

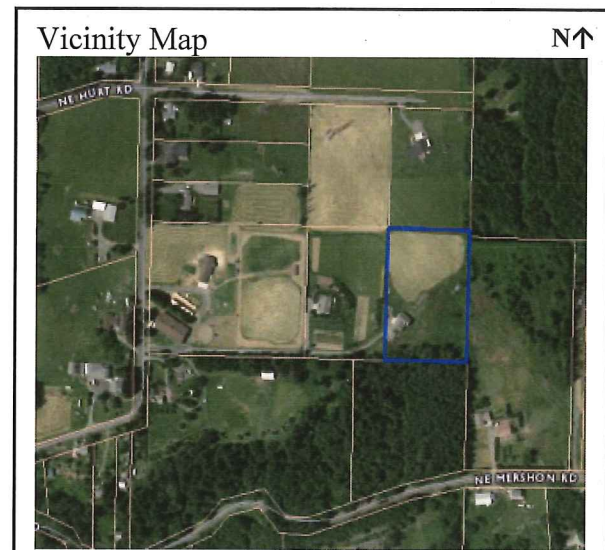
1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

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: Chris Liu, Asst. Planner

Case File: T2-2017-9503

Location: 31708 B NE Wand Rd
TL 2100, Sec 32A, Township 1N, Range 4E, W.M.
Alternative Account #R053503880

Proposal: National Scenic Area (NSA) Site Review to construct an approximately 700 – 865 sq. ft. agricultural building. The building will store hay, dry feed, and house livestock such as pigs, goats, and turkeys.

Your written comments are needed no later than **4:00 p.m., Thursday, November 9, 2017.**

Zoning: Gorge General Residential 10 (GGR-10)

☒ GMA ☐ SMA

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 |



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

10/19/2017 3:48PM 000001 #7930
0011 KATHY
PERMITS-TYPE 2 \$1545.00
NOTICE FEE \$159.00
CR CARD \$1704.00

NSA Application Form

PROPERTY IDENTIFICATION

Property Address 31708 B NE WAND RD
State Identification# LN 4E 32 A - 02100
Site Size 3.67 acres
A&T Alternate Account Number R# 053503880

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

Name Aaron Holwege
Mailing Address 31708 B NE WAND RD
City Troutdale State OR Zip Code 97060 Phone# 503-442-1995

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 Aaron Holwege
Mailing Address 31708 B NE WAND RD
City Troutdale State OR Zip Code 97060 Phone # 503-442-1995
Fax _____ e-mail amh1032@yahoo.com

[Signature]

Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

Agricultural building to store hay, dry feed and house
livestock (Pigs, goats, turkeys) also to store hay machines if needed.

For Staff Use

CASE NUMBER

T2-2017-9503
505082
LAND USE PERMIT(S)
NSA

DATE SUBMITTED

10/19/2017

Compliance
Related ☐

Potential
Transportation
Impact ☐

PF/PA No.

ZONING

GGRI0

Zoning District

Zoning Overlay.

UR-2014-3361

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Cape Horn | <input checked="" 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 (if in SMA) |
| <input type="checkbox"/> Columbia River | <input type="checkbox"/> Bonneville Dam Visitor Centers | |
| <input type="checkbox"/> Beacon Rock | <input type="checkbox"/> Washington State Route 14 | |



MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS

Property Information

Property
Information

Tax
Summary

Assessment
History

Improvement
Information

New
Search

Search
Results

Printable
Summary

Logoff

Search Results for R111651

Pay Now

Owner Name

HOLWEGE, AARON M &
HOLWEGE, ANGIE M

Property ID Number

R111651

Owner Address

31708 NE WAND RD #B
TROUTDALE, OR 97060

Situs Address

31708 NE WAND RD, B
TROUTDALE, OR 97060

Alternate Account Number

R053503880

Neighborhood

R020

Map Tax Lot

1N4E32A -02100

Levy Code Area - Taxing Districts

358

Portland Maps

[Click to Open Map](#)

Information on Ordering Copies

[Click to Open Order Form](#)

Property Description

Exemption

(FAU) FARM UNIT

Expiration Date

Tax Roll Description

BANNER AC, S 1/2 OF LOT 39, DEFERRAL-POTENTIAL
ADDITIONAL TAX

Map Number

321N4E 1N4E32A -02100

Parcel

Account Status

A - Active

Property Use

B - RESIDENTIAL IMPROVED

**Year
Built**

2010

Acreage

Related Accounts

Linked Accounts

Split/Merge Account

R617889

**Split/Merge Account
Message**

06/06/2008 - SPLIT

Special Account Information

DEFERRAL - POTENTIAL ADDITIONAL TAX
2017 - (GC) UNZONED FARM LAND DEFERRAL
2016 - (GC) UNZONED FARM LAND DEFERRAL
2015 - (GC) UNZONED FARM LAND DEFERRAL
2014 - (GC) UNZONED FARM LAND DEFERRAL
2013 - (GC) UNZONED FARM LAND DEFERRAL
2012 - (GC) UNZONED FARM LAND DEFERRAL
2011 - (GC) UNZONED FARM LAND DEFERRAL
2010 - (GC) UNZONED FARM LAND DEFERRAL
2008 - (GC) UNZONED FARM LAND DEFERRAL

§ 38.7340 AGRICULTURAL BUILDINGS

(A) The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use.

(B) To explain how (A) above is met, applicants shall submit the following information with their land use application:

(1) A description of the size and characteristics of current agricultural use. : **Building dimensions will be 36x24 feet. Height not to exceed 25 feet. Construction will be done with Douglas fir beams with five tab composite roofing. For further see items addressed under 38.7035 scenic review criteria.**

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(S-1 2013)

(2) An agricultural plan for any proposed agricultural use that specifies agricultural use (e.g., crops, livestock, products), agricultural areas and acreages (e.g., fields, pastures, enclosures), agricultural structures (e.g., irrigation systems, wind machines, storage bins) and schedules (e.g., plowing, planting, grazing).: **Agricultural Building to be used for purpose of: Storage of hay cut from land(land is on farm deferral with a hay cutting season from June to August with yield of 75 -100 bales per season), :livestock (pigs, goats, turkeys), :Storage of dry feed for livestock, Storage of hay machines , Farm equipment.**

(3) A floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock). :**See attached floor plan**

§ 38.7035 GMA SCENIC REVIEW CRITERIA

The following scenic review standards shall apply to all Review and Conditional Uses in the General Management Area of the Columbia River Gorge National Scenic Area:

(A) All Review Uses and Conditional Uses:

(1) New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable. **:See attached plan and topography**

(2) New buildings shall be compatible with the general scale (height, dimensions and visible mass) of similar buildings that exist nearby (e.g. dwellings to dwellings). Expansion of existing development shall comply with this guideline to the maximum extent practicable. For purposes of applying this standard, the term nearby generally means buildings within ¼ mile of the parcel on which development is proposed. **:See attached plan**

