

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

AGENCY REVIEW

Attached is a site review permit application (as submitted). Please evaluate and comment on these materials so that we can incorporate your feedback into our completeness review. This is not a substitute for public notice of a complete application. Once we determine the application is complete an additional notice will be mailed (with any revised information), offering you the opportunity to comment or informing you of a date for public hearing, as appropriate.

National Scenic Area Site Review

- To:
- ☒ Gorge Commission/Cultural Advisory Committee
 - ☒ U.S. Forest Service NSA Office
 - ☒ Confederated Tribes of Warm Springs
 - ☒ Confederated Tribes of the Umatilla Indian Reservation
 - ☒ Nez Perce Tribe
 - ☒ Yakama Indian Nation
 - ☒ State Historic Preservation Office
 - ☐ Oregon Department of Transportation
 - ☒ PSU/Institute for Natural Resources
 - ☒ Oregon Department of Fish and Wildlife

From: George Plummer, Planner

Vicinity Map

N↑



Case File: T2-2017-8459

Location: NE Hurt Road
Township 1 North, Range 4 East, Section 32B -02200
Alternative Account #R053501970, Property Id. R111632

Proposal: Build a new single family dwelling and an accessory build including new driveway and utilities.

Your written comments are needed no later than **4:00 p.m., August 28, 2017.**

Zoning: Gorge General Residential - 10

☒ GMA

National Scenic Area resources that may be impacted by this project include:

- | | | |
|-------------------------------------------------------|--------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Key Viewing Areas | <input type="checkbox"/> Cultural Resource | <input type="checkbox"/> Wetland/Stream/Lake Buffer |
| <input type="checkbox"/> Sensitive Wildlife Habitat | <input type="checkbox"/> Rare Plants | <input type="checkbox"/> Deer/Elk Wintering Range |
| <input type="checkbox"/> Historic Uses/Structures | <input type="checkbox"/> Natural Area | <input type="checkbox"/> Adjacent to Recreational Uses |



MULTNOMAH COUNTY
LAND USE & TRANSPORTATION
1600 SE 190th Ave Portland Oregon 97233
Ph. 503.988.3043 Fax 503.988.3389
<http://www.multco.us/landuse>

NSA Application Form

08/04/2017 11:04AM 000001 #7343

0007 SARAH

PERMITS-TYPE 2 \$1545.00
PERMITS-TYPE 2 \$969.00
NOTICE/TPR \$159.00
OR CARD \$2673.00

PROPERTY IDENTIFICATION

Property Address [Address not yet assigned. East of 30649 NE Hurt Rd.]

State Identification# 1N4E32B 2200

Site Size 7.71 acres

A&T Alternate Account Number R# 111632

For Staff Use

CASE NUMBER

T2-2017-8459

LAND USE PERMIT(S)

NSA 504969
HDP 504970

DATE SUBMITTED

8-4-2017

Compliance
Related ☐

Potential
Transportation
Impact ☐

PF-2016-6239
PF/PA No.

PROPERTY OWNER(S) ☒ OR CONTRACT PURCHASER(S) ☐

Name Richard A. Ray

Mailing Address 30649 NE Hurt Rd.

City Troutdale State OR Zip Code 97060 Phone# 503.695.5454

I authorize the applicant below to make this application.

[Signature]

Property Owner Signature #1

Property Owner Signature #2

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. ☐

APPLICANT'S NAME AND SIGNATURE

Applicant's Name Richard A. Ray

Mailing Address 30649 NE Hurt Rd.

City Troutdale State OR Zip Code 97060 Phone # 503.695.5454

Fax _____ e-mail rick@rickray.com

[Signature]
Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

Single family home with driveway and outbuilding on R10 GMA property

ZONING

GDR-10

Zoning District

Zoning Overlay.

KEY VIEWING AREAS: Check all the following sites from which your property can be seen.

- | | | |
|----------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Cape Horn | <input type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Sandy River |
| <input type="checkbox"/> Crown Point | <input type="checkbox"/> Portland's Women's Forum State Park | <input type="checkbox"/> Pacific Crest Trail |
| <input checked="" type="checkbox"/> Larch Mountain | <input type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Larch Mountain Road (SMA only) |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Rooster Rock State Park | <input type="checkbox"/> Sherrard Point on Larch Mountain |
| <input checked="" type="checkbox"/> Columbia River | <input type="checkbox"/> Bonneville Dam Visitor Centers | (if in SMA) |
| <input type="checkbox"/> Beacon Rock | <input type="checkbox"/> Washington State Route 14 | |

Richard @ 10:45



MULTNOMAH COUNTY, OREGON PROPERTY RECORDS

Property Information

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Search Results for R111632

[Pay Now](#)**Owner Name**

RAY, RICHARD A

Property ID Number

R111632

Owner Address30649 NE HURT RD
TROUTDALE, OR 97060-9329**Situs Address**NE HURT RD
TROUTDALE, OR 97060**Alternate Account Number**

R053501970

Neighborhood

R020

Map Tax Lot

1N4E32B -02200

Levy Code Area - Taxing Districts

358

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

(FOU) FOREST UNIT

Expiration Date**Tax Roll Description**BANNER AC, LOT 12&19 TL 2200, DEFERRAL-POTENTIAL
ADDITIONAL TAX**Map Number**

321N4E 1N4E32B -02200

Parcel**Account Status**

A - Active

Property Use

A - VACANT LAND

**Year
Built****Acreage****Related Accounts****Linked Accounts**

R111617

Split/Merge Account**Split/Merge Account
Message**

Special Account Information

DEFERRAL - POTENTIAL ADDITIONAL TAX

2016 - (FE) FOREST LAND DEFERRAL

2015 - (FE) FOREST LAND DEFERRAL

2014 - (FE) FOREST LAND DEFERRAL

2013 - (FE) FOREST LAND DEFERRAL

2012 - (FE) FOREST LAND DEFERRAL

2011 - (FE) FOREST LAND DEFERRAL

2010 - (FE) FOREST LAND DEFERRAL

2009 - (FE) FOREST LAND DEFERRAL

2008 - (FE) FOREST LAND DEFERRAL

2007 - (FE) FOREST LAND DEFERRAL

2006 - (FE) FOREST LAND DEFERRAL
 2005 - (FE) FOREST LAND DEFERRAL
 2004 - (FE) FOREST LAND DEFERRAL
 2003 - (FE) FOREST LAND DEFERRAL
 2002 - (FE) FOREST LAND DEFERRAL
 2001 - (FE) FOREST LAND DEFERRAL
 2000 - (FE) FOREST LAND DEFERRAL
 1999 - (FE) FOREST LAND DEFERRAL

Deed Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
INST	RAY,RICHARD A	RAY,RICHARD A	BP25222655		\$0

Land Information (Incorporates all the parcels)

ID	Type	Acres	Sq Ft
L1	NB - NQ ACREAGE	4.71	
L2	FE - ZN A, CL E [FOREST LAND DEFERRAL]	3.00	

INFORMATION SUBJECT TO DISCLAIMER - SEE [HOME PAGE](#)

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National Scenic Area Site Review Application Narrative

Address: No site Address; located directly north of NE Hurt Road and adjacent to 30649 NE Hurt Road

Map: 1 North, 4 East, 32B

Taxlot: 2200

Alt. Account #: R053501970

Site Size: 19.42 acre

Zoning: Gore General Residential (GGR-10)

Landscape Setting: Rural Residential in Pastoral

Proposal: Construct a new single family dwelling and accessory building in the National Scenic Area

Contact: Rick Ray or Erica Dunn

MCC 38.3025 (A) (1) – The site is a legally created parcel that is not adjacent to land designated GGA or GGF. The proposed development includes a single family residence.

MCC 38.3025 (A) (2) – The site is a legally created parcel that is not adjacent to land designated GGA or GGF. The proposed development consists of a single family residence and small, 900sf accessory building. The combined footprint of all accessory buildings is less than 1,500sf and do not exceed 24 feet in height.

MCC 38.3025 (A) (3) (a) (b) – The proposed accessory building is 900sf and the height is 17'-6". There are no other accessory buildings on the site.

MCC 38.3025 (A) (3) (a) (b) – The height of the proposed accessory building does not exceed 24 feet in height.

MCC 38.3025 (A) 4) – There are no temporary dwellings as part of the proposed development.

MCC 38.3025 (A) (5) – There is no construction or reconstruction of roads as part of the proposed development.

MCC 38.3025 (A) (6) – There is no new cultivation as part of the proposed development.

MCC 38.3025 (A) (7) – There are no land divisions as part of the proposed development.

MCC 38.3025 (A) (8) – There is no placement of structures necessary for continued public safety or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event as part of the proposed development.

MCC 38.3025 (A) (9) – There are no property line adjustments as part of the proposed development.

MCC 38.3025 (A) (10) – There are no resource enhancement projects for the purpose of enhancing scenic, cultural, recreation, and/or natural resources as part of the proposed development.

MCC 38.3025 (A) (11) – There are no agricultural structures as part of the proposed development.

MCC 38.3025 (A) (12) – There are no agricultural buildings in conjunction with current or proposed agricultural uses as part of the proposed development.

MCC 38.3025 (A) (13) – There are no additions to existing buildings as part of the proposed development.

MCC 38.3025 (A) (14) – There are no docks and boathouses as part of the proposed development.

MCC 38.3025 (A) (15) – There is no removal/demolition of structures 50 or more years old, including wells, septic tanks and fuel tanks, as part of the proposed development.

MCC 38.3025 (A) (16) – There is no consolidation of Parcels and Lots as part of the proposed development.

MCC 38.3025 (A) (17) (a) (b) – The photovoltaic system included as part of the proposed development is accessory to the single family residence that is permitted in this zoning district. It is not a commercial power generating facility, it meets all special district requirements, and is mounted to the roof of the single family residence. The overall height of the solar energy system does not exceed the peak of the roof of the building on which it's mounted.

MCC 38.3025 (A) (17) (b) – The overall height of the solar energy system does not exceed the peak of the roof of the building on which it's mounted.

MCC 38.3025 (A) (17) (c) – There are no wind turbine systems as part of the proposed development.

MCC 38.3060 (A) – The proposed development is on a 19.42 acre lot that exceeds the minimum required lot size of 10 acres.

MCC 38.3060 (B) – The portion of the street which would accrue to the lot if the street were vacated is include in the lot area calculation.

MCC 38.3060 (C) – The proposed development includes lots that meet the minimum yard dimensions of 30 foot front yards, 10 foot side yard, 30 foot street side yard, and 30 foot rear yard. The proposed development has a maximum height of 16' which is less than the maximum allowable of 35 feet. The front lot line length is 134 feet which exceeds the required minimum of 50 feet.

MCC 38.3060 (D) – The abutting street has sufficient right-of-way width to serve the area.

MCC 38.3060 (E) – There are no barns, silos, windmills, antennae, chimneys, or similar structures that exceed the height requirement as part of the proposed development.

MCC 38.3085 – The proposed off-street parking meets the requirements of MCC 38.4100 through MCC38.4215.

MCC 38.3090 – The proposed development is on a lot that abuts a street and the site access has been determined to be safe and convenient for pedestrians, passengers, and emergency vehicles.

MCC 38.3095 – There are no signs as part of the proposed development.

MCC 38.7035(A) (1) – Given the steepness of the existing site (between 10-40% in most areas, see Exhibit A), to minimize grading activities the proposed residence and accessory building have been sited towards the natural ridge line of the site where the topography flattens out to less than 10% slope. This is similar to adjacent developments as seen in the attached aerial, Exhibit B. The new driveway crosses the site in order to follow the existing contours as much as possible to minimize cutting and filling. This is similar to the property immediately adjacent to the east of the site as seen in exhibit B.

MCC 38.7035(A) (2) – The scale of both the proposed residence (2,862sf), the attached garage (836sf) and the accessory building (900sf) is compatible with the general scale of similar buildings nearby, see Exhibit C for a list of the areas of adjacent properties as found on Portland Maps. Additionally, as a single story with a maximum height of 16'-0", the proposed residence is shorter than adjacent residences which are primarily two-story buildings. This lower height allows the building to tuck in to the existing landscape rather than breaking the skyline.

MCC 38.7035(A) (3) – There is no new vehicular access point to the Scenic Travel Corridors as part of the proposed development. A new single driveway will be required to provide access on to NE Hurt Road. See site plan for location.

MCC 38.7035(A) (4) – The property owners will be responsible for the proper maintenance and survival of any required vegetation.

MCC 38.7035(A) (5) – The site plan contains all information required to determine compatibility with the landscape setting for the proposed development.

MCC 38.7035(A) (6) – There is no new production and/or development of mineral resources and expansion of existing quarries as part of the proposed development.

MCC 38.7035(A) (7) – There is no new production and/or development of mineral resources and expansion of existing quarries as part of the proposed development.

MCC 38.7035(B) – The proposed residence and accessory building are located within the Columbia River KVA overlay. The buildings have been sited to avoid the Historic Columbia River Highway KVA and the Larch Mountain KVA (see Exhibits D, E, and F).

MCC 38.7035(B) (1) – To ensure the proposed residence and accessory building are visually subordinate to their setting, as seen from the Columbia River KVA, the new residence and accessory building have been tucked in to existing tree cover to provide significant screening on the north side of the buildings. A minimal number of trees will be removed as part of the development (see site plan for removed trees) and additional evergreen trees added to increase screening along the lower northern property line (see site plan for removed and added trees). The massing of the residence has been broken down to give the appearance of a cluster of smaller structures along the edge of a meadow, rather than a single large mass, in fit the character of the site's Pastoral setting. Additionally, the proposed residence and accessory building are both single story to minimize their height and allow them to sit higher on the site (in order to be located on the flattest area of the property) while avoiding breaking the skyline of the existing landscape as viewed from the Columbia River KVA. Low reflectivity finishes and dark earth tone colors have been selected so the new buildings maintain sub-ordinance to the existing landscape as seen from the Columbia River. Additionally, windows have been minimized and separated to avoid large sections of continuous glass on the north side of the structures (the side facing the Columbia River KVA) to avoid glare and reflectivity.

MCC 38.7035(B) (2) – See MCC 38.7035(B) (1) above.

MCC 38.7035(B) (3) – The proposed development is smaller in scale than recent development on adjacent sites (See Exhibit C).

MCC 38.7035(B) (4) – Please see the Exterior Elevations, Sections, and the material samples for a description of the proposed building height, shape, exterior building materials and exterior lighting locations. Please see the Site Plan for a description of the proposed landscape. Exterior finishes/colors include:

- Roof – Pac Clad Snap On Standing Seam 12" Roof Panels; prefinished in Dark Bronze
- Primary Siding – Metal Sales US T10-C wall panel, prefinished in custom color - Benjamin Moore Dragon's Breath, #1547
- Secondary Siding – James Hardie Smooth Panel siding painted in Benjamin Moore Dragon's Breath #1547; see Exterior Elevations for panel locations. Panel joints to be painted to match adjacent panels
- Accent Siding – Weathered Steel panels; see Exterior Elevations for location.
- Accent Siding – Cedar ship Lap Siding - Timber Pro Semi-Transparent Series, Teak #104; see Exterior Elevations for locations
- Trim (at all doors, windows, and material transitions) – Boral trim painted Benjamin Moore Mopboard Black, #CW-680

- Soffits - Cedar ship Lap Siding - Timber Pro Semi-Transparent Series, Bark #152
- Windows and doors by Zola, Jet Black RAL# 9005; see cutsheets for reflectivity
- Light fixtures to be shielded downlights; see Floor Plan for locations
- Accessory Building – Web Steel Buildings Northwest; Metal Roof and Siding in Dark Brown

MCC 38.7035(B) (5) – There are no proposed mining or associated activities on the property.

MCC 38.7035(B) (6) – The buildings have been sited on the property to minimize visibility from the Columbia River KVA. The proposed residence and accessory building have been located at the edge of an existing meadow that backs on to a large wooded area to the north and a smaller wooded area to the west, respectively. These forested areas form a visual barrier between the buildings and the Columbia River KVA. They are also sited to be completely outside of the Larch Mountain KVA and the Historic Columbia River Highway KVA (see attached KVA studies). Additionally, the buildings are sited to take advantage of the flattest area of the site (towards the natural ridge line), to minimize site grading, while also sitting down into the landscape to avoid being the highest point on the property. The buildings were not located in the middle of the large wooded areas at the north and south ends of the property to minimize the number of trees that would need to be removed for the development and because these areas are held in the Small Tract Forestland Program (ORS 321.700-754).

MCC 38.7035(B) (7) – As described above, the buildings are located in an existing clearing that backs on to existing wooded areas. The proposed locations provide a naturally level area on which to build in order to minimize site grading and allow the buildings to be tucked in to the meadow's natural edge while maintaining the existing wooded area on the north portion of the site to achieve visual sub-ordinance from the Columbia River KVA. Additionally, the residence is near the natural ridge line where the site is the flattest, but not at the highest point on the site to allow the residence to maintain its sub-ordinance to the natural landscape.

MCC 38.7035(B) (8) – Existing tree cover screening the proposed residence and accessory building from the Columbia River KVA will be retained as specified in MCC 38.0735(C). To protect existing vegetation, all grading activity will be kept beyond the canopy of the trees as much as possible to avoid damage to the root structure. Existing trees to be removed for the development are primarily deciduous and do not provide screening from the Columbia River KVA.

MCC 38.7035(B) (9) – The locations of the proposed buildings were selected to provide a dwelling site with enough level ground to support the proposed structures and site circulation to minimize the amount of cutting and filling required for the development. The driveway was sited to cross the site in order to work with the existing contours and to minimize the visibility of cut banks and fill slopes from the Columbia River KVA. On the eastern side of the proposed residence, a two tier natural rock wall will retain the earth to allow the building to set down in to the site to provide visual sub-ordinance to the landscape. The rock wall will allow for a gradual blending of the grade around the eastern side of the house to blend naturally with the landscape.

MCC 38.7035(B) (10) – To minimize the reflectivity of the building as seen from the Columbia River Gorge KVA, low-reflectivity finishes were selected for all exterior materials. All paints will be low reflectivity, with a maximum SRI of 0 and reflectivity of .06 for the metal panels on the roof and SRI of 27 for the metal panels on the walls. The use of metal panel on the north side of the building, the side visible from the Columbia River KVA, has been minimized with the use of horizontal wood siding and fiber-cement panels. All north facing metal panel is located on the eastern portion of the building where there is a greater percentage of existing landscape screening. The selected style of metal panel also has deep shadow lines to break up the massing of the material. Accent panels of matte, weathered steel help to further break up the amount of north facing metal panel. All solar panels are oriented facing south, away from the Columbia River Gorge, and are not visible from the KVA. Additionally, windows have been minimized and separated to avoid large sections of continuous glass on the north side of the structures (the side facing the Columbia River Gorge KVA) to avoid glare and reflectivity. The largest continuous expanse of windows is 54 square feet however the specified triple-paned windows have large sashes (typically 3"

on all sides) which reduces the actual amount of continuous glazing for this section of window to just 44 square feet.

