



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**

PROPERTY

Address 39149 E Knieriem Road Site Size 6.84 acres

PROPOSED DEVELOPMENT (check all that apply)

- ☒ Addition or covered deck: Size 190sf (200 sf max) Height 20 ft
Existing Floor Area 2240 (500 sf min) Existing Height 24 ft (greater than proposed)
- ☐ Accessory structure: Size _____ (60 to 200 sf) Height _____ ft (10 ft max)
- ☒ Uncovered, attached deck: Size 155 (500 sf max) Height 28" (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 Robin Koch Phone 503-230-1293
Mailing Address 1421 SE Division St. Fax _____
City Portland State OR Zipcode 97202 E-mail office@communitytexture.net

OWNER

Name Annika Mongan & Janice Collins Phone 510-541-1137
Street Address 39149 E Knieriem Rd City Corbett State OR Zipcode 97019

I authorize the applicant to make this application.

[Signature]
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

504904

CASE
NUMBER

T2-2017-7823

State ID #

1N4E360-100

Alt Acct. #

R944360470

DATE
SUBMITTED

6/2/17

ZONING

GG-R-1D

MCC CITATION
(For Qualifying Use)

Related Case No

Open UR/ZV

By: [Signature]

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:

NP

- ☐ 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.*

- 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:

- ☐ 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 Larch Mtn Road. The attached site plan illustrates how the structure is topographically screened from these KVA(s). *This criterion has been met.*

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

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).

Attach plan

- ☒ 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.*

*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

- Condition - A color from Rows A or B or C 13-16 (only) submit before BP*
3. Structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.

Staff initial:

HP

- ☐ 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. wood siding - composite - gray*

Attach building material 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.

Staff initial:

HP

- ☒ 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.*

Attach spec sheet here

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).

Staff initial:

HP

- ☐ 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

Attach elevations or photo of structure

Explain how standard is achieved.

significant tree vegetation exist around
house (to maintained and dark earth ton
colors

See NSA Handout #5: Designing for Approval

This criterion has been met.

Recreation Resources

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

Staff initial:

GP

Label
adjacent
uses on
attached
site plan

- ☒ 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.*
- ☐ 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:

GP

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.) *by hand/shovel*

Show area
and type of
disturbance
on plan

Width 12' x Length 50' x Depth 18"

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.
- ☐ 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.

- ☐ 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.*

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.

- ☒ 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.*
- ☐ 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.
- ☐ 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.

Staff initial:

HP

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

Staff initial:

HP

See land use staff for agency contacts

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 June 22, 2017 @ 4pm

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:


**MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS**

Property Information

Property
InformationTax
SummaryAssessment
HistoryImprovement
InformationNew
SearchSearch
ResultsPrintable
Summary

Logoff

Search Results for R322841**[Pay Now](#)****Owner Name**MONGAN, ANNIKA &
COLLINS, JANICE R**Property ID Number**

R322841

Owner Address39149 E KNIERIEM RD
CORBETT, OR 97019**Situs Address**39149 E KNIERIEM RD
CORBETT, OR 97019**Alternate Account Number**

R944360470

Neighborhood

R020

Map Tax Lot

1N4E36BD -00100

Levy Code Area - Taxing Districts

074

Portland Maps[Click to Open Map](#)**Information on Ordering Copies**[Click to Open Order Form](#)**Property Description****Exemption**

