH "11/11/11" IN THE CENTER.
 - 3. "R1" DENOTES PARTITION PLAT NO. 2020-52, MULTNOMAH COUNTY DEED RECORDS.
 - 4. "R2" DENOTES SN 54914, MULTNOMAH COUNTY SURVEY RECORDS.
 - 5. "D1" DENOTES DOCUMENT NO. 2021-014070, MULTNOMAH COUNTY DEED RECORDS.
 - 6. "D2" DENOTES DOCUMENT NO. 2021-014071, MULTNOMAH COUNTY DEED RECORDS.
 - 7. "M" DENOTES MEASURED VALUE.

DATE DRAWN: MARCH 31, 2021
ACCOUNT NO. 2014
ACCOUNT NO. 2014/ENC
REVISED: JUNE 3, 2022

Parcel 1
Parcel 2

NOTE:

ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR TO VERIFY ALL EXISTING
AND FINISH GRADES.

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Call 503-654-1111 - Fax 503-654-1112
info@idesignworksllc.com
4441 SW Macadam Ave.
Portland, Oregon 97201

THESE PLANS ARE FOR THE
CONSTRUCTION OF ONE BUILDING
ONLY, AND ARE NOT TO BE
REPRODUCED IN ANY WAY
WITHOUT THE EXPRESSED WRITTEN
PERMISSION OF THE ARCHITECTURAL
DESIGNER.
THE CONTRACTOR IS TO CHECK AND
VERIFY ALL DIMENSIONS AND SITE
CONDITIONS AND REPORT ANY
ERRORS OR OMISSIONS TO THE
OFFICE PRIOR TO THE START OF
CONSTRUCTION. WRITTEN DIMENSIONS
ALWAYS HAVE PRECEDENCE
OVER SCALED DIMENSIONS.
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30811 NE Hurt Rd
Troutdale, OREGON

TITLE: **SITE PLAN**
PROJECT: **JUNG RESIDENCE**
OWNER: **KELLI JUNG**

DATE: **DECEMBER 17, 2020**
PROJECT NO: **MISC 2020**
REVISIONS:

NO:

S
OF ONE

NOTE:
EXCAVATE LEVEL HORSE SITE
(VERIFY WITH OWNER
AND EXCAVATOR)

HORSE BARN NOT PART OF THIS PERMIT AND
INFORMATION PROVIDED BY OTHERS.

ROCK RETAINING
WALL-PER OWNER
(VERIFY CUT WITH EXCAVATOR)

GRAVEL OR PAVED DRIVE
VERIFY WITH OWNER/CONTRACTOR

NOTE:
APPROXIMATE TOPO LINES
(VERIFY WITH OWNER
AND CIVIL ENGINEER)

NOTE:
SEPTIC AND WATER SERVICE
(VERIFY WITH OWNER
AND CONTRACTOR/3RD PARTY)

TAX LOT #: R053501130
MAP NO. IN4E32B -02400
CITY OF PORTLAND
WASHINGTON COUNTY
STATE OF OREGON

NE HURT RD

SITE PLAN

SCALE: 1" = 40'-0"