MCC 38.7035(B) (11) – All exterior lighting will be directed downward with all bulbs shielded and hooded to avoid glare. Fixture locations and light levels were selected to provide the minimum required footcandles to provide safe access around the building. The fixture finish is to be matte/textured black. See floor plans and elevations for fixture locations.

MCC 38.7035(B) (12) – The selected colors for both the proposed residence and accessory building are dark earth tones in the dark brown to dark green range to blend in with the existing fir trees on site. Accents of weathered steel help to breakdown the massing of the building and blend in with the fall colors of the deciduous trees on site. The specific colors include:

- Main Body Color - Benjamin Moore Dragon's Breath, 1547 – Similar to A9 in the Scenic Area Handbook
- Accent Body Colors –
 - Benjamin Moore Mopboard Black, CW-680 – Similar to 1B in the Scenic Area Handbook
 - Timber Pro Semi-Transparent Series, Teak #104 for the areas of wood siding and Bark #152 for the wood soffits – Similar to 14B in the Scenic Area Handbook
 - Weathered Steel Panels – Similar to 13B in the Scenic Area Handbook
- Roof Color – Duracoat Dark Bronze – Similar to 15A in the Scenic Area Handbook
- Window/Door Color – Jet Black (RAL# 9005)– Similar to 16A in the Scenic Area Handbook
- Accessory Building Roof and Siding - Dark Brown – Similar to 15A in the Scenic Area Handbook

MCC 38.7035(B) (13) – There are no additions to existing buildings as part of this proposed development.

MCC 38.7035(B) (14) – There are no modifications to existing significant historic structures as part of this proposed development.

MCC 38.7035(B) (15) – Similar to adjacent properties (see Exhibit B), due to the steepness of the site and in order to avoid excessive cutting in to the landscape, the proposed buildings are sited towards the top of the existing bluff where the slope of the land flattens out to a maximum 10% slope. To maintain sub-ordinance to the existing landscape, the building is not located at the highest point of the site. The silhouette of the proposed residence stays below the skyline of the existing landscape as seen from the Columbia River KVA due to the large forested area on the north portion of the property that is held in in the Small Tract Forestland Program (ORS 321.700-754).

MCC 38.7035(B) (16) – There is no alteration to buildings built prior to November 17th, 1986 as part of the proposed development.

MCC 38.7035(B) (17) – While there is currently adequate screening along the lower north property line to screen the residence and accessory buildings from the Columbia River KVA, the existing trees are primarily located on the neighboring property. To provide appropriate screening within the bounds of the subject property, additional evergreen trees will be planted along this property line to increase the screening from the Columbia River KVA. The new trees are of a species and size recommended for this landscape setting consistent with MCC 7035(C). Please see the Landscape Plan for new tree species, sizes, and locations.

MCC 38.7035(B) (18) – The proposed development is not on land designated GMA Forest.

MCC 38.7035(B) (19) – There are no new main lines for the transmission of electricity, gas, oil, other fuels, or communications, as part of the proposed development except to serve an individual user.

MCC 38.7035(B) (20) – There are no new communication facilities as part of the proposed development.

MCC 38.7035(B) (21) – There are no new communication facilities as part of the proposed development.

MCC 38.7035(B) (22) – There are no new overpasses, safety and directional sign or other road or highway facilities as part of the proposed development.

MCC 38.7035(B) (23) – The proposed development is set back more than 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam.

MCC 38.7035(B) (24) – To keep the proposed structures from being located on lands with slopes in excess of 30%, the proposed development is located near the natural ridge line where the topography naturally flattens to 10% or less slope.

MCC 38.7035(B) (25) – The proposed development involves more than 100 cubic yards of grading on site. A grading plan has been submitted as part of this application. The proposed residence and accessory building have been sited to minimize cutting and filling. At the eastern end of the residence, where the most grading will be required, a two tiered natural rock retaining wall (both lower than 4' in height) will allow the revised grading to gradually blend with the existing site. Additionally, the proposed driveway crosses the site to work with the existing topography and minimize the cutting and filling.

MCC 38.7035(B) (26) – There is no expansion of existing quarries or new development of mineral resources as part of the proposed development.

MCC 38.7035(B) (27) – There is no expansion of existing quarries or new development of mineral resources as part of the proposed development.

MCC 38.7035(B) (28) – There is no expansion of existing quarries or new development of mineral resources as part of the proposed development.

MCC 38.7035(B) (29) – There is no expansion of existing quarries or new development of mineral resources as part of the proposed development.

MCC 38.7035(C) (1) (a)– The proposed residence and the accessory building have been sited to the edges of the existing meadows on the site.

MCC 38.7035(C) (1) (b) (1)– The majority of the existing tree cover screening the development from the Columbia River KVA shall be retained. Trees removed for site development are primarily deciduous and do not provide screening during the winter. Additional trees have been added along the lower north property line to increase the density of the existing tree cover and provide adequate screening within the bounds of the subject property.

MCC 38.7035(C) (1) (b) (2)– Vegetated landscaping shall retain the open character of the existing fields. New trees have been located only adjacent to existing tree screening to create a denser background of tree cover.

MCC 38.7035(C) (1) (b) (3)– The selected species, Vine Maples, Evergreen Huckleberry, and Golden Currants, are native to the setting or commonly found in the area.

MCC 38.7035(C) (1) (b) (4)– The selected species Austrian Pine and Evergreen Huckleberry are both coniferous to provide winter screening.

MCC 38.7035(C) (1) (c) – There are no recreational uses included as part of the proposed development.

MCC 38.7035(C) (2) (a-c) – Not applicable

MCC 38.7035(C) (3) (b) – The existing tree cover screening the development from the Columbia River KVA shall be retained. Trees removed for site development are primarily deciduous and do not provide screening during the winter. Additional trees have been added along the lower north property line to increase the density of the existing tree cover.

MCC 38.7035(C) (3) (b) (2)– Vegetated landscaping shall retain the open character of the existing fields. New trees have been located only adjacent to existing tree screening to create a denser background of tree cover.

MCC 38.7035(C) (3) (b) (3)– The selected species Vine Maples, Evergreen Huckleberry, and Golden Currants are all native to the setting or commonly found in the area.

MCC 38.7035(C) (3) (b) (4)– The selected species Austrian Pine and Evergreen Huckleberry are both coniferous to provide winter screening.

MCC 38.7035(C) (3) (c) – There are no recreational uses included as part of the proposed development.

MCC 38.7035(C) (4-8) – Not applicable



MULTNOMAH COUNTY OREGON



DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S E MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

September 30, 1987

Ron Sunseri
c/o 20/20 Properties
16502 SE Division Street, Suite A
Portland, Oregon 97236

RE: Lots 19-East and 12, Banner Acres

Dear Mr. Sunseri:

You have asked about the status of two lots in Banner Acres (Lots 19-East and 12). Our Exclusive Farm Use zone is placed on these lots and they are less than the minimum lot size, but they are Lots of Record. In order for these two lots to be separate Lots of Record they must have been in separate ownership prior to August 14, 1980, as required by MCC 11.15.2018. Attached are the recorded contracts which make it clear that the lots were sold into separate ownership in 1969 and in 1972. Therefore, each lot is eligible for application for a resource or non-resource dwelling. Due to the fact that Lot 12 already has a home on it, Lot 19-East is the one which could apply. Due to the small size of the parcel the resultant dwelling would most likely need to be approved as a non-resource dwelling under MCC 11.15.2012(B)(3) which requires a public hearing before the Planning Commission. So I cannot at this time certify that a home can be built, only that an application can be made.

Mr. Suñseri

Page 2

September 30, 1987

In addition, your client should be aware that this area is within a General Management Area of the Columbia Gorge National Scenic Area. Their approval for any building will also be required. Your client should contact Jurgen Hess of the US Forest Service at 386-2333 in Hood River (Waucoma Center, Suite 200, 902 Wasco Avenue, Hood River, 97031).

Sincerely,

MULTNOMAH COUNTY DIVISION OF PLANNING AND DEVELOPMENT



Lorna Stickel, Planning Director

LS:sec/0970L

cc: Jurgen Hess, US Forest Service
Waucoma Center, Suite 200
902 Wasco Avenue, Hood River, 97031

Enclosure - Map
Copy of Two Contracts

THIS MAP IS FURNISHED AS A CONVENIENCE IN LOCATING PROPERTY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY ACTUAL SURVEY



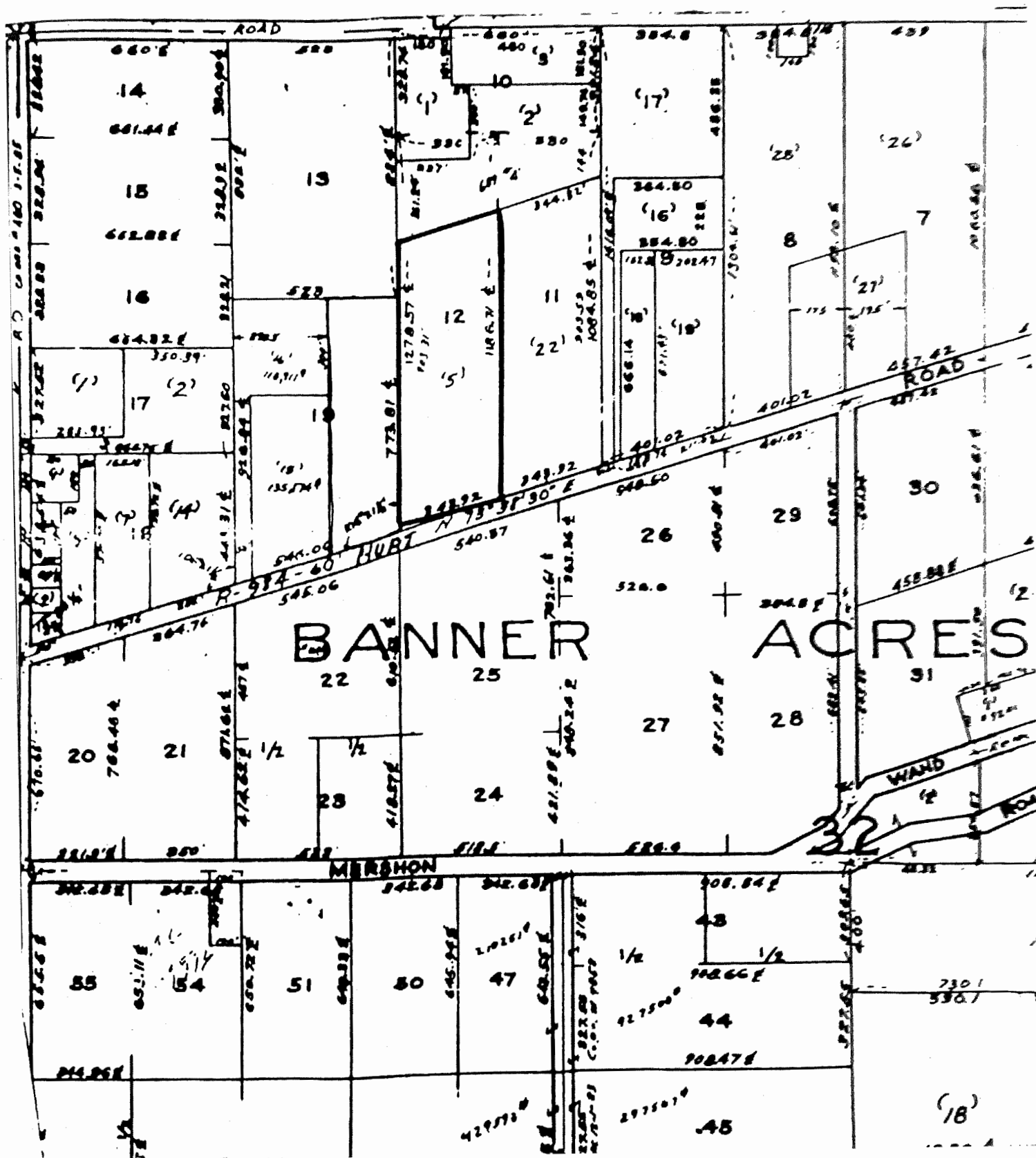
First American Title Insurance Company of Oregon

an assumed business name of TITLE INSURANCE COMPANY OF OREGON

310 S.W. FOURTH AVENUE, PORTLAND, OR 97204

(503) 222-3851

BANNER AC
321N4E



9

THIS CONTRACT, Made the 6th day of June, 1969, between
JOHN F. BECK and KARY BECK, husband and wife
of the County of Multnomah and State of Oregon hereinafter called
the first party, and MELANIE C. FREESTON, an unmarried woman
of the County of Multnomah and State of Oregon hereinafter called the second party,
WITNESSETH, That in consideration of the stipulations herein contained and the payments to be made
as hereinafter specified, the first party hereby agrees to sell, and the second party agrees to purchase, the follow-
ing described real estate, situate in the County of Multnomah State of Oregon to-wit:

Beginning at a point on the Westerly line of said Lot 12, lying North 903.31 feet from a one-half inch iron pipe situated at the intersection of the Northernly line of North Road and the Westerly line of said Lot 12; thence North 60 degrees 08' 30" East 689.64 feet, more or less, to the Easterly line of said Lot 11; thence North along said Easterly line 144 feet to the Northeast corner thereof; thence West 660 feet along the Northernly line of Lots 11 and 12 to the Northwest corner of Lot 12; thence South 344.00 feet to the point of beginning.

Printed by
The Insurance Company

Twenty for the current year shall be prorated between the parties hereto as of the date of this contract. The second party, in consideration of the premium, hereby agrees to pay all taxes hereafter levied and all public and municipal liens and statements hereafter lawfully imposed upon said sale premises, all property and before the same or any part thereof become said due, that he will keep the same in good repair and will be responsible for the same. The first party agrees to pay the sum of \$15,000.00 in a company or companies satisfactory to first party, and will have all policies of insurance on said property made payable to the first party as first party's interest may appear and will deliver all policies of insurance on said premises to the first party as soon as insured.

In case the second party or those claiming under him, shall pay the several sums of money aforesaid, punctually and at the times above specified, and shall perform all and singular the covenants and stipulations aforesaid according to the true intent and force thereof, then the first party shall deliver unto the other of the second party, upon receipt by the said second party either an Abstract showing marketable title to the Title Insurance Policy insuring title as of (his) or subsequent date and a good and lawful deed of conveyance, conveying said premises in fee simple, free and clear of encumbrances, excepting however, the above mentioned taxes and assessments.

and all liens and encumbrances created by the second party, or second party's assignee.

That in case the second party shall fail to make the payments aforesaid or any of them, punctually and upon the strict terms and at the times there specified or fail to keep any of the other terms or conditions of this agreement, time of payment and strict performance being declared to be of the essence of this agreement, then the first party shall have the following rights: (1) to declare this agreement null and void and to recover the sum of \$100,000.00 (one hundred thousand dollars) as liquidated damages, to be paid in cash and payable and (2) to foreclose this contract by suit in equity and in any of such cases, all the right and interest hereby created or hereafter in favor of the second party, derived under this agreement, shall strictly cease and determine, and the premises aforesaid shall revert to the first party, without any further act by the first party, if the second party shall fail to perform the obligations hereunder performed and without any right of the second party of reclamation or compensation for money paid or for improvements made as absolutely null and perfectly so if this agreement had never been made.

[illegible]

dollars if FORTY FOUR THOUSAND AND 110/100 Dollars (\$44,000.00)
IN WITNESS WHEREOF, The said parties have hereunto set their hands in duplicate the day and
year first above written.

82846

Notary Public for Oregon
My commission expires April 29, 1973

On this _____ day of _____, 19:69
public in and for said county and state, personally appeared the within
John F. Beck and Mary Beck _____
described in and who executed the within instrument and
_____ executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal this day and year last above written.

STATE OF OREGON,

CONTRACT

BETWEEN
Beck

Wheat

1. John B. WELLS, Director, Department of Domestic and International Security, and Secretary of the Council for the United States, do hereby certify that the within statement of WELLS was received for record and is correct in the record of said Council of

COFFED

RECEIVED
JAN 10 1964

281 1837

2

2334 S. E. 66th
Portland, Oregon

19

[illegible]

RECEIVED PAYMENTS ON WITHIN CONTRACT, AS FOLLOWS:

65-1007-100

EXCEPTION NO. 5

10

27

82

E. 224.7 g lt 19 Danner ac
ADP 1625 734

80J 1625114 734

and GEORGE PARK WOODWORTH and MARTHA M. WOODWORTH, Husband and Wife, _____
hereinafter called the buyer.

That portion of Lot 19 of Banner Acres in Multnomah County, Oregon, containing approximately 3.998 acres, described as follows:

for the sum of TWELVE THOUSAND _____ Dollars (\$12,000.00.)
(hereinafter called the purchase price), on account of which FIVE THOUSAND _____
Dollars (\$5,000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the
seller); the buyer agrees to pay the remainder of said purchase price (to-wit: \$7,000.00. _____) to the order
of the seller in monthly payments of not less than FIFTY _____
Dollars (\$50.00) each.

payable on the 1st day of each month hereafter beginning with the month of May, 1972, and continuing until said purchase price is fully paid. All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of Six per cent per annum from May 1, 1972 until paid, interest to be paid monthly and ^{the sum of \$100.00} being included in the minimum monthly payments above required. Taxes on said premises for the current tax year shall be pro-rated between the parties hereto as of the date of this contract.

[illegible][illegible][illegible][illegible]

The buyer hereby agrees that failure by the seller at any time to require performance by the buyer of any payments hereunder shall in no way affect his right to demand as payment the sums now and then due from the buyer at any time or any amount of any payments hereunder in full as a matter of any law.

The true and correct consideration paid for this invoice, stated in terms of dollars, is \$ 12,000.00..

It is hereby agreed and covenanted by and between the parties hereto that the Buyer agrees to pay such taxes as the county may levy or impose on property in the town of Pleasant in and near to or across and if agreed to hereon then any poll taxes or duties at the time of sale, the Buyer further covenants to pay such taxes on any additions made about said lands, and the Buyer agrees to pay such taxes on any additions made about said lands.

in answering the question, it is understood that the writer to the buyer there is more than one person, that if the covered is required, the buyer for payment shall be held to accept and reject the goods, the measure the measure and the measure, and that generally all commercial contracts shall be based upon the measure of the measure and the measure.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; If either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed thereto by its officers duly authorized thereunto by order of its board of directors.

W. F. W. & P. H. L. #

John F. Back — George Park Woodworth

Stamm, Becke, N. 1. 10. 1914

Mary Beck Martha N. Woodward

... ..

and Government from the 1980s to today shows the contract will become a key tool to keep the purchase of a business or stock from being taken from the 1980s to today.

