

NOTICE OF PUBLIC HEARING

This notice concerns a public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2018-9967

Scheduled before one of the following County Hearings Officers:

- Liz Fancher

- Dan Olsen

- Joe Turner

The hearing is to be held on **Friday, December 14, 2018**, at **10:30 AM** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233

Proposal: The applicant is requesting to establish a special uses in historic buildings. The special use would establish a Wellness Retreat Center in the building that was previously the View Point Inn. The Wellness Retreat Center will contain five guest rooms to accommodate overnight guests, a restaurant, spa facilities, and a health assessment center. To establish the use, a Conditional Use Permit, National Scenic Area Site Review, Variance, Hillside Development Permit, and Replat will be required.

Location: 40301 E Larch Mountain Road and adjacent property to east across NE Columbia Ave.
Tax Lot 1600 and 1500, Section 30CC, Township 1 North, Range 5 East, W.M.
Tax Account #R832300010 and R832301940 Property ID #R287200 and R287215

Applicant: Keith Daily, Emerick Architects

Owner: Heinrich and Sheron Fruehauf

Vicinity Map



N↑

Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, at the Land Use Planning Division office during normal business hours. A staff report will be available for inspection 7 days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of 30-cents per page. For further information on this case, contact Rithy Khut, Staff Planner at rithy.khut@multco.us or at 503-988-0176.

All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Columbia River Gorge Commission by the applicant, the County, or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

Applicable Approval Criteria:

Multnomah County Code (MCC):

General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF and GSF: MCC 38.2030(A)(10) Conditional Uses, MCC 38.2060 Dimensional Requirements, MCC 38.2085 Off-Street Parking and Loading, MCC 38.2090 Access

Off-Street Parking and Loading: MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4170 Access, MCC 38.175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces

Hillside Development: MCC 38.5515 Application Information Required, MCC 38.5520 Grading and Erosion Control Standards

National Scenic Area Site Review - Approval Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7380 Special Uses in Historic Buildings

Variances: MCC 38.7600 Variance Approval Criteria, MCC 38.7605 Variance Classification

Land Divisions: MCC 38.7794 Consolidation of Parcels and Lots, MCC 38.7797 Replatting of Partition and Subdivision Plats, MCC 38.7935 Easements, MCC 38.7950 Water Systems, MCC 38.7955 Sewage Disposal, MCC 38.7960 Surface Drainage, MCC 38.7985 Water System, MCC 38.7990 Sewage Disposal, MCC 38.7995

Copies of the referenced *Multnomah County Code* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <https://www.multco.us/landuse/>

Multnomah County Road Rules (MCRR):

MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, MCRR 16.000 Variance from County Standards and Requirements, MCRR 18.000 Right-of-Way Use Permits, MCRR 26.000 Stormwater and Drainage

Copies of the referenced *Multnomah County Road Rules* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <https://multco.us/transportation-planning/plans-and-documents/>

Enclosures:

Zoning Map

Site Plan (reduced to 8" x 11")

Building Plan (reduced to 8" x 11")

Building Elevations (reduced to 8" x 11")

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



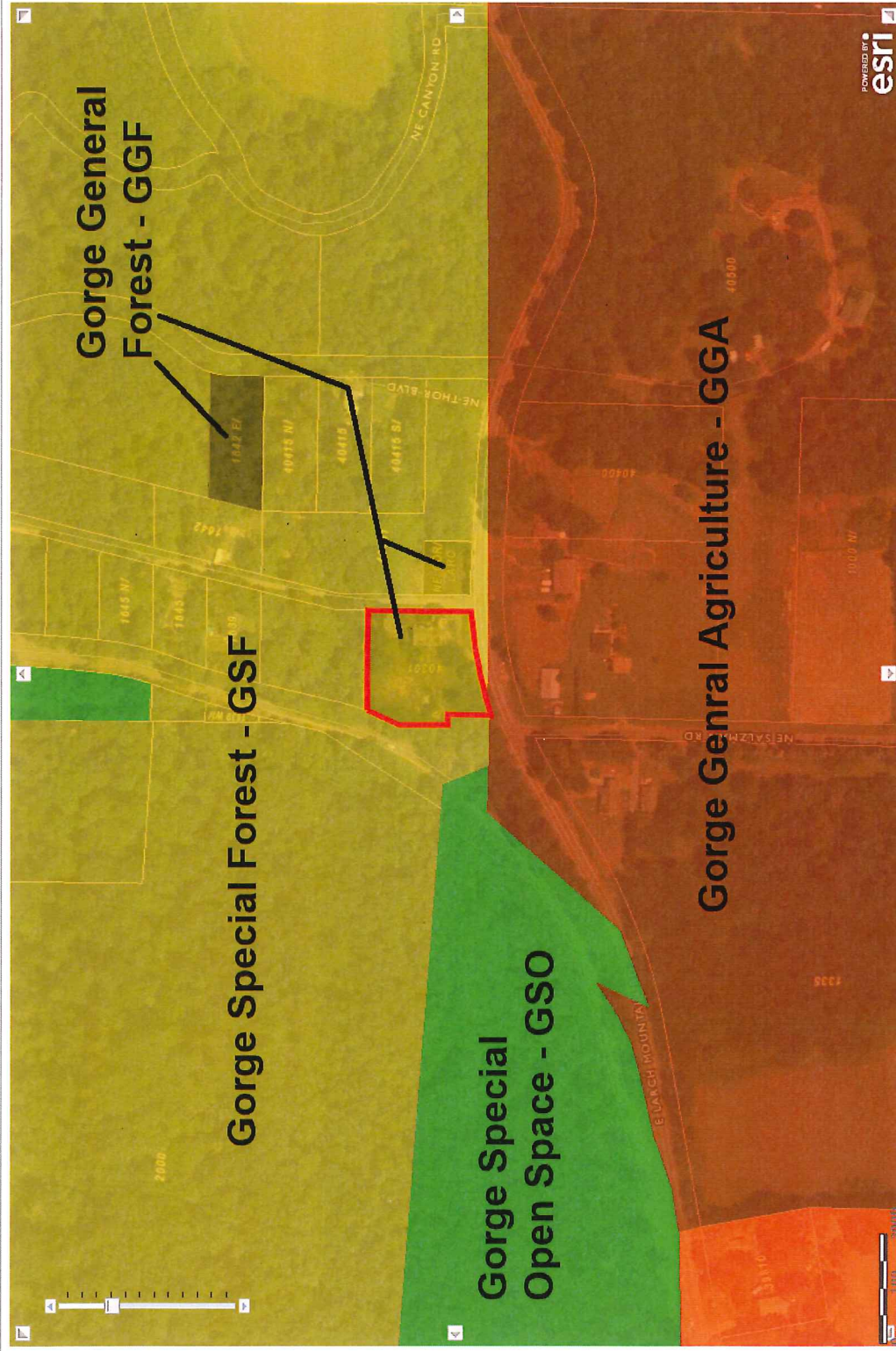
Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