----- Current Year (2017) Exemptions -----

----- Last Certified Year (2016) Exemptions -----

(17) WAR VETS & WIDOWS SERVICE CONNECTED

Expiration Date**Tax Roll Description**

SECTION 36 1N 4E, TL 100 6.84 ACRES

Map Number

361N4E 1N4E36BD -00100

Parcel**Account Status**

A - Active

Property Use

B - RESIDENTIAL IMPROVED

Year Built

1968

Acreage

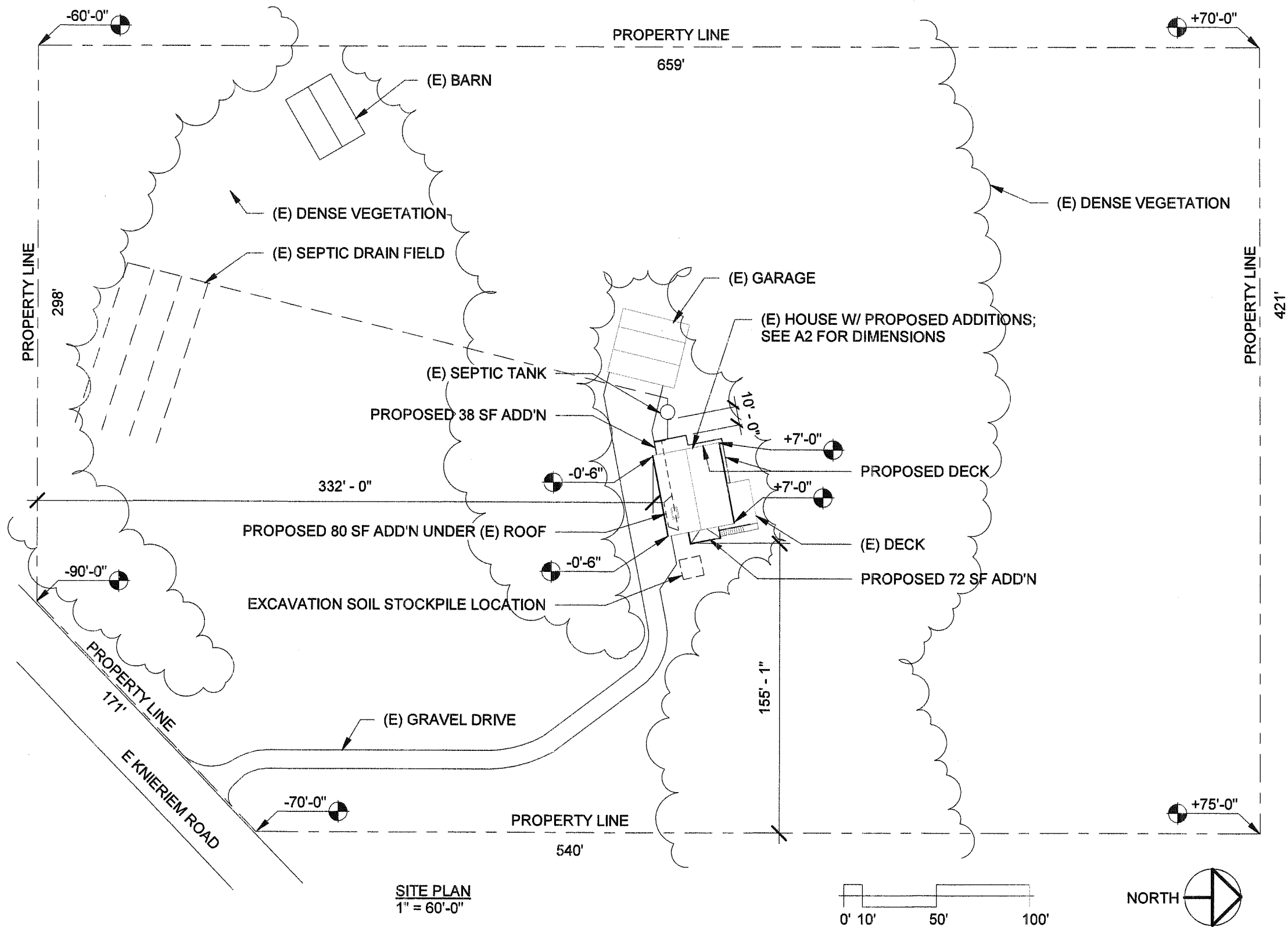
6.84

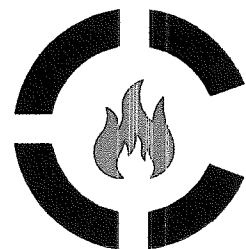
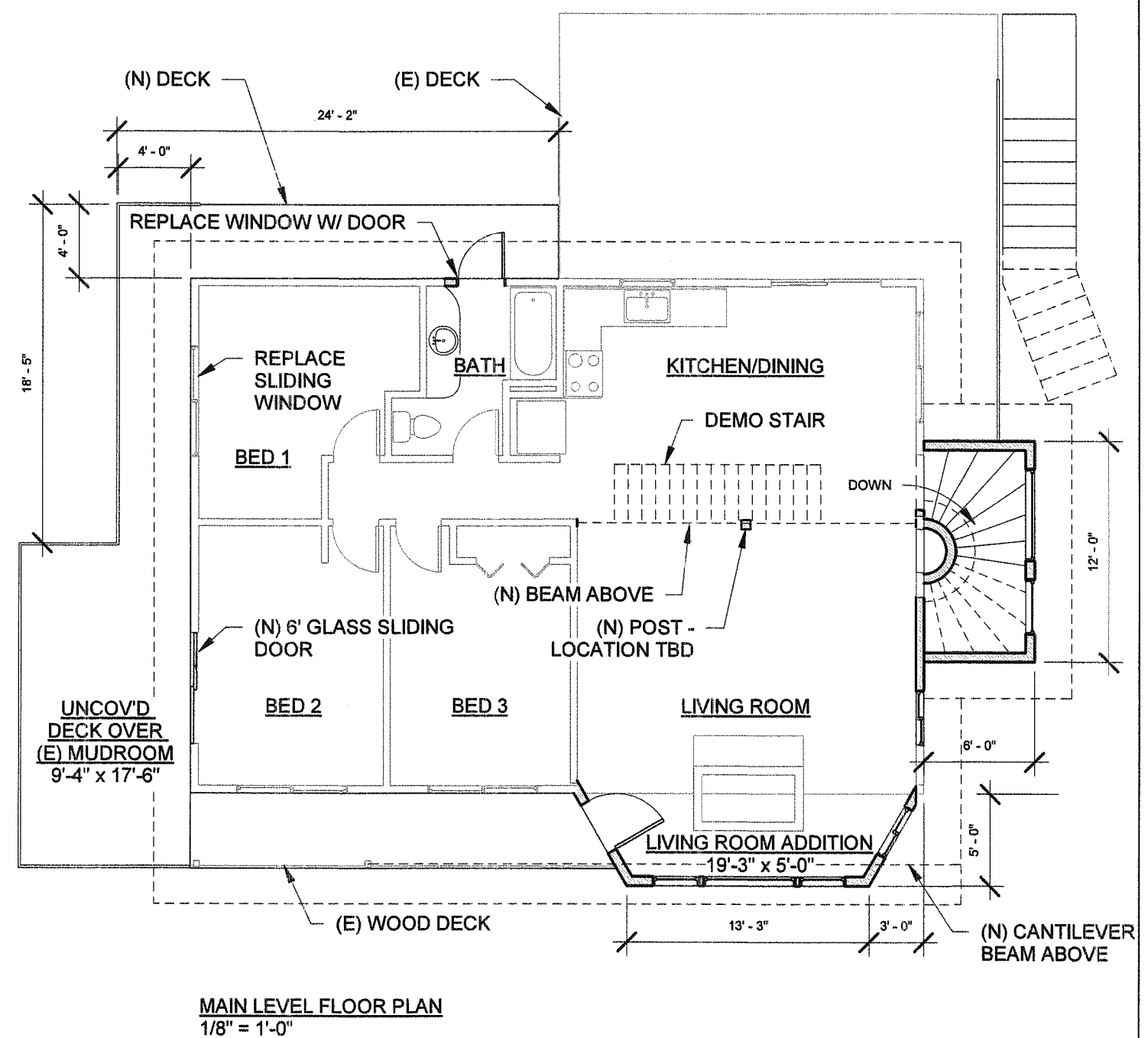
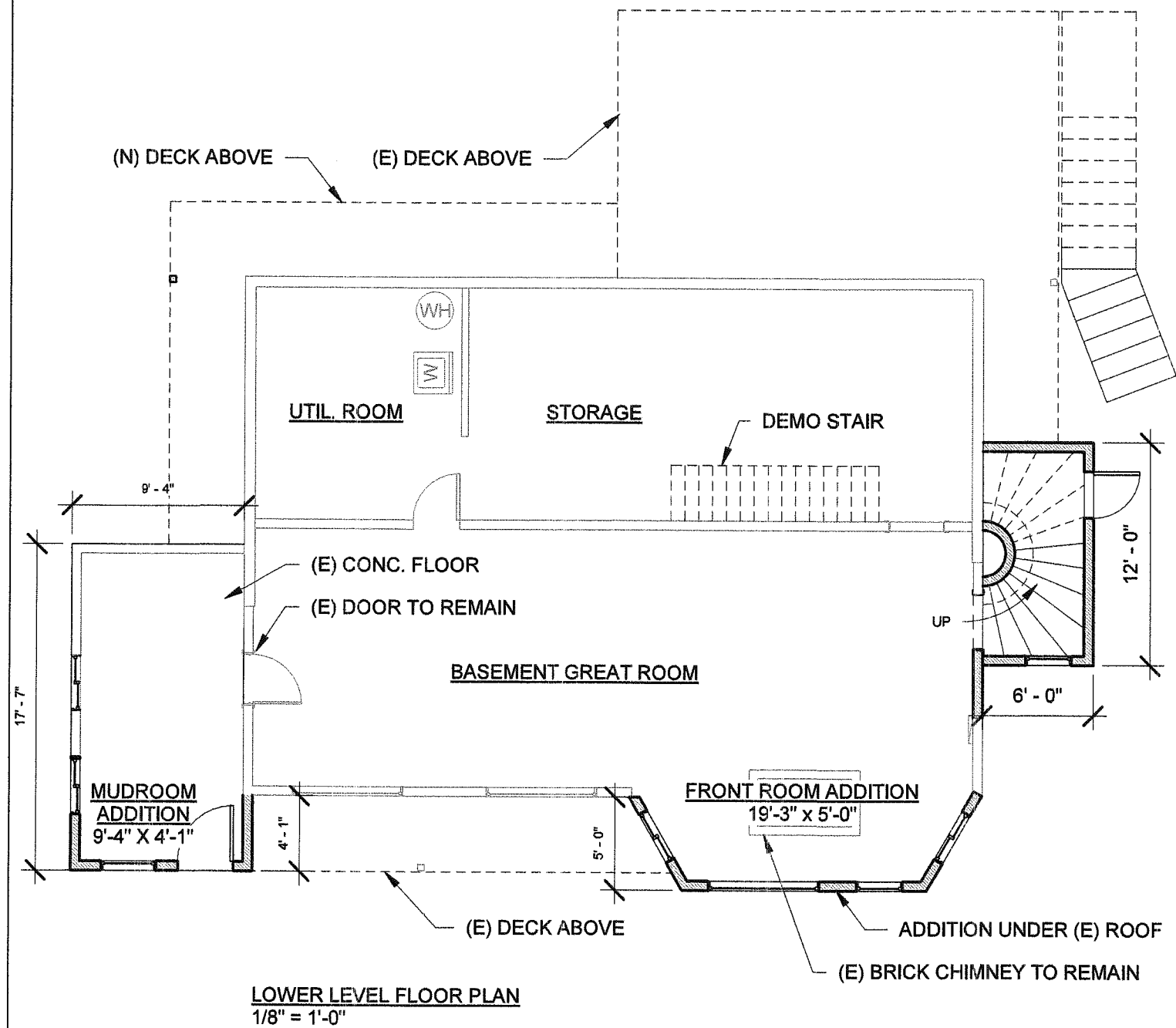
Related Accounts**Linked Accounts****Split/Merge Account****Split/Merge Account Message**

Special Account Information**Sales Information**

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
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Portland, OR 97202 | communitecture.net