(3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible. **:No new vehicle access point needed for this project.**

(4) Property owners shall be responsible for the proper maintenance and survival of any required vegetation. **:Will keep and maintain all vegetation on site.**

(5) For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan. **:See site plan**

(6) For all new production and/or development of mineral resources and expansion of existing quarries, a reclamation plan is required to restore the site to a natural appearance which blends with and emulates surrounding landforms to the maximum extent practicable. **:N/A**

At minimum, such reclamation plans shall include:

(a) A map of the site, at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail, with 10

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(S-1 2006)

foot contour intervals or less, showing pre-mining existing grades and postmining, final grades; locations of topsoil stockpiles for eventual reclamation use; location of catch-basins or similar drainage and erosion control features employed for the duration of the use; and the location of storage, processing and equipment areas employed for the duration of the use;

(b) Cross-sectional drawings of the site showing pre-mining and post-mining grades;

(c) Descriptions of the proposed use, in terms of estimated quantity and type of material removed, estimated duration of the use, processing activities, etc.;

(d) Description of drainage/erosion control features to be employed for the duration of the use; and

(e) A landscaping plan providing for revegetation consistent with the vegetation patterns of the subject

landscaping planted for screening purposes). : **See attached photos, site plans and topographical map. Also attached is the irrigation water infiltration system that will be used for water run off.**

(5) For proposed mining and associated activities on lands visible from Key Viewing Areas, in addition to submittal of plans and information pursuant to MCC 38.7035 (A) (6) and subsection (4) above, project applicants shall submit perspective drawings of the proposed mining areas as seen from applicable Key Viewing Areas. :N/A

(6) New development shall be sited on portions of the subject property which minimize visibility from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable. **:No native trees, plants or wildlife will be removed or effected on this project.**

(7) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas. **:See attached site and topography map.**

(8) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035(C). : **No trees or plant will be removed on this project.**

(9) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas. :N/A

(10) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials. These recommended materials and other materials may be deemed consistent with this code, including those that meet recommended thresholds in the “visibility and Reflectivity Matrices” in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual subordination. Recommended square footage limitations for such surfaces are provided for guidance in the Implementation Handbook : **Building to be constructed with non reflective material. Exterior color will match the existing approved earth tone color on residence.**

(11) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. : **Low light exterior lighting with hood will be used on building. Picture attached.**

(12) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.
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(S-2 2009) :**Color to match existing earth tone color on residence**

(13) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors found at the specific site or in the surrounding landscape. The specific colors or list of

landscape setting, indicating the species, number, size and location of plantings for the final reclaimed grade, as well as a description of irrigation provisions or other measures necessary to ensure the survival of plantings.

(7) All reclamation plans for new quarries or expansion of existing quarries shall be sent to the appropriate state reclamation permitting agency for review and comment. The state agency shall have 30 calendar days from the date a reclamation plan is mailed to submit written comments on the proposal. State agency comments shall address the following: :N/A

- (a) Whether the proposed mining is subject to state reclamation permit requirements;
- (b) If subject to state jurisdiction, whether an application has been received for a state reclamation permit, and if, so, the current status of the application; and
- (c) For uses subject to state jurisdiction, any issues or concerns regarding consistency with state reclamation requirements, or any suggested modifications to comply with state reclamation requirements.

The Planning Director may request technical assistance from state agencies on reclamation plans for proposed mining not within the state agency's jurisdiction.

(B) All Review Uses and Conditional Uses topographically visible from Key Viewing Areas:

(1) Each development shall be visually subordinate to its setting as seen from Key Viewing Areas.

(2) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its potential visual impacts as seen from Key Viewing Areas. Decisions shall include written findings addressing the factors influencing potential visual impact including but not limited to: the amount of area of the building site exposed to Key Viewing Areas, the degree of existing vegetation providing screening, the distance from the building site to the Key Viewing Areas it is visible from, the number of Key Viewing Areas it is visible from, and the linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads). Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to siting (location of

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(S-2 2009)

development on the subject property, building orientation, and other elements); retention of existing vegetation; design (color, reflectivity, size, shape, height, architectural and design details and other elements); and new landscaping. **:The site is partially visible from Sherrard Point on Larch Mountain**

(3) Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments. **:Colors will be in compliance with recommended earth tones.**

(4) In addition to the site plan requirements in MCC 38.0045 (A) applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of

acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors. : N/A.

(14) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordination requirements for lands seen from Key Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures. :N/A

(15) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. Variances may be granted if application of this standard would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use, and may be applied only after all reasonable efforts to modify the design, building height, and site to comply with the standard have been made. : **Structure not to exceed height of existing structures on property.**

(16) An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Areas, may itself protrude above the skyline if: :N/A

(a) The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and

(b) There is no practicable alternative means of altering the building without increasing the protrusion.

(17) The following standards shall apply to new landscaping used to screen development from key viewing areas:

(a) New landscaping (including new earth berms) shall be required only when there is no other means to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordination. Development shall be sited to avoid the need for new landscaping wherever possible. : **No berms needed on site or are required. The use of native plants will be used if any landscaping is needed. Will work to meet all plant vegetation requirements under the Columbia River Gorge National Scenic Area**

(b) If new landscaping is required, it shall be used to supplement other techniques for achieving visual subordination.

(c) Vegetation planted for screening purposes shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction.

(d) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicant. The property owner(s), and their successor(s) in interest are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(e) The Scenic Resources Implementation Handbook includes recommended species for each landscape setting consistent with MCC 38.7035(C) and the minimum recommended sizes for tree plantings (based on average growth rates expected for recommended species).

(S-2 2009)

(18) Conditions regarding new landscaping or retention of existing vegetation for new developments on land designated GMA Forest shall meet both scenic guidelines and the fuel break requirements of MCC 38.7305(A). : **No native trees or plants will be removed for this structure. The site area has existing field grass that will be scraped.**

(19) New main lines on lands visible from Key Viewing Areas for the transmission of electricity, gas, oil, other fuels, or communications, except for connections to individual users or small clusters of individual users, shall be built in existing transmission corridors unless it can be demonstrated that use of existing corridors is not practicable. Such new lines shall be underground as a first preference unless it can be demonstrated to be impracticable. : **No gas, water or fuel lines will be added on his project. When construction is complete I will apply for an electrical permit through the City of Gresham. The electric line will be in ground and not visible.**

(20) New communication facilities (antennae, dishes, etc.) on lands visible from Key Viewing Areas, which require an open and unobstructed site shall be built upon existing facilities unless it can be demonstrated that use of existing facilities is not practicable. :N/A

(21) New communications facilities may protrude above a skyline visible from a Key Viewing Area only upon demonstration that: :N/A

(a) The facility is necessary for public service;

(b) The break in the skyline is seen only in the background; and

(c) The break in the skyline is the minimum necessary to provide the service.

