

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
 - ☐ City of Troutdale

From: Rithy Khut, Planner

Vicinity Map

N↑



Case File: T2-2018-10420

Location: 1603 NE Corbett Hill Road, Corbett
Tax Lot 200, Township, 1 North, Range 4 East, Section 27DD
Alternative Account #R837800010 Property ID #R288143

Proposal: Applicant is requesting retroactive permits for an unpermitted addition, potential expansion of the deck and expansion of the existing single-family dwelling.

Your written comments are needed no later than **4:00 p.m., Tuesday, June 5, 2018.**

Zoning: Gorge General Residential (GGR-5)

☒ 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 |

Enclosures



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

05/10/2018 1:24PM 000001 #9477
0005 JACKIE
NSA PERMITS-TYPE 2 \$1545.00
Application NOTICE FEE \$159.00
Form CR CARD \$1704.00

PROPERTY IDENTIFICATION

Property Address 1603 NE CORBETT HILL RD, CORBETT
State Identification# OR, 97019
Site Size 2.25 acres
A&T Alternate Account Number R# _____

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

Name Karen Justice and Jan Petter Moen
Mailing Address j.p.moen@gmail.com
City Corbett State OR Zip Code 97019 Phone# 971-506-9771

I authorize the applicant below to make this application.

Jan Petter Moen * [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 1603 NE CORBETT HILL RD,

Applicant's Name Jan Petter Moen, CORBETT, OR, 97019
Mailing Address j.p.moen@gmail.com
City Corbett State OR Zip Code 97019 Phone # 971-506-9771
Fax _____ e-mail j.p.moen@gmail.com
Jan Petter Moen
Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

Obtain retroactive permits for an unpermitted addition
and a possible addition to a single family dwelling.
Extend outdoor deck.

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Washington State Route 14 | |

For Staff Use

CASE NUMBER

TL-2018-10420

LAND USE PERMIT(S)

NSA Site Permit

DATE SUBMITTED

5/10/2018

Compliance
Related ☐

Potential
Transportation
Impact ☐

PF-2017-9786

PF/PA No.

ZONING

GGR-5

Zoning District

Zoning Overlay.

E/Moen
12 35MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS

Property Information

5/10/18 12 52

Property
InformationTax
SummaryAssessment
HistoryImprovement
InformationNew
SearchSearch
ResultsPrintable
Summary

Logoff

Search Results for R288143

Pay Now

Owner Name

JUSTICE,KAREN TR-1/2 &
MOEN,JAN P TR-1/2

Property ID Number

R288143

Owner Address

1603 NE CORBETT HILL RD
CORBETT, OR 97019

Situs Address

1603 NE CORBETT HILL RD
CORBETT, OR 97019

Alternate Account Number

R837800010

Neighborhood

R020

Map Tax Lot

1N4E27DD -00200

Levy Code Area - Taxing Districts

074

Portland Maps

[Click to Open Map](#)

Information on Ordering Copies

[Click to Open Order Form](#)

Property Description

Exemption

Expiration Date

Tax Roll Description

TOP CLIFF, LOT 1

Map Number

271N4E

1N4E27DD -00200

Parcel

Account Status

A - Active

Property Use

B - RESIDENTIAL IMPROVED

Year Built

1969

Acreage

Related Accounts

Linked Accounts

Split/Merge Account

Split/Merge Account Message

Special Account Information

Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
WD	JUSTICE,KAREN &	JUSTICE,KAREN TR- 1/2 &	<u>2017052981</u>	05/01/17	\$0
WD	ROSS,THOMAS B & JANE F	JUSTICE,KAREN &	<u>2015079104</u>	06/30/15	\$395,000
WD	LYTTLE,GREGORY J	ROSS,THOMAS B & JANE F	<u>99036560</u>	02/01/99	\$172,500

Application notes for the added shop , garage extension and outdoor deck.

§ 38.0045 REVIEW AND CONDITIONAL USE APPLICATIONS - SUBMITTAL REQUIREMENTS

(A) The following additional information shall be submitted for all review and conditional uses:

(1) A list of Key Viewing Areas from which the proposed use would be visible.

The visible Key Viewing Areas are

- Columbia River, straight line is 2 miles
- SR-14, straight line is 2.8 miles

(2) A map of the project area.

- Maps are attached

§ 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.

- New buildings will be designed like existing building.
- Minimal grading is referenced on professional plan for the shop

(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.

- The added shop has the same color, height, roof, is built with the same materials and matches exactly the existing house, see pictures

(3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.

- There have been and will not be any new vehicular access points

(4) Property owners shall be responsible for the proper maintenance and survival of any required vegetation.

- No required vegetation will be disturbed or removed

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

- The landscape setting is and will remain untouched

(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.

- No production and/or development of mineral resources

(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:

- The shop is partly hidden by trees and the adjacent hillside

(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 Chapter 38 - Columbia River Gorge National Scenic Area 6-3 (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 added shop has the same color, height, roof, is built with the same materials and matches exactly the existing building
- The distance from Key View Areas are substantial
- It is partly hidden by trees and adjacent hillside, see pictures
- The visible Key Viewing Areas are the Columbia River, the straight line is 2 miles and SR-14 with a straight line of 2.8 miles

(3) Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.

- The visual effects are very small due to the long distance from the Key View Areas and the fact that it is partly hidden by the hillside and vegetation

(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 landscaping planted for screening purposes).

- The added shop has the same color, height, roof, is built with the same materials and matches exactly the existing building
- No landscaping is necessary for screening purposes

(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.

- There is not and will not be any mining activities

(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.

- The shop is added to the least visible end of the existing house.
- The area is not sensitive regarding wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of cultural resources.

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

- The existing topography and vegetation are still dominant from key viewing areas.

(8) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035(C).

- The existing tree cover is retained
- Two trees have been removed from the backyard. We followed advice from an arborist (Chandler LLC) saying that they were not native, dying and it would be a precaution to remove them as they were already dying and becoming weaker. The branches of the removed trees were above the roofline of the house so their removal had a negligible effect on visual changes from the Key Viewing Areas.

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

- No change here

(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

- The siding of the added shop equals the existing building and are made of painted MDF’s (Medium Density Fiber). The paint is a non glossy type with low reflexion. Each siding is 10 inches high and up to 16 feet long.