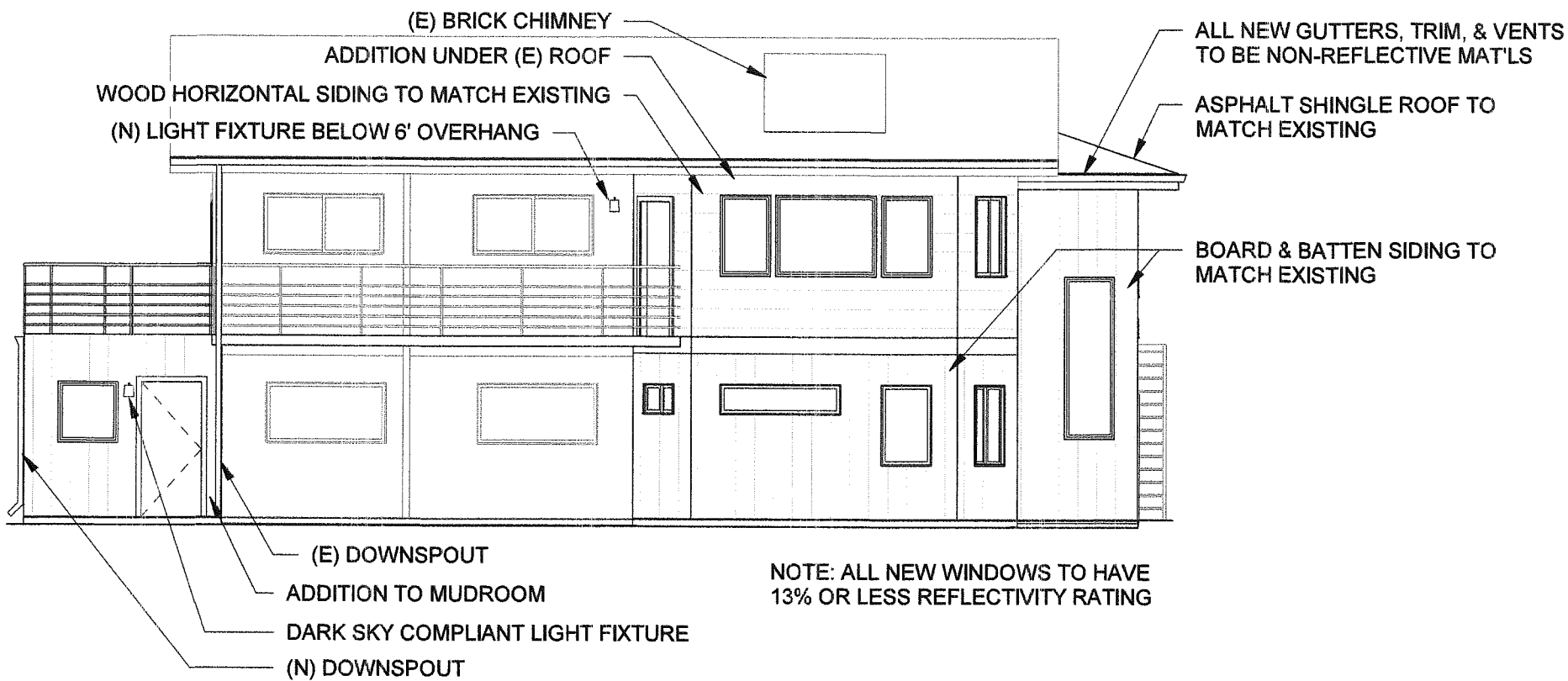
Mongan Home Renovations

39149 E Knieriem Rd
Corbett, OR 97019

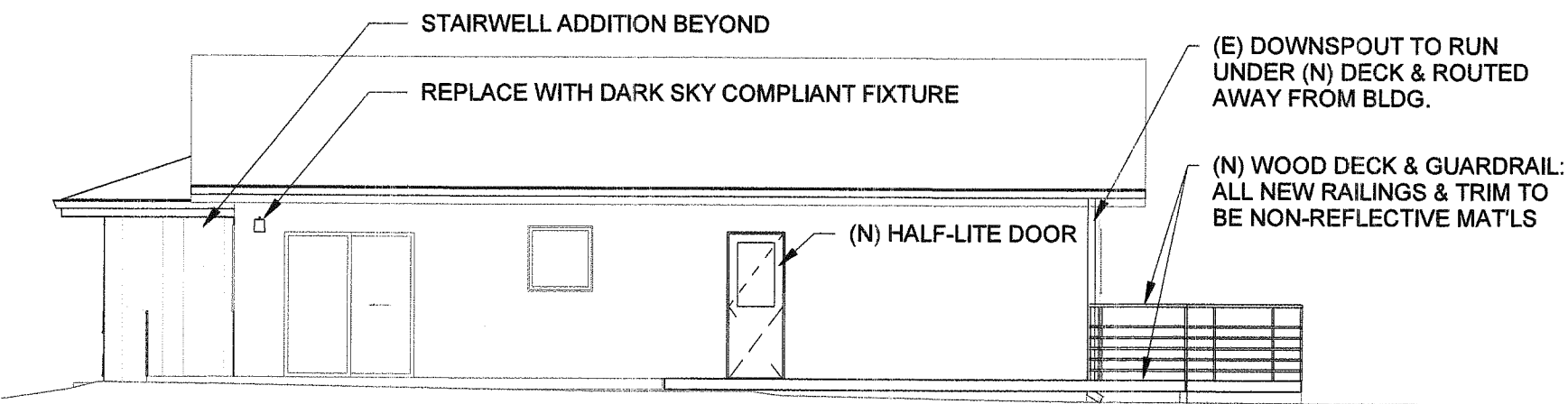
PROPOSED FLOOR PLANS

Date 05/10/17
Scale 1/8" = 1'-0"
Prepared by Robin Koch

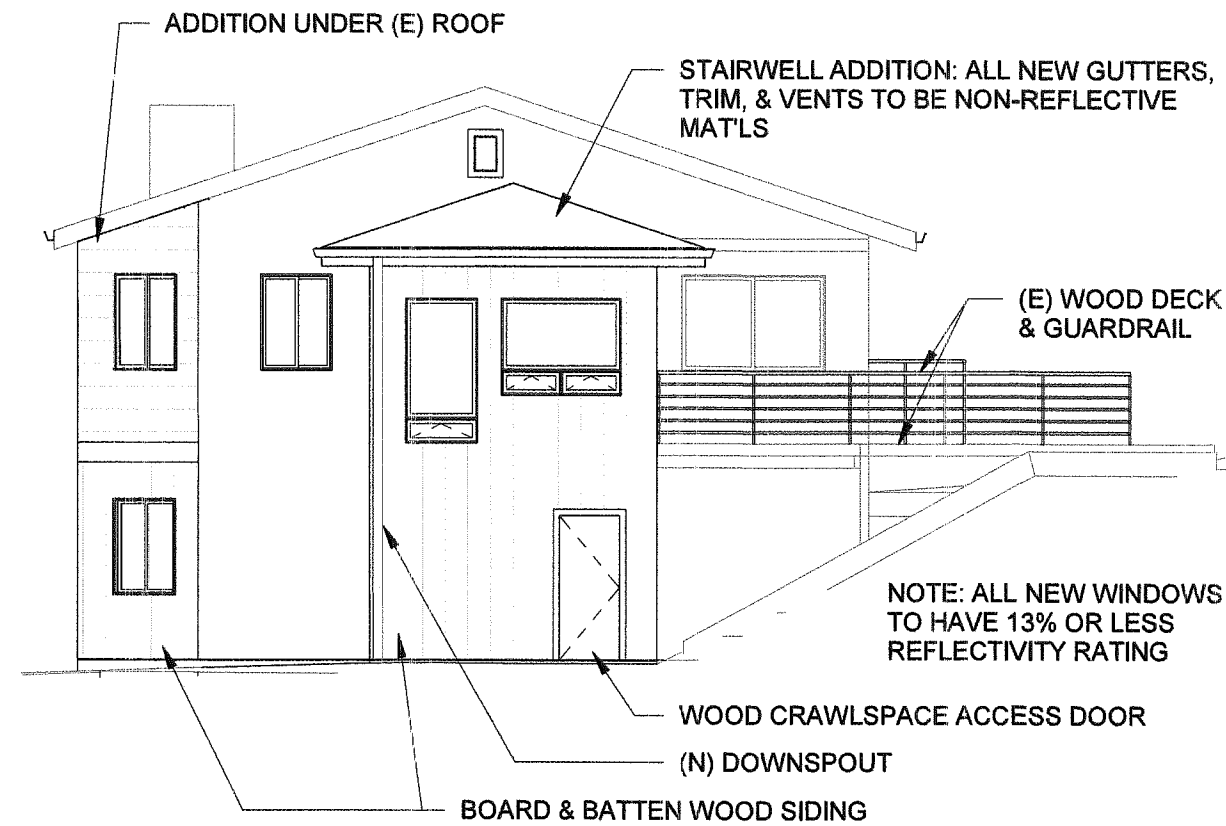
A2



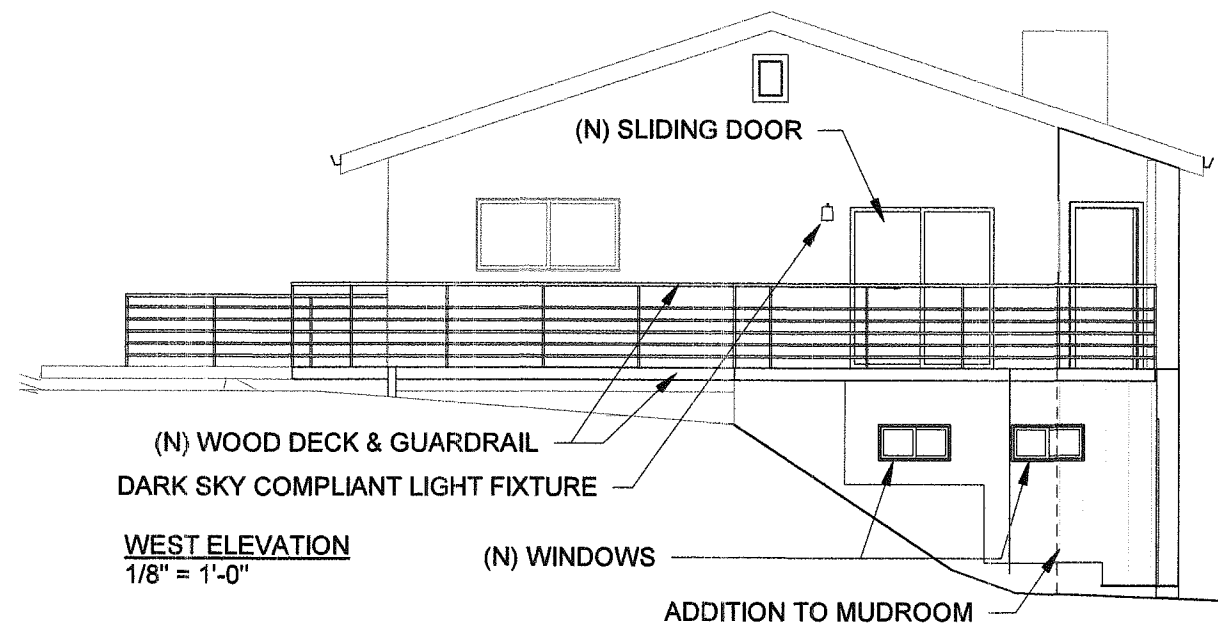
SOUTH ELEVATION
1/8" = 1'-0"



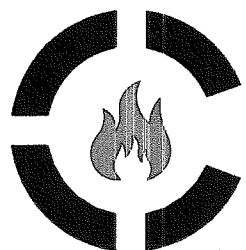
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



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Mongan Home Renovations

39149 E Knieriem Rd
Corbett, OR 97019

PROPOSED ELEVATIONS

Date 05/10/17
Scale 1/8" = 1'-0"
Prepared by Robin Koch

A3



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

FIRE SERVICE AGENCY REVIEW

Dave Flood: chiefdist14@vconnects.com

TO THE APPLICANT: Take this form to the Structural Fire Service Provider* that serves your property along with the following:

- ☐ A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- ☐ A floor plan of the proposed development; and
- ☐ A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers]

After the fire official signs this form, include it with your application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

*If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

Address of Site 39149 E Kuieriem Rd, Corbett, OR

Map & Tax Lot: _____ 'R' number R 322841

Description of Proposed Use: No change - residential

Total Square Footage of Building (including roof projections, eaves & attached structures): see drawings

Applicant Name: Robin Koda Phone: 503-230-1293

Mailing Address: 1421 SE Division St

City: Portland State: OR Zip Code: 97202 Email: robin@communitynet

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Fire District 14 Date of Review 5-18-17

- ☒ The subject property is located within our service boundaries or is under contract.
- ☐ The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

** Access Review by Structural Fire Service Agency Providing Service **

- ☒ The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- ☐ The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our agency before flammable materials are placed on the property.