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:

Zoning Map showing 40301 E Larch
Mountain Road and adjacent property
to east across NE Columbia Ave.

[Web Layout](#)

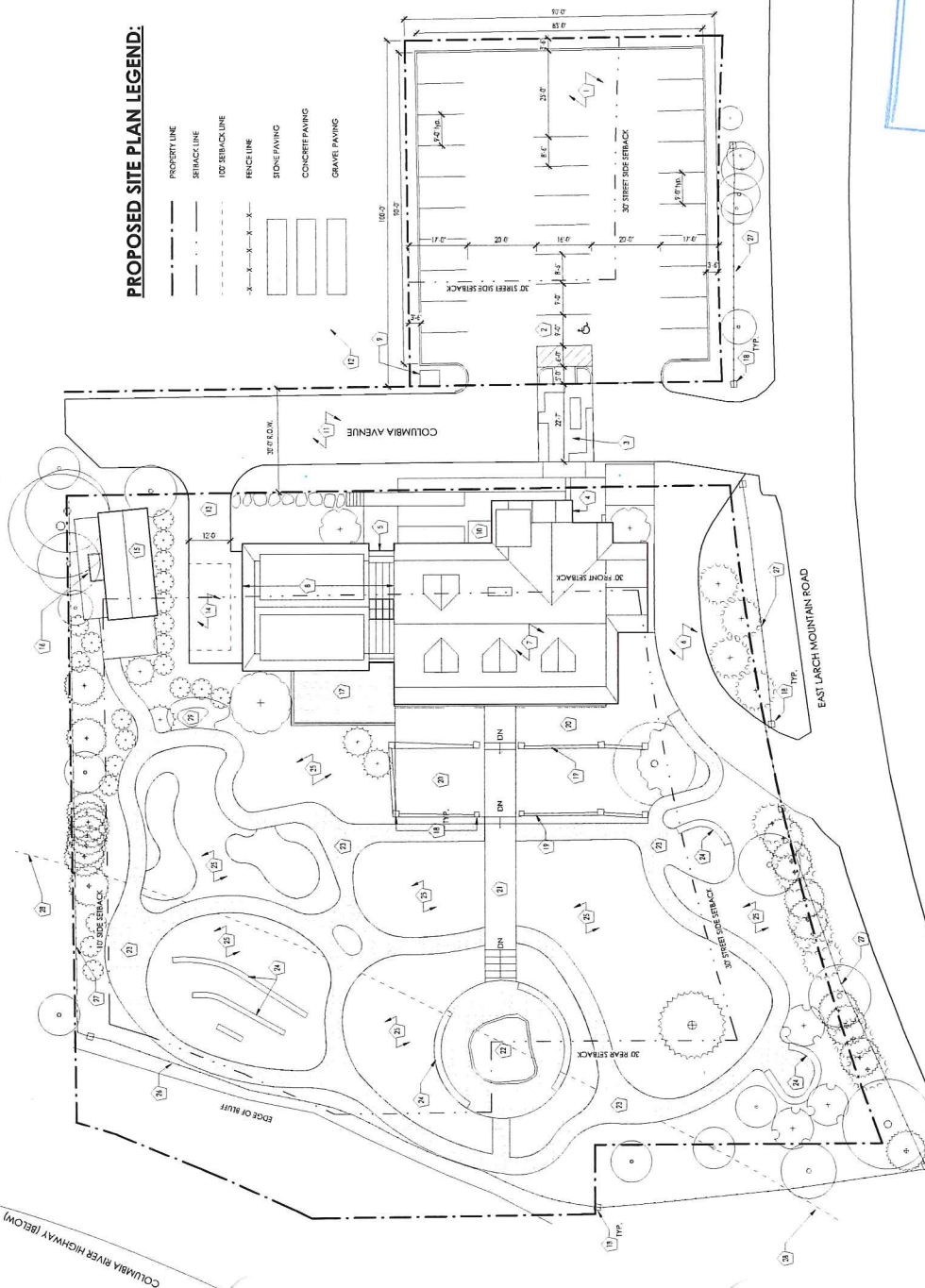


PROPOSED SITE PLAN KEYNOTES:

- [illegible]

PROPOSED SITE PLAN LEGEND:

- [illegible]



1 Site Plan
SCALE: 1/16" = 1'-0"

RECEIVED
JAN 26 2018
BY: _____

AO.1

SITE PLAN

PROJECT NO: 1723
DRAWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

VIEW POINT INN &
WELLNESS CENTER
HSF, LLC
40301 E Larch Mountain Rd,
Corbett, OR 97019

