



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

\$334

04/25/2018 10:59AM 000001 #9344

0011 KATHY

NSA  
EXPEDITED  
RESIDENTIAL  
APPLICATION

PERMITS-TYPE 2 \$175.00  
NOTICE FEE \$159.00  
CR CARD \$334.00

PROPERTY

Address 31121 NE Hunt Rd Site Size 9.05 acres

PROPOSED DEVELOPMENT (check all that apply)

- ☐ Addition or covered deck: Size \_\_\_\_\_ (200 sf max) Height \_\_\_\_\_ ft  
Existing Floor Area \_\_\_\_\_ (500 sf min) Existing Height \_\_\_\_\_ ft (greater than proposed)
- ☐ Accessory structure: Size \_\_\_\_\_ (60 to 200 sf) Height \_\_\_\_\_ ft (10 ft max)
- ☐ Uncovered, attached deck: Size \_\_\_\_\_ (500 sf max) Height \_\_\_\_\_ inches (30" max)
- ☐ Demolition: Structure Type \_\_\_\_\_ Age \_\_\_\_\_ (less than 50 yrs)
- ☐ Rail, solid, or semi-solid fence: Height \_\_\_\_\_ ft (6' max) Length \_\_\_\_\_ (100' max)
- ☐ Wire strand fence: Height \_\_\_\_\_ ft (greater than 4') Length \_\_\_\_\_ (greater than 500')
- ☒ Woven wire fence: Agricultural enclosure only Area fenced 9.05 (80 ac max)
- ☐ Pave existing dirt/gravel road: All work to occur within existing road prism
- ☐ Decommission non-paved road: Includes ripping road surface, barriers, revegetation
- ☐ Retaining wall: Height \_\_\_\_\_ ft (2' max exposed surface) Length \_\_\_\_\_ (100' max)
- ☐ Outdoor lights:
- ☐ Other: \_\_\_\_\_

APPLICANT

Name Bogdan Michalchuk Phone 503-807-6471  
Mailing Address 6642 NE Sumner St Fax \_\_\_\_\_  
City Portland State OR Zipcode 97218 E-mail michalchuk@me.com

OWNER

Name Sergey Michalchuk Phone 503-819-0582  
Street Address 6642 NE Sumner St City Portland State OR Zipcode 97218

I authorize the applicant to make this application.

Property Owner Signature

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

☐ If no owner signature above, a letter of authorization from the owner is required.

For Staff Use

505251  
CASE  
NUMBER

12.2018.10345

State ID #

IN4E32B-00100

Alt Acct. #

R053500730

DATE  
SUBMITTED

4.25.18

ZONING

GR-10

MCC CITATION  
(For Qualifying Use)

38.1010(A)(5)

Related Case No

Open UR/ZV

2V 2018.10200

By: LZ

## Instructions for applicants:

The checklist below asks you to confirm facts or conditions related to your property and your proposal. The numbered paragraphs in bold represent code requirements or criteria for development in the National Scenic Area (NSA). Those criteria are addressed when you check a box below each numbered paragraph. By checking a box, you are confirming that the corresponding statement applies to your project. Staff concurrence is indicated by initials in the boxes along the right column of this form. Please ensure that you check a box under every numbered paragraph or staff will not be able to process this application under the Expedited Review Process. The NSA Handout #4: Expedited Development Review Process that accompanies this form explains each of the criteria.

### Scenic Resources

- 1. In the General Management Area, the scenic resource protection criteria shall not apply to woven-wire fences for agricultural use that would enclose 80 acres or less.**

Staff initial:

*JW*

- ☒ This application includes new woven-wire fencing on property that is within the General Management Area (i.e. it is in a zone district that begins with "GG") and the fencing is for agricultural use and encloses an area that is less than 80 acres in size. *The scenic resource criteria do not apply to the new woven wire fence.*

[Proceed to the Recreational Resource criteria (page 4) if this application is only for fencing. Otherwise, respond to the remaining scenic criteria for other uses or development that are eligible for expedited review.]

