MEMORANDUM

DATE May 24, 2019

TO Keith Daily, Emerick Architects

FROM Kurt Lango, Lango Hansen Landscape Architects

RE Tree Removal and Planting Approach

The proposed landscape plan seeks to maintain existing vegetation and grading to the greatest extent practicable. Where selective tree removal occurs on the site, new plantings are proposed to replace those removed and maintain appropriate visual subordinance from Key Viewing Areas.

Several evergreen trees along East Larch Mountain Road are proposed to be removed due to their deteriorating health and are to be replaced with a healthier, evergreen alternative. Three Norway Maples in the parking lot are proposed to be removed as they conflict with the parking lot requirements for the site. A large, evergreen screen of native shrubs is proposed on the south and east side of the parking lot to provide additional screening of the parking lot. A fourth Norway Maple is proposed to be removed adjacent to the east end of the accessory structure as it is planted too close to the structure. Two alders are proposed to be removed as they are planted on top of the existing septic field and could conflict with the functionality of the septic system. In addition to the preservation of two existing Doug Fir trees and a mix of evergreen and deciduous trees on the north edge of the site, a red mulberry tree and a series of Fargesia bamboo are proposed adjacent to the accessory structure and along the north property line to help further screen the structure from neighboring properties.

A mix of deciduous and evergreen trees are also proposed throughout the site, but are primarily located on the south side of the site to increase privacy and provide a screen along East Larch Mountain Road. Although the ability to plant new trees on the west side of the building is limited by the existing and proposed septic system, the existing trees on the property that are located beyond the edge of the bluff shall remain. Those existing trees provide a buffer along the western edge of the property that help screen the new addition and hide the accessory structure in the view from the Portland Women's Forum.

For additional information, refer to the landscape drawings and image exhibits that are included in the submission.

langohansen.com
1100 nw glisan st #3b portland OR 97209 t 503 295 2437

EXHIBIT
I.15

Oregon
Kate Brown, Governor

Parks and Recreation Department
State Historic Preservation Office
725 Summer St NE Ste C
Salem, OR 97301-1266
Phone (503) 986-0690
Fax (503) 986-0793
www.oregonheritage.org

May 29, 2019

Jessica Engeman
Venerable Group, LLC
1111 NE Flanders Street, Suite 206
Portland OR 97232

Re: View Point Inn – historic shed

Dear Jessica,

This letter is in response to your request for the Oregon SHPO's opinion on the historic status of the wood shed located at the northeast corner of the View Point Inn property.

The property's 1985 National Register nomination references this shed in the physical description: "At the far north edge of the property is a 10' x 20' wooden storage shed (thought to be original), with a new shake roof." The shed is depicted in a c. 1960 aerial photo of the property included with the nomination. You also provided me with a 1935 aerial photo of the property and recent photographs of shed. I understand that your measurements of the existing shed are larger than those stated in the nomination and are closer to the 1935 aerial photo.

In preparing the nomination, the author likely made an approximation of the size of the shed but did not actually measure it. Based on the aerial photos and the photos of the existing shed, I see no basis for the conclusion that the shed was enlarged since the nomination was prepared in 1985.

It is the opinion of the Oregon SHPO that the shed referenced in the nomination should be considered the same shed that exists on the property today and is included in the property's historic designation.

If you have any questions, I can be contacted at 503-986-0688 or Joy.Sears@oregon.gov.

Sincerely,

Joy Sears

Joy Sears
Restoration Specialist

EXHIBIT
I.16

EMERICK ARCHITECTS

VIEW POINT INN & WELLNESS CENTER

EXHIBIT L – RESPONSES TO MCC 38.0065(B)

MCC 38.0065

(B) A setback or buffer specified for protection of scenic, cultural, natural, recreation, agricultural or forestry resources may be varied in order to allow a residence to be built on a parcel of land upon a demonstration that:

(1) The land use designation otherwise authorizes a residence on the tract;

Response: One single-family dwelling is a review use allowed on a legally-created parcel within the GGF zone per MCC 38.2025.

(2) No site exists on the tract (all contiguous parcels under the same ownership) on which a residence could be placed practicably in full compliance with the setback or buffer;

Response: The subject property extends as a promontory above the Columbia River and, for that reason, it is visible from a number of Key Viewing Areas, particularly the Women's Forum as well as the adjacent Larch Mountain Road. In order to satisfy the 50-foot buffer, the dwelling would have to be located within a freestanding structure further to the west and almost essentially in the middle of the parcel. This would make it highly visible from both of these KVAs and would compromise the visual subordinance requirements. This location would also result in an adverse effect determination from the historic review agencies (SHPO, Forest Service) because such a location would cause significant harm to the historic integrity of the site by blocking the primary façade of the historic inn and require removal of historic landscape features. Instead, the only practicable way to locate a dwelling on this site is to place it on top of the existing garage in a location that is nearly entirely hidden from view from Larch Mountain Road by the existing inn structure. This approach retains the pre-existing roofline view of the inn structure and is as close to the eastern property line as possible. It is also the approach favored by the historic review agencies because it locates the dwelling within the existing structure.

(3) The variance from the specified setback or buffer is the minimum necessary to allow the residence.

Response: The only place where the 50-foot fuel break cannot be maintained is along the east property line in an area that is primarily encumbered by Columbia Ave right-of-way. This area provides an approximate 30 foot buffer. The property on the other side of Columbia Avenue is not currently improved or forested. It provides an adequate fire break. Further, the Corbett Fire District has not identified any specific hazards resulting from locating an additional dwelling on the second floor of the existing garage.

321 SOUTHWEST FOURTH AVENUE #200 PORTLAND OREGON 97204 503 235 9400
emerick-architects.com

EXHIBIT I.17

Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

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

NOTICE OF CONTINUANCE OF PUBLIC HEARING

This notice concerns continuance of a public hearing scheduled to consider the land use case 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 **Monday, June 24, 2019** at **9:30 AM** or soon thereafter, in Board Room at the Multnomah Building located at 501 SE Hawthorne Boulevard, Portland, OR 97214.

Proposal: The applicant is requesting to establish a new single-family dwelling and a special use in two historic buildings. The special use would establish a Wellness Retreat Center in the building that was previously the View Point Inn and an associated accessory building. The applicant is proposing to add additional square footage of floor area to the historic structure, reconstruct a damaged accessory building, and establish parking on the adjacent property. The Wellness Retreat Center will contain five guest rooms to accommodate overnight guests, a restaurant, spa facilities, and a health assessment center.

After the first hearing on December 14, 2018, the applicant requests to also add to the application, the establishment of a new single-family dwelling above the attached garage.

To establish the uses a Conditional Use Permit, National Scenic Area Site Review, Variance, Hillside Development Permit, Replat, and Road Rules Variance 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

40 Notices
Decision Notices
mailed on 6-4-19
by [illegible]

EXHIBIT
I.18

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, MCC 38.0045 Review and Conditional Use Applications – Submittal Requirements

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF: MCC 38.2025(A)(1), (22), and (25) Review Uses, 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 38.4100 through MCC 38.4205, more specifically MCC 38.4105 General Provisions, 38.4125 Use of Space, MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4135 Improvements Required, MCC 38.4145 Joint Parking or Loading Facilities, MCC 38.4165 Design Standards: Scope, MCC 38.4170 Access, MCC 38.4175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4190 Signs, 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 Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7305 Fire Protection in Forest Zones, MCC 38.7315 Siting of Dwellings on Forest Land, 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 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 Surface Drainage and Storm Sewer Systems

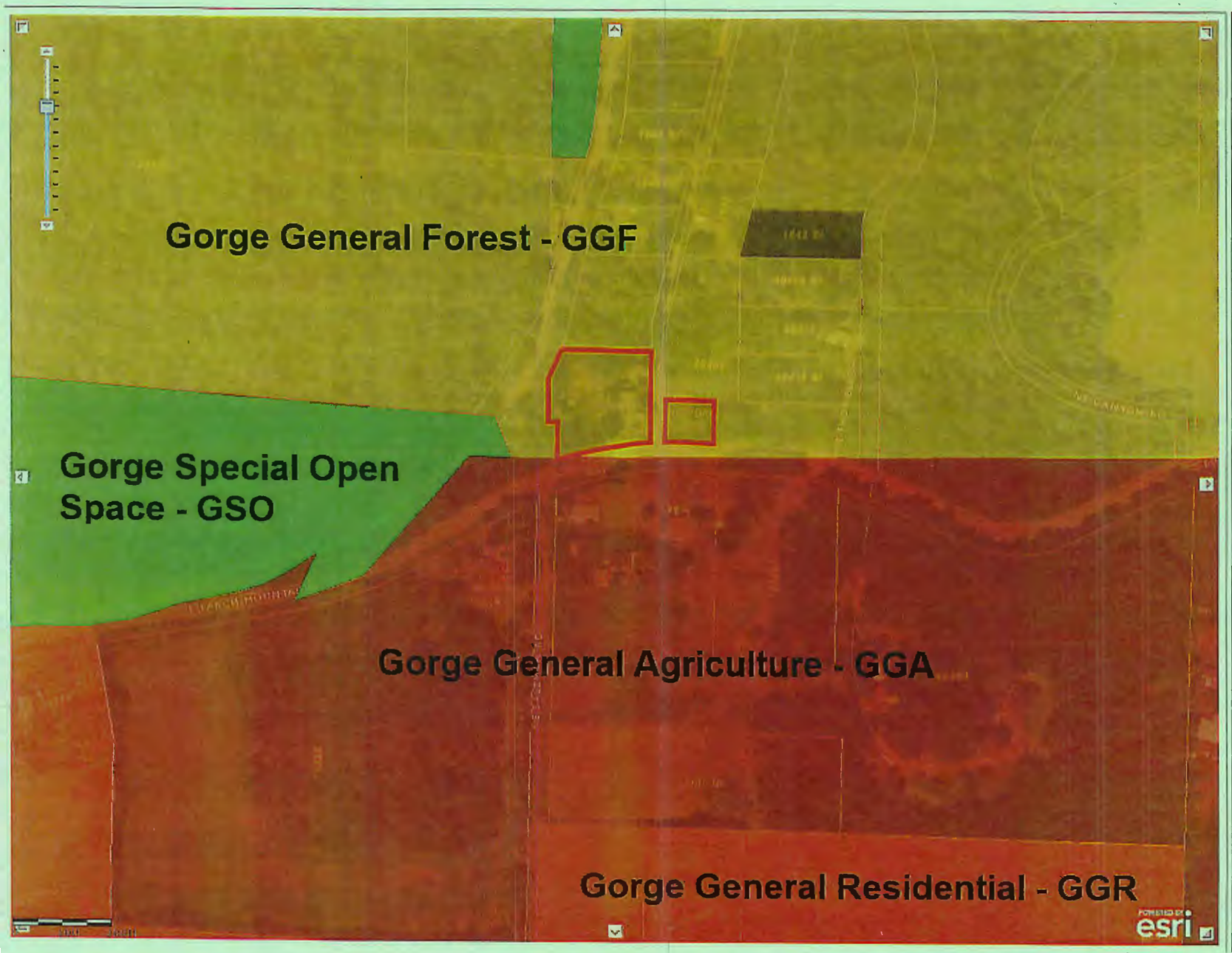
Copies of the referenced *Multnomah County Code* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at *https://www.multco.us/landuse/*

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

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.