- ☐ The proposed development is not in compliance with the adopted Fire Service Agency's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

Fire Chief
Signature & Title of Fire Official

See Other Side

STRUCTURAL FIRE SERVICE AGENCY REVIEW, CONTINUED.

**** Fire Flow by Structural Fire Service Agency Providing Service ****

- ☐ The structure, building or addition is exempt from the fire flow standards of the OFC B-105.2.
- ☐ The proposed non-commercial structure is less than 3,600 sq. ft. (including the horizontal projections of the roof) and there is 1,000 gallons per minute of fire-flow available at 20 psi from public water lines. No mitigation measures are necessary.
- ☐ The proposed non-commercial structure is more than 3,600 sq. ft. (including the horizontal projections of the roof) and the fire-flow & flow duration at 20 psi is available from public water lines or private well and is in compliance with minimums specified in Appendix B, Table B105.1 of the Oregon Fire Code. No mitigation measures are necessary.
- ☒ The existing fire-flow & flow duration available from public water lines or private well is not adequate to serve the proposed non-commercial structure in compliance with Appendix B of the Oregon Fire Code. The following mitigation measures are necessary* and must be installed prior to occupancy or use of the structure.

- ☐ A monitored fire alarm must be installed
- ☐ A Class A or non-combustible roof materials must be installed.
- ☐ Defensible space of 30 feet around the structure/building/addition.
- ☐ A defensible space of 100 feet around the structure/building/addition due to slopes greater than 20 %.
- ☐ A fire sprinkler system meeting Section 903.1.3 (NFPA13D) of the Oregon Fire Code shall be installed.

☒ Other 2019 Oregon Fire Code
Section B105.2 exception 2 Complies w/ NFPA 1142

*The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

Commercial/Industrial Buildings & Uses.

- ☐ The minimum fire flow and flow duration is available from public water lines or private well as specified in Appendix B, Table B105.1. No mitigation measures are required.
- ☐ The minimum fire flow & flow duration is not available from public water lines or private well as specified in Appendix B, Table B105.1. The following mitigation measures are required:

DL F. Fire Chief

Signature & Title of Fire Official

To the Fire Official:

- ☐ Land Use Planning has determined that the proposed building will qualify as an Exempt Farm Structure and the property owner has indicated that the building will be used solely for farm purposes and they intend on using the provision under ORS 455.315 and will not be obtaining a building permit for its construction.

SITE INFORMATION:

ADDRESS: 39149 E KNIERHEIM ROAD
CORBETT, OR 97019

COUNTY: MULTNOMAH

PROP. ID: R322841

ZONE: GGR10

RURAL PLAN AREA: COLUMBIA RIVER GORGE NSA

KEY VIEWING AREAS: LARCH MT ROAD

USE: SINGLE FAMILY RESIDENTIAL

YEAR BUILT: 1987

ADJACENT USES: SINGLE FAMILY RESIDENTIAL

LOT SIZE: 6.84 ACRES

PROJECT DESCRIPTION:

HOME ADDITIONS & RENOVATIONS TO INCLUDE:

- 72 SF STARWELL ADDITION
- 80 SF LIVING ROOM ADDITION UNDER (E) ROOF
- CONVERSION OF (E) STORAGE ROOM TO MUDROOM; 38 SF
- EXPANSION TO SOUTH; WOOD DECK ON ROOF
- 155 SF WOOD UNCOVERED DECKS
- (H) EXTERIOR DOORS & WINDOWS
- REMOVAL OF INTERIOR WALL & STAIR
- ALL NEW FOUNDATIONS TO BE HAND-EXCAVATED

TREES TO BE REMOVED: NONE
STREAMS OR WETLANDS AFFECTED: NONE
SENSITIVE WILDLIFE OR PLANT AREAS AFFECTED: NONE

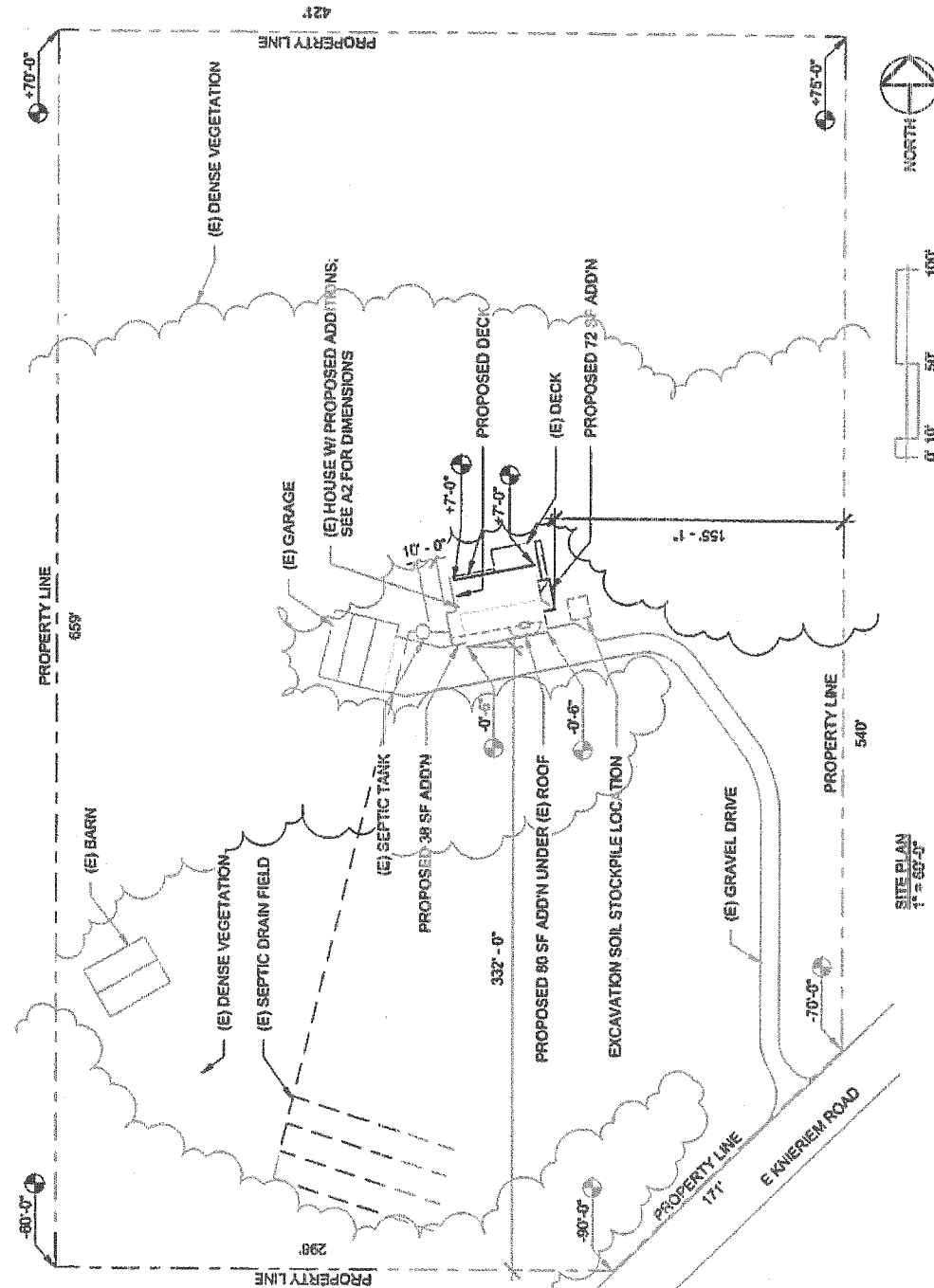
BUILDING COVERAGE:

EXISTING	PROPOSED
HOUSE (INCL. EAVES)	1685 SF
UNCOVERED DECKS	368 SF
GARAGE	1295 SF
	1295 SF

NOTE:

ELEVATIONS & DIMENSIONS SHOWN ARE BASED ON
OBSERVATIONS & MAPS, NO SURVEY AVAILABLE.