2 1092 7

Downloaded from <http://ajph.org/> on November 10, 2015

60262

[illegible]



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



HILLSIDE DEVELOPMENT PERMIT (HDP) APPLICATION: GEOTECHNICAL RECONNAISSANCE AND STABILITY PRELIMINARY STUDY

Note: Response to each question below must be completed or verified by a Certified Engineering Geologist or Geotechnical Engineer, including a State of Oregon Registration Stamp and Number in the space provided on page four. The HDP form 1 addresses Multnomah County Code Section .5515(A)(3), Hillside Development Permits.

Site Address: Address not assigned. Adjacent to 30649 NE Hurt Road.

Legal Description: Banner Acres, Lot 12 and 19, TL 2200 (R111632)

Property Owner's Name: Richard A. Ray

Firm Preparing Report: GEO Consultants Northwest, Inc.

Address: 824 SE 12th Street

City: Portland **State:** Oregon **Zip:** 97214

Preparer's Name: Paul A. Crenna CEG

Phone Number: 503-245-8342

GENERAL PROPERTY INFORMATION

- I. a. Maximum Slope on Property: 2.6V:1H Area in which it is located: East-central portion
Average Slope of Property: 5H:1V
- b. Are there any wetlands or streambeds on the property? (Please Circle) Yes ☐ No ☒
If yes, please show on topographical survey or sketch.
- c. Volume of soil or earth material disturbed, stored, disposed of or used as fill: 3,032 cubic yards
- d. Total area of proposed ground disturbance:
26,978 (square feet) 0.62 (acres)

Were building plans considered when completing this form? (Please Circle) ☒ Yes ☐ No

If yes, please note the author and date the plans were prepared.

Proposed Conditions Site Plan by Ecological Engineering LLC, undated (attached)

2. What is the general topography of the property? Please attach a topographic survey or sketch with pertinent notes.

Homesite on top of broad, gentle ridgeline. Access driveway from Hurt Road traverses gentle to moderate slope inclined between 5H:1V and 2.6H:1V. Topographic survey shown in attached Site Plan.

3. Are there any visible signs of instability or other potentially adverse site features (Landslides, slumps, mud flow, creep, ravines, fills, cuts, seeps, springs, ponds, etc.) within the surrounding area for a minimum distance of 100 feet beyond the subject property boundaries? Describe and indicate on attached topographic survey or sketch.

None.

4. Is any earthwork proposed in connection with site development?

(Please Circle) ☒ Yes ☐ No

If yes, please indicate depth and extent of cuts/fills; describe fill types.

Cut for driveway alignment is 2 to 7 feet deep and creates 2H:1V cut slope above roadbed. Fill is limited to imported crushed gravel baserock in 12-foot-wide travel lane and drainage ditch, and shallow landscaping fills around perimeter of home. Cut material to be hauled offsite.

5. In your opinion, will the proposed earthwork cause potential stability problems for the subject and/or adjacent properties?

(Please Circle) Yes ☒ No

IF YES, EXPRESS PROBABILITY:

(Please Circle) Very Probable Possibly Possible, but remote

If Very Probable or Possibly, please explain.

6. In your opinion, will the proposed development (structures, foundations, parking area, streets, etc.) create potential stability problems for the subject and/or adjacent properties?

(Please Circle)

Yes

☒ No

IF YES, EXPRESS PROBABILITY:

(Please Circle)

Very Probable

Possibly

Possible, but remote

If Very Probable or Possibly, please explain.

7. In your opinion would the subsurface disposal of sewage effluent on the site (i.e., drain fields) have an adverse affect on stability of the site or adjacent area?

(Please Circle)

Yes

☒ No

IF YES, EXPRESS PROBABILITY:

(Please Circle)

Very Probable

Possibly

Possible, but remote

If Very Probable or Possibly, please explain.

8. If answer is Very Probable or Possibly to questions 4 or 5, is it your opinion, on the basis of a visual evaluation, that adequate stability might be achieved by preferred siting of the development, alternative foundation support, earthwork, drainage, etc.?

(Please Circle)

Yes

No

If yes, please explain.

9. Do you recommend additional geotechnical studies (i.e., mapping, testing pits or borings, stability analysis, etc.) prior to site development?

(Please Circle)

Yes

☒ No

Open, 5-foot-deep, septic pits
expose stiff to very-stiff silt
soil.

If yes, please explain.

By signing and affixing the required stamp below, the Certifying Engineering Geologist or Geotechnical Engineer certifies that the site is suitable for the proposed development.

Signature

Paul A. Crenna

Date

8/3/17

Affix Seal Here



RENEW 10/31/17

August 3, 2017

Richard A. Ray
30649 NE Hurt Road
Troutdale, Oregon 97060

**Subject: Geotechnical Consultation
Ray and Philipsborn Residence
GCN Project 1231**

This letter transmits GEO Consultants Northwest's (GCN) completed Multnomah County Hillside Development Permit Application HDP-1 Form for the proposed custom home project on NE Hurt Road. The form was prepared in general accordance with our Professional Services Agreement dated June 15, 2017.

Our responses on the HDP-1 Form were based on a field reconnaissance site visit and review of the attached Site Plans showing the proposed construction. The Form complies with MCC33.5515(E)(3). GCN should observe the final grade for the driveway at the completion of construction to verify soil conditions and revise our conclusions and recommendations, if necessary.

LIMITATIONS

This report was prepared for the exclusive use of Richard A. Ray and members of the design team for this specific project. It should be made available to prospective contractors for information on the factual data only, and not as a warranty of subsurface conditions, such as those discussed in this report.

Unanticipated soil conditions are commonly encountered and cannot fully be determined by exploratory methods. Such unexpected conditions frequently require that additional expenditures be made to attain properly-constructed projects. Therefore, a contingency fund is recommended to accommodate the potential for extra costs.

Within the limitations of the scope of work, schedule, and budget, the analyses, conclusions, and recommendations presented in this report were prepared in accordance with generally-accepted professional geotechnical engineering principles and practice in this area at the time this report was prepared. We make no warranty, either express or implied.

◆ ◆ ◆

(over)

Richard A. Ray
Geotechnical Consultation
Ray and Philipsborn Residence

August 3, 2017
GCN Project 1231

We appreciate the opportunity to be of continued service to you. Please call if you have questions concerning this report or if we can provide additional services.

Sincerely,
GEO Consultants Northwest, Inc.

A handwritten signature in blue ink, appearing to read "Paul A. Crenna", with a long horizontal flourish extending to the right.

Paul A. Crenna CEG
Engineering Geologist

Attachments: Multnomah County HDP-1 Form
Existing Conditions Site Plan Sheet 1
Proposed Conditions Site Plan Sheets 2, 3 & 4



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

**Hillside
Development Permit
(HDP) Work Sheet**

**Associated
Active Cases:**

Instructions for Applicants:

This questionnaire has been put together to assist you in preparing an application for development within the Hillside Development Overlay. While not required, we encourage you to consult with an Oregon licensed Certified Engineering Geologist or Geotechnical Engineer when completing this form. Information in this worksheet is intended to supplement the Geotechnical Report or Geotechnical Reconnaissance Survey [HDP Form 1]. The responses and supporting documents you provide will be the basis for determining whether or not your application satisfies the Hillside Development criteria.

GENERAL INFORMATION

Project Description: Single family home for Richard A. Ray

Site Address or Legal Description: Banner Acres, Lot 12 & 19, TL 2200 Average Slope of Property (%): 22%

Maximum Slope on Property (%): 40% Area in which it is located: Center of property

Surface area disturbed
(square feet and acres)*: 27,093 sq. ft., 0.6220 acres Volume of excavation/fill (yd³): 3032 cubic yds.

Completed By: Richard A. Ray

Date: July 25, 2017

*Construction activities disturbing between 1 and 5 acres are automatically covered under the Oregon (DEQ) Department of Environmental Quality (NPDES) National Pollutant Discharge Elimination System Stormwater Discharge General Permit No.1200-CN. This relieves many applicants from also having to apply for a DEQ permit. Activities disturbing over 5 acres are not eligible for automatic coverage and are subject to additional permitting requirements by DEQ under the 1200-C program. Please ask the planning office for a copy of the "GENERAL PERMIT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM STORMWATER DISCHARGE PERMIT" provisions for more information on projects qualifying for automatic coverage.

SUBMITTAL REQUIREMENTS

This worksheet has been put together to assist you in addressing approval criteria. Additional information is required to submit an application. This includes a General Application Form, deeds, site plan, service provider forms and title report. Please reference the Hillside Development Permit Handout for a list of submittal and site plan requirements.

GEOTECHNICAL ANALYSIS

A Hillside Development Permit may be approved by the County only after the applicant provides one of the following. Please check the applicable box.

- ☐ Topographic information is enclosed showing the proposed development to be on land with average slopes less than 25 percent, and located more than 200 feet from a known landslide, and that no cuts or fills in excess of 6 feet in height are planned. High groundwater conditions shall be assumed unless documentation is available, demonstrating otherwise; or
- ☐ A geotechnical report prepared by a Certified Engineering Geologist or Geotechnical Engineer is attached certifying that the site is suitable for the proposed development. The report includes any specific investigations required by the County and recommendations for any further work or changes in proposed work which may be necessary to ensure reasonable safety from earth movement hazards; or

- ☒ An HDP Form– 1 completed, signed and certified by a Certified Engineering Geologist or Geotechnical Engineer with his/her stamp and signature affixed has been prepared indicating that the site is suitable for the proposed development.

NOTE: If the HDP Form– 1 indicates a need for further investigation, or if the Director requires further study based upon information contained in the HDP Form– 1, a geotechnical report as specified by the Director shall be prepared and submitted.

HDP APPROVAL STANDARDS

County approval of development plans must be based upon findings that the proposal adequately addresses the standards listed below. Some of the standards can be satisfied by checking the corresponding box. By checking a box, you are confirming that the statement applies to your project.

1. **Fill materials, compaction methods and density specifications shall be indicated. Fill areas intended to support structures shall be identified on the plan.**

- ☒ The fill materials, compaction methods and density specifications are included on the site plan or are described below. Fill areas intended to support structures are identified on the plan.
- ☐ There is no fill included in the proposed project.

All fill areas to be less than 4 feet deep, with slopes less than 20% (landscape fill).

No structures will be built on fill, and fill to be compacted as per code.

General fill area is to be west of the home site.

2. **Cut and fill slopes shall not be steeper than 3(H):1(V) (i.e. 33%) unless a geological and/or engineering analysis certifies that the steep slopes are safe and erosion control measures are specified.**

- ☒ Cut or fill slopes steeper than 33% have been certified as safe in the attached geological and/or engineering analysis. Appropriate erosion control measures are also specified in the analysis.
- ☐ There are no cut or fill slopes steeper than 33%.

3. **Cuts and fills will not endanger or disturb adjoining property.**

- ☒ A Geotechnical Reconnaissance (HDP Form 1) or geotechnical report has been prepared confirming that cut or fills will not endanger or disturb adjoining property.
- ☐ Cuts and fills will not endanger or disturb adjoining property for the following reasons:

Note: This issue is specifically addressed in the HDP Form 1 and you can rely upon the response by the Certified Engineering Geologist or Geotechnical Engineer that completed the form. A geotechnical report may or may not address the issue. If you need to prepare a response, please make sure to address any earthwork that is to occur close to a property line or storm run-off that will discharge off the property.

4. **The proposed drainage system will have adequate capacity to bypass through the development the existing upstream flow from a storm of 10-year design frequency;**

- ☒ A County Stormwater Certificate completed by an Oregon Registered Professional Engineer demonstrates that this standard has been satisfied (*Note: A Certificate must be submitted for projects involving more than 500 square feet of impervious surfaces*).

☐ There is no existing upstream flow of run-off.

5. Fills shall not encroach on natural watercourses or constructed channels unless measures are approved which will adequately handle the displaced stream flow for a storm of 10-year design frequency;

☐ Fill will encroach on a natural watercourse or constructed channel as shown on the site plan. As illustrated on the plan, and confirmed with the enclosed Stormwater Certificate, adequate measures will be put in place to handle the stream flow for a storm of 10-year design frequency. *(Note: A separate Flood Hazard Permit is required).*

☒ A site plan has been provided demonstrating that fill work will not encroach on natural watercourses or constructed channels.

6. On sites within the Tualatin River Drainage Basin, specific stormwater and erosion control standards apply. The Basin includes unincorporated rural areas west of Skyline Boulevard.

☐ The development site is outside of the Tualatin River Drainage Basin (skip to standard #7).

☐ The site is within the Tualatin River Drainage Basin and:

- Measures for controlling erosion and stormwater have been designed to perform as prescribed by the currently adopted edition of the City of Portland Erosion and Sediment Control and Stormwater Management Manuals; and
- The stormwater system has been designed to manage runoff onsite to the maximum extent possible; and
- Land-disturbing activities are at least a 100-foot from the top of the bank of a stream or ordinary high watermark (line of vegetation) of a water body, or a mitigation plan consistent with OAR 340 is enclosed for alterations within the buffer area.

(Note: For the mitigation plan, the County utilizes vegetated corridor provisions contained in Clean Water Services Design and Construction Standards manual. A copy of the manual is available on their website at <http://www.cleanwaterservices.org>. On slopes less than 25 percent, land disturbing activities can be approved to within 50 feet of a water body provided at least 80 percent of the intervening area is planted with native trees, shrubs, and groundcover that will achieve at least 50% canopy coverage at maturity. Mitigation must occur at a minimum 1:1 ratio to disturbed areas. If your site does not fall within these parameters, other options may exist which you can discuss with our staff.)

7. Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one time during construction. Please explain how the proposed development meets this standard.

There are no trees on the portion of the property with a slope in excess of 25%, so no trees will be removed from that area. As soon as grading is complete, grass will be replanted in disturbed areas.

8. Development Plans shall minimize cut or fill operations and ensure conformity with topography so as to create the least erosion potential and adequately accommodate the volume and velocity of surface runoff. Please explain how the proposed development meets this standard.

The only cut areas will be for the driveway as it traverses the steeper portion of the property and for the home site. Fill from those areas will be used on the property at a depth of less than 4', for landscaping and for smoothing out the grade of the driveway. A drainage system consisting of a driveway ditch and culverts has been designed to handle all stormwater runoff from the driveway and the portion of the site up slope that will drain to the driveway ditch for all storm flows up through the 25-year event.

9. **Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.**
(Note: Critical areas are typically soils that if exposed are likely to erode into drainageways or onto roads or nearby properties.)

☐ The attached erosion control plan includes the use of temporary vegetation and/or mulch to protect exposed soils.

☒ There will be no exposed critical areas. Please explain _____
Disturbed areas will be planted with grass immediately after grading is complete.

10. **Whenever feasible, natural vegetation shall be retained, protected, and supplemented. Please explain how the proposed development meets this standard.**

Only a few trees, planted by the property owner in 1992, will be removed, and those are from an area with slope less than 15%.
The hillside with the slope greater than 15% has been pasture for at least 90 years. This area will be replanted immediately.
We plan to use spray seeding, as seen along highway projects.

Also, check one of the following:

☒ The site plan provided shows that a 100-foot undisturbed buffer of natural vegetation will be retained from the top of the bank of a stream, or from the ordinary high watermark (line of vegetation) of a water body, or wetland; or

☐ Development will encroach within the 100 foot buffer. A mitigation plan is enclosed utilizing erosion control and stormwater measures prescribed by the currently adopted edition of the City of Portland Erosion and Sediment Control and Stormwater Management Manuals. The plan further meets surface water quality equivalent to those established for the Tualatin River Drainage Basin in OAR 340. (Note: See note under item #6 regarding mitigation plan requirements).

11. **Permanent plantings and any required structural erosion control and drainage measures will be installed as soon as practical. Please explain how the proposed development meets this standard.**

Disturbed areas will be planted with grass immediately after grading is complete.

12. **Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary. Please explain how the proposed development meets this standard.**

The only area with increased runoff will be where the driveway traverses the steeper portion of the property.
Through the use of culverts, this runoff will be dispersed on undisturbed areas the property and will not leave the prope

13. Sediment in the runoff water shall be trapped by use of debris basins, silt traps, or other measures until the disturbed area is stabilized.

- ☐ The site plan provided includes debris basins, silt traps, or other measures (specify: _____) which will be installed and maintained until the disturbed areas are stabilized.
- ☒ The development will not generate sediment laden run-off to warrant the installation of these measures. Please explain: _____

The flatter area below the proposed hillside development is the property owner's pastureland and forest. Run-off will be discharged to a vegetated filter strip approximately 300 feet long for infiltration and sediment removal before reaching the public right of way.

14. Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching or seeding. Please explain how the proposed development meets this standard.

Disturbed areas will be planted with grass immediately after grading is complete.

15. All drainage provisions shall be designed to adequately carry existing and potential surface runoff to suitable drainageways such as storm drains, natural watercourses, drainage swales, or an approved drywell system.

- ☐ Drainage improvements shown on the site plan have been designed to carry existing and potential surface runoff to the following drainageway: _____
- ☒ No drainage improvements are associated with the development.

16. Drainage swales used to divert surface water shall be vegetated or protected to minimize erosion.

- ☐ Drainage swales are being used and will be protected to minimize potential erosion. Method of protection: _____
- ☒ No drainage swales will be installed.

17. Erosion and sediment control devices shall be employed where necessary to prevent polluting discharges from occurring. These may include, but are not limited to:

- Energy absorbing devices to reduce runoff water velocity;
- Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule;
- Dispersal of water runoff from developed areas over large undisturbed areas.

- ☐ Erosion control devices of this type are being employed to prevent pollution discharges as shown on the site plan.

- ☒ No devices are needed to prevent pollution discharges from occurring. Please explain: _____
- Run-off will be discharged to a vegetated filter strip approximately 300 feet long for infiltration and sediment removal before reaching the public right of way.

18. **Disposed spoil material or stock-piled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; or by location at a sufficient distance from streams or drainageways; or by other sediment reduction measures.**

☒ As noted on the plan, stockpiled spoils or topsoil will be covered and are located such that they will not erode into nearby streams or drainages.

☐ Spoil material or topsoil will be removed as it is excavated and will not be stored on-site.

19. **Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, continuous site monitoring and clean-up activities. Please explain how the proposed development will meet this standard.**

We do not plan to use pesticides, fertilizers, petrochemicals, or wastewaters.

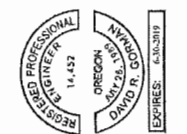
Solid wastes and construction chemicals will be disposed off-site.