multco.us

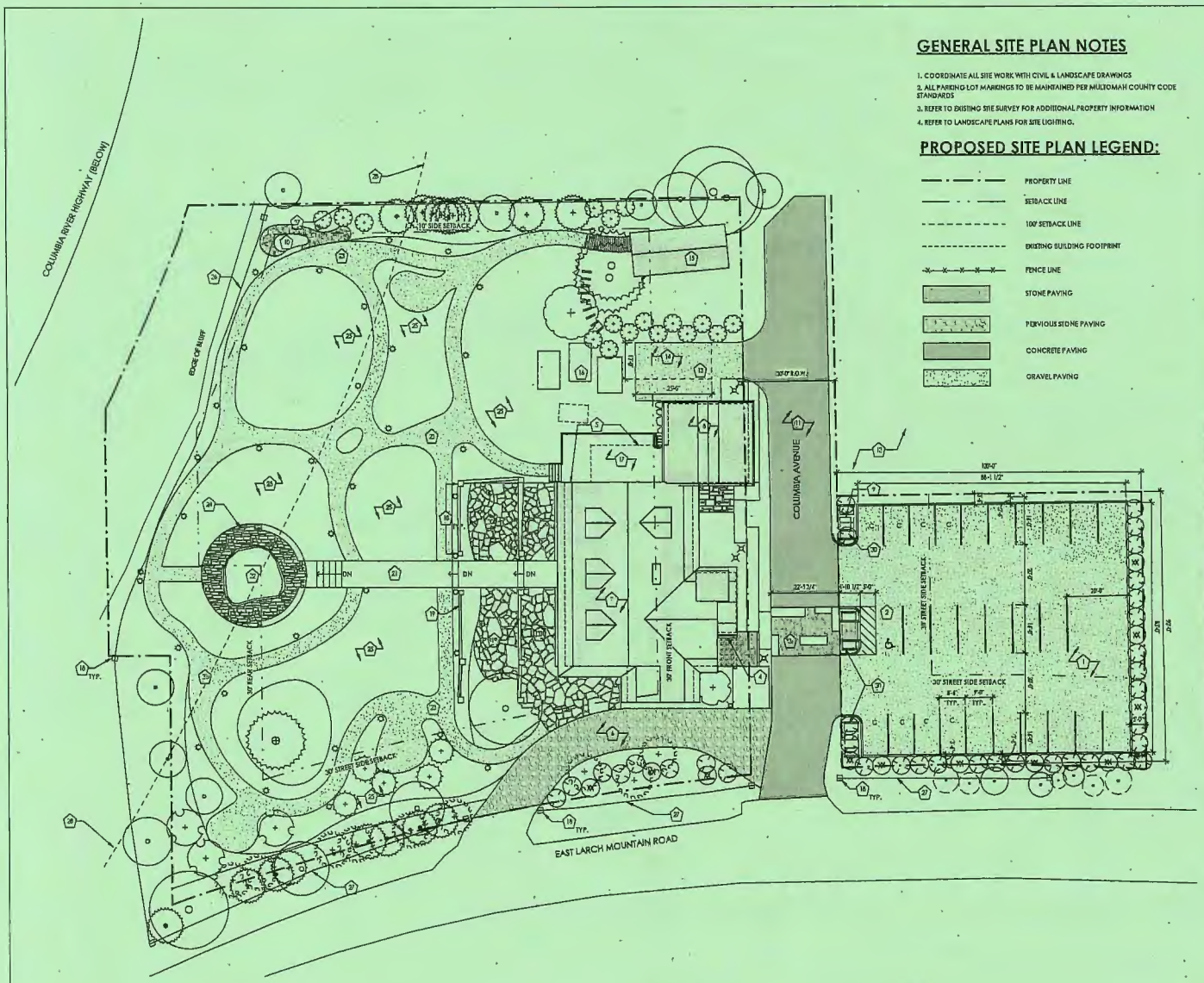
Department of Community Services
Land Use Planning and Transportation Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

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, ommissions or positional accuracy
There are no warranties expressed or implie.

Map Comments:

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

Web Layout



1 SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MULTNOMAH COUNTY CODE STANDARDS
3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION
4. REFER TO LANDSCAPE PLANS FOR SITE LIGHTING.

PROPOSED SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 100' SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- FENCE LINE
- STONE PAVING
- PERVIOUS STONE PAVING
- CONCRETE PAVING
- GRAVEL PAVING

PROPOSED SITE PLAN KEYNOTES:

1 EXISTING GRAVEL PARKING AREA TO BE REFURBISHED. PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS. PROVIDE 4" THICK CURB AROUND PERIMETER. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
2 ACCESSIBLE STALL & ABLE TO BE PROVIDED
3 NEW PEDESTRIAN CROSSWALK. SEE LANDSCAPE FOR DESIGN
4 MAIN ENTRANCE
5 EXISTING BUILDING FOOTPRINT TO REMAIN
6 EXISTING HISTORIC DRIVE & ABLE ACCESS TO BE RESURFACED. REMOVE EXISTING PAVEMENT AND PROVIDE NEW PAVER SURFACE PER LANDSCAPE DRAWINGS
7 EXISTING HISTORIC BUILDING TO BE REHABILITATED
8 EXISTING GARAGE TO BE REMODELED/CONVERTED
9 PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
10 XNEPP WATER BASIN AREA
11 COLUMBIA AVENUE PAVING TO BE UPGRADED AS REQUIRED BY MULTNOMAH COUNTY TRANSPORTATION
12 ADJACENT VACANT LOT-NOT IN CONTRACT
13 NEW GRAVEL DRIVEWAY & LOADING AREA TO REPLACE EXISTING CONCRETE DRIVEWAY PAVING
14 12' X 25' LOADING SPACE
15 EXISTING SINGLE STORY ACCESSORY BUILDING TO BE RE-CONSTRUCTED
16 SEPTIC EQUIPMENT BELOW
17 EXISTING WOOD DECK TO BE REBUILT
18 EXISTING HISTORIC STONE PILLARS TO REMAIN. REFURBISH EACH AS REQ'D
19 EXISTING HISTORIC LOW STONE WALLS TO REMAIN. REFURBISH AS REQ'D
20 PERVIOUS PATIO PAVING AREA. SEE LANDSCAPE DRAWINGS
21 EXISTING CONCRETE WALKWAY TO BE REFURBISHED
22 EXISTING FOUNTAIN TO BE RESTORED
23 PERVIOUS PATHWAY PAVING. SEE LANDSCAPE DRAWINGS
24 STONE SEAT. SEE LANDSCAPE DRAWINGS
25 LAWN AND/OR PLANTING AREA. SEE LANDSCAPE DRAWINGS
26 EXISTING GUARDRAIL/FENCE TO REMAIN
27 EXISTING FENCING TO REMAIN. REPAIR AND/OR REPLACE AS NECESSARY
28 LINE OF 100' SETBACK FROM EDGE OF COLUMBIA RIVER HIGHWAY
30 WOOD SCREENING TRELLIS

REQUIRED OFF-STREET PARKING PER MCC 38.4205		
OVERNIGHT ACCOMMODATIONS:	3 GUEST ROOMS	= 6 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
RETREAT FACILITIES (PERSONAL SERVICE):	3195sf/400sf	= 8 PARKING SPACES
RESIDENTIAL APARTMENT:		= 2 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES
COMMERCIAL EVENT PARKING		
COMMUNITY LECTURES:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL LECTURE PARKING REQUIRED = 19 + 6 + 2 = 26	
SEASONAL DINNERS:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 + 6 + 2 = 26	
ANNUAL HOLIDAY PARTY:	75 GUESTS MAXIMUM - INCLUDING STAFF (75/3)=25 TOTAL HOLIDAY PARTY PARKING REQUIRED: 25 + 2 = 27	

NOTES REGARDING COMMERCIAL EVENTS:

1. TOTAL REQUIRED PARKING FOR COMMUNITY LECTURE + SEASONAL DINNER EVENTS INCLUDES PARKING FOR OVERNIGHT ACCOMMODATIONS.
2. THE WELLNESS CENTER/RETREAT FEATURES WILL NOT BE OPEN DURING COMMERCIAL EVENTS
3. OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL HOLIDAY PARTY
4. TWO RESIDENTIAL PARKING SPACES WILL REMAIN AVAILABLE DURING ALL EVENTS

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS
2035 COLUMBIA HOUSE BLVD, SUITE 220 PORTLAND OR 97201
P 503.224.1422 W EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

SITE PLAN

PROJECT NO: 1723
DRWN BY: BA | CHK'D BY: RMD
DATE: 05/21/2019

A0.1

PLAN LEGEND:

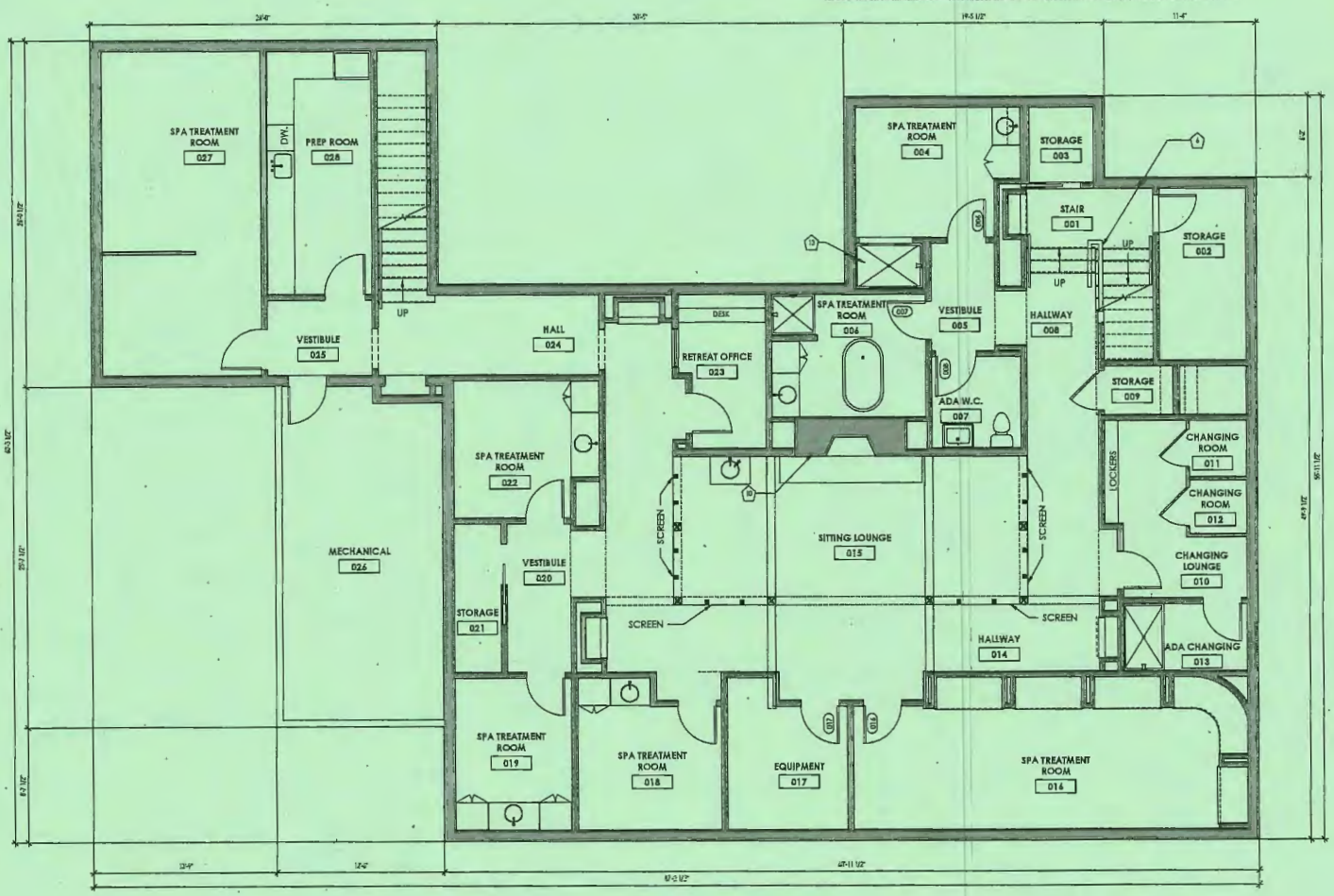
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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 FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIPP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