(22) Overpasses, safety and directional signs and other road and highway facilities may protrude above a skyline visible from a Key Viewing Area only upon a demonstration that: :N/A

(a) The facility is necessary for public service;

(b) The break in the skyline is the minimum necessary to provide the service.

(23) Except for water-dependent development and for water-related recreation development, development shall be set back 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, unless the setback would render a property unbuildable. In such cases, variances to the setback may be authorized. :N/A

(24) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. A variance may be authorized if the property would be rendered unbuildable through the application of this standard. In determining the slope, the average percent slope of the proposed building site shall be utilized. :**Site has no slope**

(25) All proposed structural development involving more than 100 cubic yards of grading on sites visible from Key Viewing Areas shall include submittal of a grading plan. This plan shall be reviewed by the Planning Director for compliance with Key Viewing Area policies. The grading plan shall

include the following: :N/A

(a) A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail, with contour intervals of at least 5 feet, including:

1. Existing and proposed final grades;
2. Location of all areas to be graded, with cut banks and fill slopes delineated; and
3. Estimated dimensions of graded areas.

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(S-2 2009)

(b) A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:

1. Its purpose;
2. An estimate of the total volume of material to be moved;
3. The height of all cut banks and fill slopes;
4. Provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer or engineering geologist is recommended);
5. A description of all plant materials used to revegetate exposed slopes and banks, including type of species, number of plants, size and location, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and
6. A description of any other interim or permanent erosion control measures to be utilized.

(26) Expansion of existing quarries and new production and/or development of mineral resources proposed on sites more than 3 miles from the nearest Key Viewing Areas from which it is visible may be allowed upon a demonstration that: :N/A

(a) The site plan requirements for such proposals pursuant to this chapter have been met;

(b) The area to be mined and the area to be used for primary processing, equipment storage, stockpiling, etc. associated with the use would be visually subordinate as seen from any Key Viewing Areas; and

(c) A reclamation plan to restore the site to a natural appearance which blends with and emulates surrounding landforms to the maximum extent practicable has been approved. At minimum, a reclamation plans shall comply with MCC 38.7035 (A) (5); and

(d) A written report on a determination of visual subordination has been completed, with findings addressing the extent of visibility of proposed mining activities from Key Viewing Areas, including:

1. A list of Key Viewing Areas from which exposed mining surfaces (and associated facilities/activities) would be visible;

2. An estimate of the surface area of exposed mining surfaces which would be visible from those Key Viewing Areas;
3. The distance from those Key Viewing Areas and the linear distance along those Key Viewing Areas from which proposed mining surfaces are visible;
4. The slope and aspect of mining surfaces relative to those portions of Key Viewing Areas from which they are visible;
5. The degree to which potentially visible mining surfaces are screened from Key Viewing Areas by existing vegetation, including winter screening considerations.
6. The degree to which potentially visible mining surfaces would be screened by new plantings, berms, etc. and appropriate time frames to
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(S-2 2009)
achieve such results, including winter screening considerations.

(27) Unless addressed by subsection (26) above, new production and/or development of mineral resources may be allowed upon a demonstration that: :N/A

- (a) The site plan requirements for such proposals pursuant to this chapter have been met;
- (b) The area to be mined and the area used for primary processing, equipment storage, stockpiling, etc. associated with the use would be fully screened from any Key Viewing Area; and
- (c) A reclamation plan to restore the area to a natural appearance which blends with and emulates surrounding landforms to the maximum extent practicable has been approved. At minimum, the reclamation plan shall comply with MCC 38.7035 (A) (6) and (7).

(28) An interim time period to achieve compliance with visual subordination requirements for expansion of existing quarries and development of new quarries located more than 3 miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the date of approval. :N/A

(29) An interim time period to achieve compliance with full screening requirements for new quarries located less than 3 miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on sitespecific topographic and visual conditions, but shall not exceed 1 year beyond the date of approval. Quarrying activity occurring prior to achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.). :N/A

(C) All Review Uses and Conditional Uses within the following landscape settings, regardless of visibility from KVAs:

- (1) Pastoral

(a) Accessory structures, outbuildings and accessways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.

(b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordination for new development and expansion of existing development:

1. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.
2. Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.
3. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, Douglas fir, Lombardy poplar (usually in rows), Oregon white oak, bigleaf maple, and black locust (primarily in the eastern Gorge). The Scenic Resources Implementation Handbook includes recommended minimum sizes.
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(S-2 2009)
4. At least one-quarter of any trees planted for screening shall be coniferous for winter screening.

(c) Compatible recreation uses include resource-based recreation uses of a very low or low-intensity nature, occurring infrequently in the landscape.

(2) Coniferous Woodland

(a) Structure height shall remain below the forest canopy level.

(b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordination for new development and expansion of existing development:

1. Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from Key Viewing Areas shall be retained.
2. At least half of any trees planted for screening purposes shall be species native to the setting. Such species include: Douglas fir, grand fir, western red cedar, western hemlock, bigleaf maple, red alder, ponderosa pine and Oregon white oak, and various native willows (for riparian areas). The Scenic Resources Implementation Handbook includes recommended minimum sizes.
3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

(c) Compatible recreation uses include resource-based recreation uses of varying intensities. Typically, outdoor recreation uses should be low-intensity, and include trails, small picnic areas and scenic viewpoints. Some more intensive recreation uses, such as campgrounds, may occur. They should be scattered, interspersed with large areas of undeveloped land and lowintensity uses.

(3) Rural Residential

(a) Existing tree cover shall be retained as much as possible, except as is necessary for site

development, safety purposes, or as part of forest management practices.

(b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordination for new development and expansion of existing development:

1. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.

2. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.

3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening. **:Will plant only native species of plants and trees**

(c) Compatible recreation uses include should be limited to small community park facilities, but occasional low-

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(S-2 2009)

intensity resource-based recreation uses (such as small scenic overlooks) may be allowed.