- ☐ This application is not for new woven wire fencing: *The scenic resources criteria are applicable.*

- 2. The colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. This guideline shall not apply to additions, which may match the color of existing buildings.**

Staff initial:

*N/A*

- ☐ The application is for an addition to or modification of an existing structure, or placement of a new structure that is not topographically visible from a Key Viewing Area (KVA). The KVA(s) the structure is visible from are \_\_\_\_\_. The attached site plan illustrates how the structure is topographically screened from these KVA(s). *This criterion has been met.*

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

Note to applicant: Show on the site plan the location of the terrain feature or landform that screens the structure with arrows identifying the vantage point from which the site is viewed from the KVA(s).

*Attach plan*

- ☐ The application is for an addition. As shown in the attached color chip and site photograph, the addition will match the color of the existing buildings. *This criterion has been met.*

*Attach color  
chip & photo  
of existing  
building*



- ☐ The application is for an addition to or modification of an existing structure, or placement of a new structure that is topographically visible from one or more key viewing areas. As shown in the attached color chip and site photograph, the proposed addition will be dark earth tones that are found at the site or surrounding landscape. *This criterion has been met.*

**Attach color chip(s) & photo(s) of structure & surrounding landscape**

**3. Structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.**

Staff initial:

N/A

- ☐ The application does not involve a structure that is topographically visible from a key viewing area. *This criterion has been met.*

- ☐ The application includes structure(s) that are topographically visible from one or more key viewing areas. As shown in the attached samples, the proposed structure(s) will use low or non-reflective building materials. *This criterion has been met.*

**Attach building material samples**

**4. Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.**

Staff initial:

N/A

- ☐ The application does not include outdoor lights. *This criterion is not applicable.*

- ☐ The application includes outdoor lights. As shown in the attached specification sheet, the proposed lights will be hooded and shielded and are composed of non-reflective, opaque materials. A site plan and/or elevation drawings shows the location of the lighting. Based on these drawings the lighting will not be highly visible from key viewing areas. *This criterion has been met.*

**Attach spec sheet here**

**5. Structures within 1/2-mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and/or designed to achieve the applicable scenic standard (e.g., visual subordination, not visually evident).**

Staff initial:

N/A

- ☐ The application does not involve a structure that is within 1/2-mile of and topographically visible from a key viewing area. *This criterion is not applicable.*

- ☐ The application includes structure(s) that are within 1/2-mile of and topographically visible from (a) key viewing area(s). As shown on the attached site plan, and exterior architectural elevations or rendered photo, the proposed structure(s) will be sited, screened, and/or designed so that it achieves the standard of: ☐ visual subordination, or ☐ not visually evident
- Explain how standard is achieved.

**Attach elevations or photo of structure**

**See NSA Handout #5: Designing for Approval**

*This criterion has been met.*

## Recreation Resources

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

Staff initial:

*LE*

- ☒ The attached site plan labels the uses on adjacent parcels. There is no established recreation site on an adjacent parcel. *This criterion is not applicable.*
- ☐ The attached site plan labels show that the property is adjacent to at least one established recreation site, but does not detract from the use and enjoyment of the site. The proposed development will not generate noise, dust, or odors at levels significant enough to impact the use. Also, the site plan shows that the proposed development would not interfere with access to the adjacent recreation site(s). *This criterion has been met.*

**Label adjacent uses on attached site plan**

## Cultural Resources

7. The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey.

Staff initial:

*LE*

Note to applicant: If an Indian tribe sends a letter in response to the application indicating that the proposal affects a treaty right or cultural resource, then the application can not be reviewed using the expedited development review process.

### Reconnaissance Survey

Proposed development does not require a reconnaissance survey if it meets any of the following (check at least one that applies):

- ☐ Is limited to the modification, expansion, replacement, or reconstruction of existing buildings and structures.
- ☐ Will not disturb the ground (e.g. storage shed without a foundation)
- ☐ Occurs on a site that was previously disturbed by human activities where the depth and extent of the grading does not exceed prior ground disturbance.