(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.

- The lamp on the shop is directed downwards, hooded and shielded and is hardly visible from Key Viewing Areas. See picture and attached drawing with all outdoor lamps.

(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.

- The color of the shop equals the color of the existing house.

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

- The added on shop is smaller than the existing building and the color equals the color of the existing house.

(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.

- The added on shop or the house itself is not part of a significant historic structure.

(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.

- The silhouette of the house and new shop is well below the skyline.

(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:

- (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.

- The silhouette of the house and new shop is well below the skyline.

(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.

(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).

- New landscaping is not necessary to achieve visual subordination from key viewing areas.

(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 change in landscaping has or will be necessary.

(D) All Review Uses and Conditional Uses within scenic travel corridors:

(1) For the purposes of implementing this section, the foreground of a Scenic Travel Corridor shall include those lands within one-quarter mile of the edge of pavement of the Historic Columbia River Highway and I-84.

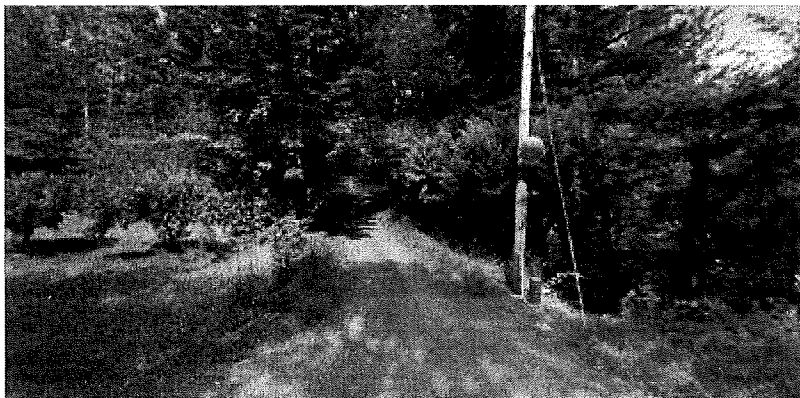
(2) All new buildings and alterations to existing buildings, except in a GGRC, shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway. A variance to this setback requirement may be granted pursuant to MCC 38.0065. All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway, to the maximum extent practicable.

- The existing house and new added on shop are much more than one-quarter mile of the edge of pavement of the Historic Columbia River Highway and I- 84.

Google Maps 1603 NE Corbett Hill Rd



Kartdata ©2018 Google 1 mi

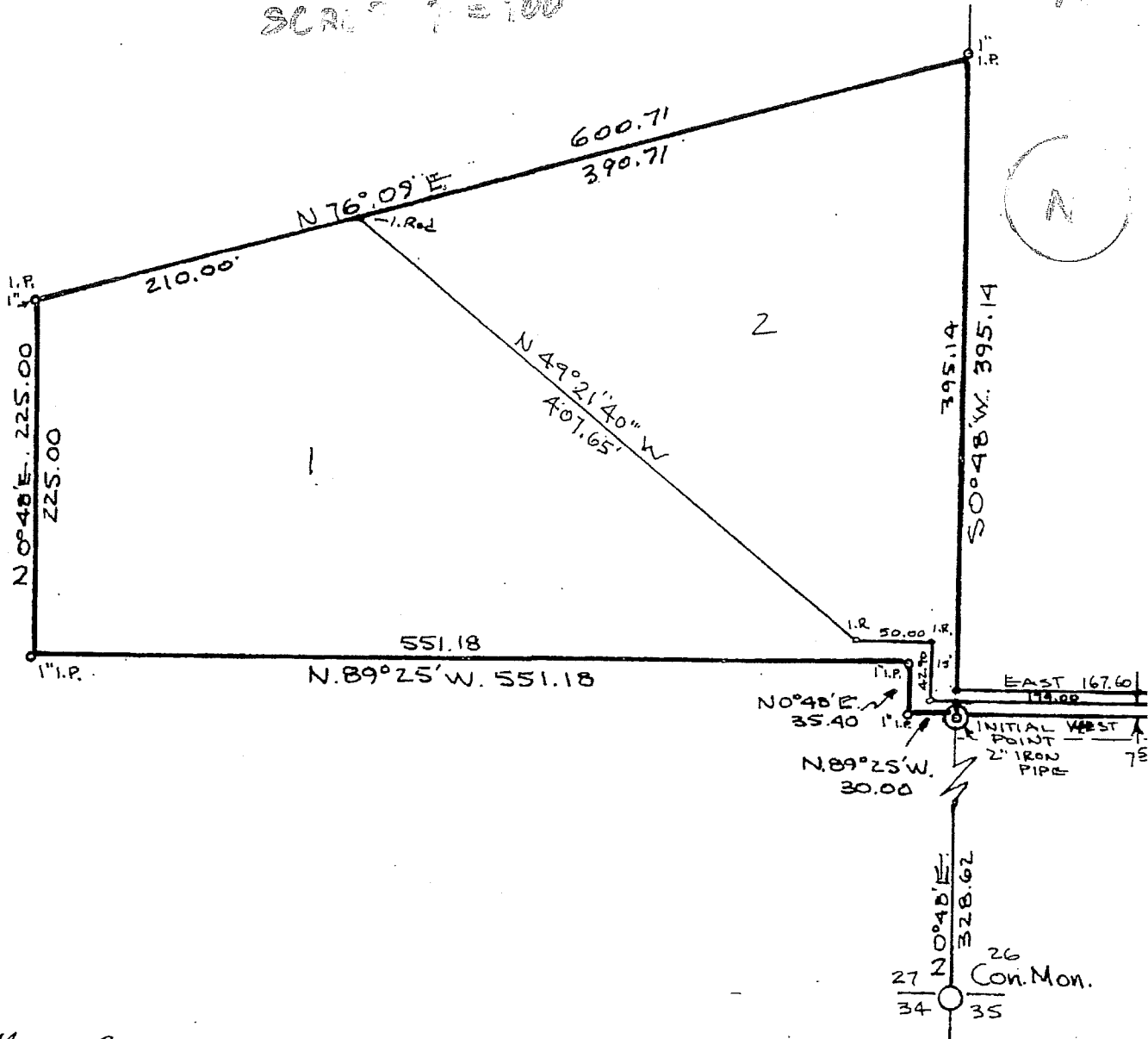


1603 NE Corbett Hill Rd

Corbett, OR 97019



TOP CLIFF
SCALE 1" = 100'