(4) Rural Residential in Conifer Woodland or Pastoral

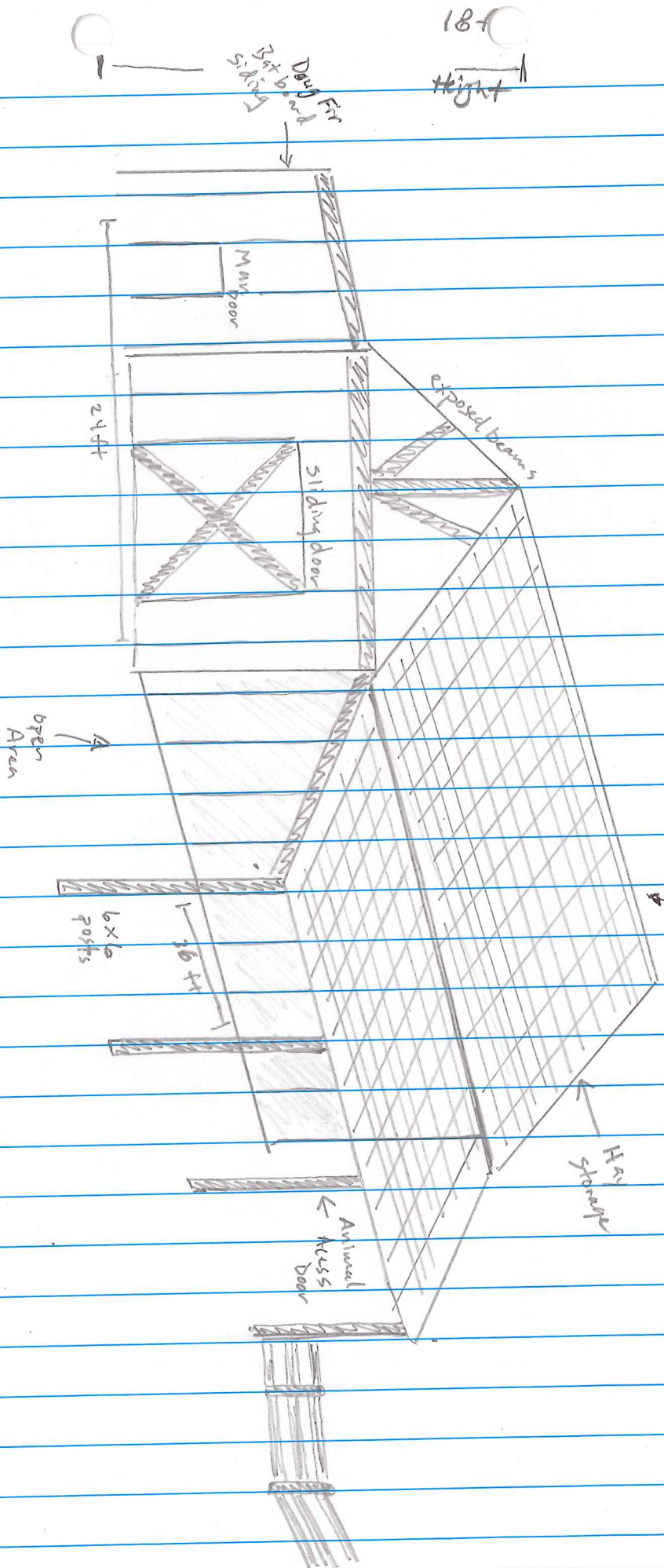
(a) New development in this setting shall meet the design standards for both the Rural Residential setting and the more rural setting with which it is combined (either Pastoral or Coniferous Woodland), unless it can be demonstrated that compliance with the standards for the more rural setting is impracticable. Expansion of existing development shall comply with this standard to the maximum extent practicable.

(b) In the event of a conflict between the standards, the standards for the more rural setting (Coniferous Woodland or Pastoral) shall apply, unless it can be demonstrated that application of such standards would not be practicable.

(c) Compatible recreation uses should be limited to very low and low-intensity resource-based recreation uses, scattered infrequently in the landscape.

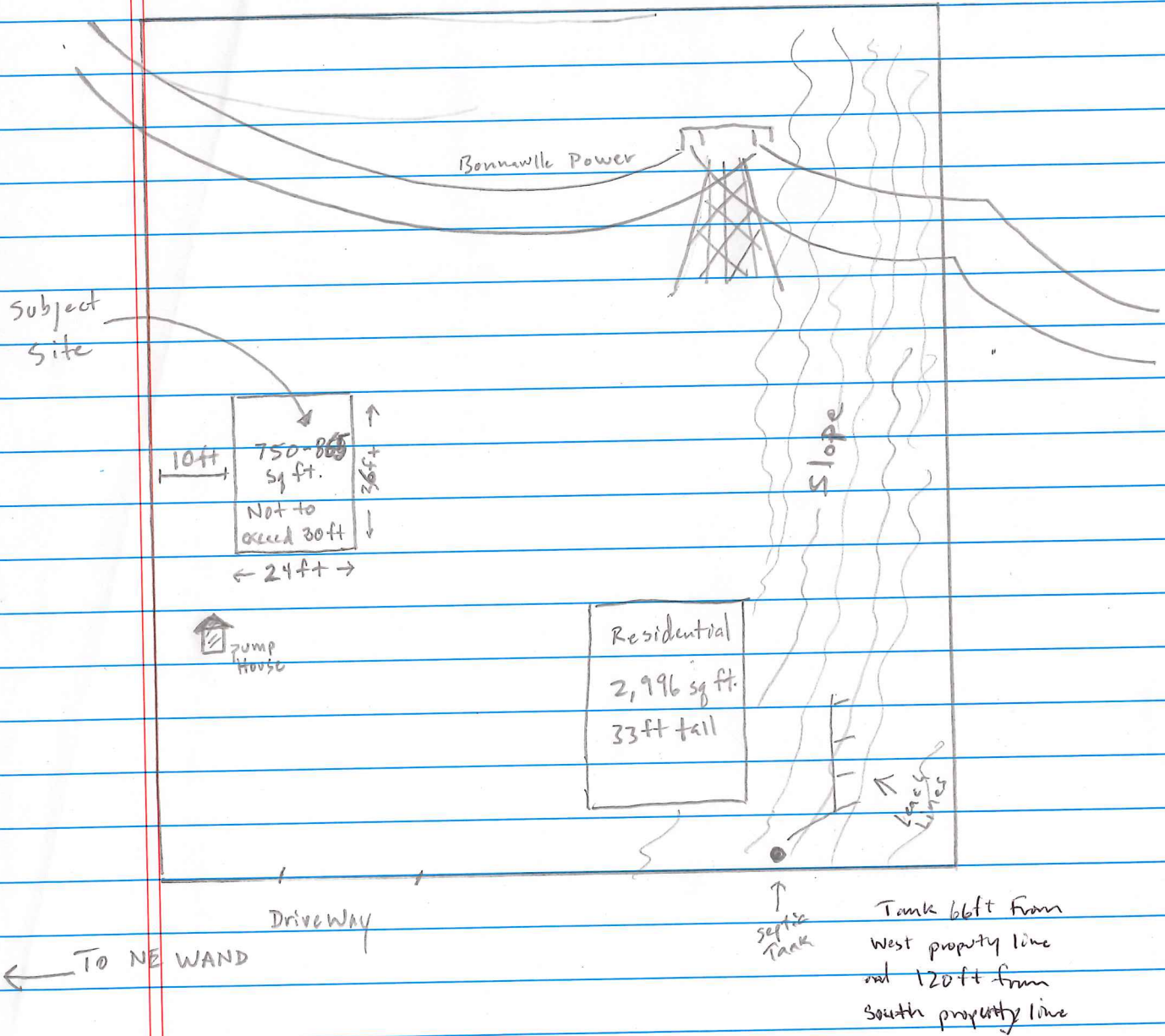
31700B
NE WARD
Building

Building to be used
for cows/pigs/turkeys/goats
Shelter/hay and feed storage.