20. **On sites within the Balch Creek Drainage Basin, land disturbing activities are limited to the period between May first and October first of any year. All permanent vegetation or a winter cover crop shall be seeded or planted by October first of the same year the development was begun; all soil not covered by buildings or other impervious surfaces must be completely vegetated by December first of the same year the development was begun. The following is a map depicting the boundaries of the Balch Creek Drainage basin.**

☐ The property resides within the Balch Creek Drainage basin. This application has been tailored with the understanding that land disturbing work will be limited to the period between May 1st and October 1st and that cover crops must be established within this timeframe.

☐ The property is not located within the Balch Creek Drainage Basin.

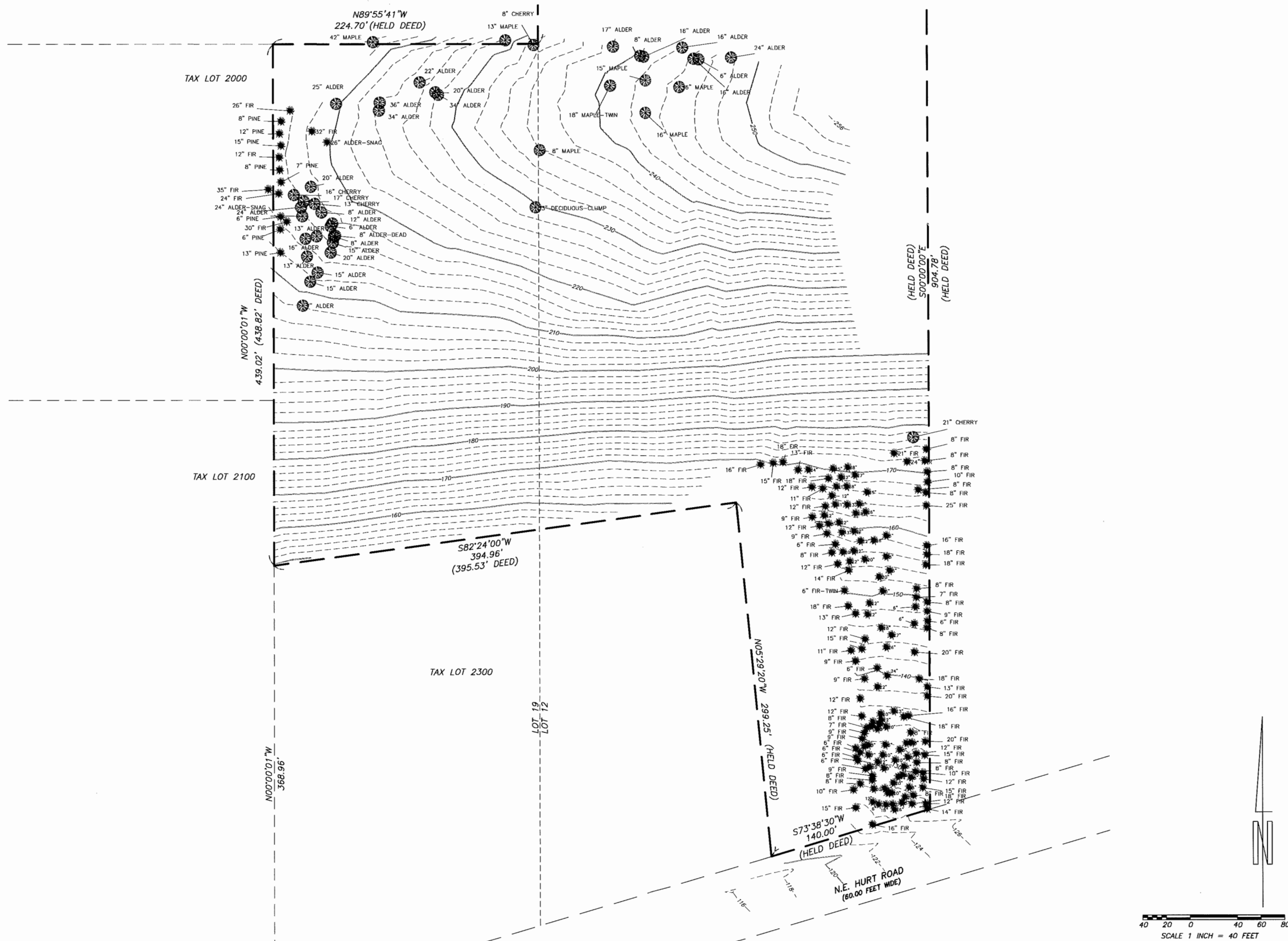




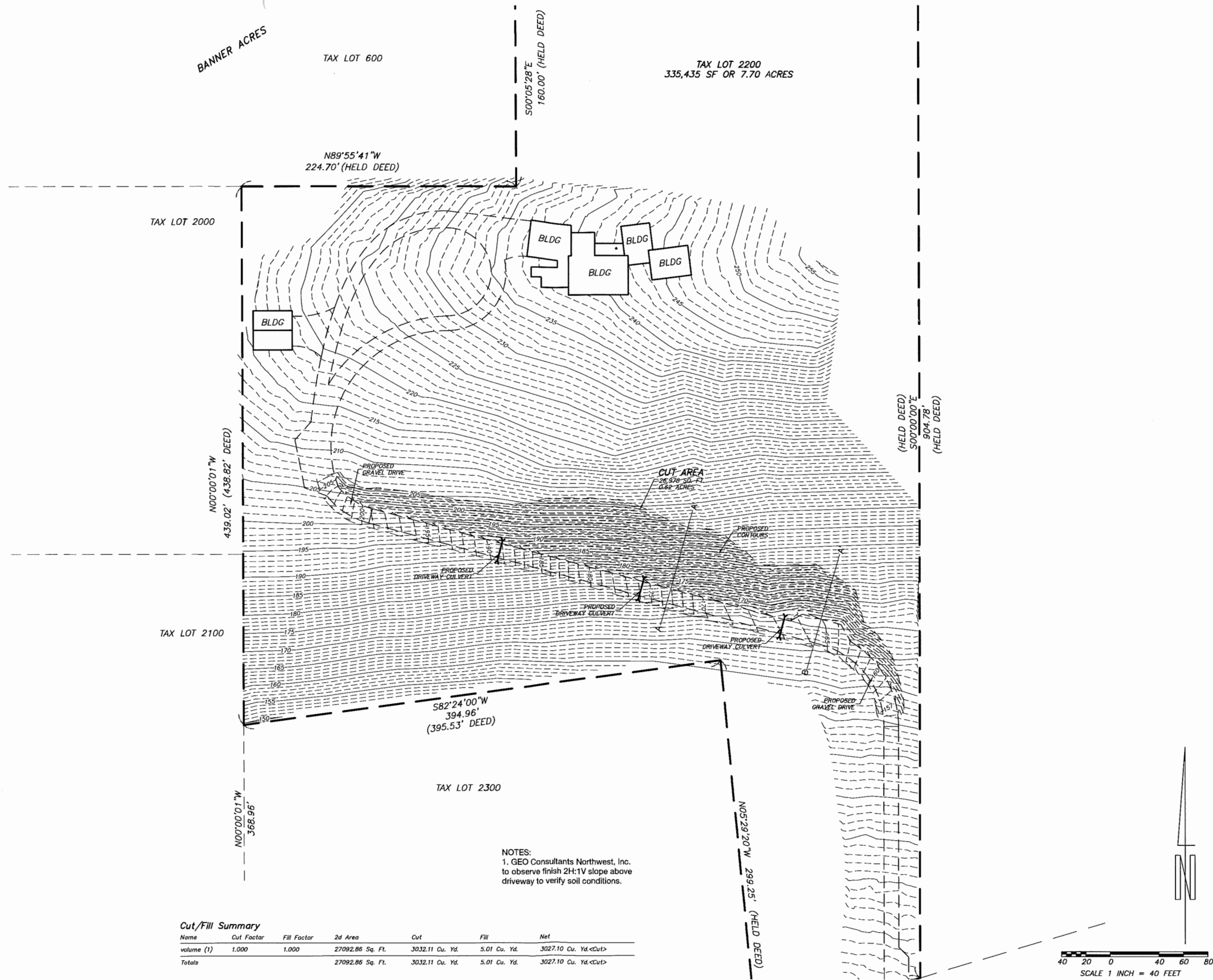
RAY & PHILIPSBORN RESIDENCE

EXISTING CONDITIONS PLAN

FIELDWORK DATE:	SUMMER 2017
DESIGN:	DG
DRAWN:	FG
CHECKED:	DG
PROJECT NUMBER	--
REVISION	DATE
X	XXXXX
SHEET NUMBER	



SCALE 1 INCH = 40 FEET

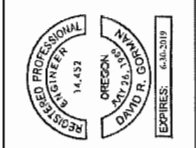


Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
volume (1)	1.000	1.000	27092.86 Sq. Ft.	3032.11 Cu. Yd.	5.01 Cu. Yd.	3027.10 Cu. Yd.<Cut>
Totals			27092.86 Sq. Ft.	3032.11 Cu. Yd.	5.01 Cu. Yd.	3027.10 Cu. Yd.<Cut>

NOTES:
1. GEO Consultants Northwest, Inc.
to observe finish 2H:1V slope above
driveway to verify soil conditions.

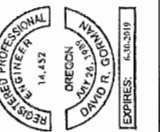
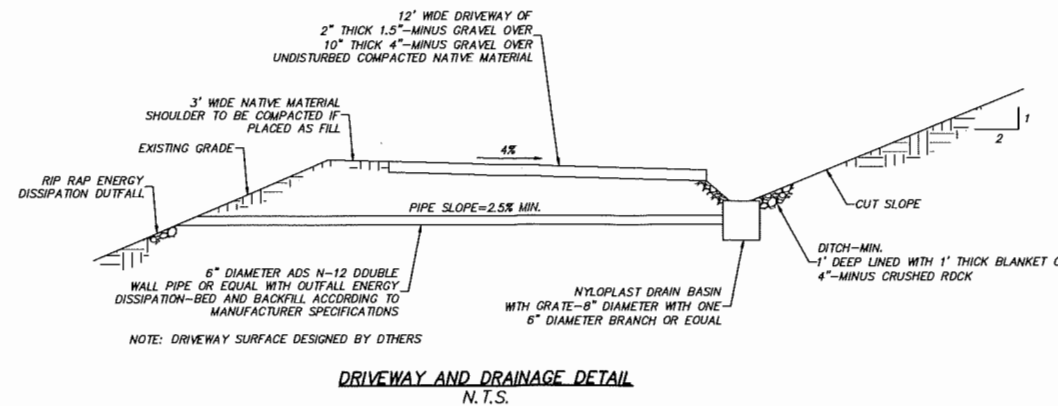
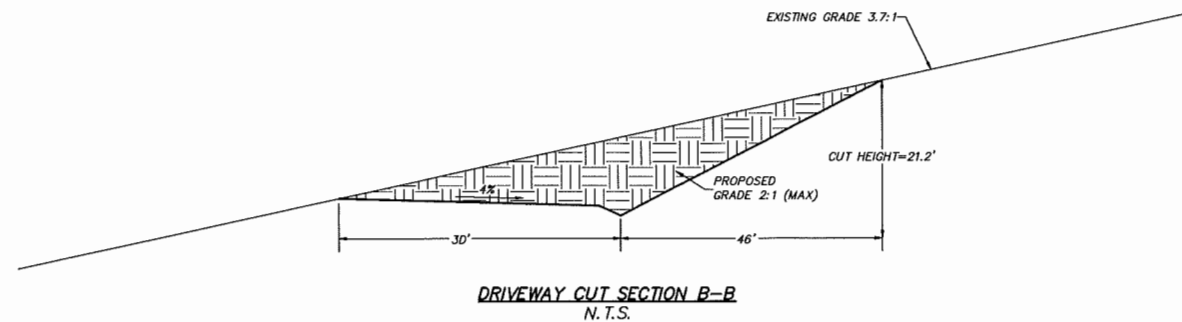
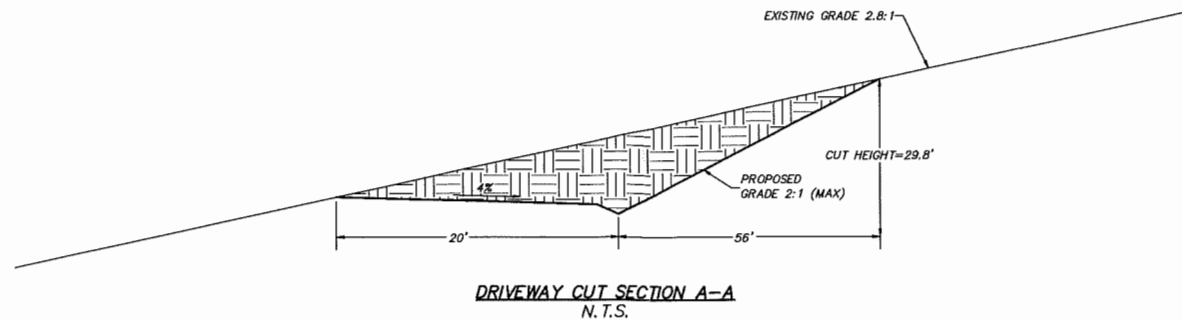
Ecological Engineering, LLC
Aquatic Habitat Restoration Engineering
2016 SE HENKLE ROAD
CORBETT, OR 97019
PH (503) 704-6013
dgorman@nevanet.com



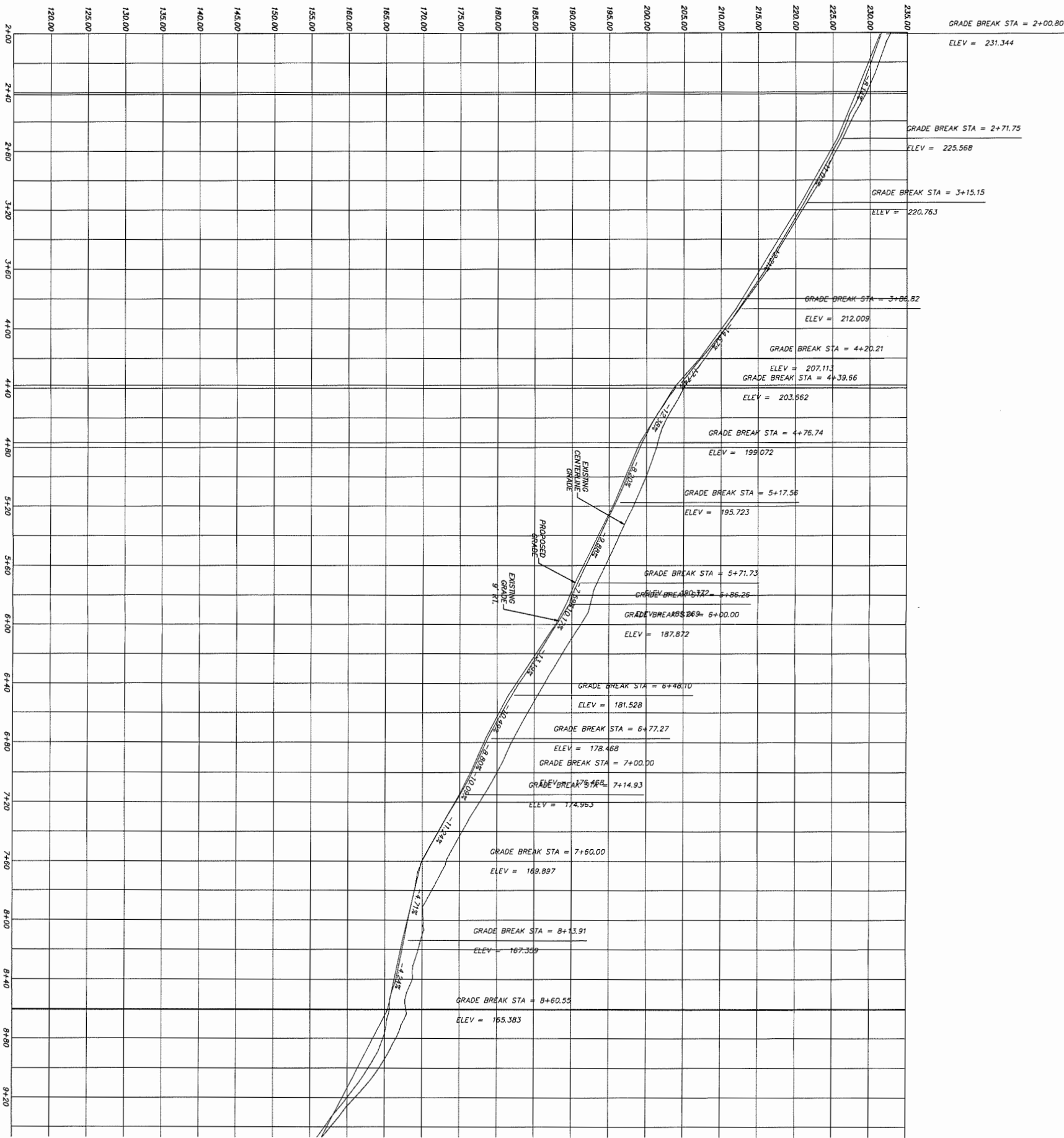
RAY & PHILIPSBORN RESIDENCE

PROPOSED CONDITIONS PLAN

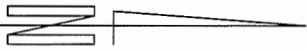
FIELDWORK DATE:	SUMMER 2017
DESIGN:	DG
DRAWN:	FG
CHECKED:	DG
PROJECT NUMBER	
REVISION	DATE
X	XXXXX
SHEET NUMBER	
SHT	2 OF 4



FIELDWORK DATE:	SUMMER 2017
DESIGN:	DG
DRAWN:	FG
CHECKED:	DG
PROJECT NUMBER	
REVISION	DATE
X	XXXXX
SHEET NUMBER	
SHT 3	OF 4



40 20 0 40 60 80
SCALE 1 INCH = 40 FEET



RAY & PHILIPSBORN RESIDENCE

PROFILE PLAN



Ecological Engineering, LLC
Aquatic Habitat Restoration Engineering
2016 SE HENKLE ROAD
CORBETT, OR 97019
PH (503) 704-6013
dgorman@hevanet.com

FIELDWORK DATE:	SUMMER 2017
DESIGN:	DG
DRAWN:	FG
CHECKED:	DG
PROJECT NUMBER	
REVISION	DATE
X	XXXX
SHEET NUMBER	

Exhibit C: Compatible Scale

Address	House (SF)	Attached Garage (SF)	Detached Garage (SF)	Accessory Buildings (SF)	Carport
30225 NE Hurt Road	1,656	288		824	
30649 NE Hurt Road	1,867			1,092	
30515 NE Hurt Road	2,058	348		720	
30600 NE Lampert Road	2,132		672	3,925	
30421 NE Hurt Road	2,210		1,344		
30925 NE Hurt Road	2,247	847			
30315 NE Hurt Road	2,402			1500	324
30915 NE Hurt Road	2,676				
Proposed Site	2,862	836		900	
30811 NE Hurt Road	3,680	994		1,200	
1334 NE Ogden Road	4,168	3,089			336
1112 NE Ogden Road	4,259	736		3930	
30945 NE Hurt Road	4,451	320		120	
1408 NE Ogden Road	4,908	572			
30485 NE Hurt Road	5,832	1406	1,200	748	868
1010 NE Ogden Road	5,230	852	550	288	