**Show area and type of disturbance on plan**

- ☒ Involves minor ground disturbance, as defined by depth and extent (e.g. fence construction, footings for a deck, etc.) *fence posts only area of ground disturbance*
- Width 6" x Length 3,486.68 x Depth 2-ft

Note to applicant: The project will not qualify for expedited review if the Gorge Commission disagrees that the activity results in minor disturbance.

- ☐ Occurs on a site that has been adequately surveyed in the past, or has been identified by the Gorge Commission, USFS Archaeologist, or private archaeologist as having a low probability of containing cultural resources.

**Attach survey**

*This criterion has been met.*

## Historic Survey

A historic survey is not required for the following activities (check at least one):

- ☒ There are no structures 50 years old or older on the property.
- ☐ There is/are structures 50 years old or older; however, the application does not alter the structure(s), nor does it compromise features of the surrounding area that help define the historic character of the structure(s).

*This criterion has been met.*

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## Natural Resources

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**8. The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.**

- ☐ The proposal is for development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained. *This criterion is not applicable.*
- ☐ As shown on the attached site plan, proposed development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. *The criterion has been met.*

**9. The development will not adversely impact sensitive wildlife or plant species or is at least 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. This guideline shall not apply to development that does not disturb the ground or is located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.**

- ☐ As shown on the attached site plan and confirmed by planning staff, the proposed development is over 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. *This criterion has been met.*
- ☐ The proposed development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained. *This criterion is not applicable.*
- ☐ Although proposed development is within 1,000 feet of a known sensitive wildlife area or site, the Oregon Department of Fish and Wildlife (for GMA lands) or U.S. Forest Service (SMA lands) has determined that the area or site is not active, that development will not compromise the integrity of the wildlife area or site, or that development will not occur during a time of year that the wildlife species are sensitive to disturbance.
- ☐ Although proposed development is within 1,000 feet of known sensitive plants, a representative of the Oregon Natural Heritage Program or an expert in botany or plant ecology has determined that development will not occur within 200 feet of a sensitive plant species.

Staff initial:

*LC*

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

Staff initial:

*SM*

*See land use staff for agency contacts*

*Attach agency confirmation*



## NOTICE OF PRELIMINARY DECISION

In accepting this application for expedited review, the Planning Director is granting preliminary approval of the development. The Gorge Commission, U.S. Forest Service, Indian tribal governments, and property owners within 750 feet of the subject tract will be given 14 days to provide comments. If no comments are received, the decision shall become final at the close of business on the 14<sup>th</sup> day. If substantive written comments are submitted, the Planning Director will either modify the decision to address the comments and re-issue it for a 14-day appeal period or re-direct the application to full review if comments establish that the proposed development is not eligible for expedited review.

Comments must be directed to the applicable approval criteria. Those in **bold** above are listed in MCC 38.7100 of the County code. Failure to provide comments during the comment period will preclude a right to appeal.

### Conditions/Limitations of Approval

1. If, during construction, cultural or historic resources are discovered, the applicant/owner shall immediately cease development activities and inform the Multnomah County Land Use Planning Division, Columbia River Gorge Commission, and the U.S. Forest Service of any discovery pursuant to MCC 38.7045(L) & (M), or MCC 38.7050(H) as applicable. Once halted, construction activities shall not resume until these standards have been satisfied.
2. Approval of this land use permit is based upon the statements made in this application and attached materials. No work shall occur under this permit other than that which is specified in these documents.
3. Development of structures must be commenced within 2 years of the date of this decision, and completed within 2 years of the date of commencement. The property owner may request an extension of either of these timeframes, as provided in MCC 38.0700. Such a request must be made prior to expiration of the permit.

**This decision is final at the close of the comment period unless comments are received. If no comments are received, the effective date of the decision is May 10, 2018.**

### FOR STAFF USE

At close of the comment period (check one that applies):

- ☐ No substantive written comments were received. The decision is final.
- ☐ Substantive written comments were received. The Planning Director will issue a letter addressing the comments and may modify this preliminary decision.
- ☐ Written comments were submitted showing that the proposed development is not eligible for expedited review. The project will be reviewed using the full development review process.