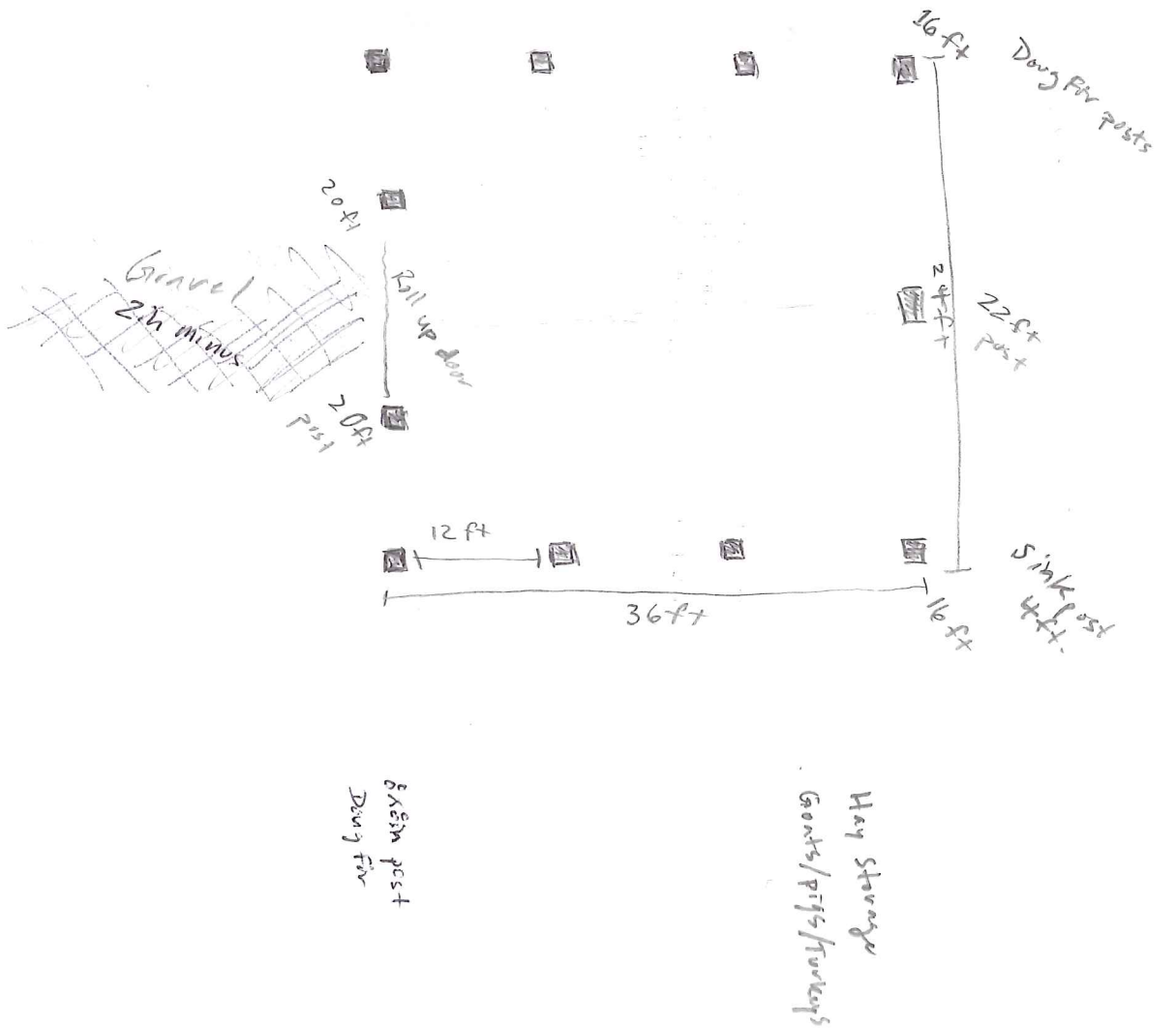
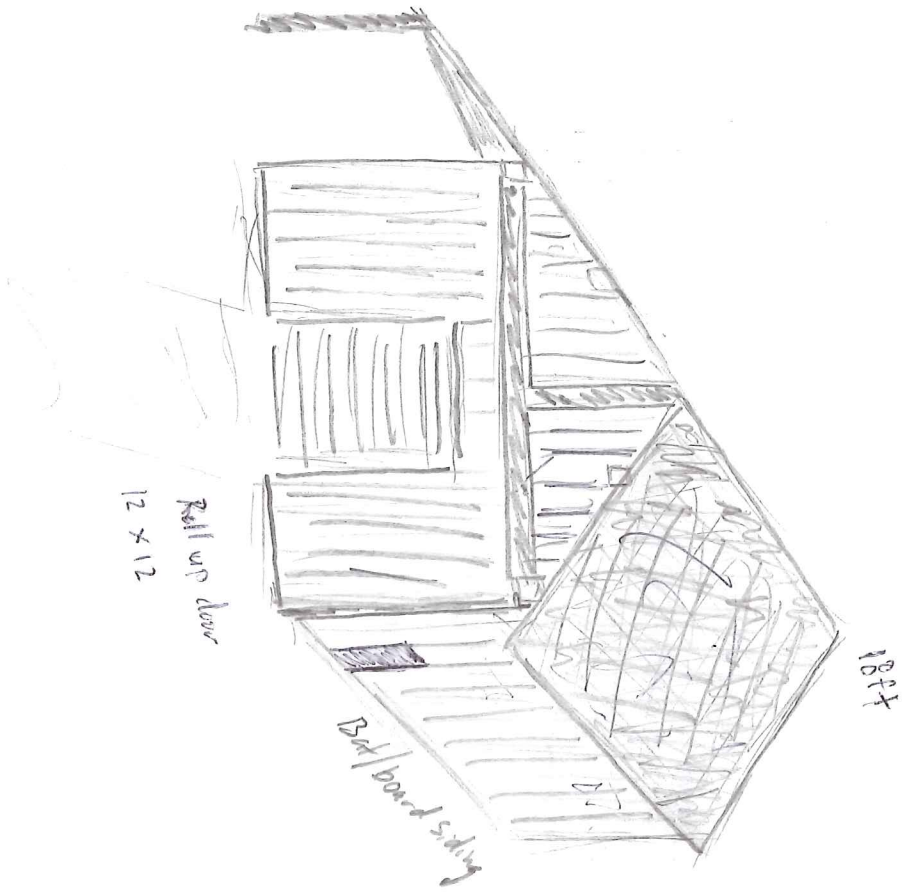
- Not to scale -

31813 NE WAND RD.



Agro building

- Not to scale -



**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: 31708B NE WAND RD

Property Map & Tax Lot #: _____ Alternate Acct #: R _____

Description of proposed work for this Septic Planning Review Agro building w/ open floor plan + no plumbingChange in number of bedrooms? ☐ Yes ☒ No # of existing bedrooms _____ # of bedrooms at completion _____Applicant's Name Aaron HolwegeApplicant E-mail amh1032@yahoo.comMailing Address 31708B NE WAND RD Phone 503-442-1995City Troutdale State OR ZIP 97060

Permit No.