APPROVED May 3, 1968

APPROVED MAY 13, 1968

**MULTNOMAH COUNTY
PLANNING COMMISSION**

Clifford B. Alterman
BY Robert S. Bahr

W. Aylsworth

APPROVED MAY 9, 1968

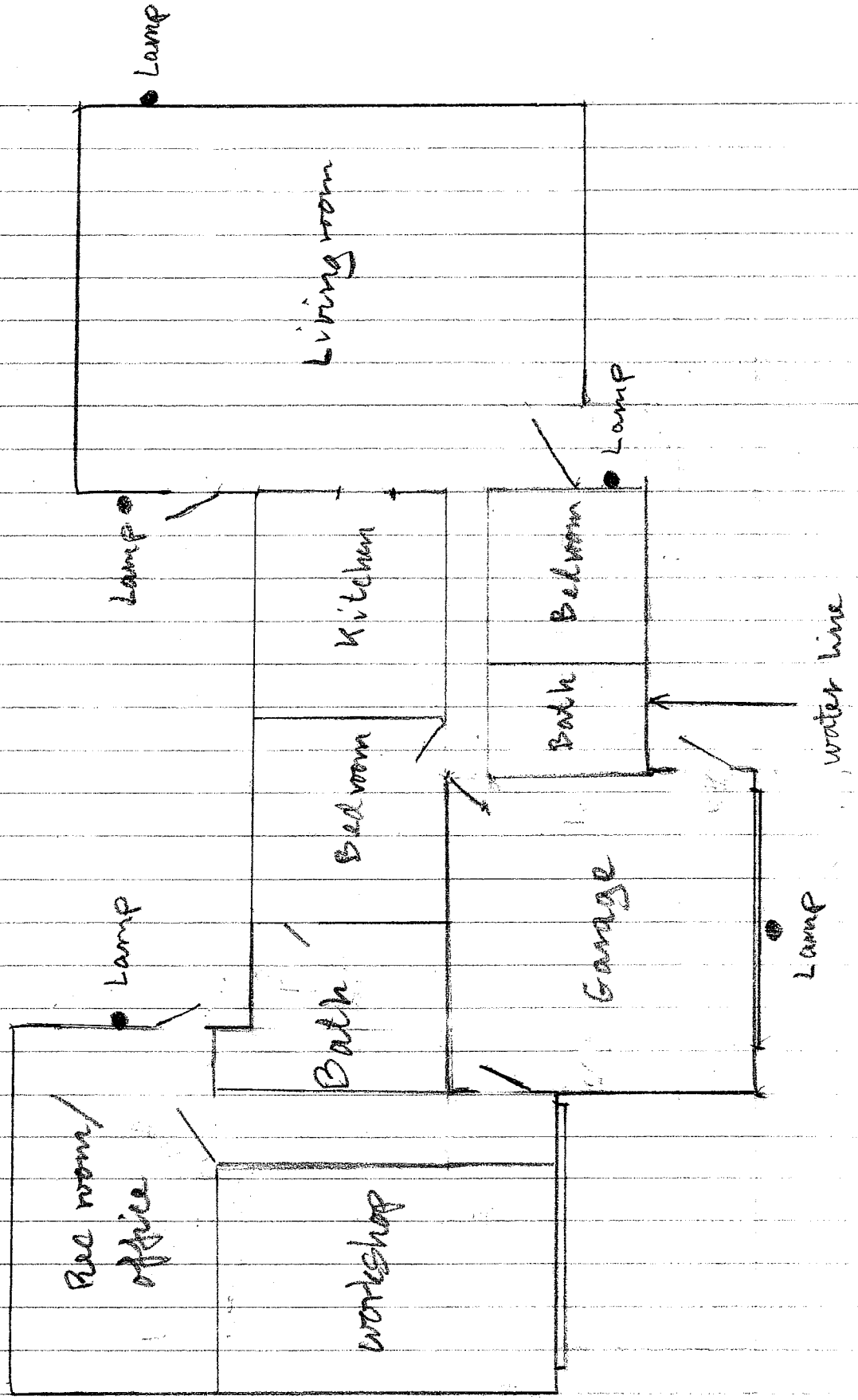
P. C. NORTHROP

DIRECTOR OF PUBLIC WORKS
MULTNOMAH COUNTY, OREGON

BY R. L. Bennett
DEPUTY DIRECTOR

Lawrence
Mal Gosh

1603 NE Corvett Hill Road, Corvett, OR 97019



4-4-2018



After recording return to:
Karen Justice
1603 NE Corbett Hill Road
Corbett, OR 97019

Until a change is requested all tax
statements shall be sent to the
following address:
Karen Justice
1603 NE Corbett Hill Road
Corbett, OR 97019

File No.: 7031-2443158 (mac)
Date: May 06, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-079104

06/30/2015 12:02:54 PM

1R-W DEED Pgs=2 Stn=24 ATRJG
\$10.00 \$11.00 \$10.00 \$20.00

\$51.00

STATUTORY WARRANTY DEED

Thomas B. Ross and Jane F. Ross, as tenants by the entirety, Grantor, conveys and warrants to **Karen Justice and Jan Petter Moen, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as follows:

LOT 1, TOP CLIFF, MULTNOMAH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$395,000.00**. (Here comply with requirements of ORS 93.030)



After recording return to:
Karen Justice
1603 NE Corbett Hill Road
Corbett, OR 97019

Until a change is requested all tax
statements shall be sent to the
following address:
Karen Justice
1603 NE Corbett Hill Road
Corbett, OR 97019

File No.: 7031-2443158 (mac)
Date: May 06, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

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Karen Justice and Jan Petter Moen, as tenants by the entirety, Grantee, the following described
real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Multnomah, State of Oregon, described as
follows:

LOT 1, TOP CLIFF, MULTNOMAH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$395,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 2443158-BV


APN: R288143

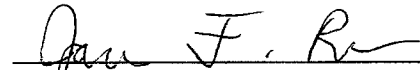
Statutory Warranty Deed
- continued

File No.: 7031-2443158 (mac)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

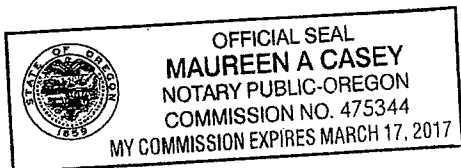
Dated this 29 day of June, 2015.