PROJECT 0'-0" = HOUSE LOWER LEVEL FIN. FLR.
= APPROX. 800' ABOVE SEA LEVEL



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Mongan Home Renovations

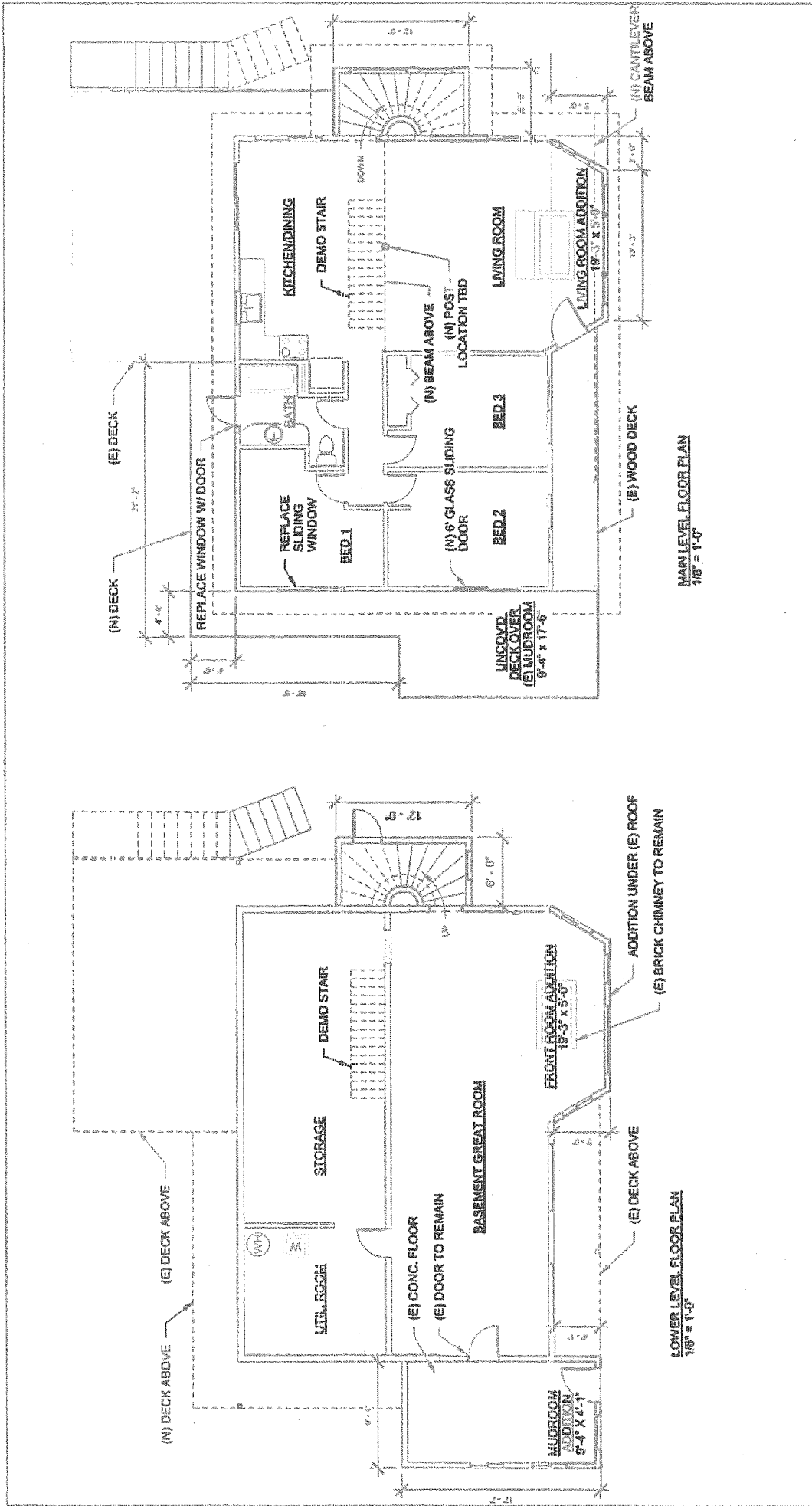
39149 E Knierheim Rd
Corbett, OR 97019

PROPOSED SITE PLAN

Date: 05/10/17
Scale: 1" = 60'-0"
Prepared by: Robin Koch

A1

*Approved FTE Dist. 14
5-18-17*



5/11/2017 2:33:01 PM

PROPOSED FLOOR PLANS

Date 05/10/17
Scale 1/8" = 1'-0"
Prepared by Robin Koch

A2

Mongan Home Renovations

39149 E Krierlam Rd
Corbett, OR 97019

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Portland, OR 97202 | 503.230.1293
communiecture.net



Approved For Dist. by
RDC 5-18-17

**ONSITE SEPTIC**City of Portland – Bureau of Development Services
1900 SW 4th Avenue, Portland, Oregon 97201 – 503-823-6892 – TTY 503-823-6868 – www.portlandoregon.gov/bds**SEPTIC REVIEW CERTIFICATION (Land Use/Planning)**

Land Use/Planning and Zoning approval involving new construction or addition to any building(s), any change in use, and the creation of a new parcel or property line adjustment requires approval by the Sanitarian.

STEP 1- Complete the following:Address of Proposed Work: 39149 E Knieriem Rd, Corbett, ORProperty Map & Tax Lot #: R322841 Alternate Acct #: R 944360470Description of proposed work for this Septic Planning Review: Small home additionsChange in number of bedrooms? ☐ Yes ☒ No # of existing bedrooms 3 # of bedrooms at completion 3Applicant's Name: Robin Kerla, Communitecture Inc.Applicant E-mail: robin@communitecture.netMailing Address: 1421 SE Division St Phone: 503-230-1293City: Portland State: OR ZIP: 97202

Permit No.

Date

17-172313-SE

5/26/17

STEP 2- Submit with current Septic Evaluation application, for each lot affected along with all required checklist items listed on the application. Refer to the current Septic Evaluation application for current fee for Septic Planning Review "with site visit".Septic Evaluation Application available for download at [www.portlandoregon.gov/bds/Septic Evaluation Application](http://www.portlandoregon.gov/bds/SepticEvaluationApplication) or Multnomah County Land Use Planning OfficeMail or deliver completed Septic Evaluation Submittal package to:
City of Portland, Bureau of Development Services, Trade Permits
1900 SW 4th Ave., First Floor, Portland, OR 97201
For questions please call 503-823-6892**STEP 3- Review:** After submittal, allow up to 20 business days for submittal application package review**STEP 4- Site Visit:** Sanitarian will contact you with any questions and/or time of site visit**STEP 5- Sign Off:** Sanitarian Approves Septic Planning Review

Based on present knowledge of the area, and current regulations of the State of Oregon Department of Environmental Quality (DEQ), the Sanitarian hereby finds that the above proposal is:

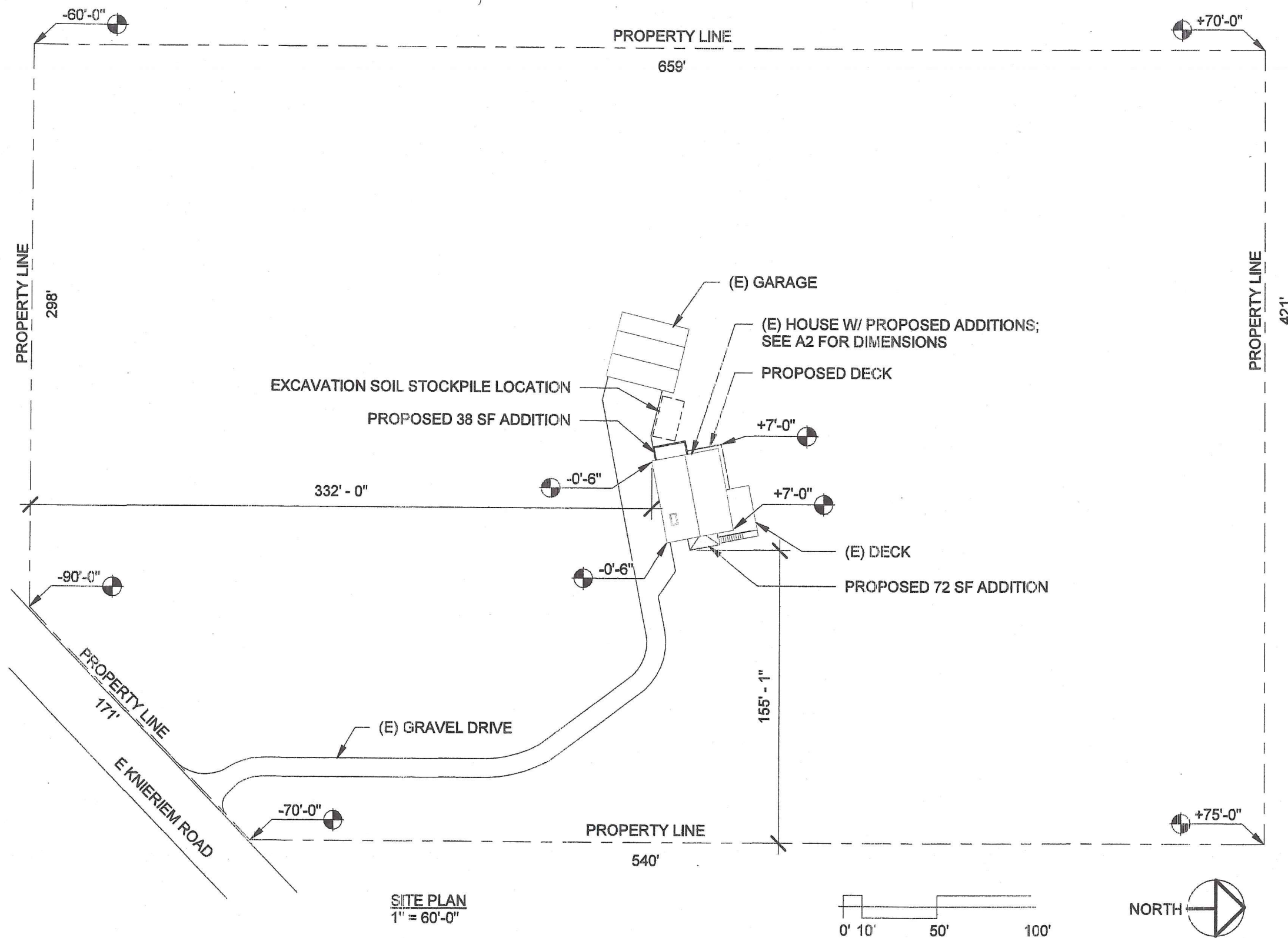
☒ Approved – it will not impact the existing system☐ Approved – the lot is approved for an onsite septic system SER _____☐ Approval for general layout only* - A septic permit to install the system is required prior to building permit issuance
*Modifications may be required based on specific plans and/or soil conditions impacting the overall site design☒ Conditions/Comments: Proposed additions + interior remodel poses no concern to septic. 38 ft is > 10 ft from septic tank. No site visit, 2016 ESER was built.
Lindsay Reschke, NWS 5/26/17