1. ROOF OVERHANG
2. TSUGUBA WATER BASIN
3. DOUBLE HEIGHT SPACE
5. RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6. NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7. EXISTING DECK TO BE REBUILT
8. VERIFY INTERIOR MATERIALS TO BE SALVAGED/MATCHED
10. NEW MASONRY FIREPLACE @ BASEMENT
11. NEW BASEMENT STAIR
12. RESTORE (E) SECOND FLOOR FIREPLACE
13. LAY-IN TEAK BATH MAT @ SHOWERS IN SPA
14. RESIDENTIAL APARTMENT



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

BASEMENT FLOOR PLAN - PROPOSED

PROJECT NO: 17123
DRAWN BY: JC CHKD BY: EMD
DATE: 03/24/2019

A2.1

PLAN LEGEND:

- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT. EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
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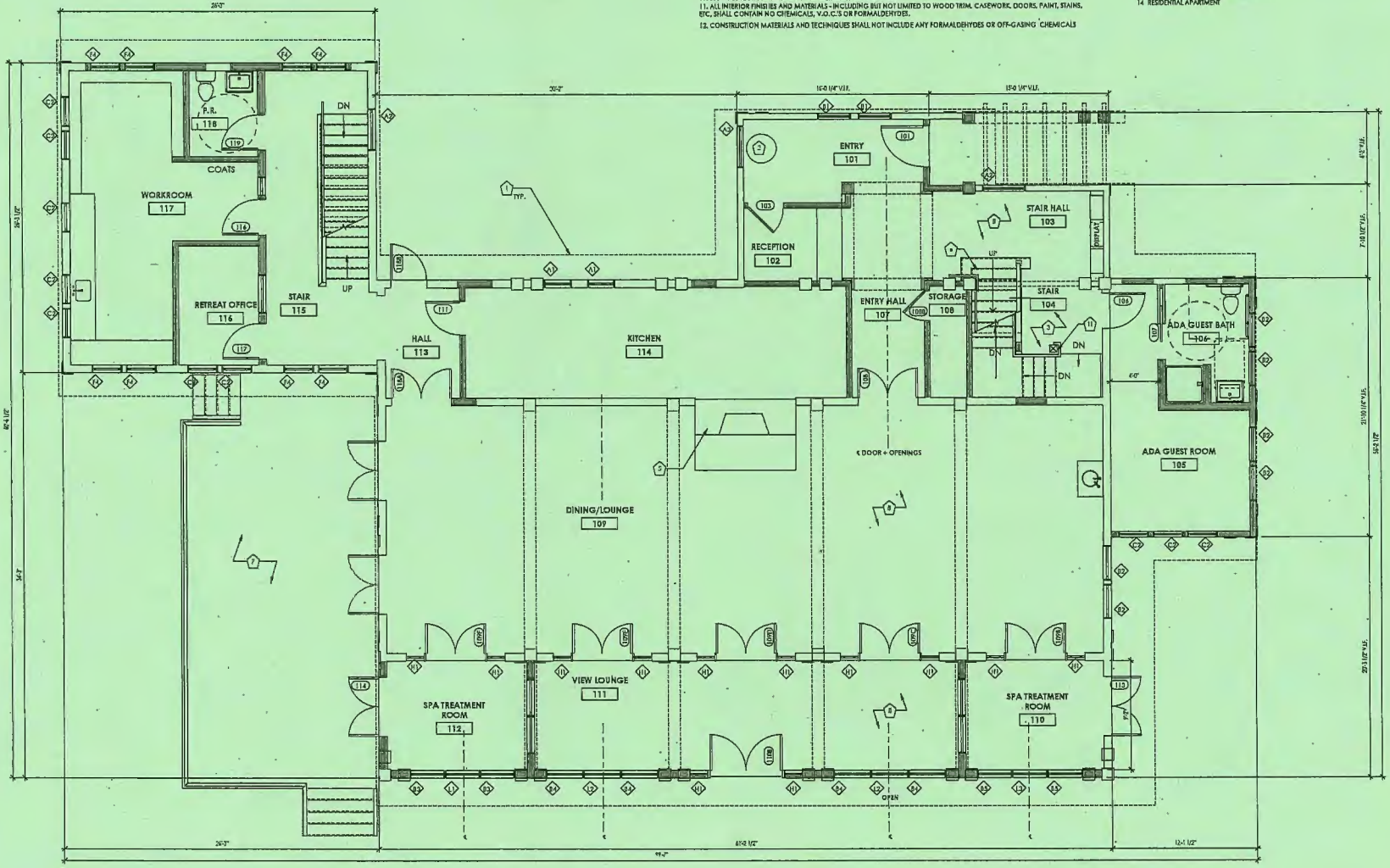

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

FIRST FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 05/24/2019

A2.2

PLAN LEGEND:

- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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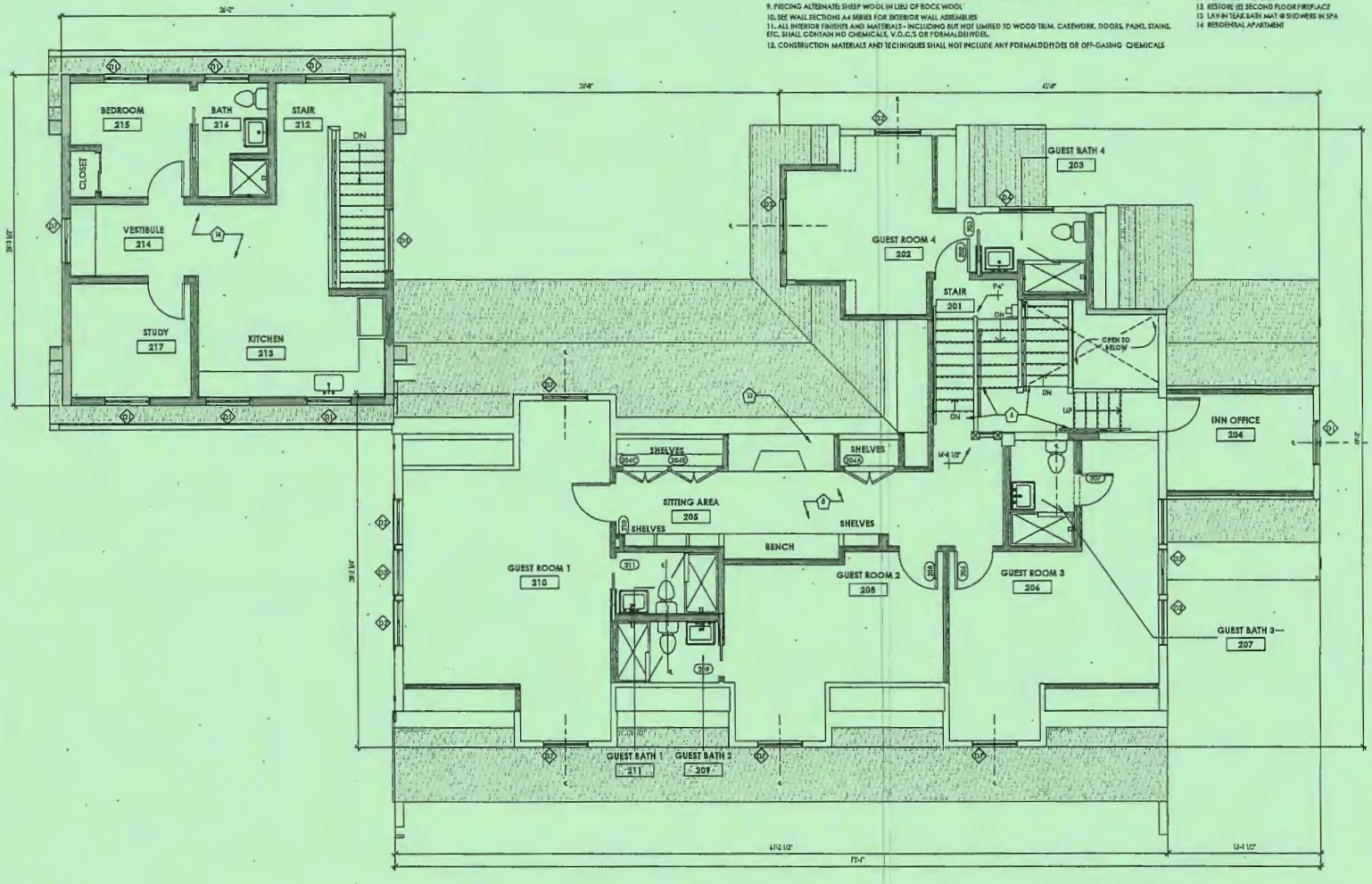

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS
503.EMERICK (503.363.7425) 2035 SW ALDER STREET, PORTLAND, OR 97205
F 503.248.7400 W EMERICK-ARCHITECTS.COM

CONSULTANT LOGO SPACE

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

SECOND FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: EMD
DATE: 05/24/2019

A2.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE, MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

2. 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

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. NEW PAINTED WOOD TRIM BETWEEN COLUMNS
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS, REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW CUSTOM WOOD ENTRY DOOR
9. NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10. PROVIDE NEW ROOF AT EXISTING DORMER
11. NEW CABLE RAIL SYSTEM WITH WOOD CAP
12. REBUILD EXISTING DECK
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE AT FOUNDATION
17. NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP., WHERE INDICATED
24. NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE

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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS
503 SOUTHWEST KLAMATH AVE, BEND, OREGON 97702
P 541.330.9160 F 541.330.9163 EMERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