Thomas B. Ross


Jane F. Ross

STATE OF Oregon)
County of Washington)ss.
Multnomah)

This instrument was acknowledged before me on this 29 day of June, 2015
by **Thomas B. Ross and Jane F. Ross.**




Notary Public for Oregon

My commission expires: 3-17-17

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

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

STEP 1- Complete the following:Address of Proposed Work: 1603 NE Corbett Hill Rd, Corbett, OR 97019

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

Description of proposed work for this Septic Planning Review: Get unpermitted garage addition from 4/5-2000 permitted. New use of the addition in 2018.Change in number of bedrooms? ☐ Yes ☒ No # of existing bedrooms 2 # of bedrooms at completion 2Applicant's Name JAN PETER MOENApplicant E-mail j.p.moen@gmail.comMailing Address same as above Phone 971 606 9771

City _____ State _____ ZIP _____

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

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

☒ Approved – it will not impact the existing system☐ Approved – the lot is approved for an onsite septic system SER _____☐ Approval for general layout only* – A septic permit to install the system is required prior to building permit issuance
*Modifications may be required based on specific plans and/or soil conditions impacting the overall site design☒ Conditions/Comments: Existing garage addition w/o plumbing for use as rec room/office & workshop no longer poses concern to septic after capping of top of line. Site visit 5/7/18Lelli K Beh, REHS
Registered Environmental Health Specialist5/9/18
Date**STEP 6- Return:** to Multnomah County Land Use Office with this signed form and site plan (floor plans if applicable)

See page 2 for requirements

Sep_Rev_Cert - 6/23/16

pg. 1 of 5

18-149701 SE
Permit No.
5/9/2018
Date

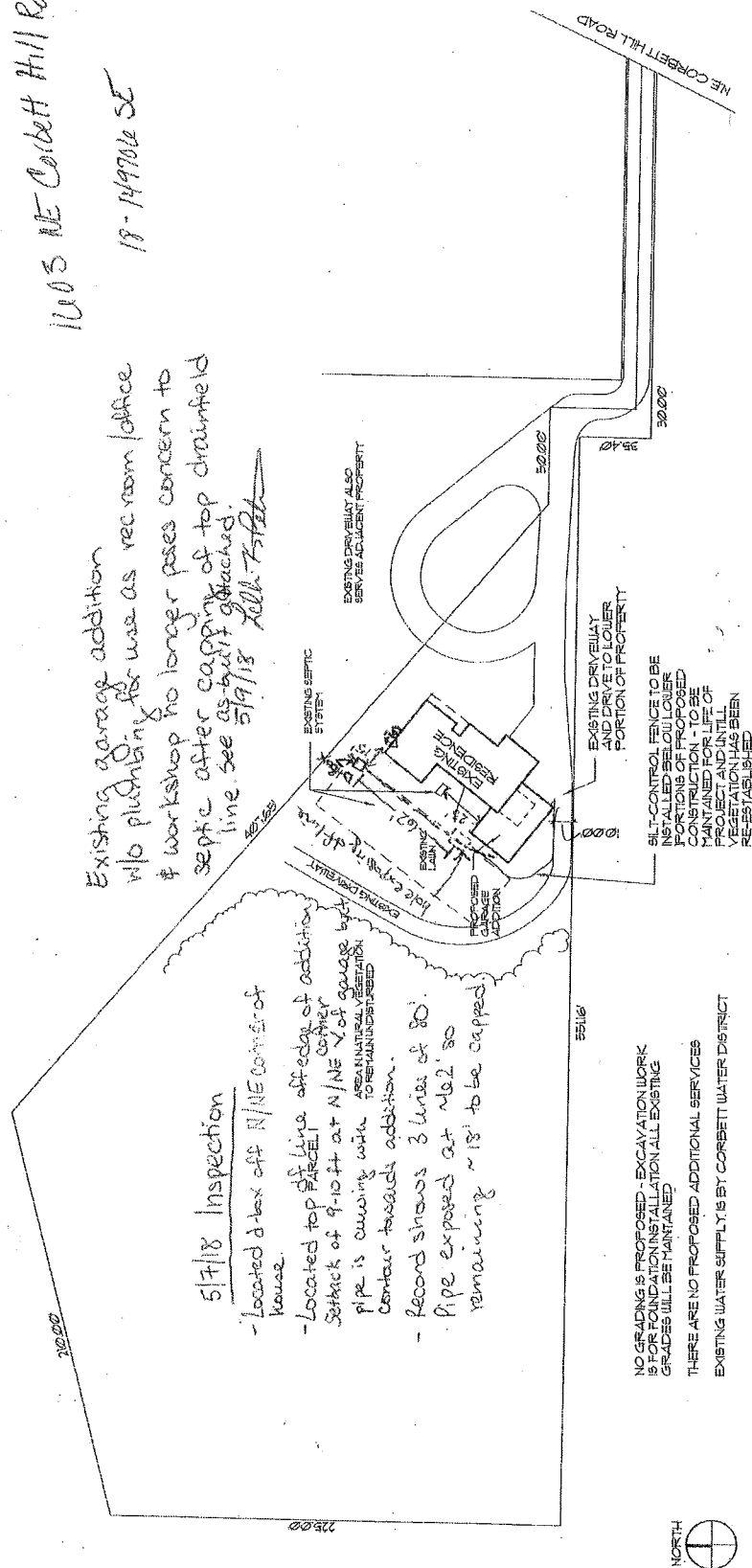
1603 NE Corbett Hill Rd

19-14976 SE

Existing garage addition
w/o plumbing for use as rec room office
& workshop no longer poses concern to
septic after capping of top drainfield
line. see 5/19/18 cell 75 ft

5/17/18 Inspection

- Located d-box off N/NE corner of house.
- Located top of line off edge of addition. Sotnick of 9-10 ft at N/NE V of garage b/c pipe is curving with FORMATION. SECTON contour towards addition.
- Record shows 3 lines of 80' pipe exposed at N/NE 80' remaining ~18' to be capped.