Registered Environmental Health Specialist

Date

STEP 6- Return: to Multnomah County Land Use Office with this signed form and site plan (floor plans if applicable)

Pg 1 of 4



SITE INFORMATION:

ADDRESS: 39149 E KNIERIEM ROAD
CORBETT, OR 97019

COUNTY: MULTNOMAH

PROP. ID: R322841

ZONE: GGR10

RURAL PLAN AREA: COLUMBIA RIVER GORGE NSA

KEY VIEWING AREAS: LARCH MT ROAD

LOT SIZE: 6.84 ACRES

PROJECT DESCRIPTION:

HOME ADDITIONS & RENOVATIONS TO INCLUDE:

- 72 SF STAIRWELL ADDITION
- 80 SF LIVING ROOM ADDITION UNDER (E) ROOF
- CONVERSION OF (E) STORAGE ROOM TO MUDROOM; 38 SF EXPANSION TO SOUTH; WOOD DECK ON ROOF
- 155 SF WOOD UNCOVERED DECKS
- (N) EXTERIOR DOORS & WINDOWS
- REMOVAL OF INTERIOR WALL & STAIR
- ALL NEW FOUNDATIONS TO BE HAND-EXCAVATED

TREES TO BE REMOVED: NONE

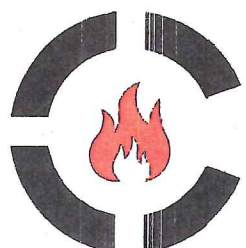
BUILDING COVERAGE:

	EXISTING	PROPOSED
HOUSE (INCL. EAVES)	1685 SF	1811 SF
UNCOVERED DECKS	368 SF	533 SF
GARAGE	1295 SF	1295 SF

NOTE:

ELEVATIONS & DIMENSIONS SHOWN ARE BASED ON OBSERVATIONS & MAPS. NO SURVEY AVAILABLE.

PROJECT 0'-0" = HOUSE LOWER LEVEL FIN. FLR.
= APPROX. 800' ABOVE SEA LEVEL



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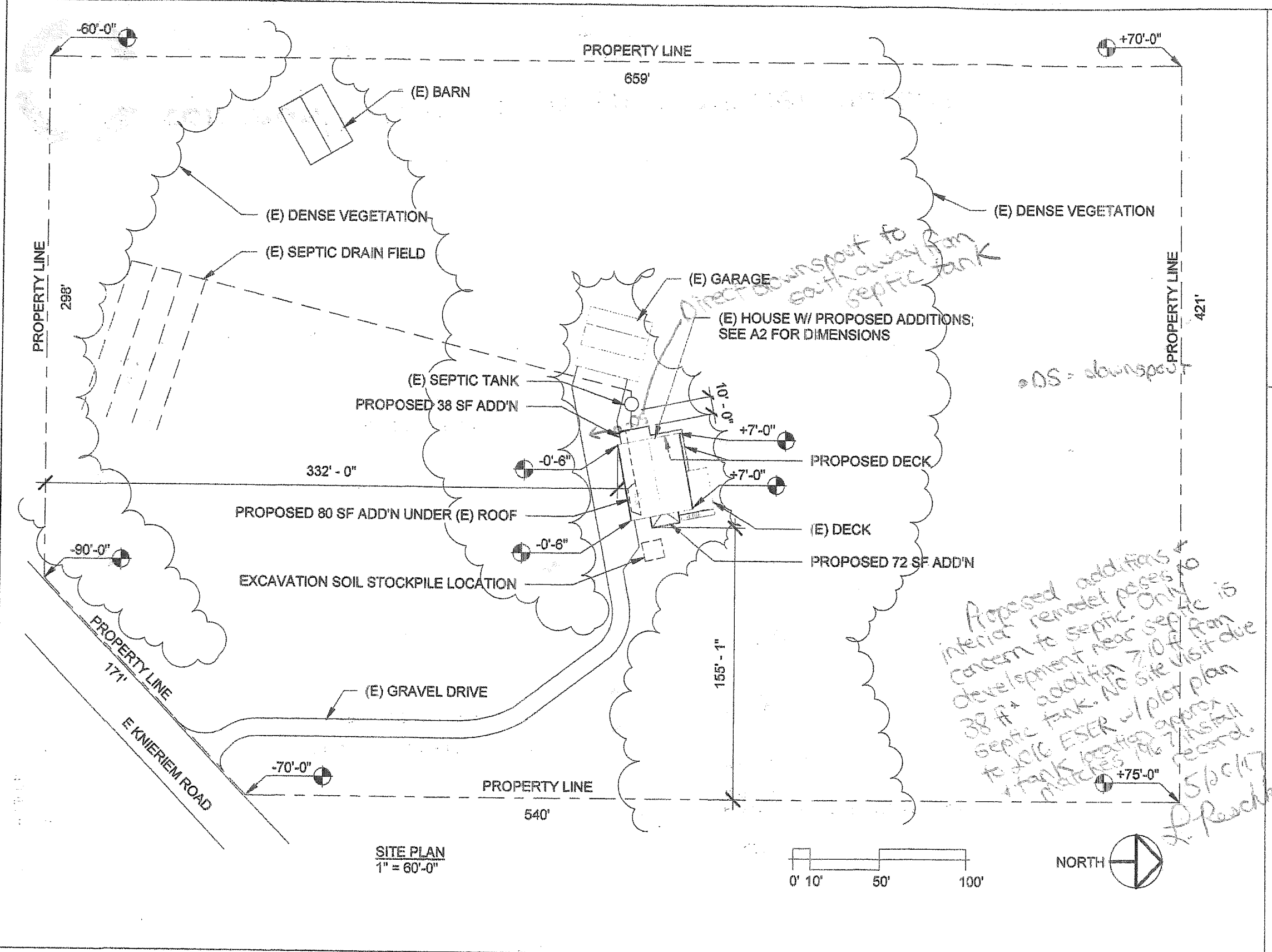
Mongan Home Renovations

39149 E Knieriem Rd
Corbett, OR 97019

PROPOSED SITE PLAN

Date 05/02/17
Scale 1" = 60'-0"

A1



SITE INFORMATION: 17-172313-SE

ADDRESS: 39149 E KNIERIEM ROAD
CORBETT, OR 97019

COUNTY: MULTNOMAH

PROP. ID: R322841

ZONE: GGR10

RURAL PLAN AREA: COLUMBIA RIVER GORGE NSA

KEY VIEWING AREAS: LARCH MT ROAD

USE: SINGLE FAMILY RESIDENTIAL

YEAR BUILT: 1967

ADJACENT USES: SINGLE FAMILY RESIDENTIAL

LOT SIZE: 6.84 ACRES

PROJECT DESCRIPTION:

HOME ADDITIONS & RENOVATIONS TO INCLUDE:

- 72 SF STAIRWELL ADDITION
- 80 SF LIVING ROOM ADDITION UNDER (E) ROOF
- CONVERSION OF (E) STORAGE ROOM TO MUDROOM; 38 SF EXPANSION TO SOUTH; WOOD DECK ON ROOF
- 155 SF WOOD UNCOVERED DECKS
- (N) EXTERIOR DOORS & WINDOWS
- REMOVAL OF INTERIOR WALL & STAIR
- ALL NEW FOUNDATIONS TO BE HAND-EXCAVATED

TREES TO BE REMOVED: NONE

STREAMS OR WETLANDS AFFECTED: NONE

SENSITIVE WILDLIFE OR PLANT AREAS AFFECTED: NONE

BUILDING COVERAGE:

	EXISTING	PROPOSED
HOUSE (INCL. EAVES)	1685 SF	1811 SF
UNCOVERED DECKS	368 SF	533 SF
GARAGE	1295 SF	1295 SF

NOTE:

ELEVATIONS & DIMENSIONS SHOWN ARE BASED ON OBSERVATIONS & MAPS. NO SURVEY AVAILABLE.