EXHIBIT D: COLUMBIA RIVER KVA

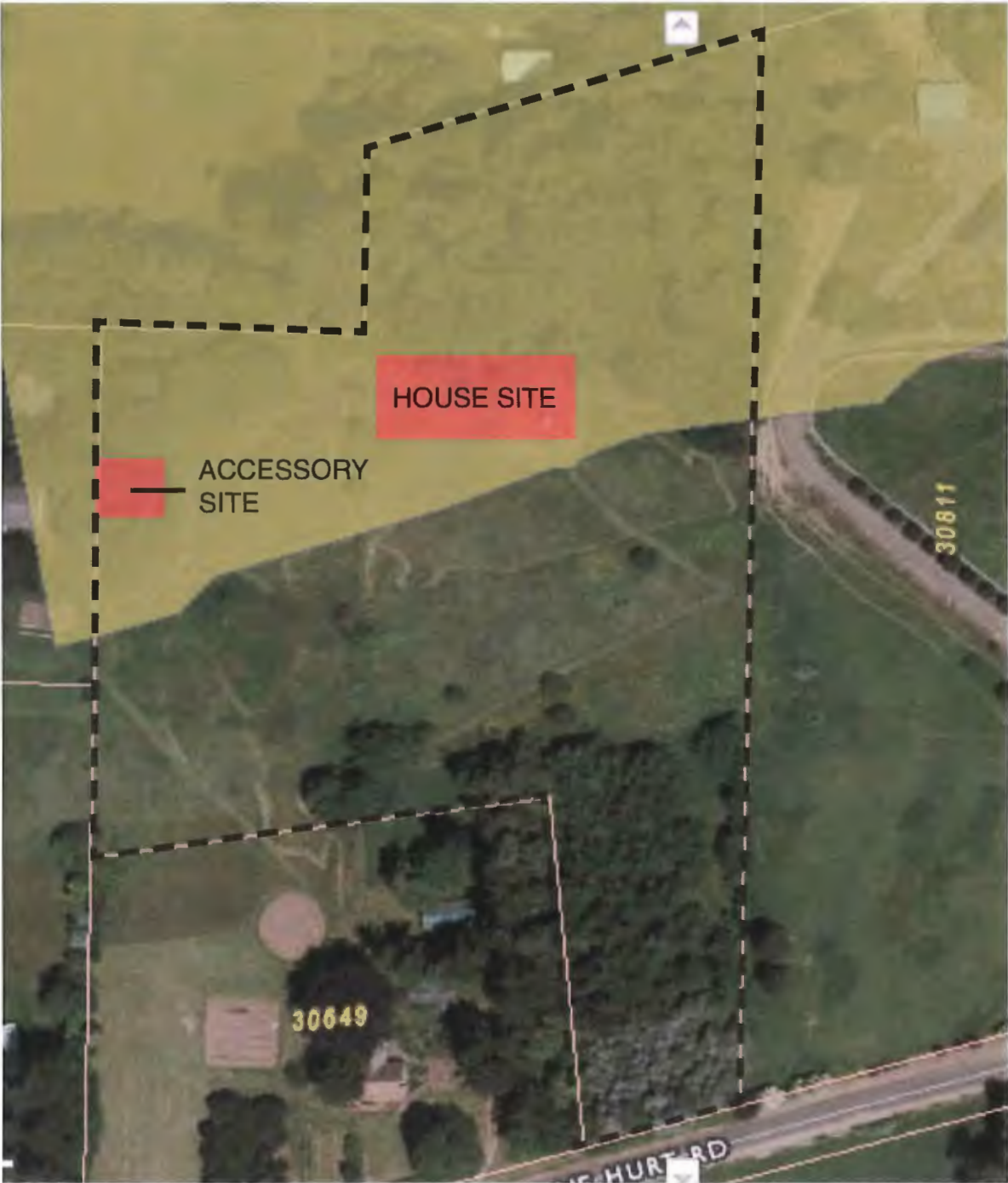
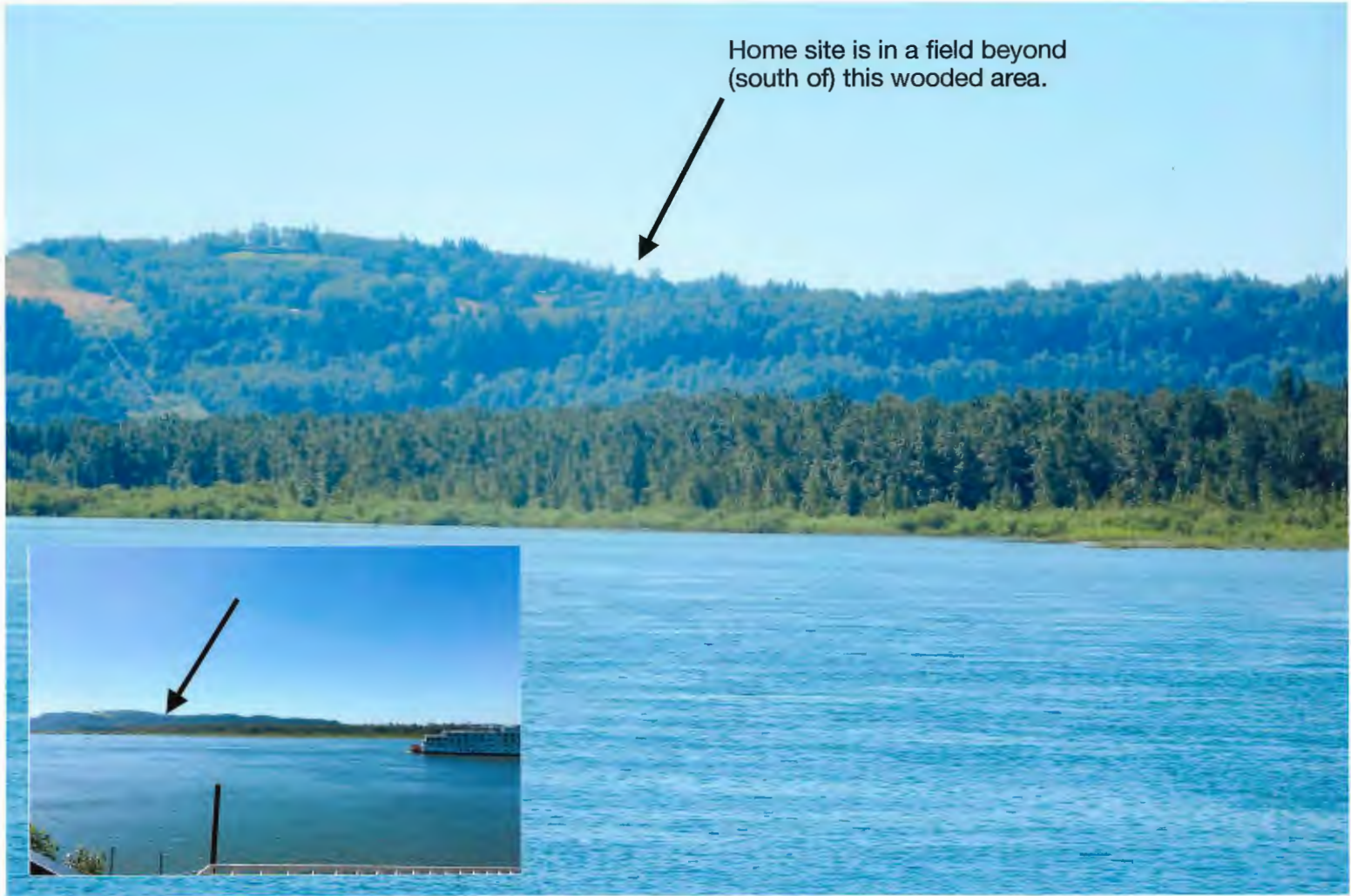


EXHIBIT E: HISTORIC COLUMBIA RIVER HIGHWAY KVA

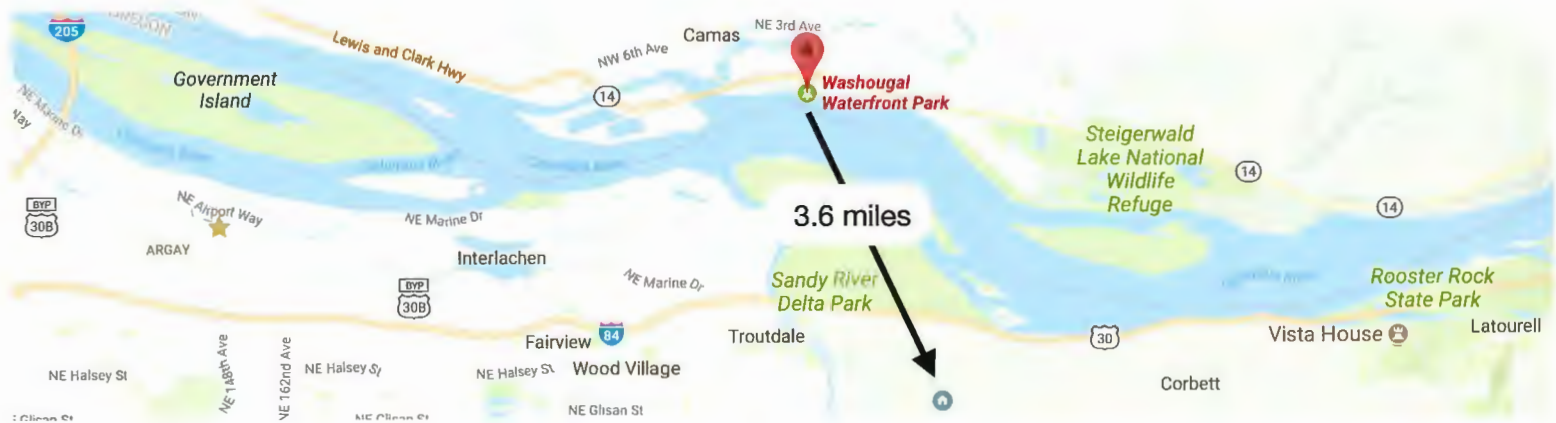


EXHIBIT F: LARCH MOUNTAIN KVA





This view, looking SSE across the Columbia River from near Oregon's western boundary of the Scenic Area at the Sandy River, provides the best angle on the property. This photo was shot with a 50mm equivalent lens, similar to human focal length. Inset photo is from an iPhone, for comparison.



Though Washougal Waterfront Park – the photo's location – is outside the Scenic Area, the water seen here is in the Scenic Area*. If you head further east or south from this spot – further into the Scenic Area – the home site is increasingly eclipsed by Chamberlin Hill itself (elevation 900 ft.).

* The Scenic Area's western boundary is the Sandy River on the Oregon side. On the Washington side, the western boundary is in Steigerwald Wildlife Refuge, from which the property is not visible.

KVA Study: Larch Mountain | Richard A. Ray

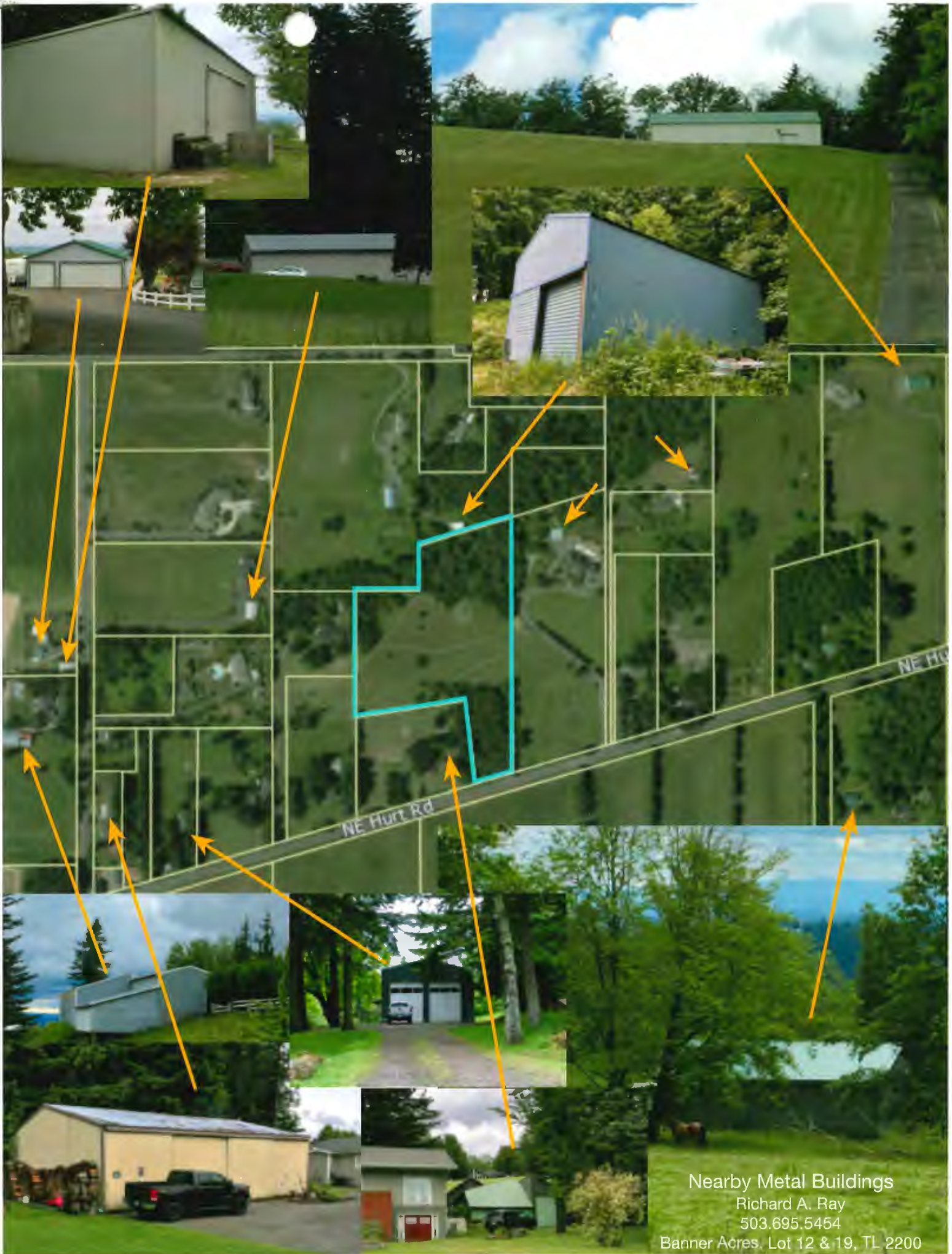
This view is from Sherrard Point atop Larch Mountain (elevation 4055 ft.), looking east toward the subject property (elevation 750 ft.). We used a hiking GPS to produce a directional arrow toward our property and centered the camera in that direction. This photo was shot with a 50mm equivalent lens, similar to human focal length.



Inset photo is from the Larch Mountain parking lot, also facing towards our property. The approach along Larch Mountain Road is a corridor of trees.



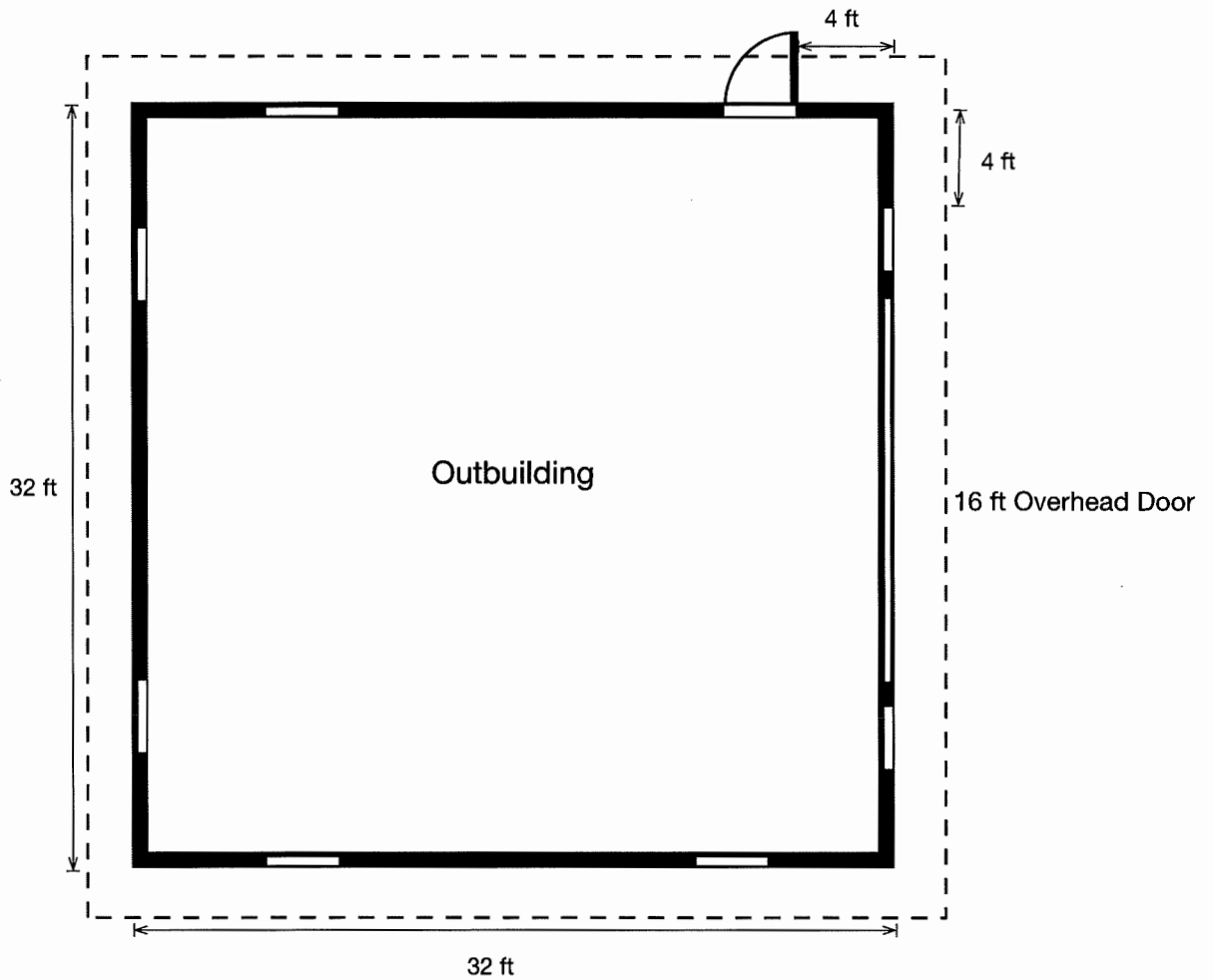
The top of Larch Mountain is 12.5 miles from the subject property as the crow flies.