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REV. #:	DATE:	DESCRIPTION

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

WEST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 05/24/2019

A3.1

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

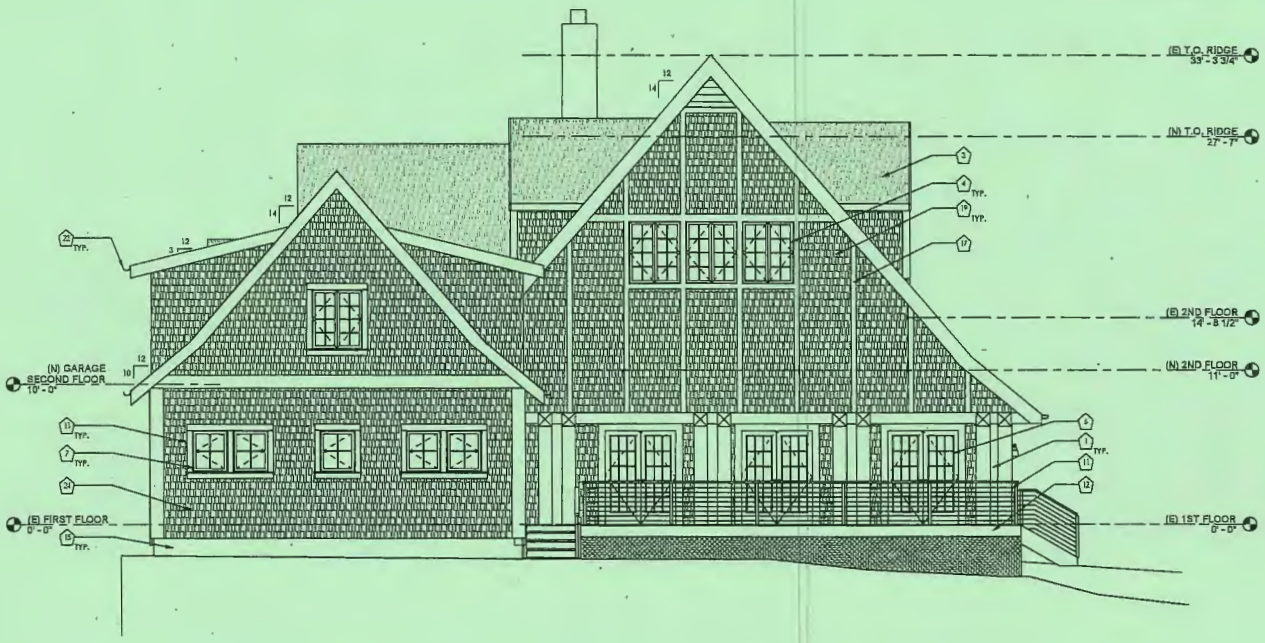
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1. NEW PAINTED WOOD TRIM BETWEEN COLUMNS
2. REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3. NEW LAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4. NEW WINDOW AT EXISTING OPENING, TYP.
5. (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6. NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7. NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8. NEW CUSTOM WOOD ENTRY DOOR
9. NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10. PROVIDE NEW ROOF AT EXISTING DORMER
11. NEW CABLE RAIL SYSTEM WITH WOOD CAP
12. REBUILD EXISTING DECK
13. MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14. NEW DOORS AT EXISTING OPENING
15. NEW PARGED CONCRETE AT FOUNDATION
17. NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
18. MATCH (E) HISTORIC TRIM
19. NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20. NEW PAINTED WOOD PANELING
21. HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22. NEW COPPER GUTTER THROUGHOUT
23. EXTERIOR LIGHT FIXTURE, TYP., WHERE INDICATED
24. NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

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LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

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

NORTH ELEVATION - PROPOSED

PROJECT NO: 1725
DRAWN BY: JC CHK'D BY: KMD
DATE: 03/24/2019

A3.2

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE, MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

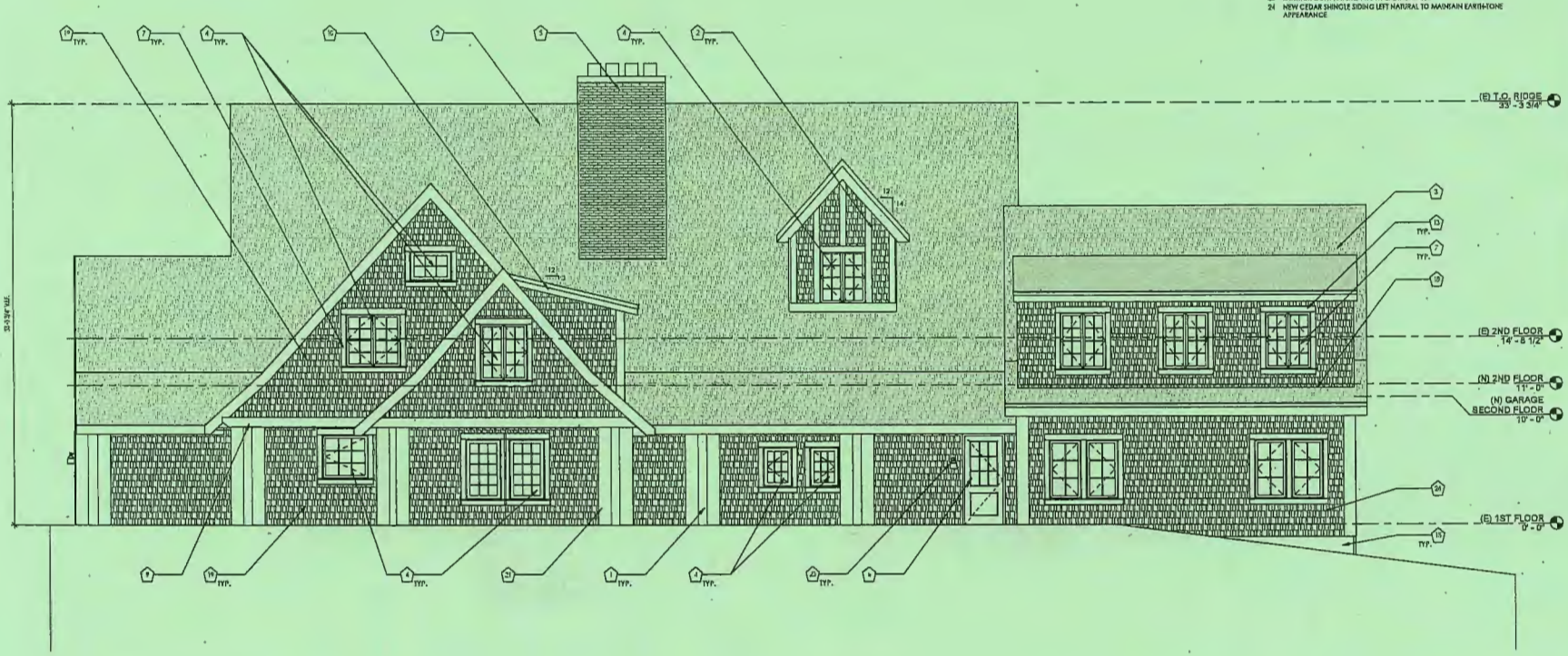
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW CUSTOM WOOD ENTRY DOOR
9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10 PROVIDE NEW ROOF AT EXISTING DORMER
11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
12 REBUILD EXISTING DECK
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PATIOED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22 NEW C COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP, WHERE INDICATED
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

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

EAST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: EMD
DATE: 03/24/2019

A3.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE, MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 1 1/5 .

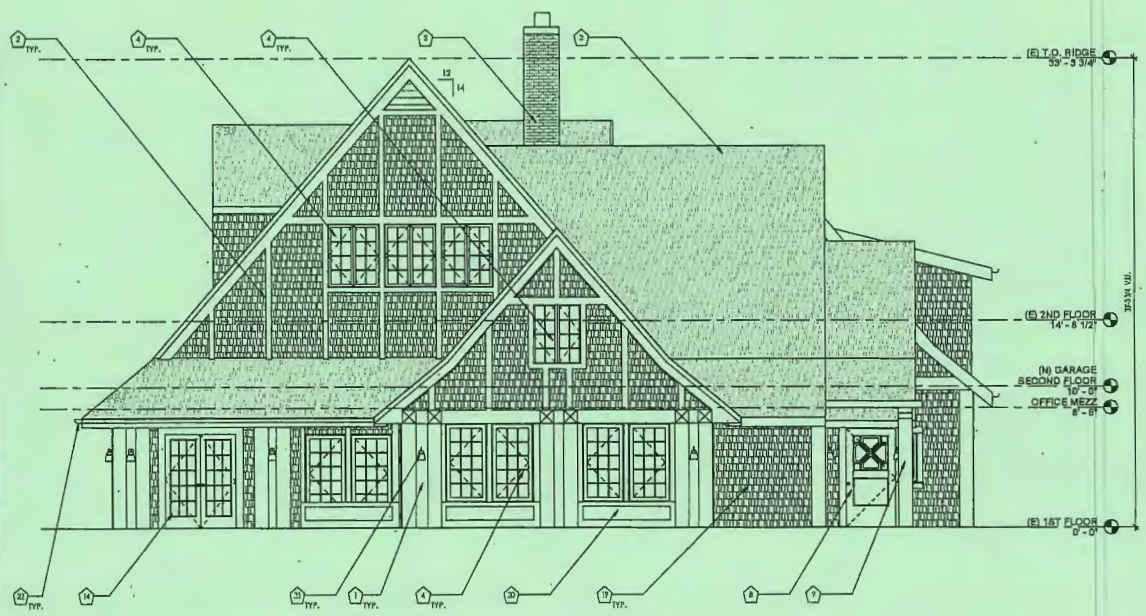
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C., TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

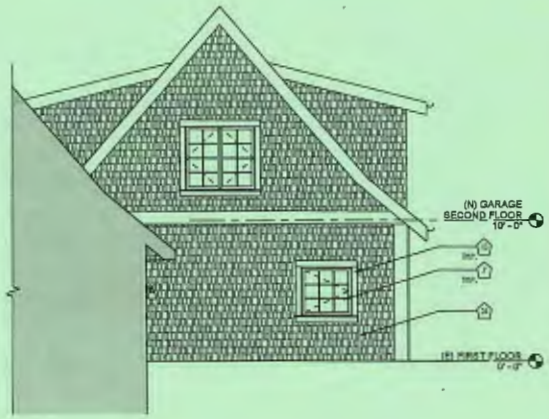
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS, REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS; DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW CUSTOM WOOD ENTRY DOOR
9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10 PROVIDE NEW ROOF AT EXISTING DORMER
11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
12 REBUILD EXISTING DECK
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH-HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP., WHERE INDICATED
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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



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

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LAND USE SUBMITTAL

EMERICK ARCHITECTS
310 SW FOURTH AVE, SUITE 510 PORTLAND, OR 97204
T 503.274.0611 E EMERICK@EMERICKARCH.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
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REV. #:	DATE:	DESCRIPTION

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

SOUTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 05/24/2019

A3.4

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

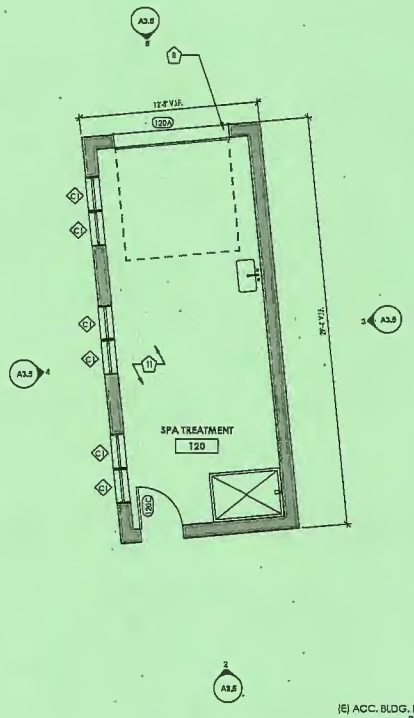
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

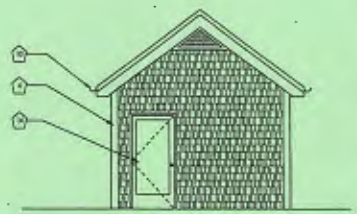
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED OUTBUILDING KEYNOTES:

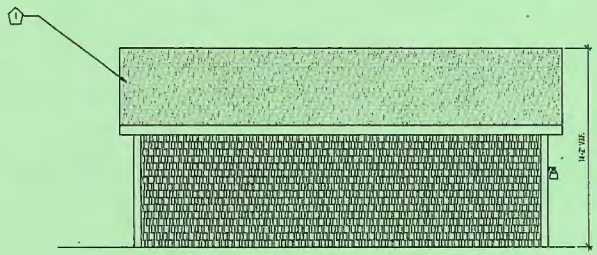
1. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL ROOF OF MAIN BLDG
2. MATCH (E) WINDOW TRIM AT ALL NEW WINDOWS
3. NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH MAIN BLDG. DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
4. MATCH (E) HISTORIC TRIM
6. NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTHTONE APPEARANCE
8. RECONSTRUCTED ACCESSORY BUILDING ON EXISTING FOOTPRINT
10. NEW COPPER GUTTERS THROUGHOUT
11. REPAIR OR REPLACE EXISTING SLAB ON GRADE AS NECESSARY
12. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
13. NORTHWEST DOOR HERITAGE CLASSIC SERIES OR SIM
14. NEW DOORS TO MATCH MAIN HOUSE