SITE PLAN

1" = 40'-0"

pg. 2 of 5

06-05-00

S

ROSS GARAGE ADDITION

1603 NE CORBETT HILL RD. CORBETT, OREGON



ROBERT W. REED
ARCHITECT

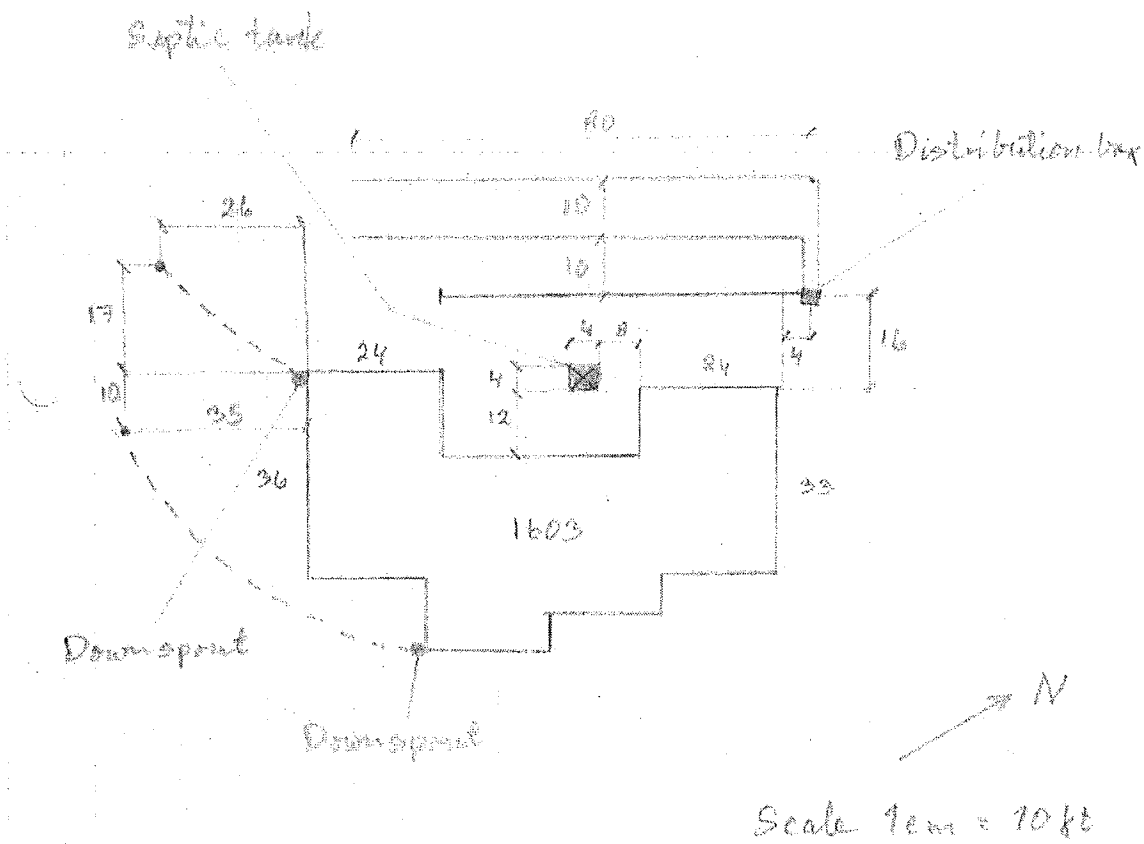
4036 SE Lovers Circle
Tualatin, Oregon 97066
Phone: (503) 666-9014
Fax: Same No.

18-1497026-SE

1609 NE Corbett Hill Rd, Corbett, OR, 97019.

Septic tank, distribution box, drain field.