Nearby Metal Buildings

Richard A. Ray
503.695.5454

Banner Acres, Lot 12 & 19, TL 2200

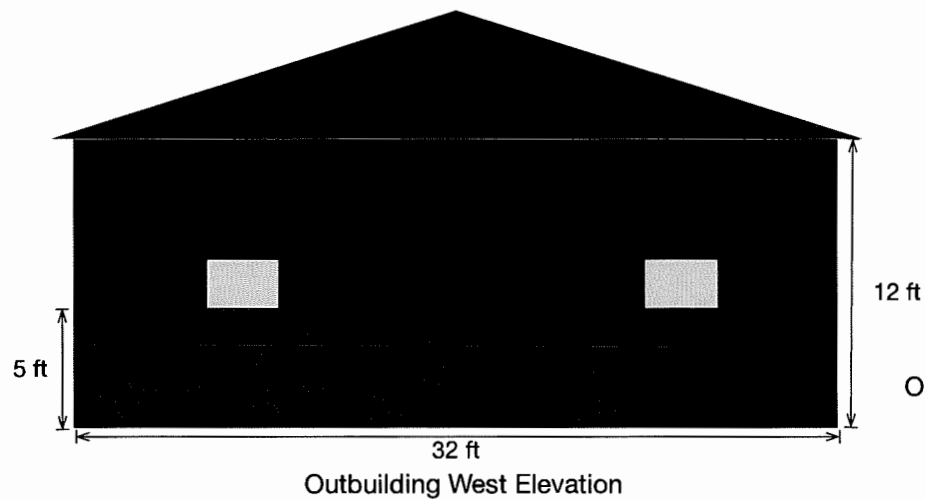
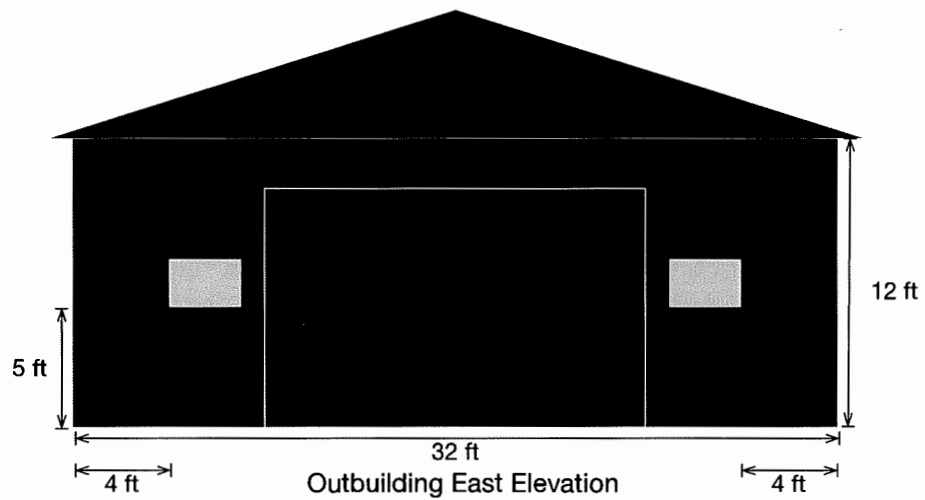
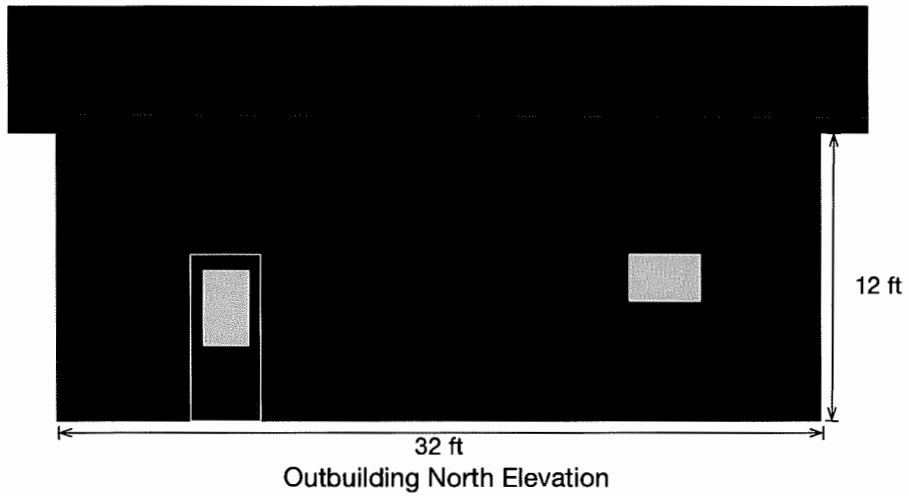
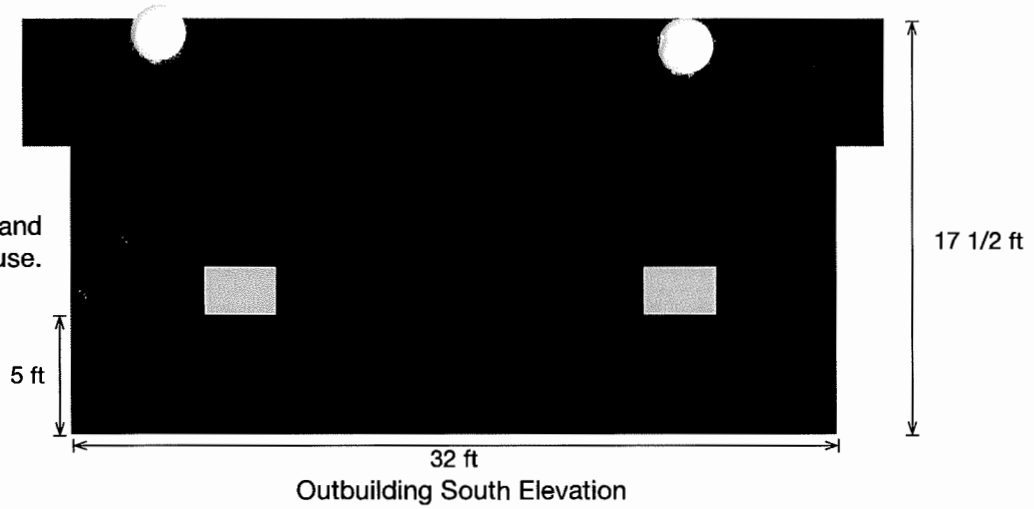


Outbuilding Floorplan
Richard A. Ray
July 2017

↑
N
1/8" = 1 ft.

Flat (matte)
metal roofing
to match house

Metal siding color and
finish to match house.



Outbuilding Elevations
1/8" = 1 ft.
Richard A. Ray
July 2017

ROOFING – Richard Ray



DURA COAT
PRODUCTS INC
AN AXALTA COATING SYSTEMS COMPANY

PROD NO: DC195T-154CR

DATE: 07/06/2017

DESC: DARK BRONZE

*TSR: 25

BN: JK214-022

GLOSS: 01 - 05 @60°

DFT: 0.70 - 0.80 MILS T/C

SHEEN: 01 - 05 @85°

DL: Da: Db: DE: |] VISUAL MATCH

Lab prepared sample, production may vary.

"TSR value may vary depending on substrate"

Signature :

Date:

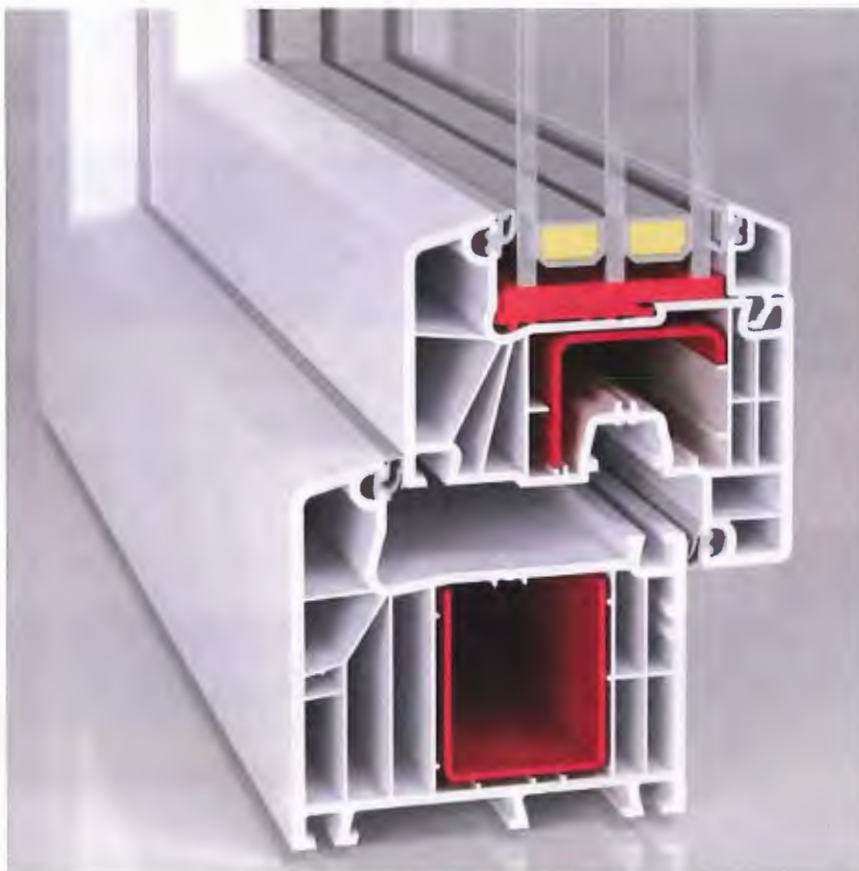
STANDARD METAL ROOFING
(for comparison only)



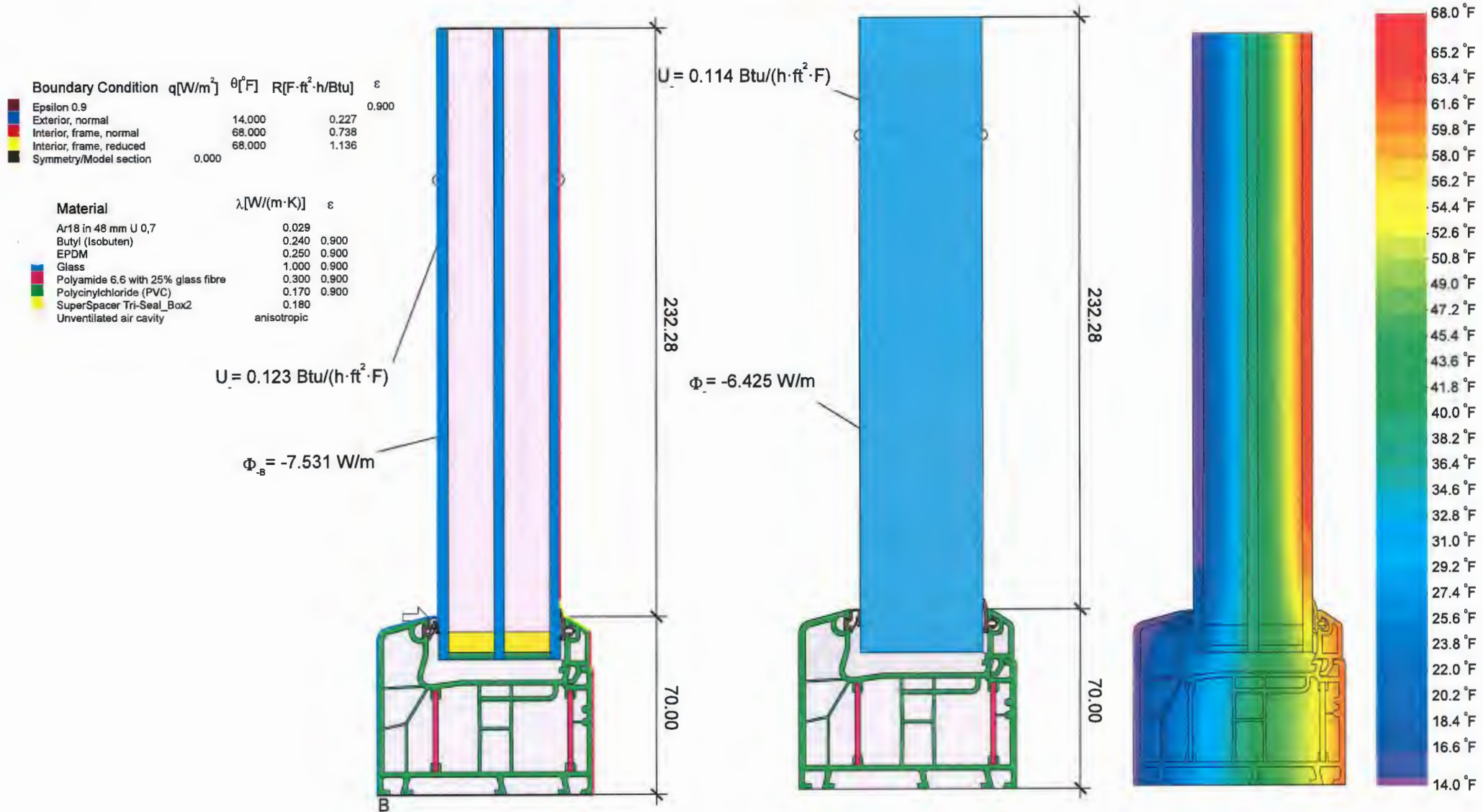
THERMOuPVC[®]

Value Line

- Dual gasket system for an air and weathertight seal
- Improved fixed window aesthetic with the use of only one glazing bead rather than two for a more continuous look throughout
- 85mm profile depth
- 6 chamber profile for industry-leading performance
- Laminated color finish for lasting quality compared to paint applied finishes
- Concealed hinge and child-lock hardware options
- Rapid production times for timely delivery to your project
- Available with exterior aluminum cladding



Thermo uPVC ValueLine - Fixed Window



Psi-Spacer Value

$$\psi_A = \frac{\Phi}{\Delta T} - U_g \cdot b_g - U_f \cdot b_f = \frac{7.531}{30.000} - 0.700 \cdot 0.232 - 0.907 \cdot 0.070 = 0.025 \text{ W}/(\text{m} \cdot \text{K})$$

U-Frame Value

$$U_f = \frac{\frac{\Phi}{\Delta T} - U_g \cdot b_g}{b_f} = \frac{\frac{6.425}{30.000} - 0.649 \cdot 0.232}{0.070} = 0.907 \text{ W}/(\text{m}^2 \cdot \text{K}) = 0.160 \text{ Btu}/(\text{h} \cdot \text{ft}^2 \cdot \text{F})$$

Thermo uPVC ValueLine - Operable

Material	λ [W/(m·K)]	ϵ
Ar18 in 48 mm U 0,7	0.029	
Butyl (Isobuten)	0.240	0.900
EPDM	0.250	0.900
Glass	1.000	0.900
Polyamide 6.6 with 25% glass fibre	0.300	0.900
Polycynylchloride (PVC)	0.170	0.900
Slightly ventilated air cavity	anisotropic	
Steel	50.000	0.900
SuperSpacer Tri-Seal_Box2	0.180	
Unventilated air cavity	anisotropic	

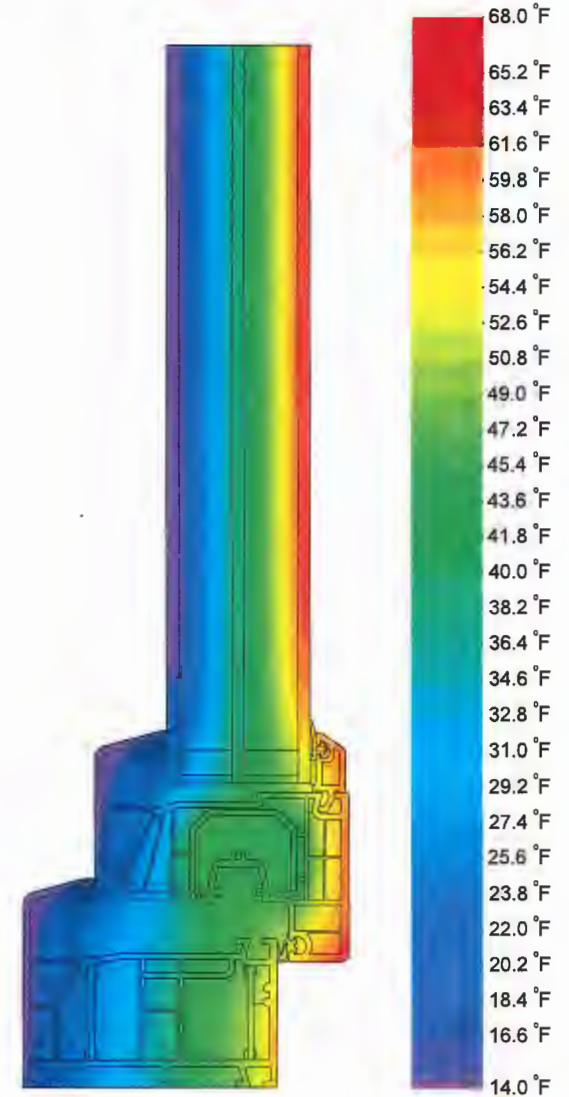
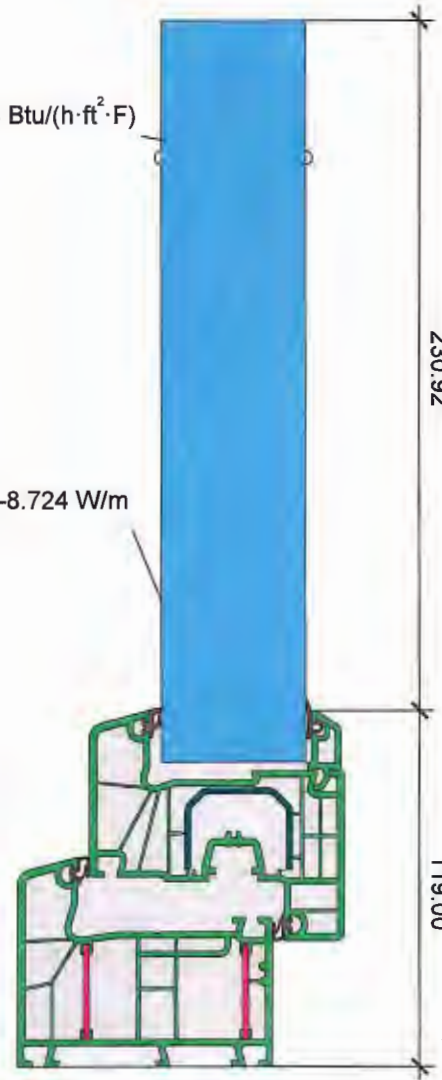
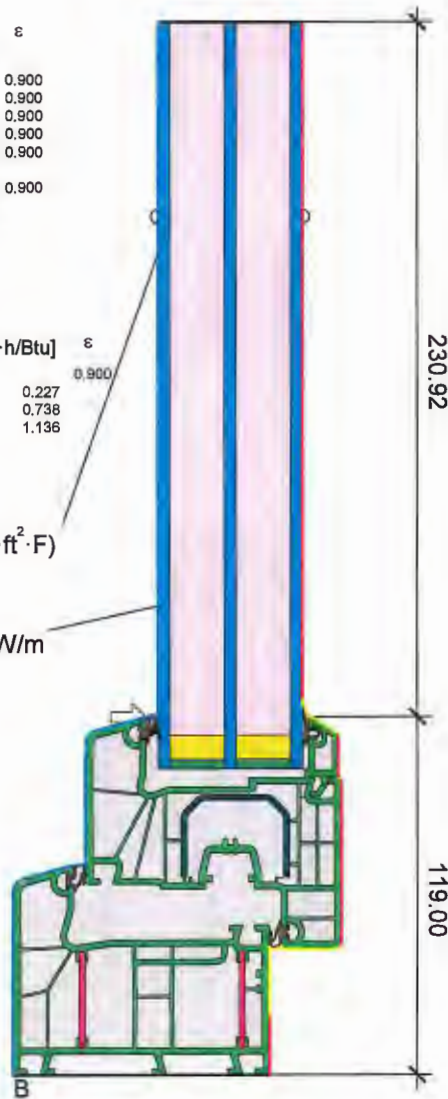
Boundary Condition	q [W/m ²]	θ [°F]	R [F·ft ² ·h/Btu]	ϵ
Epsilon 0.9				0.900
Exterior, normal	14.000		0.227	
Interior, frame, normal	68.000		0.738	
Interior, frame, reduced	68.000		1.136	
Symmetry/Model section	0.000			

$$U = 0.123 \text{ Btu/(h·ft}^2\text{·F)}$$

$$\Phi_B = -9.864 \text{ W/m}$$

$$U = 0.114 \text{ Btu/(h·ft}^2\text{·F)}$$

$$\Phi = -8.724 \text{ W/m}$$



Psi- Spacer Value

$$\psi_A = \frac{\Phi}{\Delta T} - U_g \cdot b_g - U_f \cdot b_f = \frac{9.864}{30.000} - 0.700 \cdot 0.231 - 1.185 \cdot 0.119 = 0.026 \text{ W/(m·K)}$$