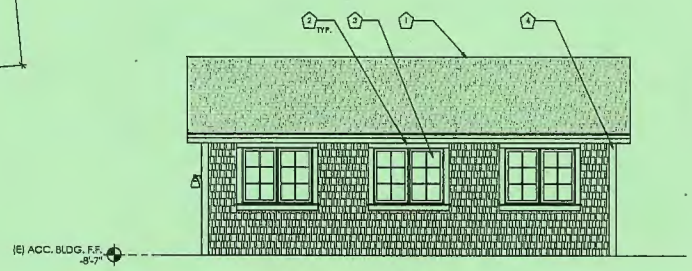
1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



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



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



4 NORTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"

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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS
203 COMMERCE BUILDING, SUITE 320 PORTLAND, OR 97204
P 503.224.9423 W EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

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REV. #:	DATE:	DESCRIPTION

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

ACCESSORY BUILDING

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 05/24/2019

A3.5

Hearing Notice T3-2018-9967

T3-2018-9967
BLUME STAYCE & JASON
3175 S TROUTDALE RD
TROUTDALE OR 97060-9442

T3-2018-9967
DEIBERT KIM
40500 E LARCH MOUNTAIN RD
CORBETT OR 97019-8734

T3-2018-9967
GREGG PHILLIP
22 KNOLLCREST LN
CHATHAM IL 62629-1056

T3-2018-9967
ROWTON MICHELLE & JOHN
40400 E LARCH MOUNTAIN RD
CORBETT OR 97019-9723

T3-2018-9967
WITKA BARTHOLOMEW &
CHRISTINA
1000 NE SALZMAN RD
CORBETT OR 97019-9724

T3-2018-9967
CONF TRIBES OF WARM SPRINGS
ATTN: ROBERT BRUNOE
PO BOX C
WARM SPRINGS OR 97761

T3-2018-9967
EMSWCD
ATTN: ANDREW BROWN
5211 N WILLIAMS AVE
PORTLAND OR 97217

T3-2018-9967
NEZ PERCE TRIBE
ATTN: NAKIA WILLIAMSON
PO BOX 350
LAPWAI ID 83540

T3-2018-9967
OREGON PARKS & RECREATION
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
SHPO #18-0249 JASON ALLEN
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
CORBETT EDUCATION
FOUNDATION
35800 E HIST COLUMBIA RVR HWY
CORBETT OR 97019-9687

T3-2018-9967
FRANZ LAWRENCE & JANICE
1642 NE COLUMBIA AVE
CORBETT OR 97019-9785

T3-2018-9967
OREGON STATE HWY COMM
725 SUMMER ST #C
SALEM OR 97301

T3-2018-9967
SNIDE CHRIS & JEAN
40415 E LARCH MOUNTAIN RD
CORBETT OR 97019-8732

T3-2018-9967
COLUMBIA RIVER GORGE
COMMISSION
PO BOX 730
WHITE SALMON WA 98672

T3-2018-9967
CORBETT COMMUNITY ASSOC
DALE BURKHOLDER
PO BOX 305
CORBETT OR 97019

T3-2018-9967
FRIENDS OF COLUMBIA GORGE
ATTN: STEVE MCCOY
333 SW FIFTH AVE STE 300
PORTLAND OR 97204

T3-2018-9967
ODOT REGION 1
DEVELOPMENT REVIEW
123 NW FLANDERS ST
PORTLAND OR 97209

T3-2018-9967
SHPO #18-0249 DENNIS GRIFFIN
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
SKAMANIA CO DEPT OF PLANNING
PO BOX 790
STEVENSON WA 98648

T3-2018-9967
DAILY KEITH App
EMERICK ARCHITECTS
321 SW FOURTH AVE #200
PORTLAND OR 97204

T3-2018-9967
FRUEHAUF HEINRICH & SHERON
PO BOX 70 own
CORBETT OR 97019

T3-2018-9967
RICHTER CARRIE Att
BATEMAN SEIDEL
888 SW 5th AVE STE 1250
PORTLNAD OR 97204

T3-2018-9967
THE TRUST FOR PUBLIC LAND
901 5th AVE #1520
SEATTLE WA 98164

T3-2018-9967
CONF TRIBES UMATILLA INDIAN
ATTN: KRISTEN TIEDE
46411 TIMINE WY
PENDLETON OR 97801

T3-2018-9967
CROWN PT HISTORICAL SOCIETY
ATTN: CHUCK RAWLINS
PO BOX 232
CORBETT OR 97019

T3-2018-9967
NEMCCA
ATTN: VICTORIA PURVINE
PO BOX 125
CORBETT OR 97019

T3-2018-9967
OR DEPT OF FISH & WILDLIFE
ATTN: TODD ALSBURY
17330 SE EVELYN ST
CLACKAMAS OR 97015

T3-2018-9967
SHPO #18-0249 IAN JOHNSON
ASSOC DEPUTY
725 SUMMER ST NE STE C
SALEM OR 97301

T3-2018-9967
US FOREST SERVICE NSA OFFICE
ATTN: ROBIN SHOAL
902 WASCO ST STE 200
HOOD RIVER OR 97031

T3-2018-9967
US FOREST SERVICE NSA OFFICE
ATTN: CHRIS DONNERMEYER
902 WASCO ST STE 200
HOOD RIVER OR 97031

T3-2018-9967
US FOREST SERVICE NSA OFFICE
ATTN: CASEY GATZ
902 WASCO ST STE 200
HOOD RIVER OR 97031

T3-2018-9967
YAKAMA INDIAN NATION
ATTN: CASEY BARNEY
PO BOX 151
TOPPENISH WA 98948

T3-2018-9967
PSU / INSTITUTE FOR NATURAL RESOURCES

EMAIL ONLY: sue.vrilakas@pdx.edu

T3-2018-9967

EP-2018-10017
ROW - JESSICA BERRY

T3-2018-9967

ZV-2017-9820
CODE COMPLIANCE - BG

Venerable Group, LLC (REP)
attn: Jessica Engeman
1111 NE Flanders St. STE 206
Portland, OR 97232

Friends of Columbia ~~River~~ Gorge
Attn: Nathan Baker
333 SW 5th Ave. Ste 300
Portland, OR 97204

John Bilosue
PO Box 1722
Gresham, OR 97030

Matt Debow
1580 W 8th St.
Gresham OR 97030

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Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

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

NOTICE OF CONTINUANCE OF PUBLIC HEARING

This notice concerns continuance of a public hearing scheduled to consider the land use case 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 **Monday, June 24, 2019** at **9:30 AM** or soon thereafter, in Board Room at the Multnomah Building located at 501 SE Hawthorne Boulevard, Portland, OR 97214.

Proposal: The applicant is requesting to establish a new single-family dwelling and a special use in two historic buildings. The special use would establish a Wellness Retreat Center in the building that was previously the View Point Inn and an associated accessory building. The applicant is proposing to add additional square footage of floor area to the historic structure, reconstruct a damaged accessory building, and establish parking on the adjacent property. The Wellness Retreat Center will contain five guest rooms to accommodate overnight guests, a restaurant, spa facilities, and a health assessment center.

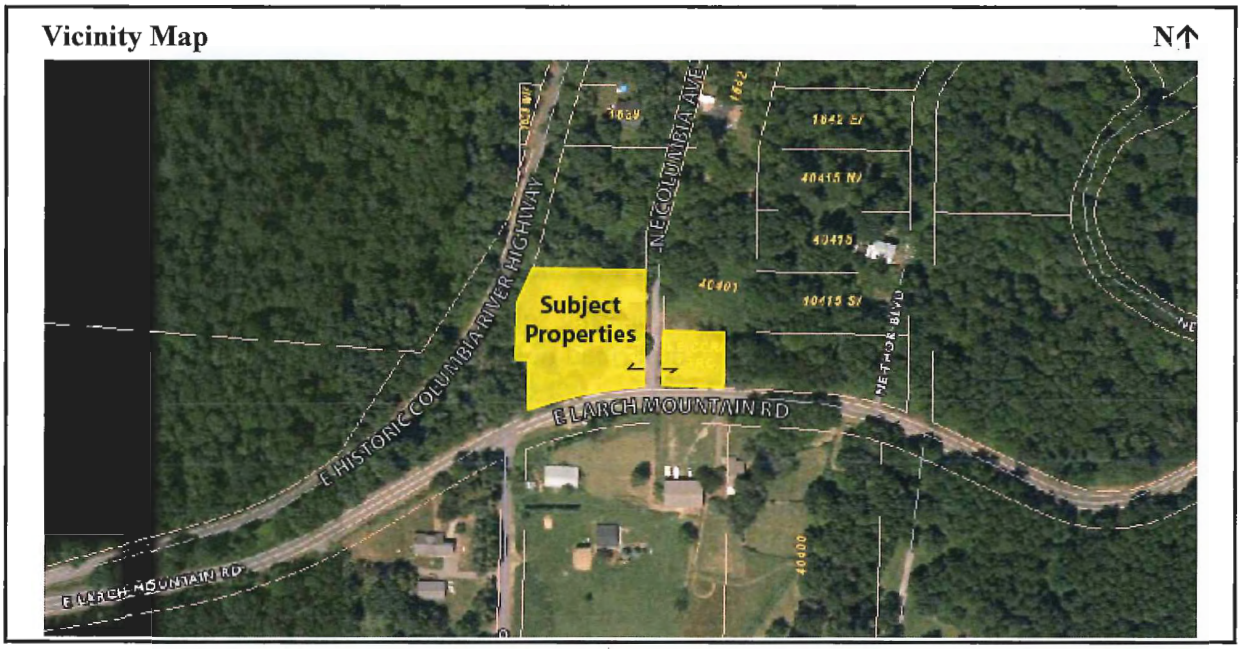
After the first hearing on December 14, 2018, the applicant requests to also add to the application, the establishment of a new single-family dwelling above the attached garage.