Date

17-234170-SE

9/7/17

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** or **Multnomah County Land Use Planning Office**

Mail 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 Ag building w/ open floor plan + no plumbing poses no concern to septic. Stormwater disposal off NE corner OK.

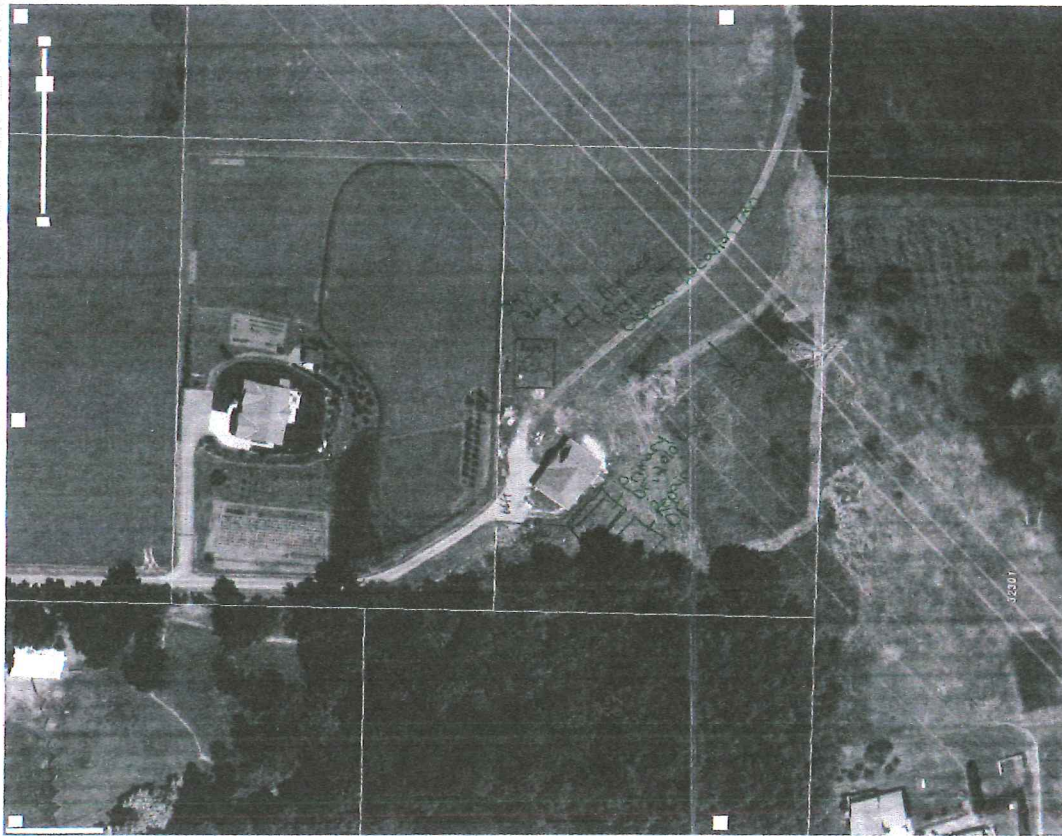
Lindsay Reschke, WNS
Registered Environmental Health Specialist

9/7/17
Date

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

Ag 1 of 3

17-234170-SE



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@mulco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.

Map Comments:

Comments Here. Enter Map

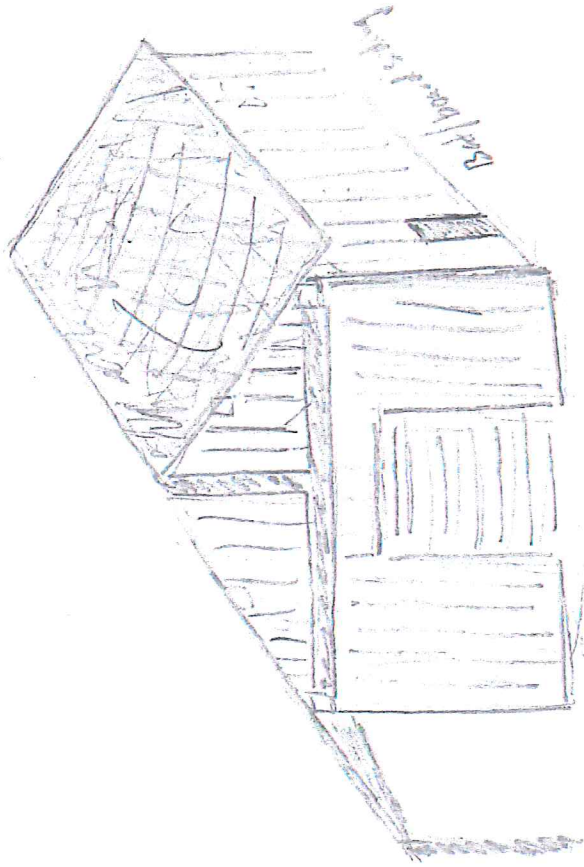
Web Layout

Septic tank is approx 66ft to 70ft from west property line
Septic tank is approx 120ft from south property line
Proposed Ag Building w/ open floor plan - no plumbing poses no concern to septic - Stormwater disposal OK.
Keep primary + repair drainfield free of animal traffic.
9/7/17
D. Pearce