U-Frame Value

$$U_f = \frac{\frac{\Phi}{\Delta T} - U_g \cdot b_g}{b_f} = \frac{\frac{8.724}{30.000} - 0.649 \cdot 0.231}{0.119} = 1.18 \text{ W/(m}^2\text{·K)} = 0.209 \text{ Btu/(h·ft}^2\text{·F)}$$

calculation in accordance to EN 410

Glazing from outside to inside

48.00 mm

pane1	substrate	Guardian Float Glass ExtraClear, 4.00 mm
	coating on pos.2	Guardian ClimaGuard Premium
spacer/gas1		18 mm / air 5%, argon 95%
pane1	substrate	Guardian Float Glass ExtraClear, 4.00 mm
spacer/gas2		18 mm / air 5%, argon 95%
pane3	coating on pos.5	Guardian ClimaGuard Premium
	substrate	Guardian Float Glass ExtraClear, 4.00 mm

Results

UV :

transmittance [%] : $\tau_{UV} = 20.0$

light :

transmittance for standard illuminant D65 [%] : $\tau_V = 70.9$

reflectance for standard illuminant D65 [%] (*) : $\rho_V = 15.3$

reflectance for standard illuminant D65 [%] (**): $\rho_V = 15.3$

general colour rendering index [%] : $R_a = 95.7$

energy :

solar direct transmittance [%] : $\tau_e = 41.8$

solar direct reflectance [%] (*) : $\rho_e = 32.4$

solar direct reflectance [%] (**): $\rho_e = 32.4$

solar direct absorption [%] (*) : $a = 25.8$

secondary internal heat transfer factor [%] (*) : $q_i = 7.5$

total solar energy transmittance (solar factor) [%] (*) : $g = 49.4$

shading coefficient (=g/0,87) (*) : $sc = 0.57$

thermal conductance (U-value) [W/m²K] (EN 673): $U_g = 0.5$

slope [°] : $\alpha = 90.0$

(*) incident radiation from the outside

(**) incident radiation from the inside

The calculated values are for orientation only and do not offer any guarantee regarding the fabrication of the un- intended end- product.

Glass configurations do not amount to a guarantee of product availability.

Vertical Seam

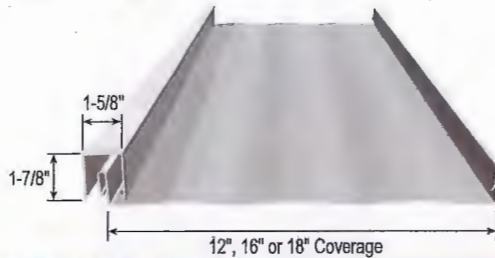
Striated

- ▶ Architectural/structural standing seam roof panel
- ▶ Panel Coverage: 12", 16" or 18"
- ▶ Rib Height: 1-3/4"
- ▶ Gauges: 26 ga. and 24 ga. standard, 22 ga. optional
- ▶ Snap-together panel system with factory-applied side lap sealant
- ▶ Minimum roof slope over open framing 3:12
- ▶ Minimum roof slope over solid substrate 1:12
- ▶ Concealed clip designed for unlimited thermal movement
- ▶ Accommodates up to 4" blanket insulation
- ▶ Finishes: PVDF, MS Colorfast45® and Acrylic Coated Galvalume®
- ▶ Contact Metal Sales for load-carrying capabilities

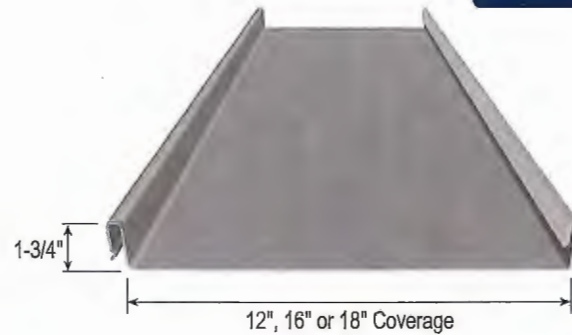


Vertical Seam Plus

- ▶ Square Batten Cap option for Vertical Seam Panel
- ▶ Available at the Fontana Branch only



Flat Pan



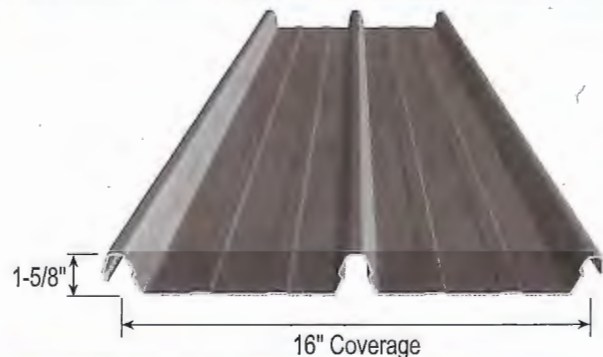
Testing and Approvals

- ▶ UL 263, Fire Resistance Rating – per assembly
- ▶ UL 580, Class 90 Wind Uplift, Construction, #254, 255, 261, 303, 342, 343, 436, 445, 446, 447, 448, 508 and 508A
- ▶ UL 790, Class A Fire Resistance Rating – per assembly
- ▶ UL 2218, Class 4 Impact Resistance
- ▶ ASTM E 1592 Roof Uplift
- ▶ ASTM E 1646 Water Penetration
- ▶ ASTM E 1680 Air Leakage
- ▶ Miami-Dade County Approved, NOA 13-0905.05
- ▶ Texas Department of Insurance Evaluation Report, RC-412
- ▶ ICC Evaluation Report, ESR-2385
- ▶ 2014 FBC Approved
 - 26 ga. over 1/2" Plywood, 11560.12 (16" Panel)
 - 24 ga. over 1/2" Plywood, 11560.10 (16" Panel)
 - 24 ga. over 1/2" Plywood, 11560.11 (18" Panel)
 - 0.032" Aluminum over 7/16" OSB, 14645.6 (16" Panel)
 - 0.032" Aluminum over 1/2" Plywood, 14645.7 (16" Panel)



Clip-Loc

- ▶ Architectural/structural integral standing rib roof system
- ▶ Snap-together panel system
- ▶ 16" panel coverage, major rib: 8" centers, 1-5/8" rib height
- ▶ Gauges: 26 ga., 24 ga. standard, and 22 ga. optional
- ▶ Minimum roof slope: 1:12
- ▶ Applies over open framing or solid substrate
- ▶ Concealed clip designed for thermal movement
- ▶ Accommodates up to 4" blanket insulation
- ▶ Finishes: PVDF and Acrylic Coated Galvalume®
- ▶ Contact Metal Sales for load-carrying capabilities



Testing and Approvals

- ▶ UL 263, Fire Resistance Rating – per assembly
- ▶ UL 580, Class 90 Wind Uplift, Construction, #586 and 586A
- ▶ UL 790, Class A Fire Resistance Rating – per assembly
- ▶ UL 1897, Uplift Tests for Roof Covering Systems
- ▶ UL 2218, Class 4 Impact Resistance
- ▶ ASTM E 1592 Roof Uplift
- ▶ ASTM E 1680 Air Leakage
- ▶ ICC Evaluation Report, ESR-2385



Verti-Line Series

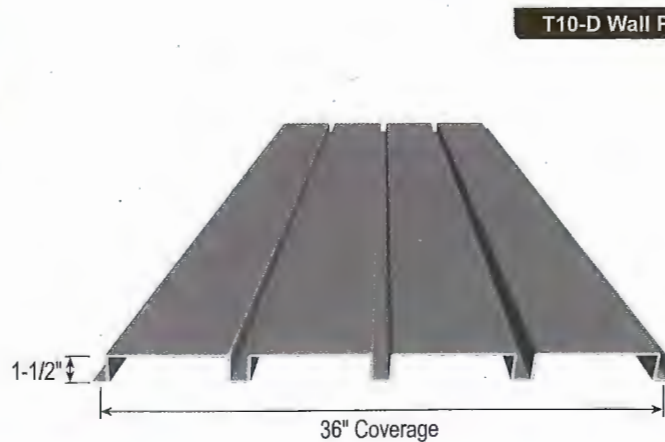
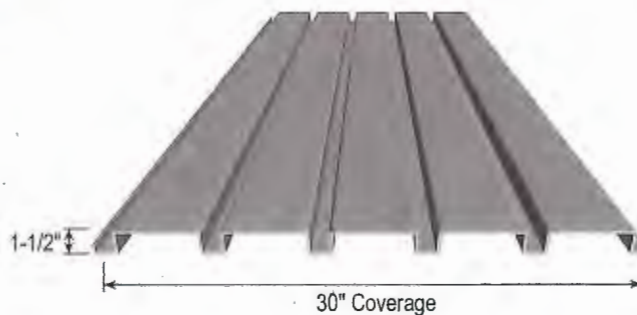
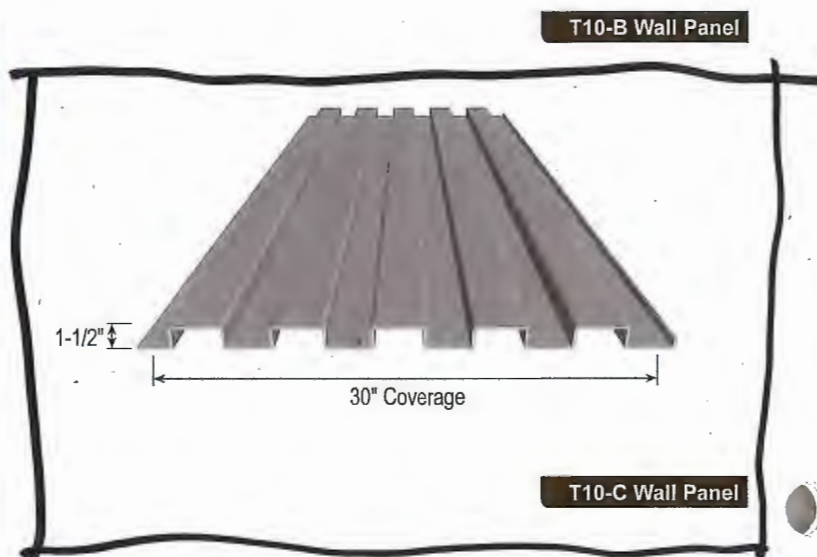
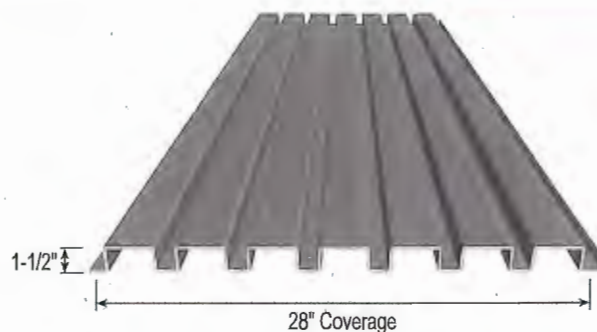
- ▶ Exposed direct-fastened panel for wall, soffit, fascia and liner panel
- ▶ Applies over open framing or solid substrate
- ▶ 28", 30" and 36" panel coverages, 1-1/2" rib height
- ▶ 90° vertical box ribs on 4", 6", 9" and 12" centers
- ▶ Optional material: stainless steel, aluminum and copper
- ▶ Gauges: 24 ga. standard, 22 ga., 20 ga. and 18 ga. optional
- ▶ Custom capabilities include:
 - Perforated panels for wind screens and liner panels
- ▶ Standard Finish: PVDF and Acrylic Coated Galvalume®
- ▶ Optional Finishes: Multi-pass Kynar 500®, Marblique, Plastisol and Polyester
- ▶ Contact Metal Sales for load-carrying capabilities

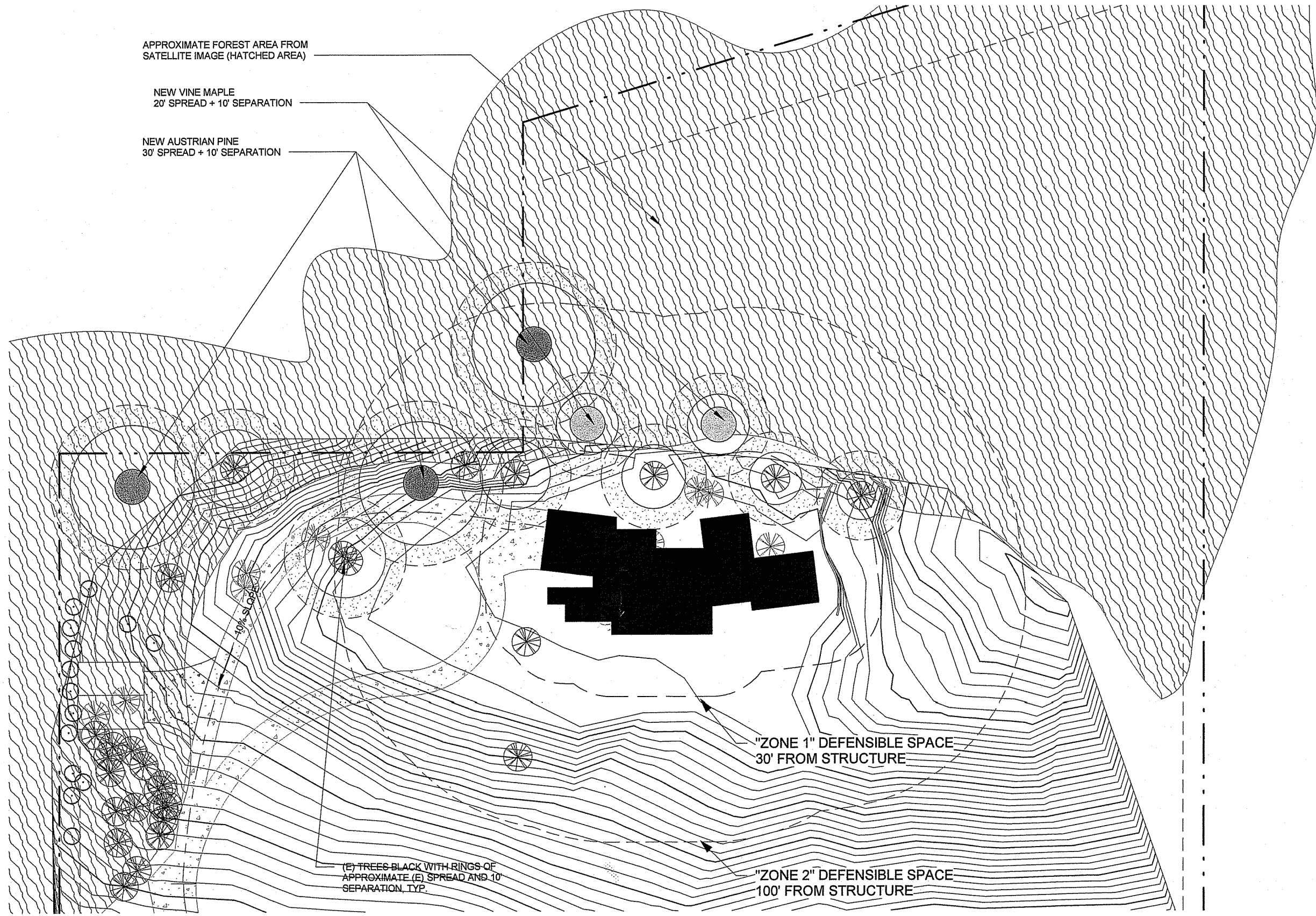
Other profiles are available. Please inquire.