Staff initial: \_\_\_\_\_

Date: \_\_\_\_\_

Any comments received are included in the County records for this application.

- ☐ Fill out NSA DR Database Form for Gorge Commission and include copy with file.



# 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 R111607

## Pay Now

### Owner Name

MICHALCHUK, SERGEY F &  
MICHALCHUK, NINA I

### Property ID Number

R111607

### Owner Address

6642 NE SUMNER ST  
PORTLAND, OR 97218

### Situs Address

31121 NE HURT RD  
TROUTDALE, OR 97060

### Alternate Account Number

R053500730

### Neighborhood

R020

### Map Tax Lot

1N4E32B -00100

### 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, LOT 8 TL 100, POTENTIAL  
ADDITIONAL TAX

### Map Number

321N4E 1N4E32B -00100

### Parcel

### Account Status

A - Active

### Property Use

A - VACANT LAND

### Year Built

### Acreage

### Related Accounts

### Linked Accounts

### Split/Merge Account

### Split/Merge Account Message

## Special Account Information

2017 - (GC) UNZONED FARM LAND DEFERRAL  
2017 - (GD) UNZONED FARM LAND DEFERRAL  
2017 - (GC) UNZONED FARM LAND DEFERRAL  
2016 - (GC) UNZONED FARM LAND DEFERRAL  
2016 - (GD) UNZONED FARM LAND DEFERRAL

2016 - (GC) UNZONED FARM LAND DEFERRAL  
 2015 - (GC) UNZONED FARM LAND DEFERRAL  
 2015 - (GD) UNZONED FARM LAND DEFERRAL  
 2015 - (GC) UNZONED FARM LAND DEFERRAL  
 2014 - (GC) UNZONED FARM LAND DEFERRAL  
 2014 - (GD) UNZONED FARM LAND DEFERRAL  
 2014 - (GC) UNZONED FARM LAND DEFERRAL  
 2013 - (GC) UNZONED FARM LAND DEFERRAL  
 2013 - (GD) UNZONED FARM LAND DEFERRAL  
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 2009 - (GC) UNZONED FARM LAND DEFERRAL  
 2009 - (GD) UNZONED FARM LAND DEFERRAL  
 2009 - (GC) UNZONED FARM LAND DEFERRAL  
 2007 - (GD) UNZONED FARM LAND DEFERRAL  
 2006 - (GD) UNZONED FARM LAND DEFERRAL  
 2001 - (ED) FARM LAND DEFERRAL  
 2000 - (EC) FARM LAND DEFERRAL  
 1999 - (ED) FARM LAND DEFERRAL

### Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
WD	UNDERWOOD,PAUL B & KIM M	MICHALCHUK,SERGEY F &	<u>99189747</u>	10/12/99	\$262,500
WD	VIEIRA,ELLSWORTH E	UNDERWOOD,PAUL B & KIM M	<u>96005608</u>	01/01/96	\$200,000

### 2018 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft
L1	GC - NONEFU CLS 3, DRY [UNZONED FARM LAND DEFERRAL]	5.20	
L2	GD - NONEFU CLS 4, DRY [UNZONED FARM LAND DEFERRAL]	2.85	
L3	GDC - WOODLOT NONEFU CLS 3 DRY [UNZONED FARM LAND DEFERRAL]	1.00	

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

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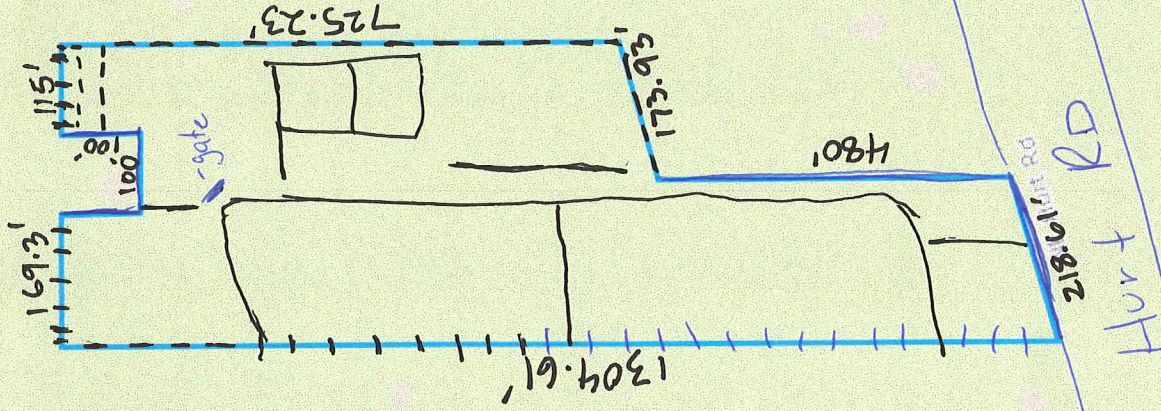