PROJECT 0'-0" = HOUSE LOWER LEVEL FIN. FLR.
= APPROX. 800' ABOVE SEA LEVEL



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Mongan Home Renovations

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Corbett, OR 97019

PROPOSED SITE PLAN

Date 05/10/17

Scale 1" = 60'-0"

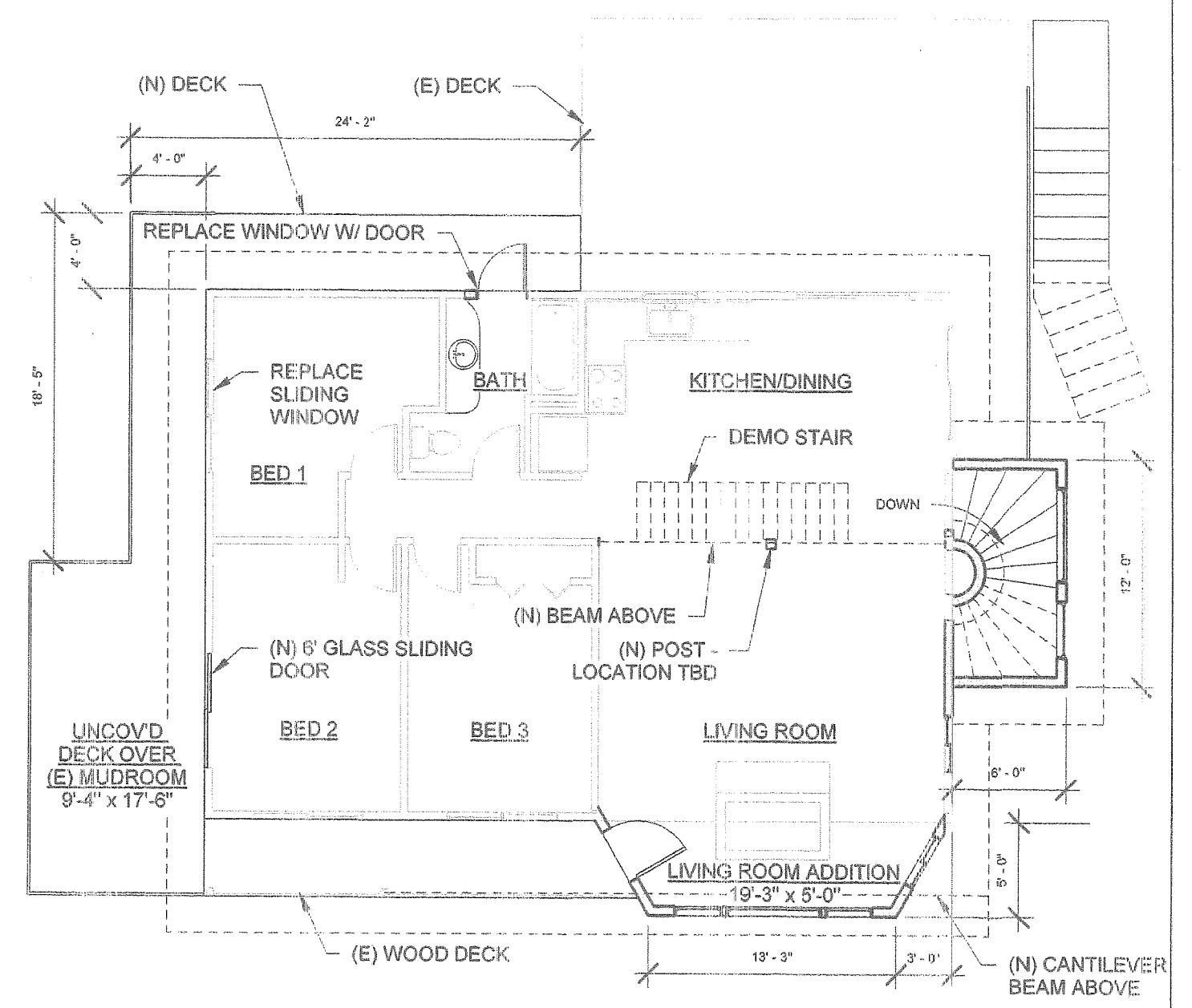
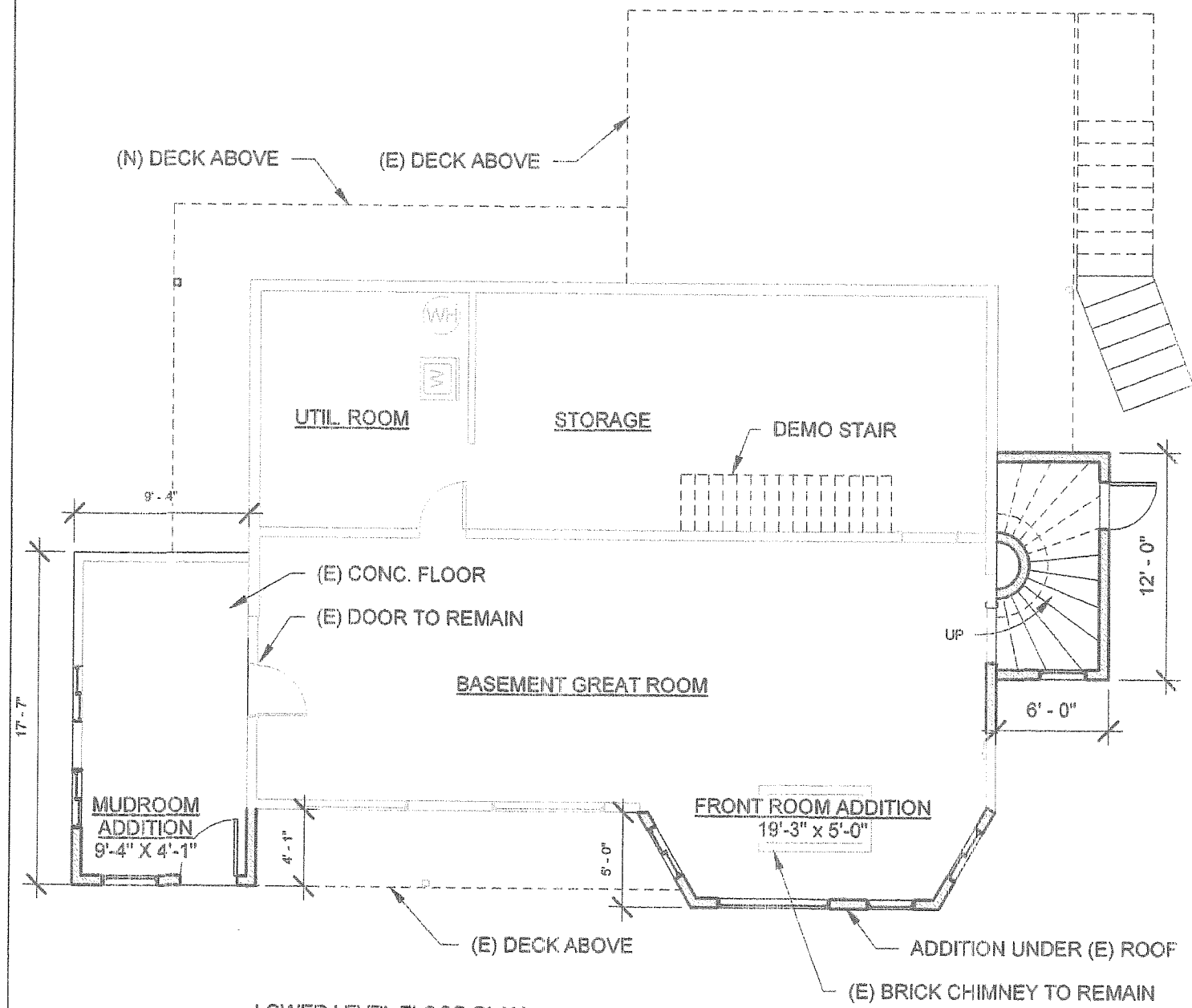
Prepared by Robin Koch

Pg 2 of 4

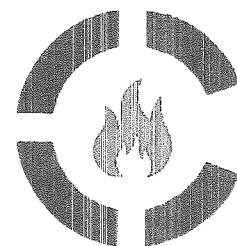
Robi Koch

A1

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3BR
No increase in bedrooms.
5/26/17
D. Paschke



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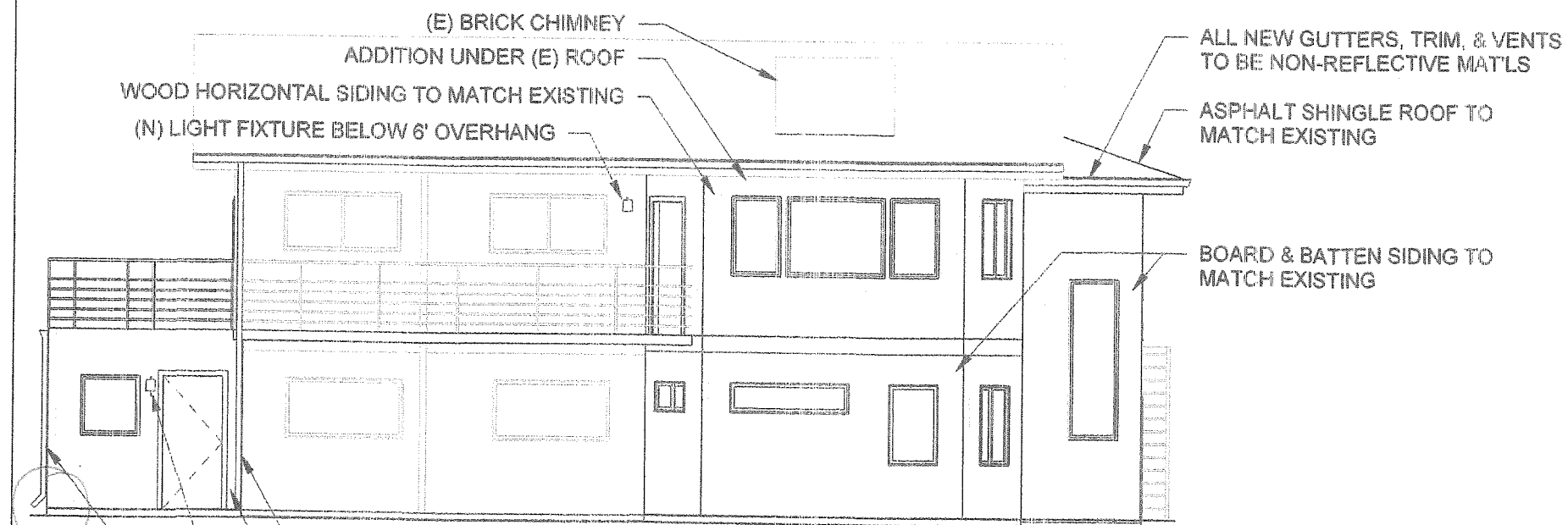
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PROPOSED FLOOR PLANS