To establish the uses a Conditional Use Permit, National Scenic Area Site Review, Variance, Hillside Development Permit, Replat, and Road Rules Variance 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



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, MCC 38.0045 Review and Conditional Use Applications – Submittal Requirements

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF: MCC 38.2025(A)(1), (22), and (25) Review Uses, 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 38.4100 through MCC 38.4205, more specifically MCC 38.4105 General Provisions, 38.4125 Use of Space, MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4135 Improvements Required, MCC 38.4145 Joint Parking or Loading Facilities, MCC 38.4165 Design Standards: Scope, MCC 38.4170 Access, MCC 38.4175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4190 Signs, 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 Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7305 Fire Protection in Forest Zones, MCC 38.7315 Siting of Dwellings on Forest Land, 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 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 Surface Drainage and Storm Sewer Systems

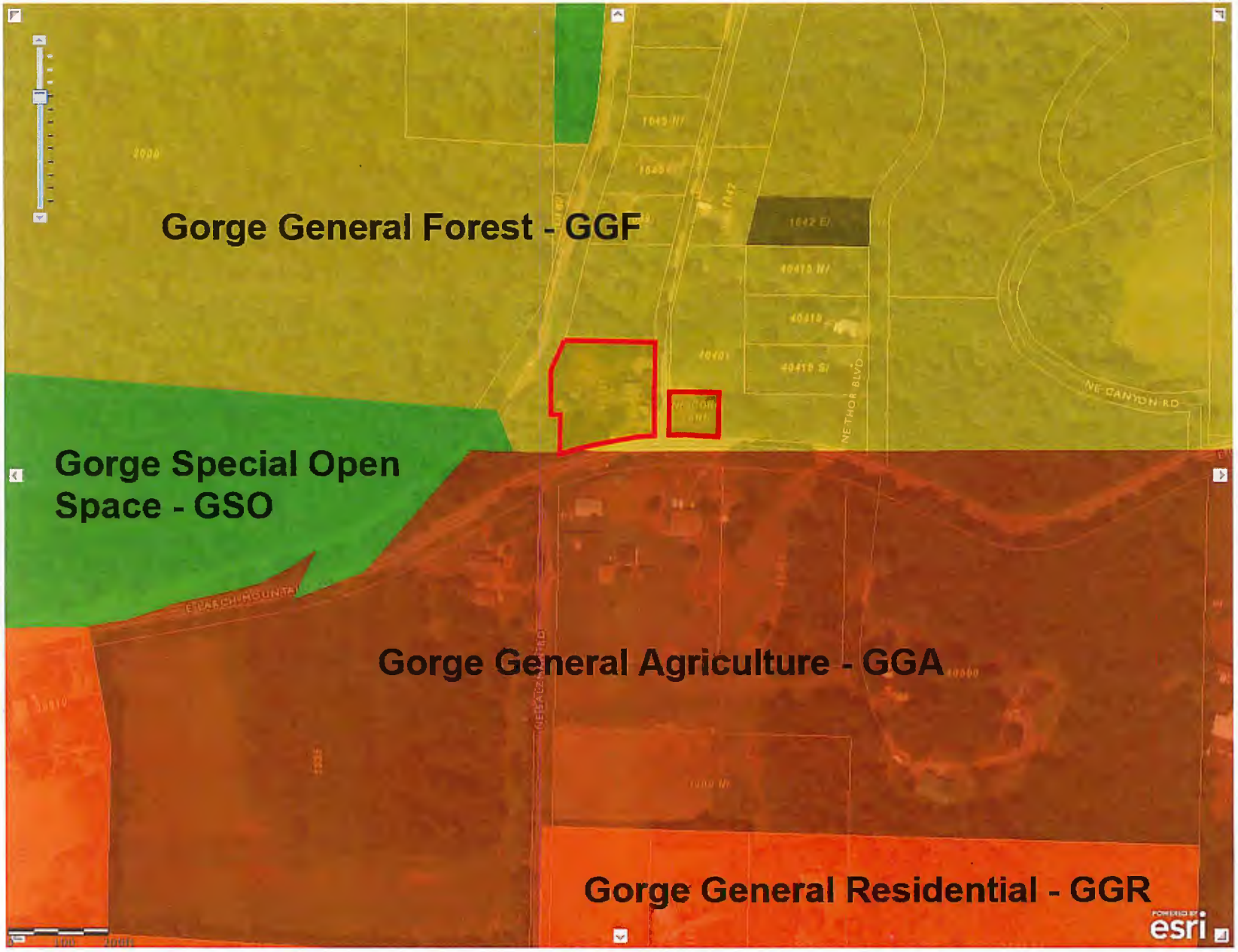
Copies of the referenced *Multnomah County Code* sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at *https://www.multco.us/landuse/*

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

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.



multco.us

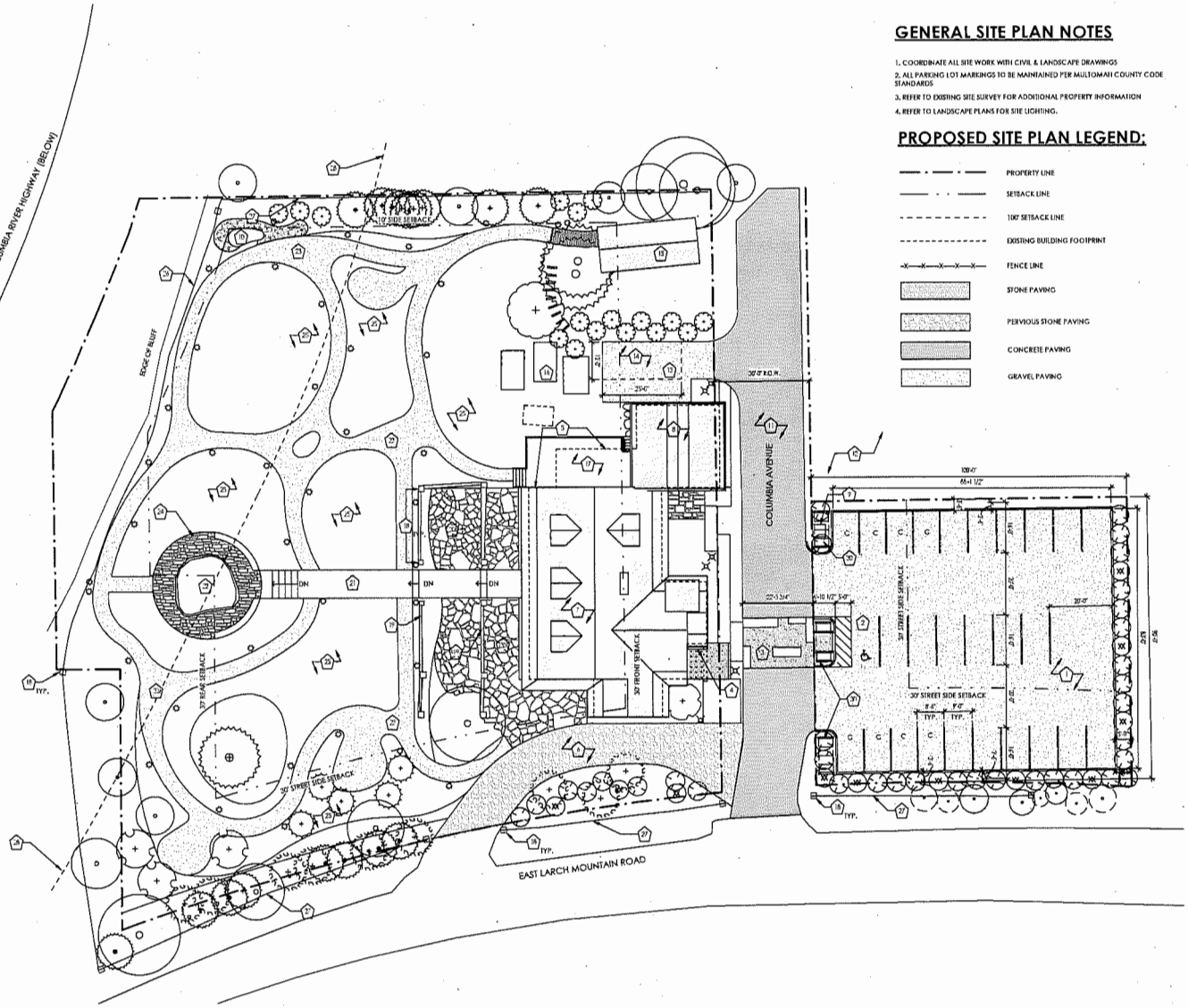
Department of Community Services
Land Use Planning and Transportation Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

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, ommissions 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



1 SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL SITE PLAN NOTES

1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MULTOMAH COUNTY CODE STANDARDS
3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION
4. REFER TO LANDSCAPE PLANS FOR SITE LIGHTING.

PROPOSED SITE PLAN LEGEND:

- PROPERTY LINE
- SETBACK LINE
- 100' SETBACK LINE
- EXISTING BUILDING FOOTPRINT
- FENCE LINE
- STONE PAVING
- PERVIOUS STONE PAVING
- CONCRETE PAVING
- GRAVEL PAVING

PROPOSED SITE PLAN KEYNOTES:

1. EXISTING GRAVEL PARKING AREA TO BE REFURBISHED. PROVIDE NEW GRAVEL & LAYOUT ACCORDING TO PLANS. PROVIDE 4" THICK CURB AROUND PERIMETER. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFO
2. ACCESSIBLE STALL & AISLE TO BE PROVIDED
3. NEW PEDESTRIAN CROSSWALK, SEE LANDSCAPE FOR DESIGN
4. MAIN ENTRANCE
5. EXISTING BUILDING FOOTPRINT TO REMAIN
6. EXISTING HISTORIC DRIVE & AISLE ACCESS TO BE RESURFACED. REMOVE EXISTING PAVEMENT AND PROVIDE NEW PAVER SURFACE PER LANDSCAPE DRAWINGS
7. EXISTING HISTORIC BUILDING TO BE REHABILITATED
8. EXISTING GARAGE TO BE REMODELED/CONVERTED
9. PROPOSED ELECTRICAL TRANSFORMER LOCATION, TO BE SCREENED OR LOCATED BELOW GROUND
10. KNEIPP WATER BASIN AREA
11. COLUMBIA AVENUE PAVING TO BE UPGRADED AS REQUIRED BY MULTNOMAH COUNTY TRANSPORTATION
12. ADJACENT VACANT LOT–NOT IN CONTRACT
13. NEW GRAVEL DRIVEWAY & LOADING AREA TO REPLACE EXISTING CONCRETE DRIVEWAY PAVING
14. 12' X 25' LOADING SPACE
15. EXISTING SINGLE STORY ACCESSORY BUILDING TO BE RE-CONSTRUCTED
16. SEPTIC EQUIPMENT BELOW
17. EXISTING WOOD DECK TO BE REBUILT
18. EXISTING HISTORIC STONE PILLARS TO REMAIN, REFURBISH EACH AS REQ'D
19. EXISTING HISTORIC LOW STONE WALLS TO REMAIN, REFURBISH AS REQ'D
20. PERVIOUS PATIO PAVING AREA, SEE LANDSCAPE DRAWINGS
21. EXISTING CONCRETE WALKWAY TO BE REFURBISHED
22. EXISTING FOUNTAIN TO BE RESTORED
23. PERVIOUS PATHWAY PAVING, SEE LANDSCAPE DRAWINGS
24. STONE SEAT, SEE LANDSCAPE DRAWINGS
25. LAWN AND/OR PLANTING AREA, SEE LANDSCAPE DRAWINGS
26. EXISTING GUARDRAIL/FENCE TO REMAIN
27. EXISTING FENCING TO REMAIN, REPAIR AND/OR REPLACE AS NECESSARY
28. LINE OF 100' SETBACK FROM EDGE OF COLUMBIA RIVER HIGHWAY
30. WOOD SCREENING TRELLIS

REQUIRED OFF-STREET PARKING PER MCC 38.4205		
OVERNIGHT ACCOMMODATIONS:	5 GUEST ROOMS	= 5 PARKING SPACES
RESTAURANT/DINING ROOM:	1225sf/100sf	= 12 PARKING SPACES
RETREAT FACILITIES (PERSONAL SERVICE):	3195sf/400sf	= 8 PARKING SPACES
RESIDENTIAL APARTMENT:		= 2 PARKING SPACES
COMBINED REQUIRED:		= 27 PARKING SPACES
TOTAL PROVIDED:		= 27 PARKING SPACES
COMMERCIAL EVENT PARKING		
COMMUNITY LECTURES:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL LECTURE PARKING REQUIRED = 19 + 5 + 2 = 26	
SEASONAL DINNERS:	40 GUESTS MAX (40/3=13)+12 EMPLOYEES MAX (12/2=6) TOTAL DINNER PARKING REQUIRED = 19 + 5 + 2 = 26	
ANNUAL HOLIDAY PARTY:	75 GUESTS MAXIMUM - INCLUDING STAFF (75/3)=25 TOTAL HOLIDAY PARTY PARKING REQUIRED: 25 + 2 = 27	