As-built

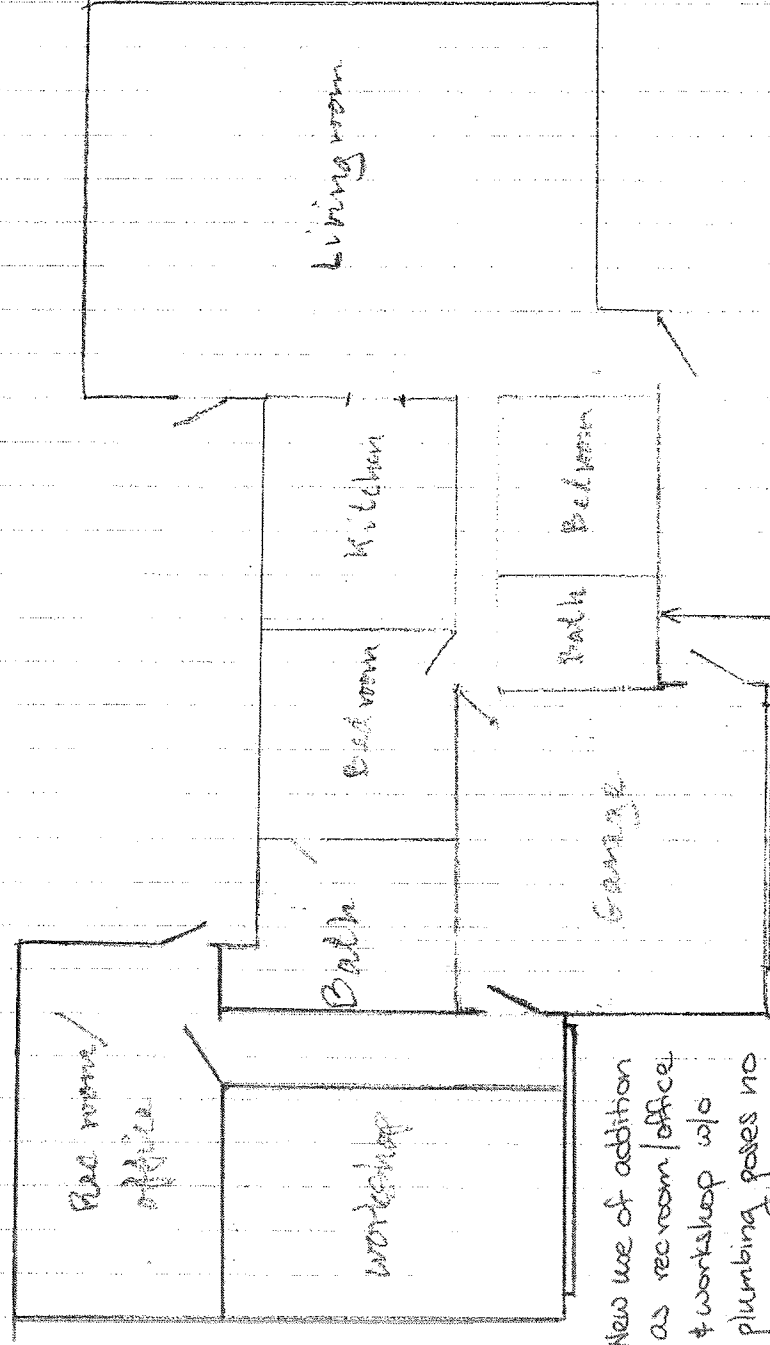


pg. 3 of 5

Plans for using workshop 4/4-2018

18-149706 SE

1603 NE Corvett Hill Road, Corvallis, OR 97331



New use of addition
as rec room/office
& workshop w/o
plumbing poses no
concern to septic.

Site visit conducted 5/7/18

Lisa K. Roth

pg. 4 of 5

4-4-2018

18-149706-SE



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

STORM WATER CERTIFICATE FOR \geq 500 SQUARE FEET OF NEW IMPERVIOUS SURFACES

Please have an Oregon Licensed Professional Engineer fill out this Certificate and attach a stamped and signed site plan, stamped and signed storm water system details (if determined to be required), and stamped and signed storm water calculations used to support the conclusion. Please note that replacement of existing structures does not provide a credit to the square footage threshold.

Property Address or Legal Description: _____

Description of Project: _____

☒ 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 through the attached stamped and signed site plan and stamped and signed calculations dated _____ that the proposal 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 stamped and signed site plan, stamped and signed storm water system design details, and stamped and signed calculations dated _____ will meet the requirements listed above.

NOTE to Engineer: Check one box above. Multnomah County does not use the City of Portland's storm water Ordinance. As part of your review, you must consider all new and existing structures and impervious areas and determine that the generated storm water is in compliance with Oregon law for a 10 year/24 hour storm event.

Signature _____

Print Name SCOTT BOWMAN

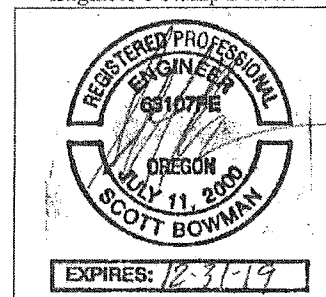
Business Name ANGLE DESIGN INC

Address 30421 NE HURT TRAIL OR

Phone # 503-766-3213

Date 2-22-18

Engineer's Stamp Below:



(Rev 06/17)

pg. 5 of 5



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
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multco.us/landuse

FIRE SERVICE AGENCY REVIEW

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

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

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

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

Address of Site: 1603 NE Corbett Hill Rd
Map & Tax Lot: _____ 'R' number: _____
Description of Proposed Use: Retrospective permitting & potential address addition
Total Square Footage of Building (including roof projections, eaves & attached structures): _____
Applicant Name: Karen Justice and Jan Petter Moen Phone: 971-506-9771
Mailing Address: 1603 NE Corbett Hill Rd
City: Corbett State: OR Zip Code: 97019 Email: j-p.moen@gmail.com

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: Fire District 14 Date of Review 2-28-18

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

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

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

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

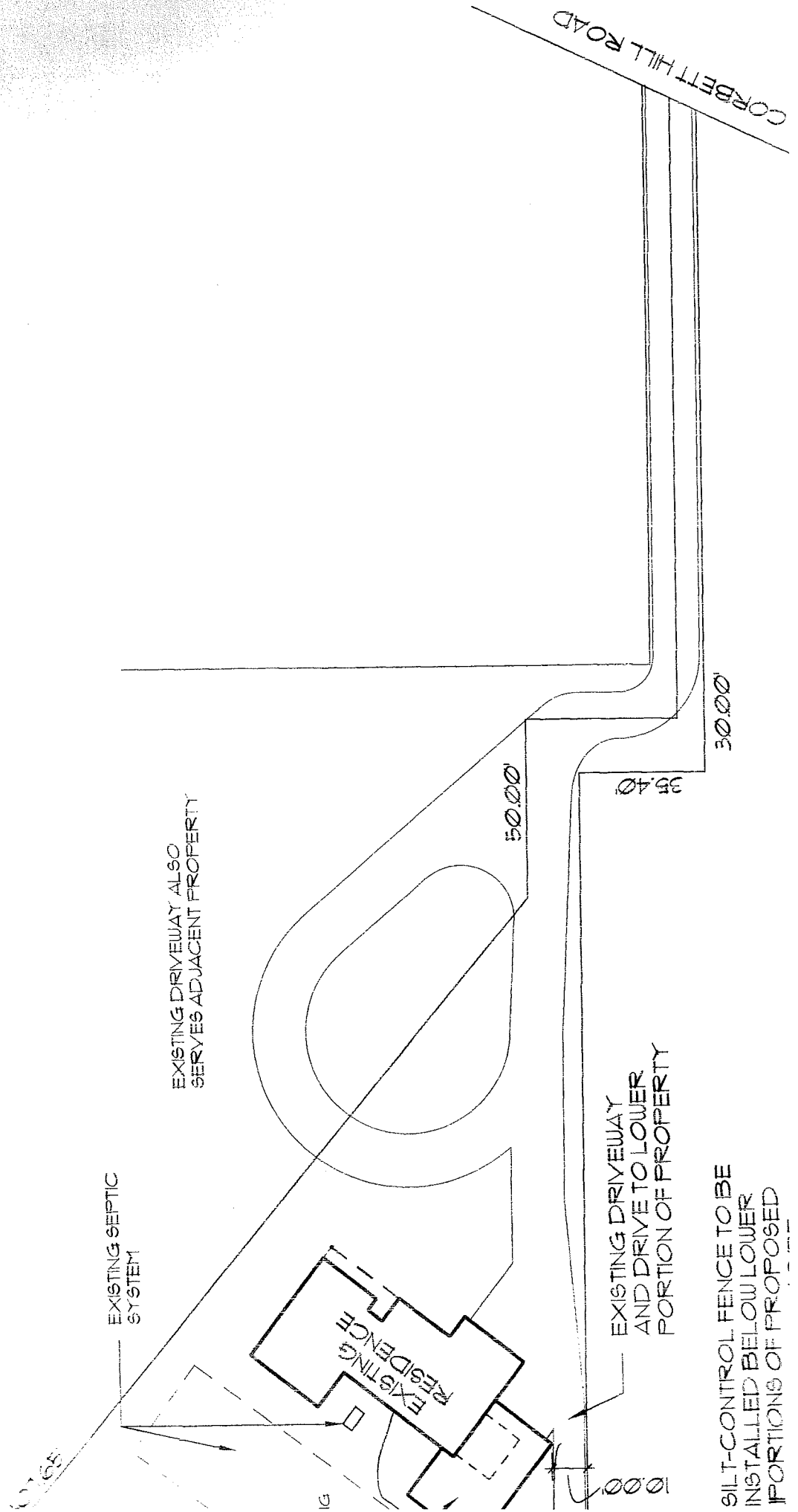
Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