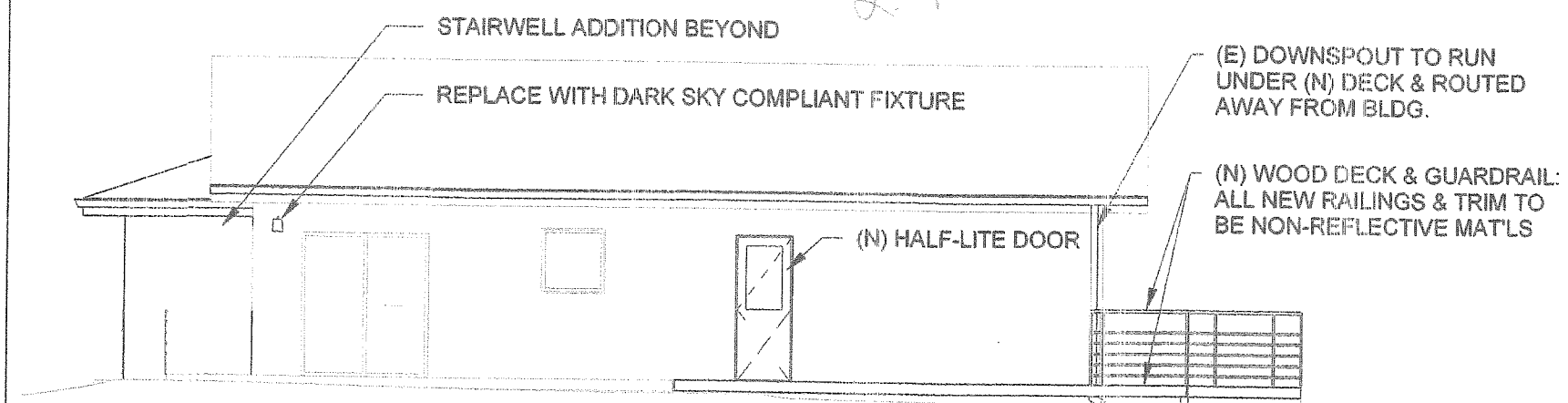
Date 05/10/17
Scale 1/8" = 1'-0"
Prepared by Robin Koch

R. Koch

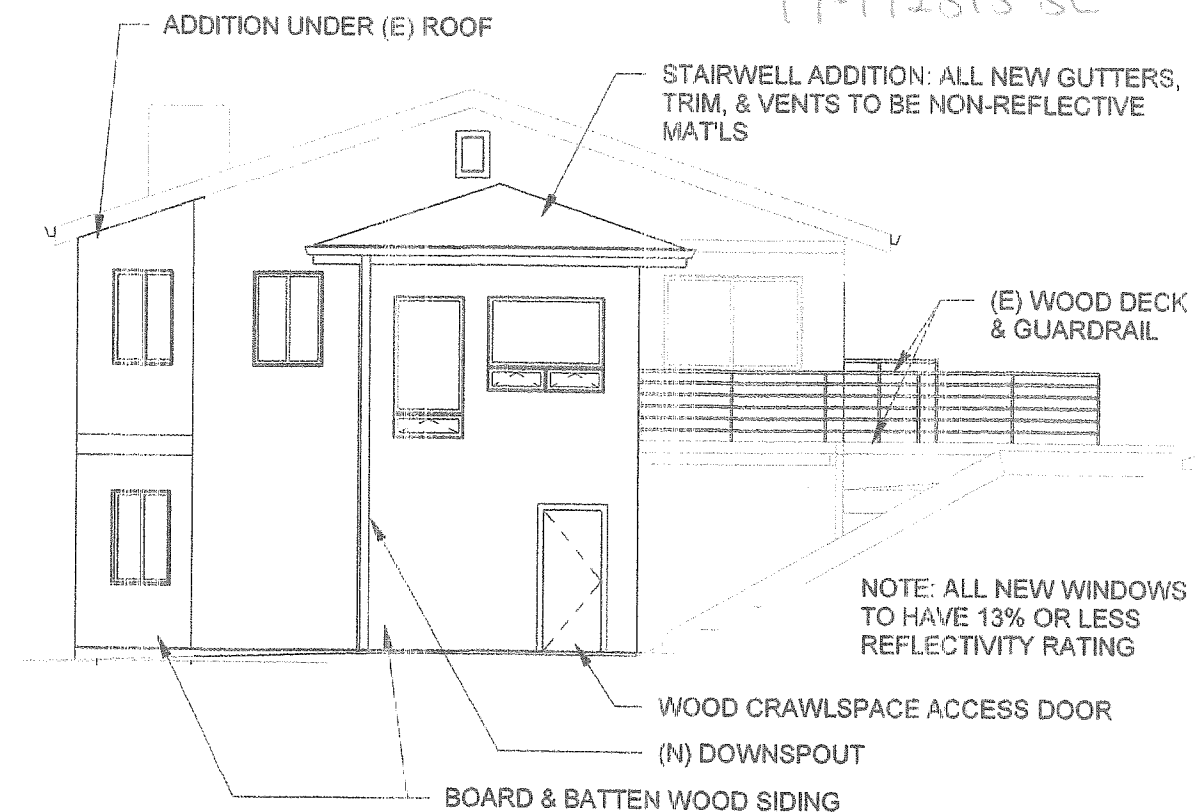
A2



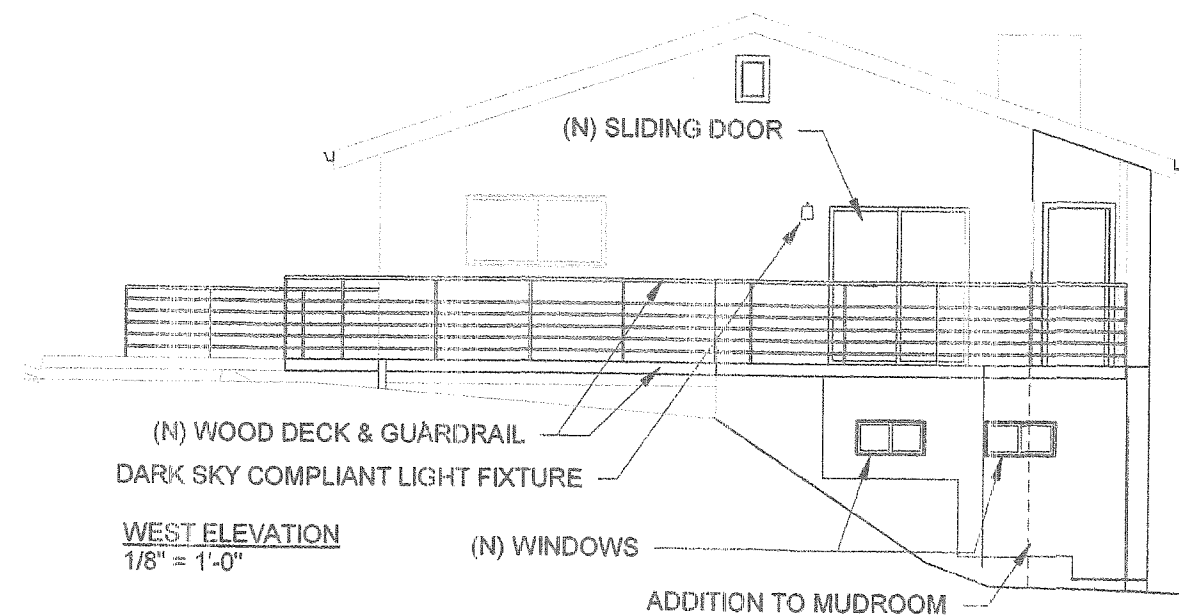
SOUTH ELEVATION
1/8" = 1'-0"



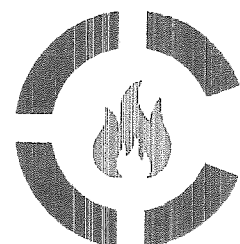
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



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PROPOSED ELEVATIONS

Date 05/10/17

Scale 1/8" = 1'-0"

Prepared by Robin Koch

Robin Koch

A3

5/10/2017 2:34:34 PM