[illegible]

REVIEW -
NOT
CONSTRUCTION

CONSULTANT

LOGO

SPACE

EMERICK ARCHITECTS

PLAN LEGEND:

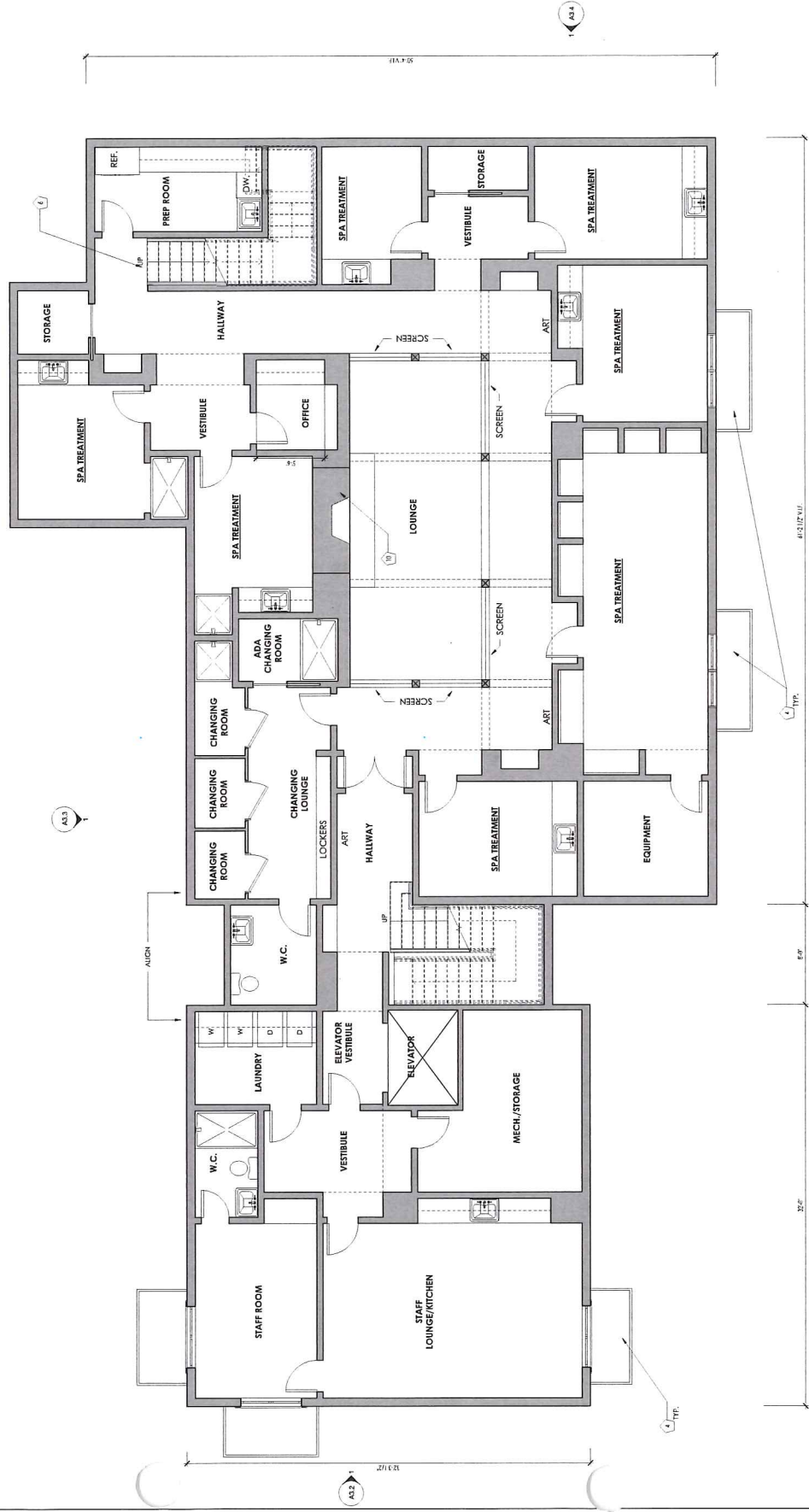
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS - FLOOR SLAB IN BASEMENT
2. ALL NEW FLOOR FLOORING - FLOOR SLAB IN BASEMENT
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS MUCH AS POSSIBLE
5. ALL BRICKS TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH
6. PROVIDE SPARK ARRESTOR IN FIREPLACE CHIMNEY
7. ALL EXISTING ROOFING TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1. ROOT OVERBANK
2. DRAINAGE WATER BEDDING
3. 12" MIN. CONC. SLAB ON GRADE
4. WINDOW WALL TO BANGUEN, SEE EX. ELEVATION
5. RESTORE 8" RIVER ROCK PAVING - HEAVY
6. 12" MIN. CONC. SLAB ON GRADE
7. NEW WALK-IN COOLER
8. NEW WALK-IN FREEZER
9. NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10. NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
11. NEW BASEMENT STAIR
12. RESTORE 8" SECOND FLOOR PAVING



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

LAND USE SUBMITTAL

NO. 100-100-100
DRAWN BY: J.C. CHOI
DATE: 1/17/2018

A2.1

BASEMENT FLOOR
PLAN - PROPOSED

H&F, LLC
VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

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PLAN LEGEND:

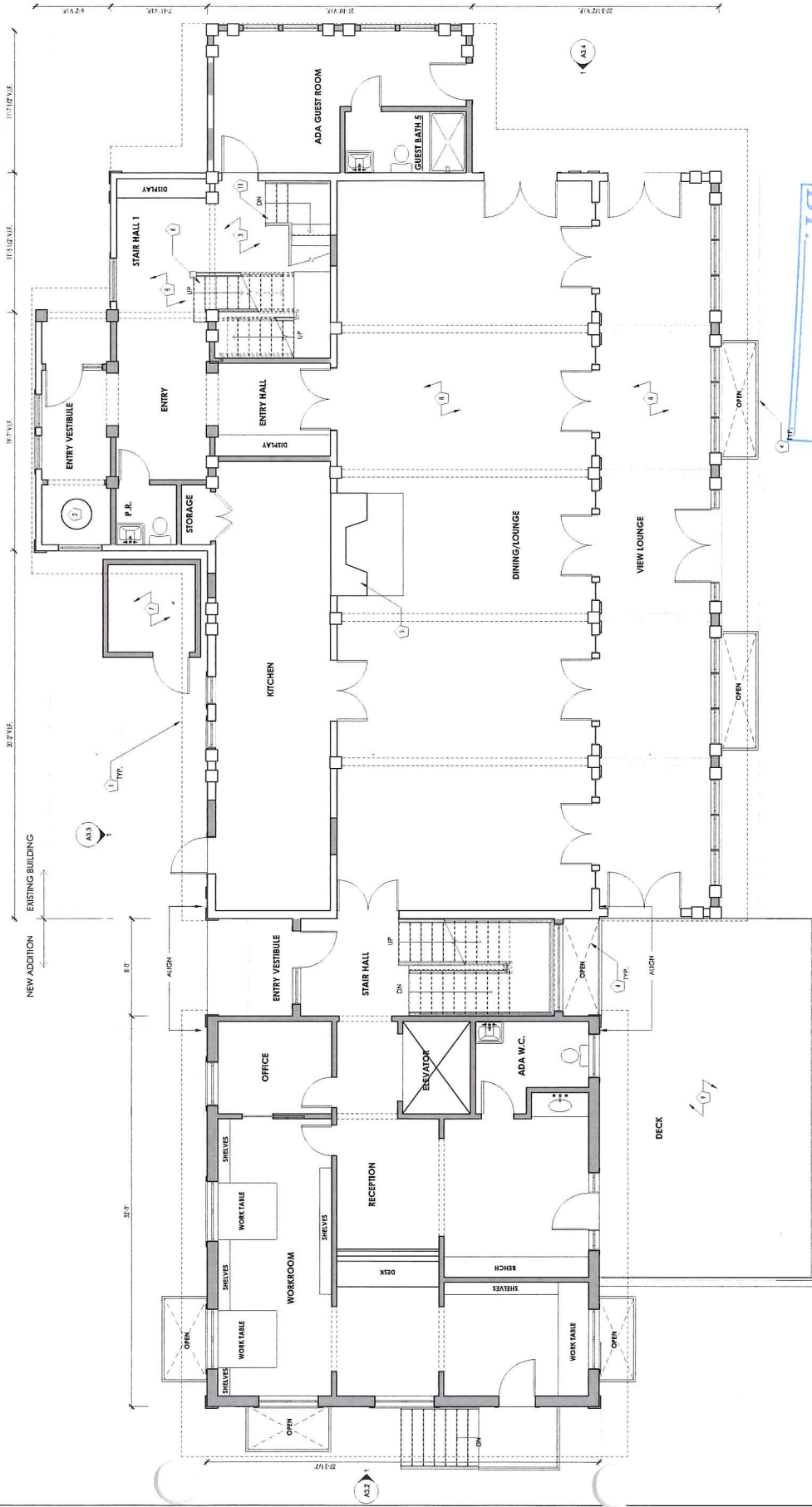
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS & FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL HINGES TO BE COSSUED W/ NO COASER THAN 1 1/4" HIGH METAL THAT IS INCOMPARABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR #1 FIREPLACE CHIMNEY
7. ALL NEW WORK TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1. ROOF OVERHANG
2. TERRAZZO WATER DRAINING
3. NEW EXTERIOR WALLS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
4. RESTORE (R) EXTERIOR WALLS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. RESTORE (R) EXTERIOR WALLS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
6. RESTORE (R) EXTERIOR WALLS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WALK-IN COOLER
8. NEW WALK-IN FREEZER
9. NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10. NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
11. NEW WALK-IN FREEZER
12. RESTORE (R) EXTERIOR WALLS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 26 2018
BY:

A2.2

FIRST FLOOR PLAN -
PROPOSED

HSE, LLC
VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

REV. # DATE DESCRIPTION

NOT FOR CONSTRUCTION
REVISED

CONSULTANT
LOGO
SPACE

HERICK ARCHITECTS
3000 N. HERICK AVE. SUITE 200
PORTLAND, OR 97228
503.255.1234

LAND USE SUBMITTAL

PLAN LEGEND:

- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

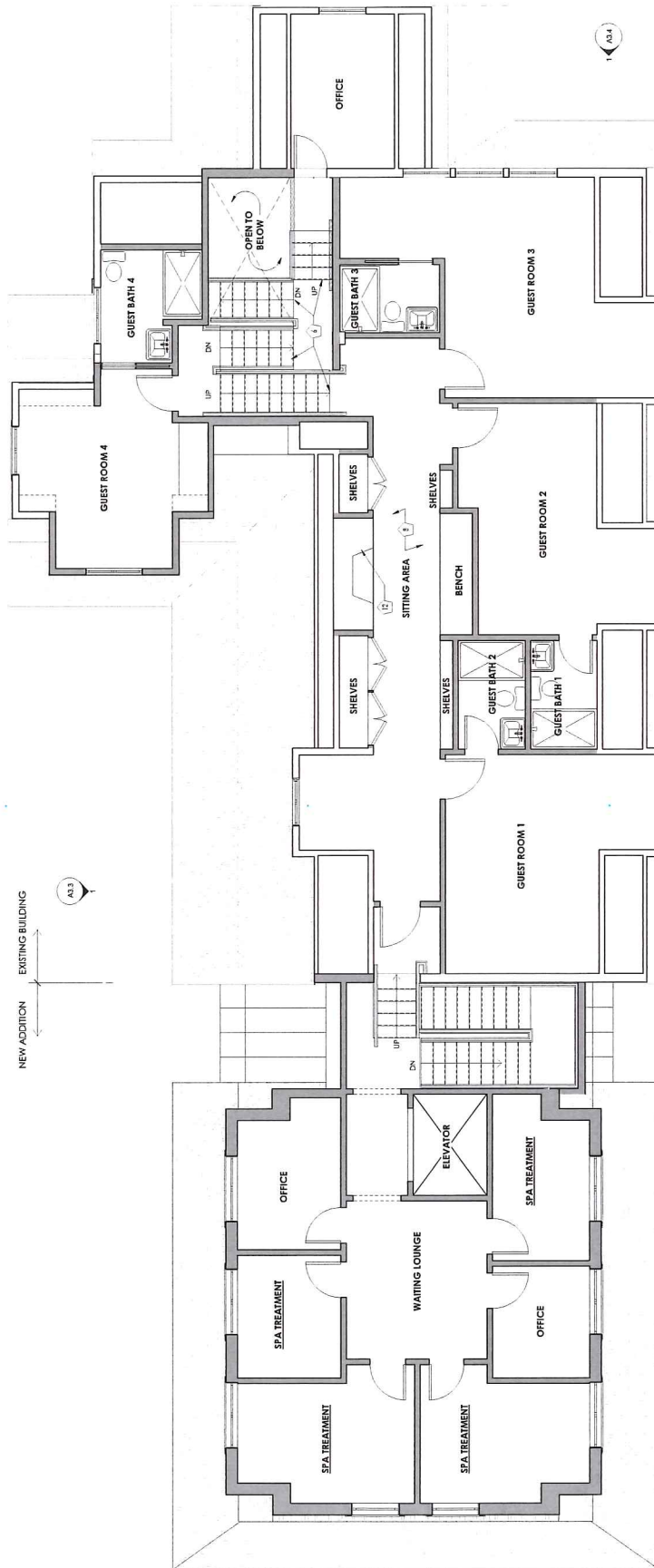
1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE #4 CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW WALLS TO BE CONCRETE BLOCK WITH INTERIOR FINISHES TO MATCH HISTORIC AS CLOSE AS POSSIBLE
5. ALL FLOOR JOISTS TO BE SCREENED WITH COASTER THAN 1 1/4" MESH
6. PROVIDE SPARK ARRESTOR & REPLACE CHIMNEY
7. PROVIDE SPARK ARRESTOR & REPLACE CHIMNEY
8. PROVIDE SPARK ARRESTOR & REPLACE CHIMNEY
9. PROVIDE SPARK ARRESTOR & REPLACE CHIMNEY
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11. PROVIDE SPARK ARRESTOR & REPLACE CHIMNEY
12. PROVIDE SPARK ARRESTOR & REPLACE CHIMNEY

PROPOSED PLAN KEYNOTES:

1. ROOF OVERHANG
2. TURNBA WATER ELEVATION
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12. TURNBA WATER ELEVATION

NEW ADDITION

EXISTING BUILDING



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW ADDITION

EXISTING BUILDING



NEW ADDITION

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VIEW POINT INN &
WELLNESS CENTER
HSF, LLC
40301 E Larch Mountain Rd,
Corbett, OR 97019