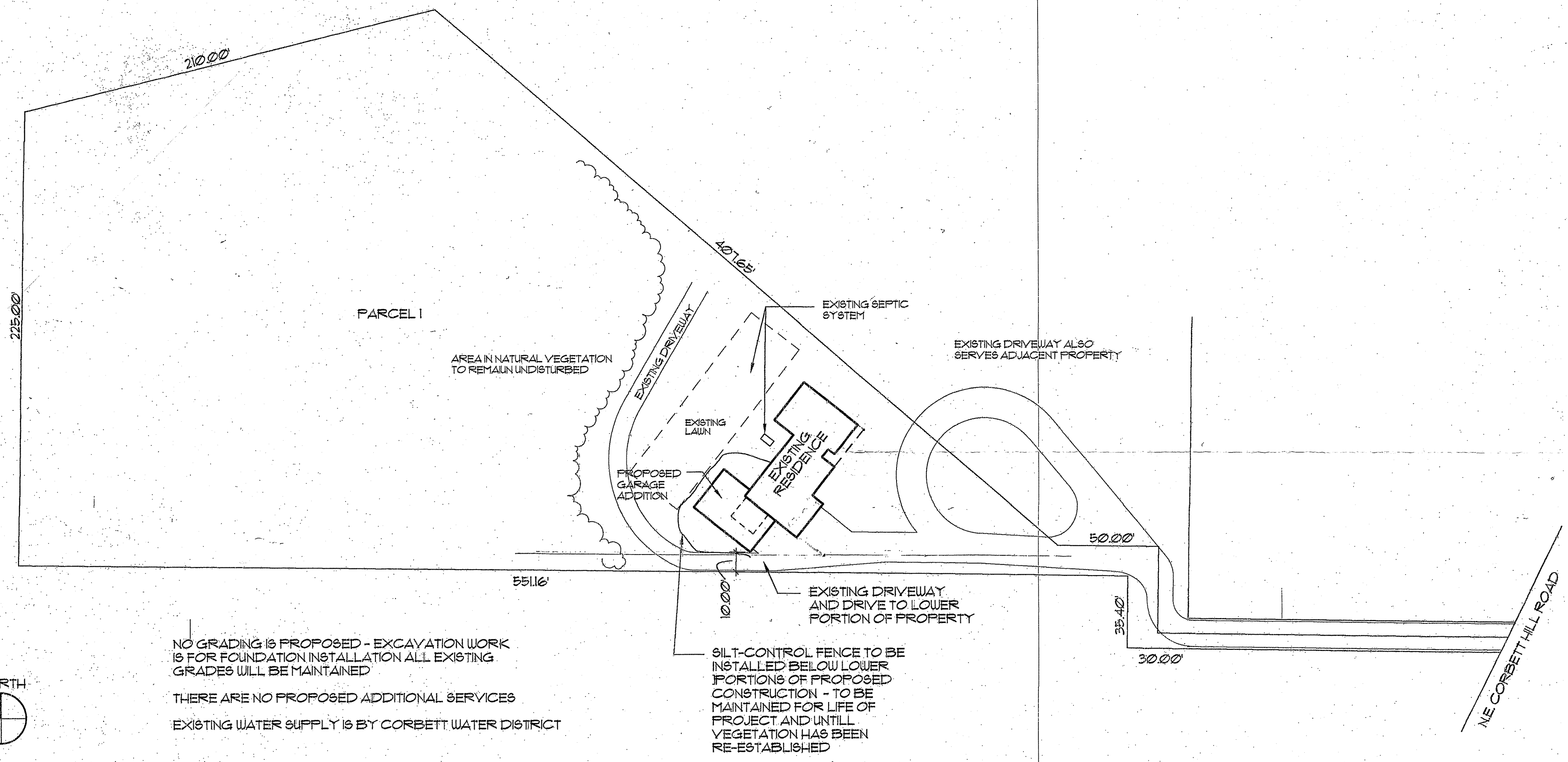
Dave Flood Fire Chief

Signature & Title of Fire Official

See Other Side

Scale 1:40





NO GRADING IS PROPOSED - EXCAVATION WORK IS FOR FOUNDATION INSTALLATION ALL EXISTING GRADES WILL BE MAINTAINED

THERE ARE NO PROPOSED ADDITIONAL SERVICES

EXISTING WATER SUPPLY IS BY CORBETT WATER DISTRICT

SILT-CONTROL FENCE TO BE INSTALLED BELOW LOWER PORTIONS OF PROPOSED CONSTRUCTION - TO BE MAINTAINED FOR LIFE OF PROJECT AND UNTILL VEGETATION HAS BEEN RE-ESTABLISHED



SITE PLAN

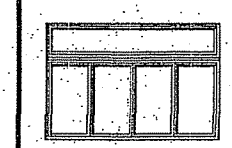
1" = 40'-0"