# ALL Fencing Part of Review

== Repair fence w 6'ft no climb

- New fence 6-ft no climb fencing

[ existing fences







Lisa ESTRIN <lisa.m.estrin@multco.us>

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## Fencing

1 message

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**Bogdan Michalchuk** <michalchuk@me.com>

Tue, Apr 24, 2018 at 4:21 PM

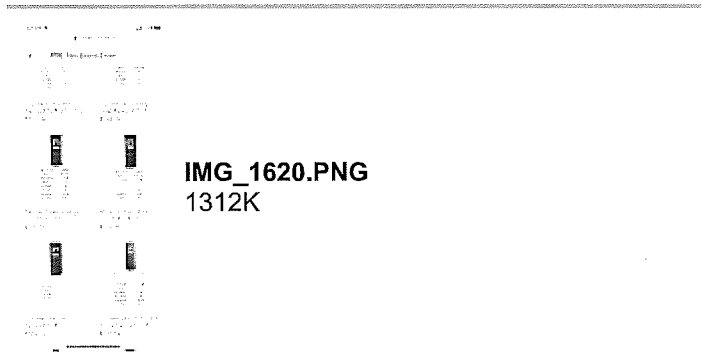
To: lisa.m.estrin@multco.us

Click with Caution! Be Suspicious of Attachments, Links, and Requests for Payment or Login Information.

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We are planning to use no climb horse fence 6 foot tall. With green T-Posts.

Sent from my iPhone



12:01



woven wire fence



Red Brand Store

Style #	1047-6-12½
Wire Gauge	12½ ga.
Pullout	6"
Roll Height	47"
Roll Length	330'
Roll Weight	176 lbs.
Galvanization	Class 1

Style #	1348-4-12½
Wire Gauge	12½ ga.
Pullout	4"
Roll Height	48"
Roll Length	330'
Roll Weight	258 lbs.
Galvanization	Class 3

Square Deal Field  
Fence 330-ft. #1047-6-  
\$177.44

Square Deal Sheep &  
Goat Fence 330-ft.  
\$344.39

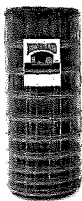


Resource #	70072
Style #	939-6-14½
Wire Gauge	14½ ga.
Pullout	6"
Roll Height	39"
Roll Length	330'
Roll Weight	106 lbs.
Galvanization	Class 1

Resource #	70048
Style #	1047-6-12½
Wire Gauge	12½ ga.
Pullout	6"
Roll Height	47"
Roll Length	330'
Roll Weight	192 lbs.
Galvanization	Class 1

Monarch Field Fence  
330-ft. #939-6-14½  
\$127.04

Monarch Field Fence  
330-ft. #1047-6-12½  
\$176.39



Resource #	70197
Style #	1047-6-11
Wire Gauge	11 ga.
Pullout	6"
Roll Height	47"
Roll Length	330'
Roll Weight	265 lbs.
Galvanization	Class 1

Resource #	70370
Style #	1348-2-12½
Wire Gauge	12½ ga.
Pullout	2"
Roll Height	72"
Roll Length	100'
Roll Weight	120 lbs.
Galvanization	Class 3

Square Deal Field  
Fence 330-ft. #1047-6-  
\$264.59

Square Deal Non-Climb  
Horse Fence 100-ft.  
\$172.19