Testing and Approvals

- ▷ UL 263, Fire Resistance Rating – per assembly
- ▷ UL 2218, Class 4 Impact Rating



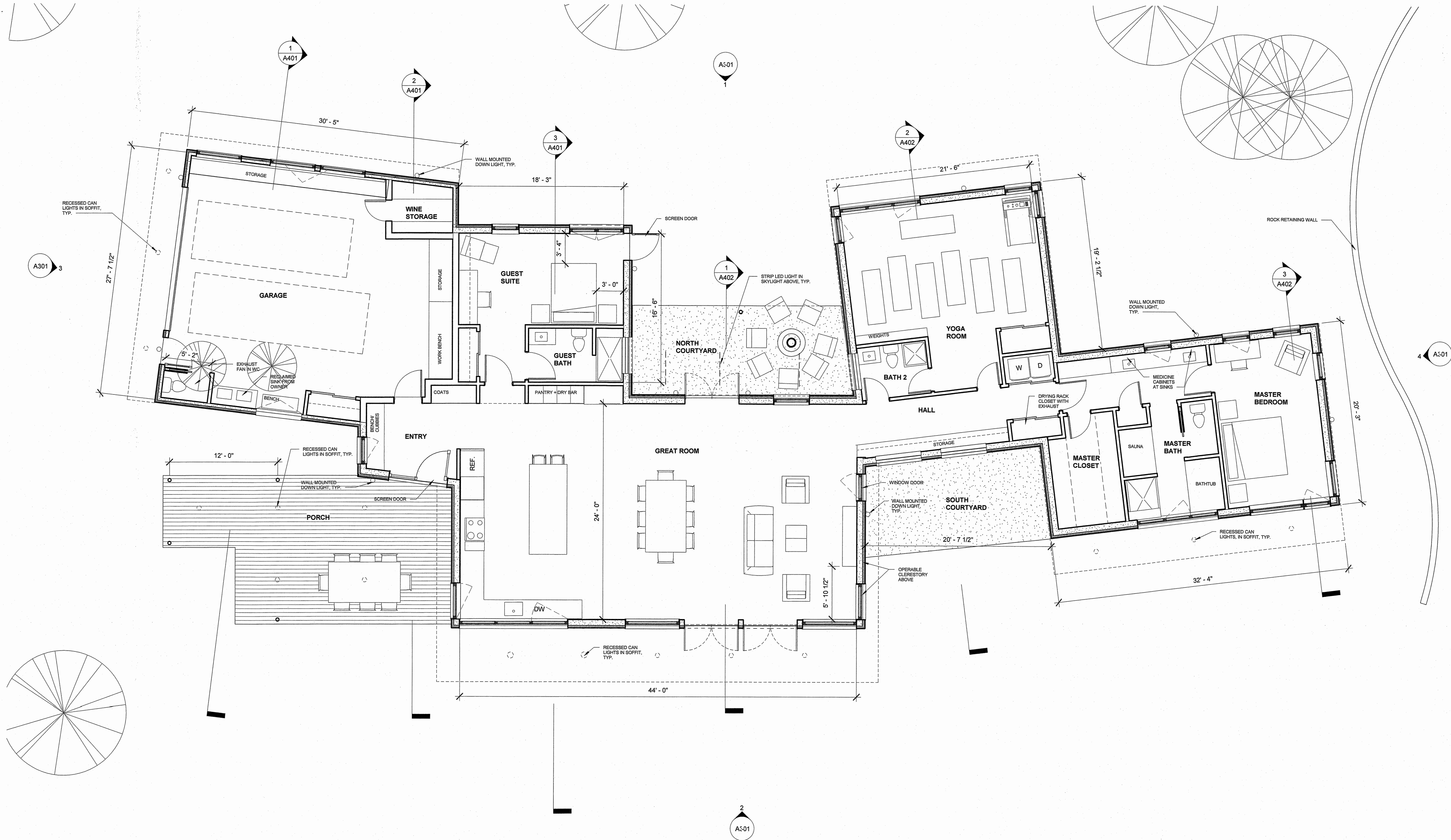


2 PLANTING PLAN
1" = 50'-0"

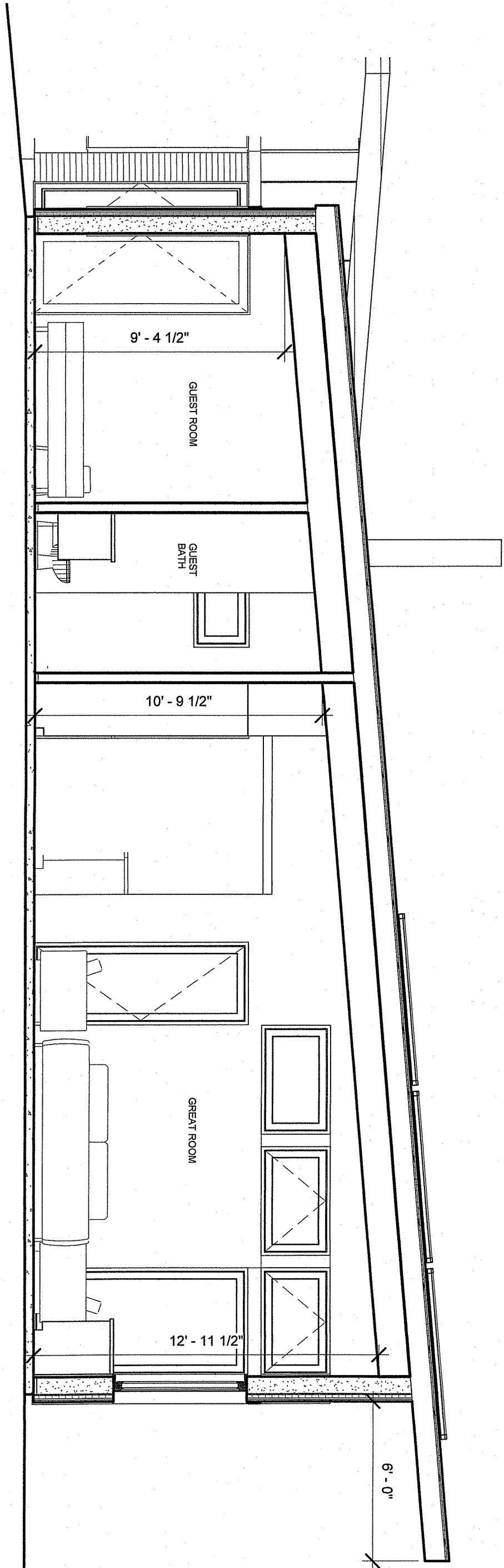


1 SITE PLAN
1" = 50'-0"

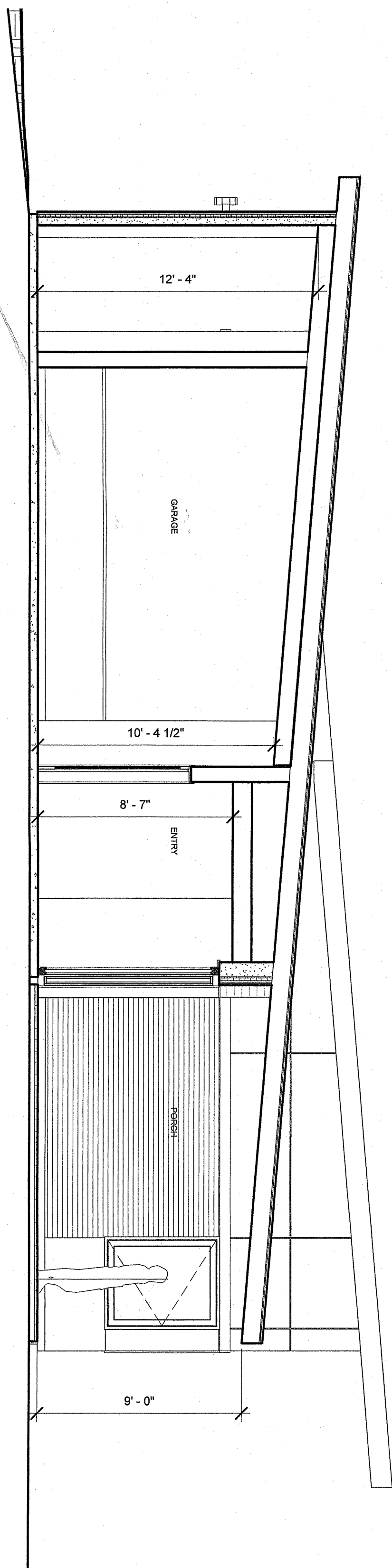
1 FLOOR PLAN
3/16" = 1'-0"



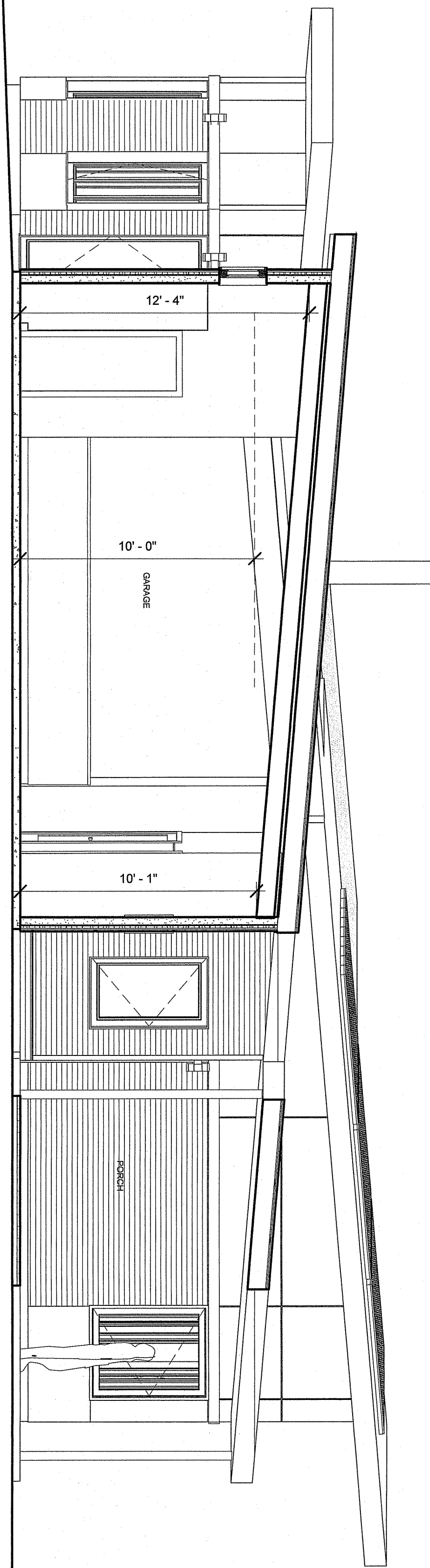
03 GUEST ROOM AND GREAT ROOM
1/4" = 1'-0"

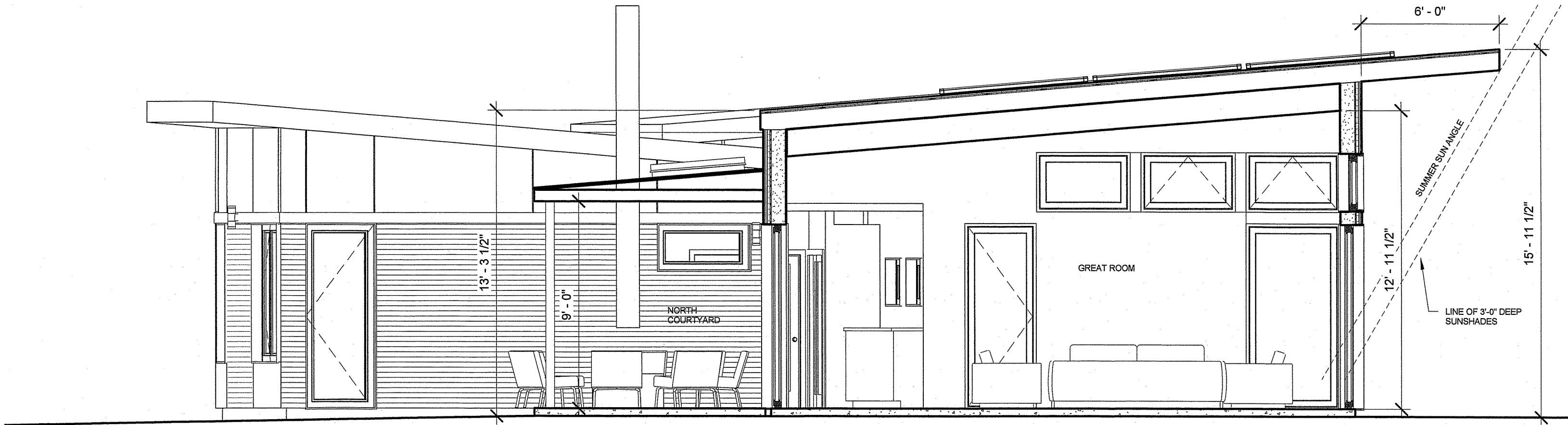


02 GARAGE AND ENTRY
1/4" = 1'-0"

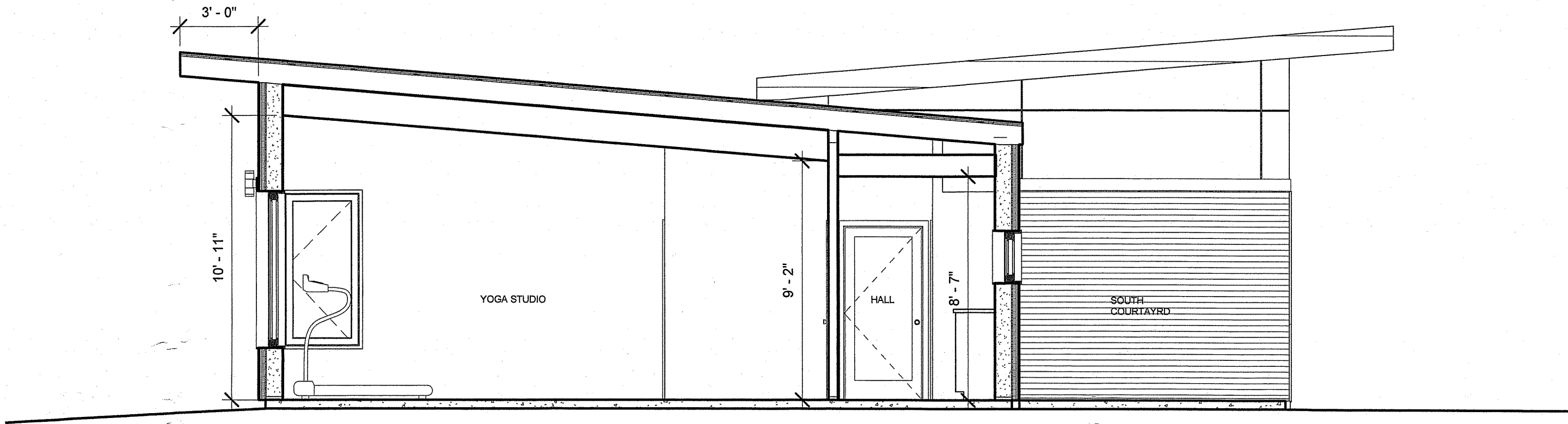


01 GARAGE AND PORCH
1/4" = 1'-0"

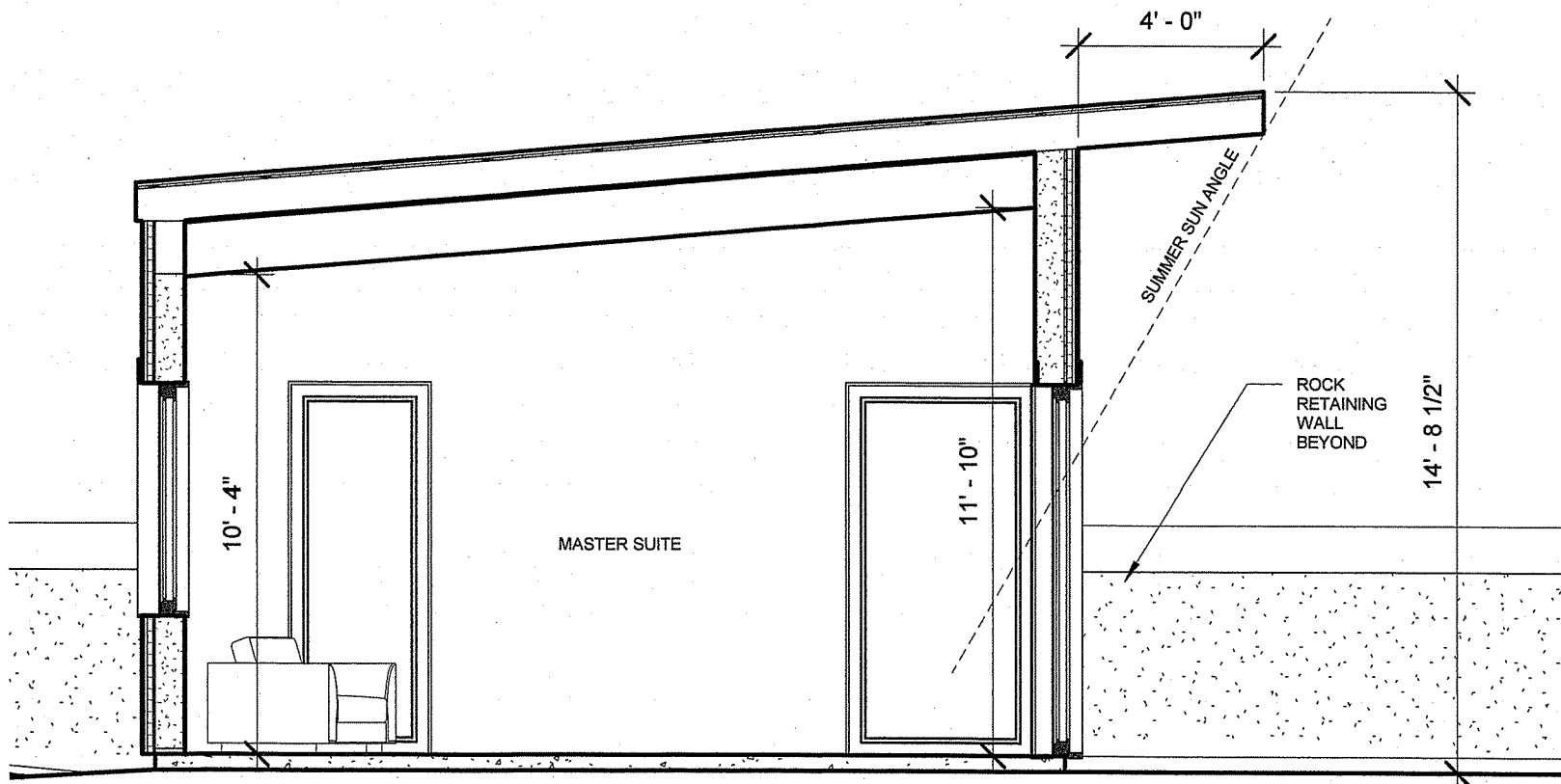




① 04 GREAT ROOM AND NORTH COURTYARD
1/4" = 1'-0"



② 05 YOGA STUDIO AND HALL
1/4" = 1'-0"



③ 06 MASTER SUITE
1/4" = 1'-0"