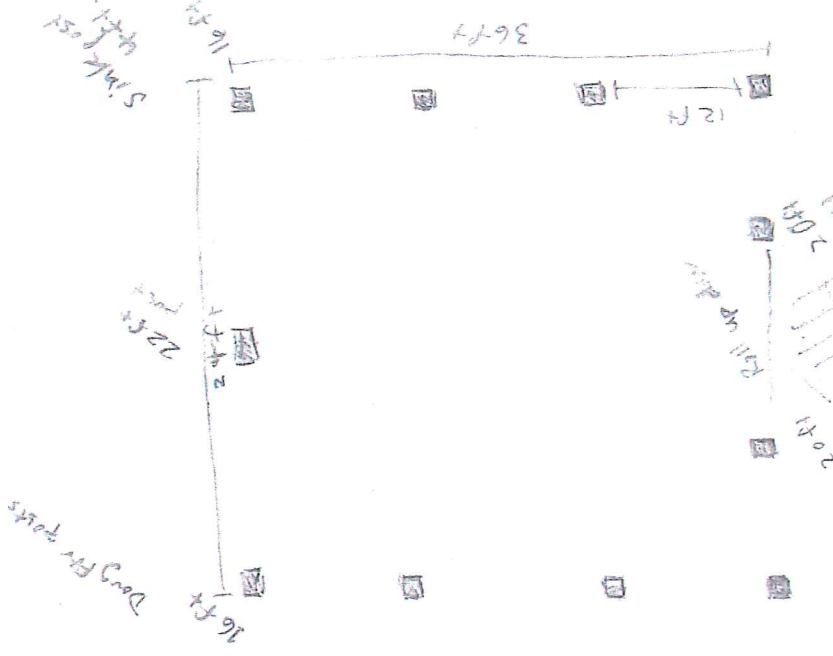
Pg 2 of 3

Agro building

-Not to scale -



Roll up door
12 x 12
Open floor, no plumbing.
9/17/17
L. Fischer



Hay Storage
Goats/pigs/hens

Even post
Down for



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

STORM WATER CERTIFICATE

(Required when >500 Square Feet of Impervious Surface Created)

Applicant, please have an Oregon Licensed Professional Engineer fill out the property and project description (all new or reviewed structures and impervious areas), check one of the boxes below and provide the storm water calculations. Please note that replacement of existing structures does not provide a credit to the square footage threshold.

Property Address or Legal Description: 31708 B NE Wand Rd Troutdale, OR 97060

Description of Project: Pole Barn Construction/Ag

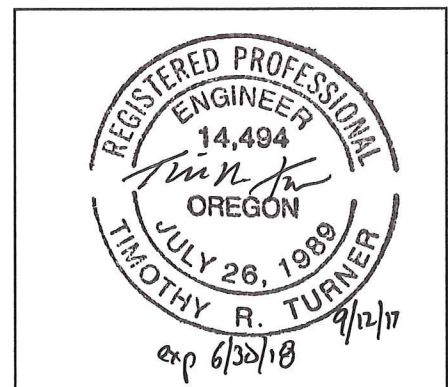
☐ Construction of an on-site storm water drainage control system **is not required**. The rate of storm water runoff attributed to the new/reviewed development (during the 10-year/24-hour storm) will be no greater than that which existed prior to the development as measured from the property line or from the point of discharge into a watercourse [MCC 29.333(C), or MCC 29.353(C)]. I certify the attached site plan and calculations will meet the requirements listed above.

☒ Construction of an on-site storm water drainage control system **is required**. After installation of the drainage control system, the rate of storm water runoff attributed to the development (during the 10-year/24-hour storm) will be no greater than that which existed prior to development as measured from the property line or from the point of discharge into a watercourse [MCC 29.333(C), or MCC 29.353(C)]. I certify the attached site plan and on-site storm water control design dated 9/12/17 will meet the requirements listed above. Attach associated plans, designs and calculations with this storm water certificate.

NOTE to Engineer: Multnomah County does not use the City of Portland's Stormwater Ordinance. As part of your review, you must consider all new and existing structures and impervious areas and determine that the generated stormwater is in compliance with Oregon law for a 10 year/24 hour storm event. As part of the completion of this form, a site plan showing all new and existing impervious surfaces considered must be attached, including location of the stormwater system if required. Also, provide the storm water calculations completed to support your finding below.

Engineer's Stamp Below:

Signature Timothy R. Turner
Print Name Timothy R. Turner TRT Engineering
Address 2636 SE Market St Portland, OR 97214
Phone 503 235 7592
Date 9/12/17



**PROPOSED POLE BARN CONSTRUCTION
31708B NE WAND ROAD
TROUTDALE, OREGON 97060**

STORMWATER DRAINAGE CALCULATIONS

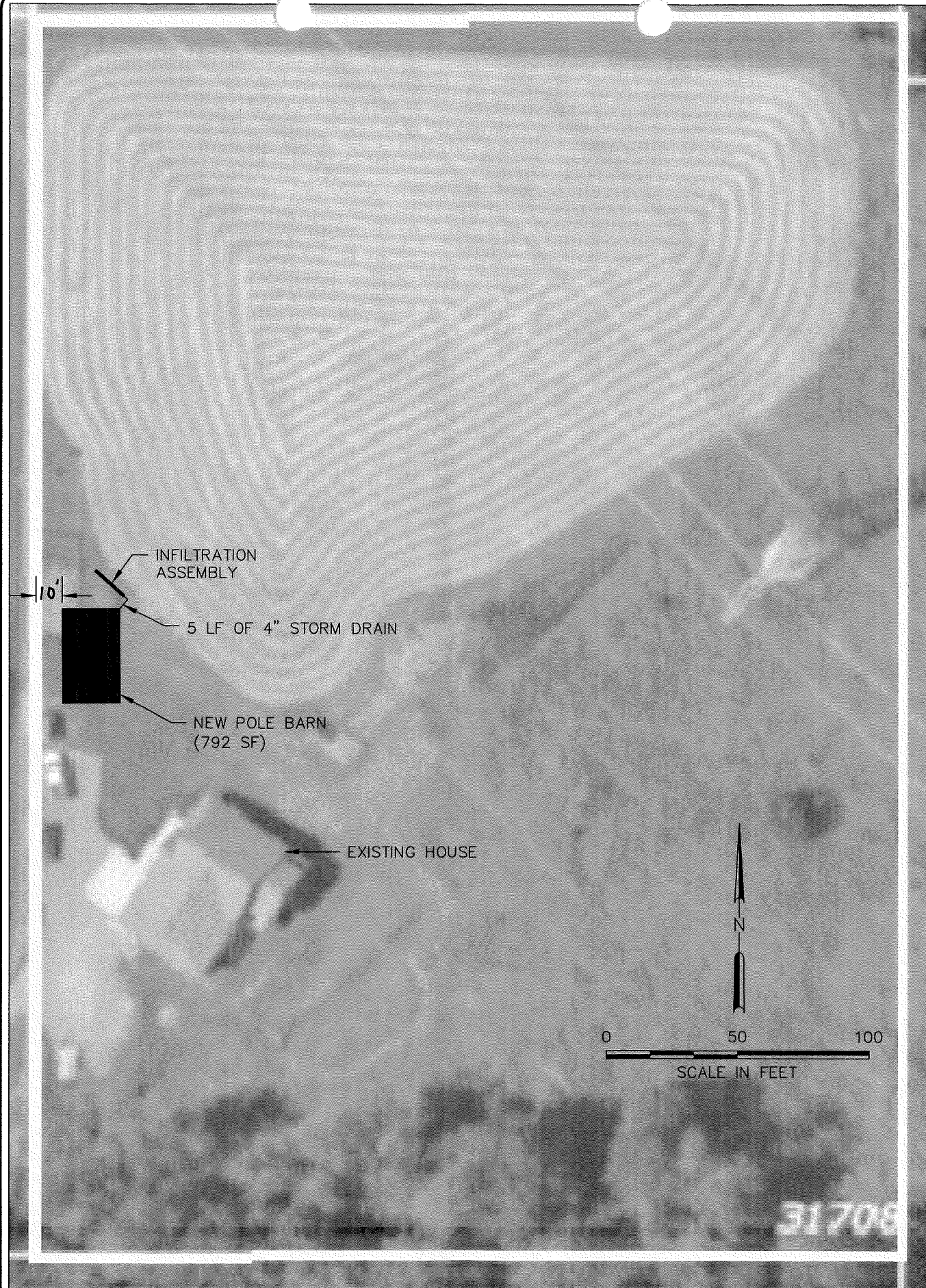
The attached calculations and drawing was prepared September 12, 2017:

Timothy R. Turner, P.E.
TRT Engineering LLC
2636 SE Market
Portland, Oregon 97214
(503) 235-7592

The proposed roof drainage system consists of piped downspouts with flow to an on-site infiltration trenches. The trench contains two StormTech Model SC-310 pre-fabricated units. The trenches were sized to handle the runoff from up to a 100-year, 24-hour rainfall event was verified using HydroCad Version 9.10 modeling. A design infiltration rate of 8.0 inches per hour was used. The site soils are 27B Mershon silt loam, Hydrologic Group B.

Attached are a site plan drawings, trench details and modeling printouts.

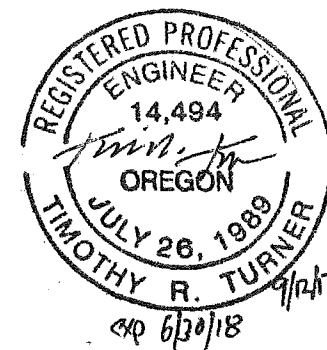




STIE PLAN

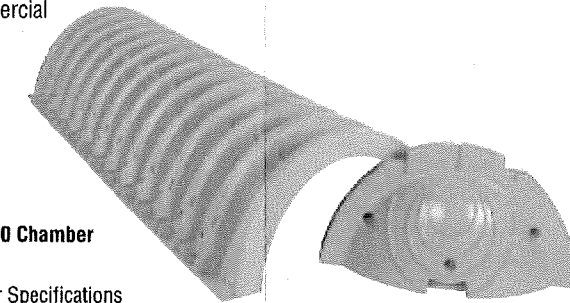
BARN ROOF AREA=792 SF
 NUMBER OF SC-310 UNITS=2
 BOTTOM DRAINAGE ROCK THICKNESS=6"
 SOIL INFILTRATION RATE=16" PER HOUR
 DESIGN INFILTRATON RATE=8" PER HOUR

STORM EVENT	PEAK FLOW RATE, CFS	PEAK DEPTH INCHES
2-YEAR	0.01	3.0
10-YEAR	0.02	6.6



StormTech SC-310 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.



StormTech SC-310 Chamber
 (not to scale)

Nominal Chamber Specifications

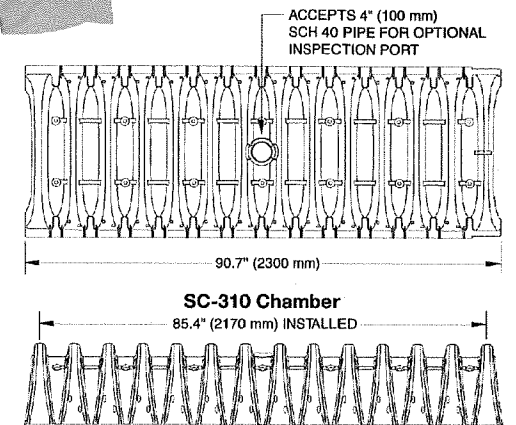
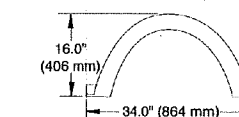
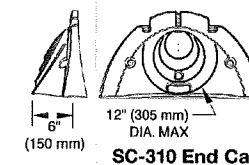
Size (L x W x H)
 85.4" x 34.0" x 16.0"
 (2170 x 864 x 406 mm)

Chamber Storage
 14.7 ft³ (0.42 m³)

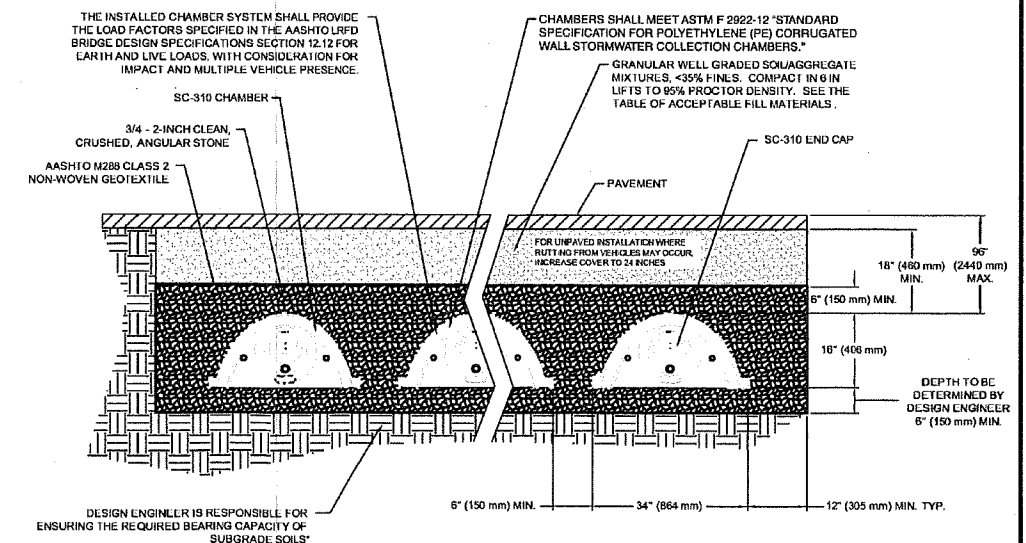
Minimum Installed Storage*
 31.0 ft³ (0.88 m³)

Weight
 37.0 lbs (16.8 kg)

Shipping
 41 chambers/pallet
 108 end caps/pallet
 18 pallets/truck



Typical Cross
 Section Detail
 (not to scale)



INFILTRATION ASSEMBLY DETAIL

TRT ENGINEERING LLC

2636 S.E. MARKET STREET
 PORTLAND, OREGON 97214
 (503) 235-7592

AARON HOLWEG
 31708B NE WAND ROAD
 TROUTDALE, OREGON 97060
 POLE BARN CONSTRUCTION

DRAINAGE PLAN

FIGURE NO.

1