PROPOSED
WEST ELEVATION -

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 1/19/2018

A3.1

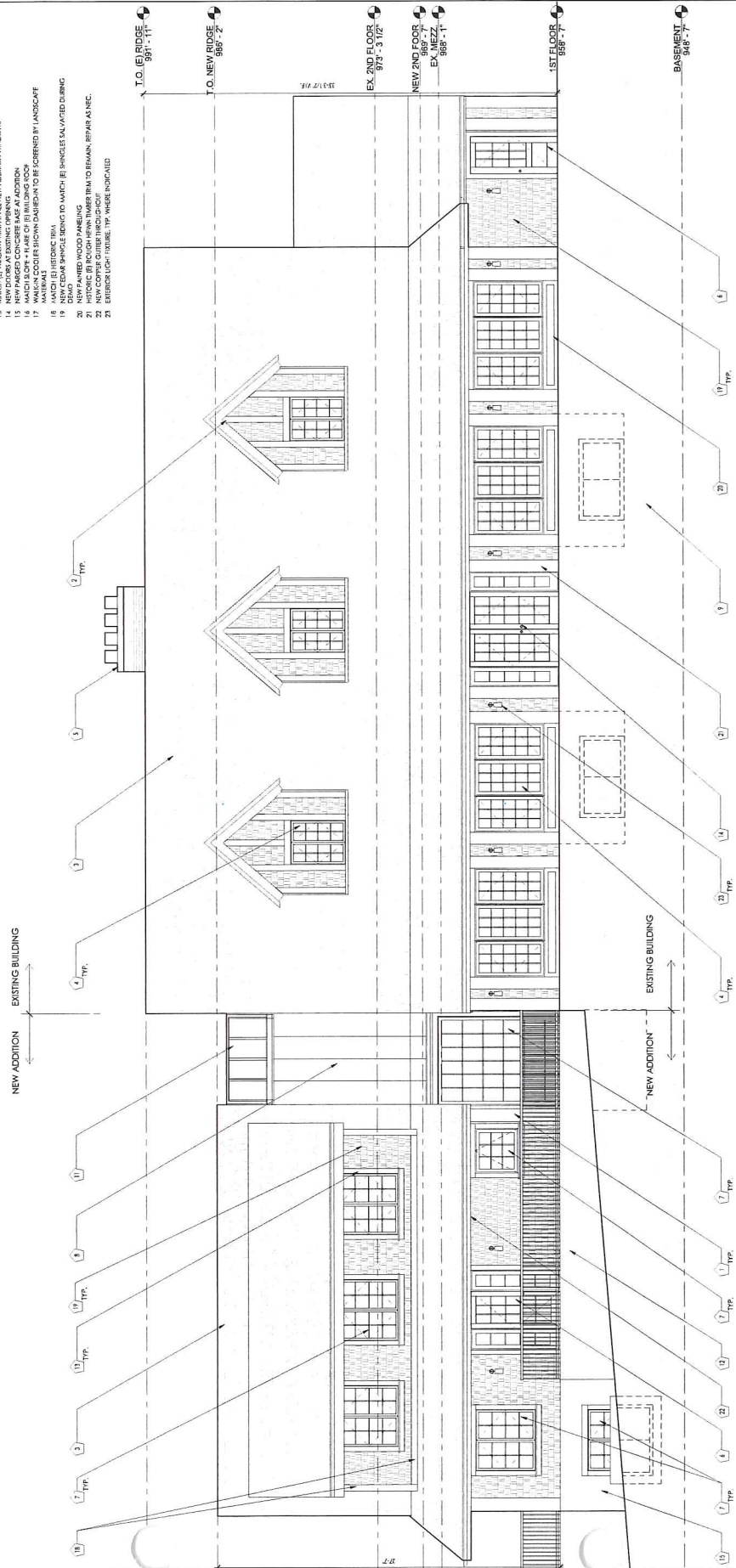
LAND USE SUBMITTAL

PROPOSED ELEVATION KEYNOTES:

- [illegible]

ELEVATION NOTES:

- ALL NEW WINDOWS AND DOORS TO BE ALUMINUM, CLAD WITH ANODIZED ALUMINUM. COLOUR OF PROFILE AND DETAILS AS CLOSELY AS POSSIBLE MANUFACTURED TO BE MARVIN OR EQUIVALENT.
- ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS.
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK.
- ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED WITH A NON-COMBUSTIBLE & CORROSION RESISTANT, 1/4" MAXIMUM MESH METAL SCREEN.



WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

1

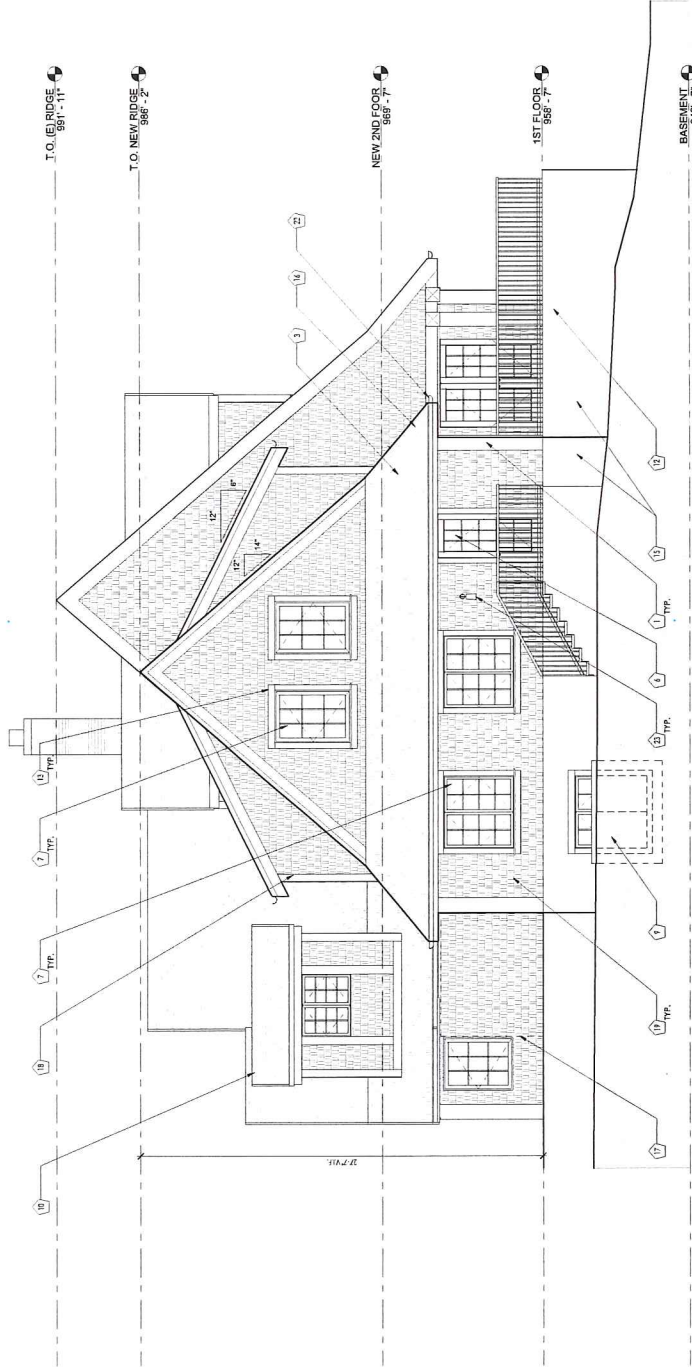
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BY: _____

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WITH A FINISH TO MATCH EXISTING. IF NOT POSSIBLE, CLOSEST POSSIBLE MATCH TO BE MAINTAINED.
2. ALL HISTORIC MATERIALS TO BE MAINTAINED OR REPAIRED. IF NOT POSSIBLE, CLOSEST POSSIBLE MATCH TO BE MAINTAINED.
3. SEE LANDSCAPE & CIVIL PLANT FOR EXTERIOR SITE WORK.
4. ANY LATE OPENINGS, SUCH AS NEW VENTILATION OR OTHER VENTILATION OPENINGS SHALL BE SCREENED WITH A MATCHING MATERIAL.