06-05-00

S

ROSS GARAGE ADDITION

1603 NE CORBETT HILL RD. CORBETT, OREGON



ROBERT W. REED

ARCHITECT

4036 SE Lenore Circle
 Troutdale, Oregon 97060
 Phone: (503) 666-9014
 Fax: Same No.

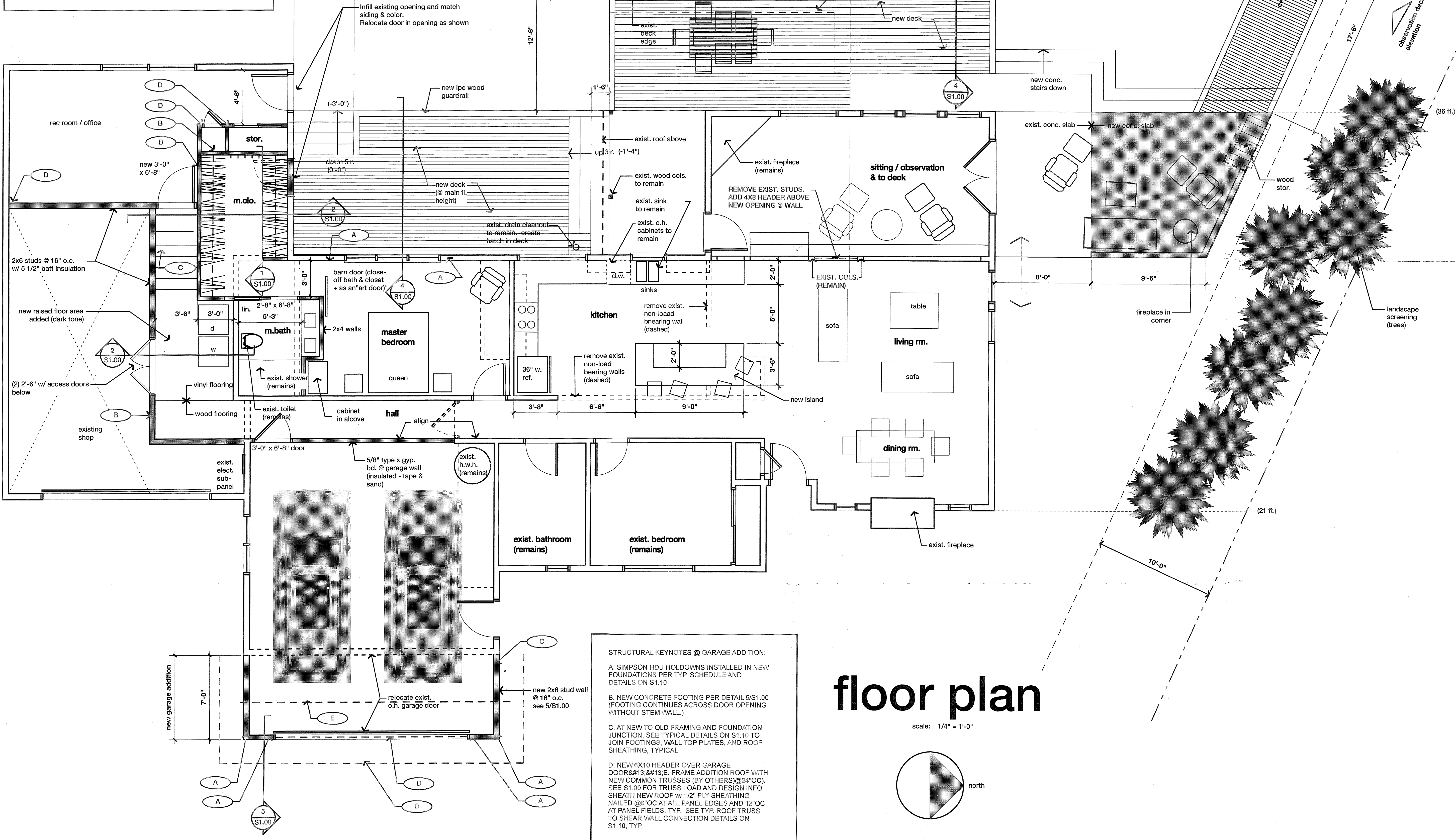
STRUCTURAL KEYNOTES @ EXISTING HOUSE AREAS:

A. REMOVE FINISHES AND SHEATH (2) WALL PIERS INDICATED IN MASTER BEDROOM ALONG ENTIRE WEST WALL (A) AS SHOWN w/ 7/16" OSB SHEATHING. NAIL SHEATHING TO FRAMING PER SHEAR WALL SCHEDULE (S1.10) TYPE SW6

B. NEW RAISED FLOOR ON NEW FOOTINGS. CAST NEW FOOTINGS ON EXISTING SLAB AND FRAME PONY WALLS AND FLOORS PER SECTION DETAILS 1 & 2 ON SHEET S1.00

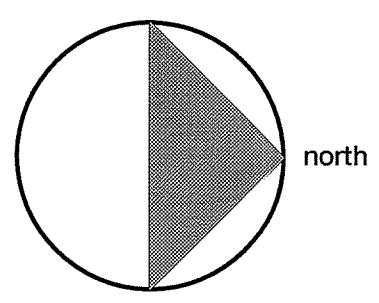
C. SEE DETAIL 6/S1.00 FOR WOOD STAIR FRAMING.

D. AT NEW DEMISING WALLS (NON-BEARING) FRAME WALLS DIRECTLY ON EXISTING SLAB USING A DOUBLE P.T. SILL PLATE. FASTEN SILL TO (E) CONCRETE w/ 1/2x4" SIMPSON TITEN-ND SCREW ANCHORS AT 48"OC MAX



floor plan

scale: 1/4" = 1'-0"



departure
architecture planning interiors llc

143 john adams street
oregon city, or. 97045

c: 503.701.9543
e: dan@departure-design.com

REGISTERED ARCHITECT
DANIEL LAJOIE
OREGON CITY, OREGON
#4633
STATE OF OREGON

karen & jan petter's residence
1603 NE Corbett Hill Rd Corbett OR 97019

a collaboration with
departure: architecture planning interiors

ISSUE DATE
gorge subm'l 04.17.18

FLOOR PLAN,
DETAILS

A1.1