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEINT TIMBER TRIM
2. REPLACE (E) ROUGH HEINT TIMBER TRIM WHERE CORROSION, ROT, OR DAMAGE IS EVIDENT
3. REPLACE (E) ROUGH HEINT TIMBER TRIM TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING: TYP.
5. NEW WINDOW AT EXISTING OPENING: TYP.
6. NEW HISTORIC CHURCH TRIM TO BE REPLACED. PROVIDE SPARK ANTI-CORROSION
7. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
9. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
10. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
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22. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
23. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE



1 NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT
LOGO
SPACE

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NOT FOR CONSTRUCTION

REV. # DATE DESCRIPTION

HSE, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

PROPOSED
NORTH ELEVATION -

REV. # DATE DESCRIPTION
DRAWN BY: JC CHAD BY: KAO
DATE: 1/19/2018

A3.2

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND OPERATE AS EQUIVALENT. LANDSCAPE TO BE MAINTAINED.
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE REPLACED WITH NEW MATERIALS TO ALLOW MATCHING OF NEW MATERIALS.
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK.
4. ANY AFTER OPENINGS, SCOFF CORNERS, CORUSION COUPLERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED WITH A NON-COMBUSTIBLE & CORROSION RESISTANT 1 1/4" MANGUMIA METAL SCREEN.

PROPOSED ELEVATION KEYNOTES:

1. MATCH (B) ROUGH HENRICH TRIM.
2. REPAIR AND MATCH HISTORIC TRIM TO MATCH (B) WHERE HISTORIC TRIM IS NOT SALVAGEABLE.
3. REPAIR AND MATCH HISTORIC TRIM TO MATCH (B) WHERE HISTORIC TRIM IS NOT SALVAGEABLE.
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. REPAIR AND MATCH HISTORIC TRIM TO MATCH (B) WHERE HISTORIC TRIM IS NOT SALVAGEABLE.
6. NEW WINDOW DOOR, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
7. NEW WINDOW DOOR, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
8. NEW WINDOW DOOR, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
9. NEW WINDOW DOOR, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
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20. NEW WINDOW DOOR, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
21. NEW WINDOW DOOR, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
22. NEW WINDOW DOOR, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.

CONSULTANT
LOGO
SPACE

REVISED
NOT TO SCALE
CONSTRUCTION

REV.	DATE	DESCRIPTION

HSE, LLC
VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

EAST ELEVATION - PROPOSED

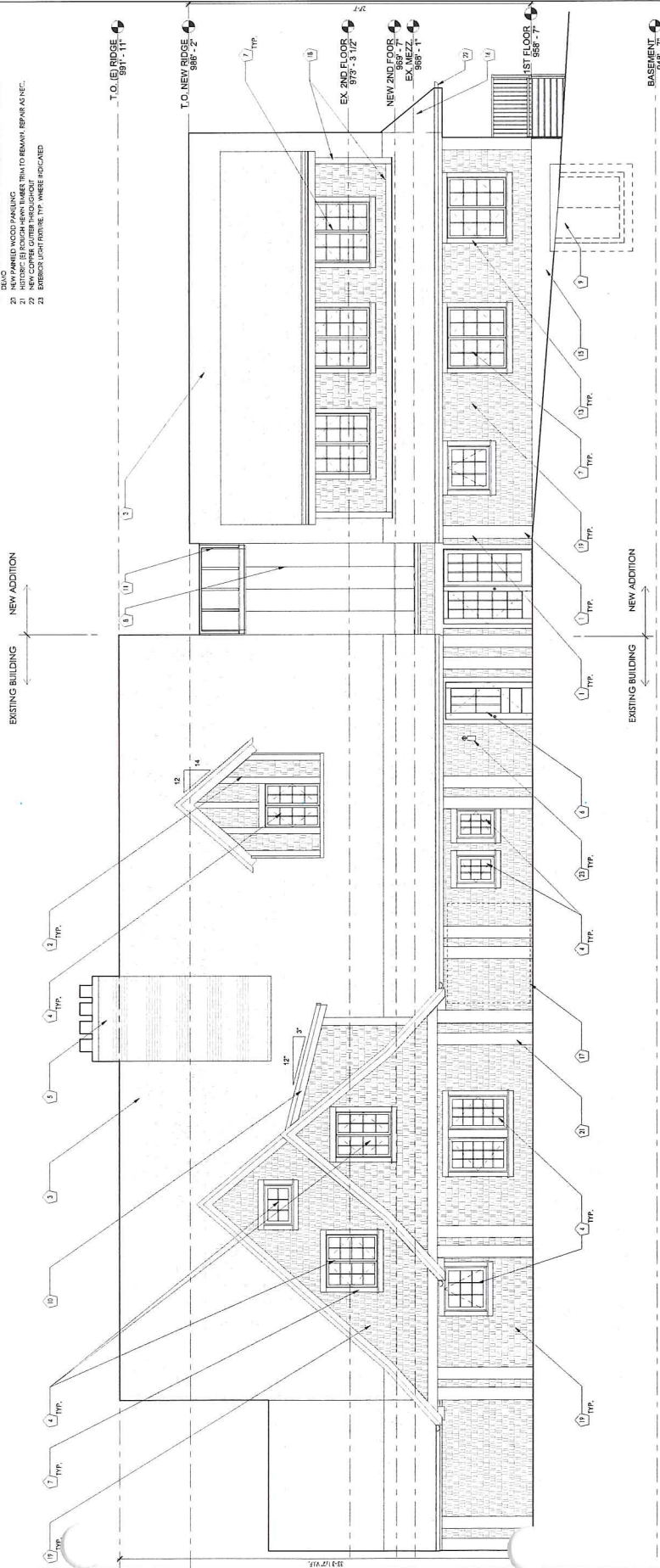
PROJECT NO. 173
DRAWN BY: J.C. CHONG
DATE: 1/17/2018

A3.3

LAND USE SUBMITTAL



1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

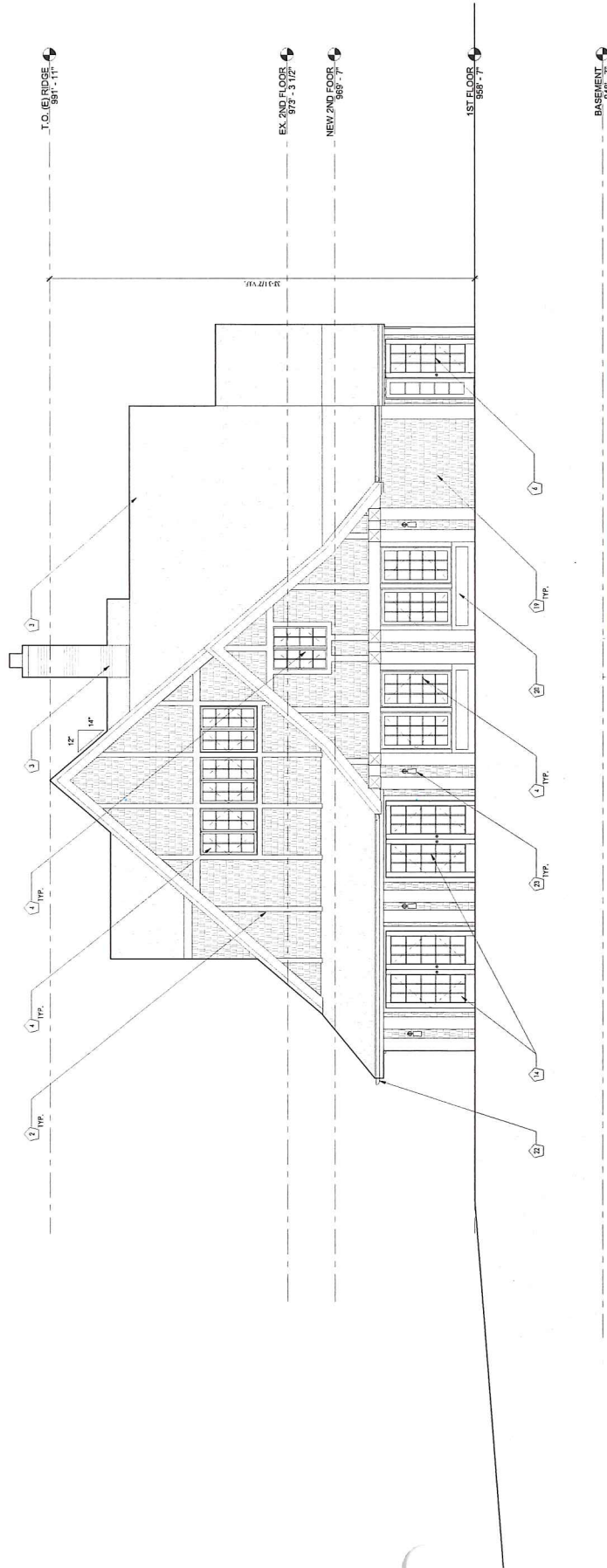


ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS EQUIVALENT. (SEE MANUFACTURER'S DATA FOR C.O.C.)
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE REPLACED WITH NEW MATERIALS.
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SILL WORK.
4. ANY AT-RISK OPENINGS, SCOTT VENTS, EXHAUSTION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED WITH A NON-FLAMMABLE SCREEN.

PROPOSED ELEVATION KEYNOTES:

1. MATCH (E) ROUGH HEMLOCK TRIM.
2. MATCH (E) ROUGH HEMLOCK TRIM WHERE CONCRETE JUNCTIONS.
3. SALVAGEABLE MATERIALS TO BE REUSED WHERE POSSIBLE. REPAIRS TO NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT AVAILABLE.
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. NEW WINDOW AT EXISTING OPENING, TYP.
6. NEW HISTORIC CHERRY WOOD TO BE REPLACED PROVIDE SPARK ANNEALING.
7. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
8. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
9. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
10. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
11. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
12. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
13. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE.
14. NEW DOORS AT EXISTING OPENING.
15. NEW DOORS AT EXISTING OPENING.
16. NEW DOORS AT EXISTING OPENING.
17. NEW DOORS AT EXISTING OPENING.
18. NEW DOORS AT EXISTING OPENING.
19. NEW DOORS AT EXISTING OPENING.
20. NEW DOORS AT EXISTING OPENING.
21. NEW DOORS AT EXISTING OPENING.
22. NEW DOORS AT EXISTING OPENING.
23. NEW DOORS AT EXISTING OPENING.



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



LAND USE SUBMITTAL

PROJECT: 173
PROPOSED: C. COUGHER
DATE: 1/17/2018

A3.4

SOUTH ELEVATION -
PROPOSED

HSE, LLC
VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

REV. # DATE DESCRIPTION
1 1/17/2018

NOT FOR CONSTRUCTION
REVIF

CONSULTANT
LOGO
SPACE



VIEW POINT INN AND WELLNESS CENTER
RENDERED WEST ELEVATION
01.18.18

RECEIVED
JAN 26 2018
CIVIL



EMERICK ARCHITECTS

EXHIBIT

tabbies

A.6