NOTES REGARDING COMMERCIAL EVENTS:

1. TOTAL REQUIRED PARKING FOR COMMUNITY LECTURE + SEASONAL DINNER EVENTS INCLUDES PARKING FOR OVERNIGHT ACCOMMODATIONS.
2. THE WELLNESS CENTER/RETREAT FEATURES WILL NOT BE OPEN DURING COMMERCIAL EVENTS
3. OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL HOLIDAY PARTY
4. TWO RESIDENTIAL PARKING SPACES WILL REMAIN AVAILABLE DURING ALL EVENTS

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

ENERFIC ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

SITE PLAN

PROJECT NO: 1723
DRWN BY: BA CHK'D BY: EMD
DATE: 05/24/2019

A0.1

PLAN LEGEND:

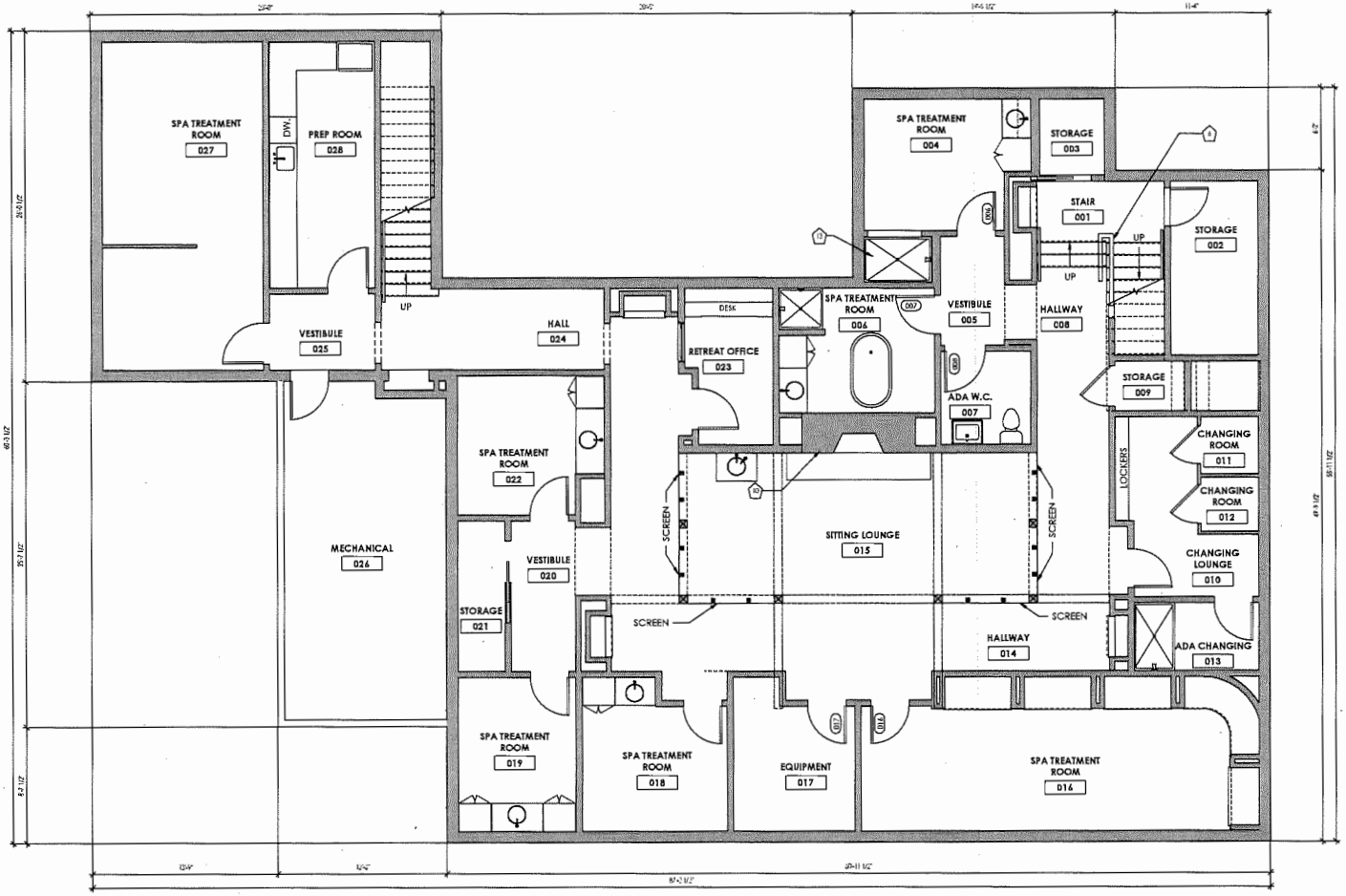
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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 FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN-LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSURUBAI WATER BASIN
3 DOUBLE HEIGHT SPACE
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 EXISTING DECK TO BE REBUILT
8 VERIFY INTERIOR MATERIALS TO BE SALVAGED/MATCHED
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE
13 LAY-IN TEAK BATH MAT @ SHOWERS IN SPA
14 RESIDENTIAL APARTMENT



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS
301 SECOND STREET, SUITE 101 - HOOD RIVER, OR 97031
P 503.231.1687 - E EMERICK@EMERICKARCHITECTS.COM

CONSULTANT LOGO SPACE

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NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

BASEMENT FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC | CHK'D BY: KMD
DATE: 05/24/2019

A2.1

PLAN LEGEND:

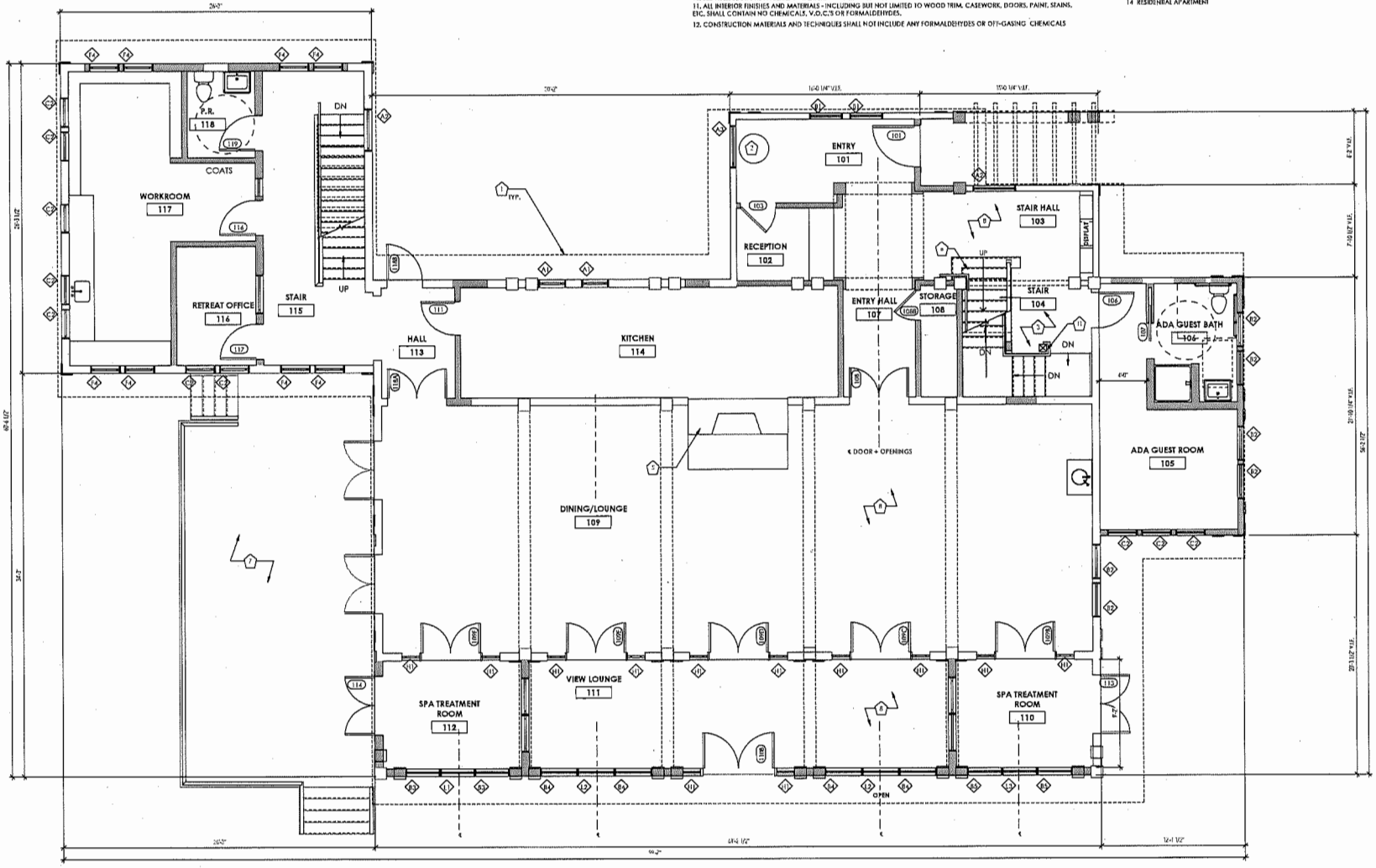
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT, EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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 FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTABLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

1 ROOF OVERHANG
2 TSUKUBAI WATER BASIN
3 DOUBLE HEIGHT SPACE
5 RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6 NEW STAIR TO MEET CURRENT BUILDING CODE; DETAILS TO MATCH HISTORIC SALVAGED STAIR
7 EXISTING DECK TO BE REBUILT
8 VERIFY INTERIOR MATERIALS TO BE SALVAGED/MATCHED
10 NEW MASONRY FIREPLACE @ BASEMENT
11 NEW BASEMENT STAIR
12 RESTORE (E) SECOND FLOOR FIREPLACE
13 LAY-IN TEAK BABI MAT @ SHOWERS IN SPA
14 RESIDENTIAL APARTMENT



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

AMERICA ARCHITECTS

CONSULTANT LOGO SPACE

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NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

FIRST FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 05/24/2019

A2.2

PLAN LEGEND:

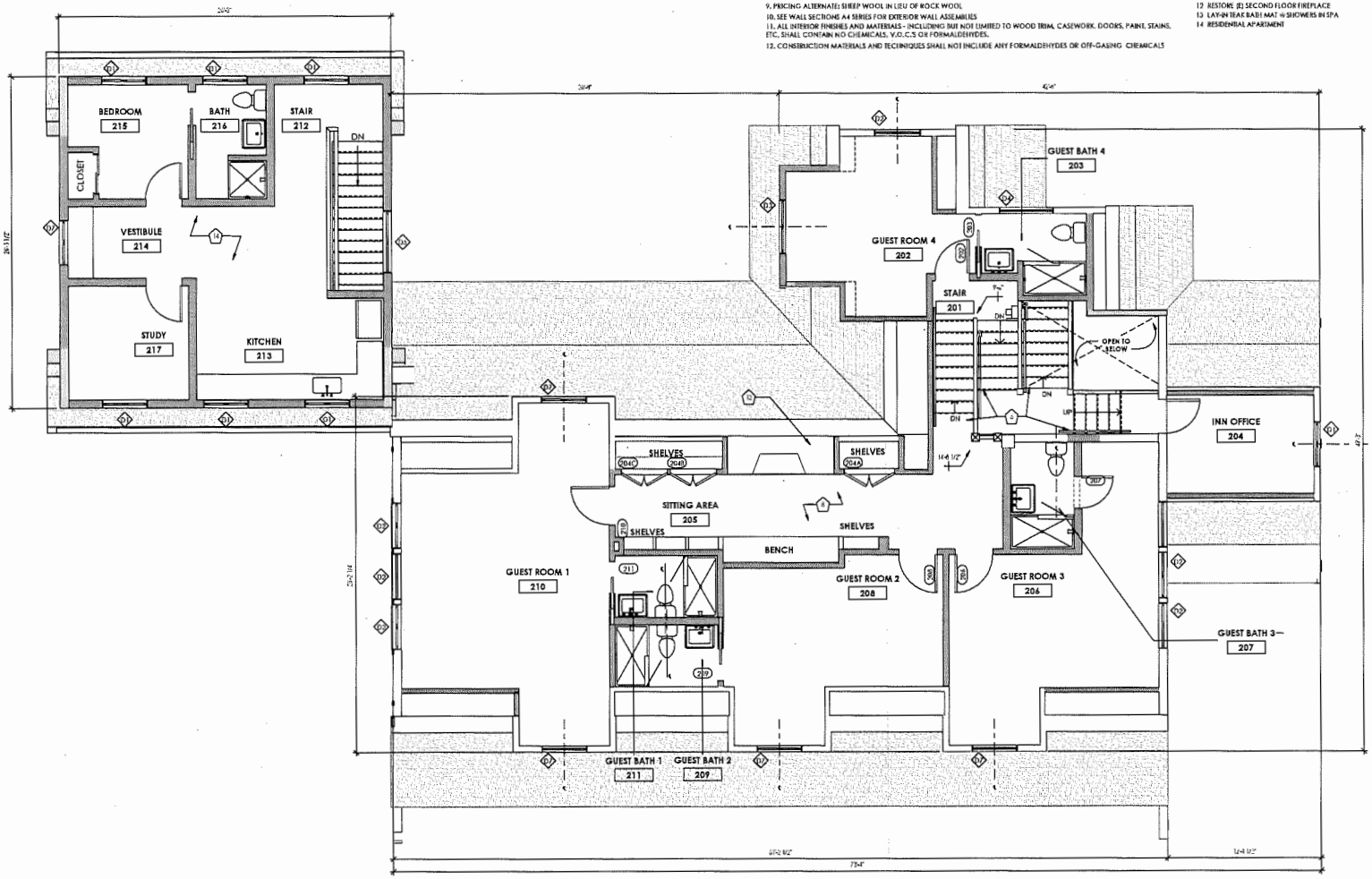
- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. REPLACE ALL FOUNDATION WALLS + FLOOR SLAB IN BASEMENT. EXTENTS OF BASEMENT TO REMAIN WITHIN THE FOOTPRINT OF THE EXISTING BUILDING
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 FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTIBLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
8. TYPICAL INTERIOR PARTITIONS TO HAVE WOOD CHIP/CLAY INFILL AT STUD CAVITIES WITH WOOD LATH ON EACH SIDE
9. PRICING ALTERNATE: SHEEP WOOL IN LIEU OF ROCK WOOL
10. SEE WALL SECTIONS A4 SERIES FOR EXTERIOR WALL ASSEMBLIES
11. ALL INTERIOR FINISHES AND MATERIALS - INCLUDING BUT NOT LIMITED TO WOOD TRIM, CASEWORK, DOORS, PAINT, STAINS, ETC. SHALL CONTAIN NO CHEMICALS, V.O.C.'S OR FORMALDEHYDES.
12. CONSTRUCTION MATERIALS AND TECHNIQUES SHALL NOT INCLUDE ANY FORMALDEHYDES OR OFF-GASING CHEMICALS

PROPOSED PLAN KEYNOTES:

1. ROOF OVERHANG
2. ISUKUBAI WATER BASIN
3. DOUBLE HEIGHT SPACE
5. RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6. NEW STAIR TO MEET CURRENT BUILDING CODE. DETAILS TO MATCH HISTORIC SALVAGED STAIR
7. EXISTING DECK TO BE REBUILT
8. VERIFY INTERIOR MATERIALS TO BE SALVAGED/MATCHED
10. NEW MASONRY FIREPLACE @ BASEMENT
11. NEW BASEMENT STAIR
12. RESTORE (E) SECOND FLOOR FIREPLACE
13. LAY-IN TEAK BATH MAT @ SHOWERS IN SPA
14. RESIDENTIAL APARTMENT



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

B.MERICA ARCHITECTS

CONSULTANT LOGO SPACE

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NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

SECOND FLOOR PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: KMD
DATE: 05/24/2019

A2.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

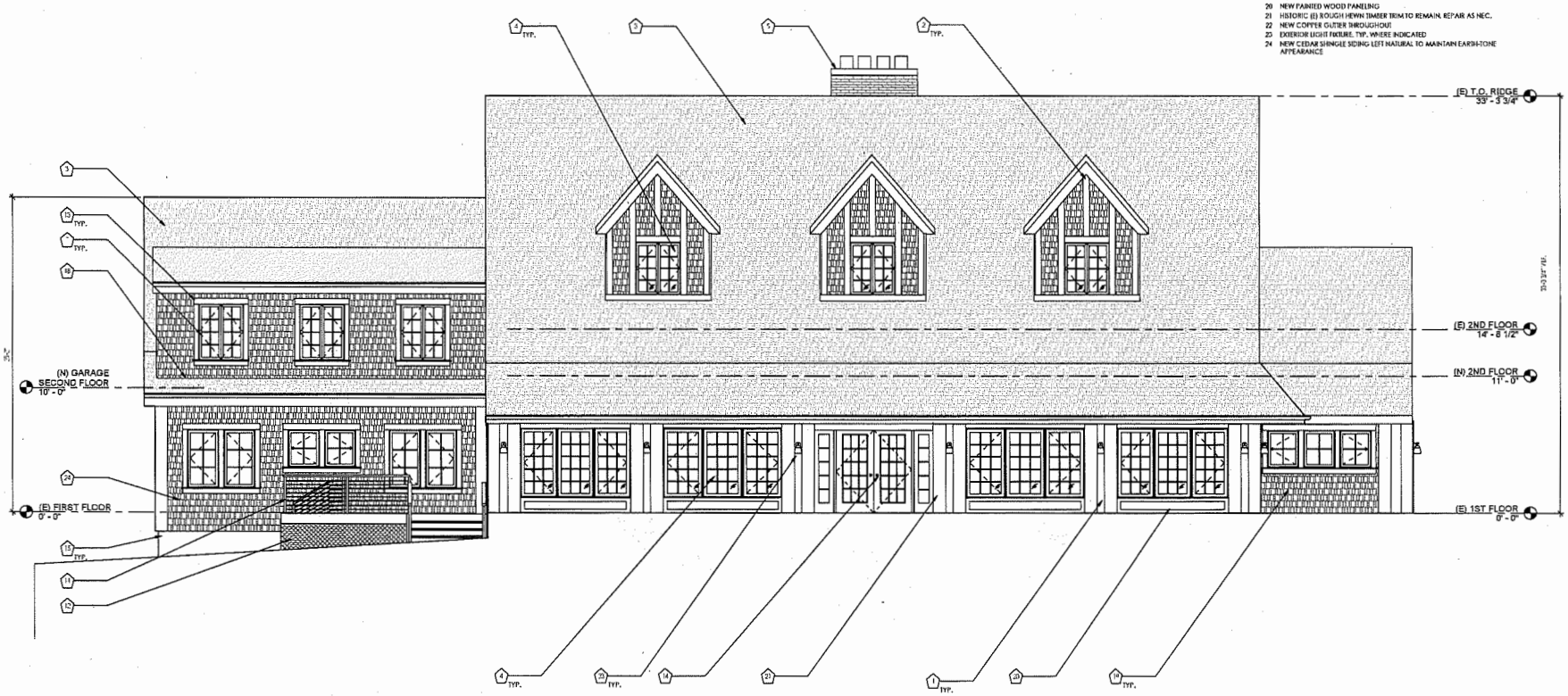
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW CUSTOM WOOD ENTRY DOOR
9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10 PROVIDE NEW ROOF AT EXISTING DORMER
11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
12 REBUILD EXISTING DECK
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

ENERICK ARCHITECTS
301 SECOND STREET, SUITE 101
PORTLAND, OR 97204
P 503.224.9400 F 503.224.9401

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

WEST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 05/24/2019

A3.1

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

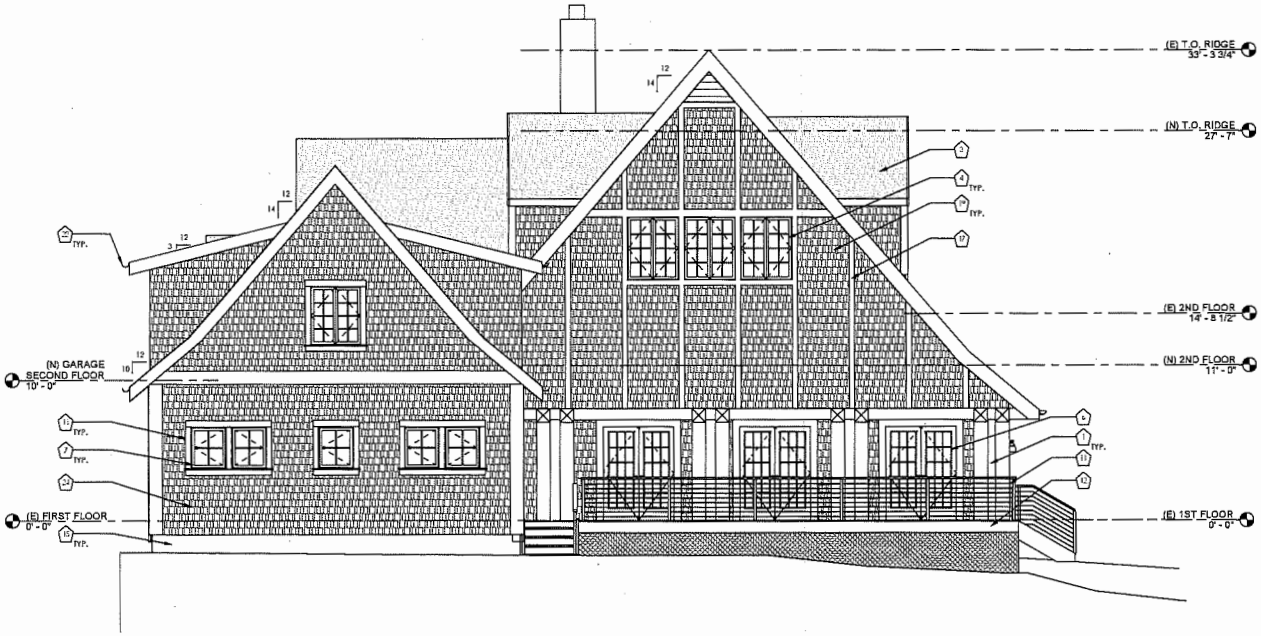
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS. REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
4 NEW WINDOW AT EXISTING OPENING, TYP.
5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED. PROVIDE SPARK ARRESTOR & NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
7 NEW WOOD WINDOWS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
8 NEW CUSTOM WOOD ENTRY DOOR
9 NEW PAINTED WOOD TRELLIS TO MATCH EXISTING HISTORIC CHARACTER
10 PROVIDE NEW ROOF AT EXISTING DORMER
11 NEW CABLE RAIL SYSTEM WITH WOOD CAP
12 REBUILD EXISTING DECK
13 MATCH (E) WINDOW TRIM AT ALL NEW ADDITION WINDOWS
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
16 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMBERICK ARCHITECTS
311 SOUTHEAST POWELL BLVD, PORTLAND, OR 97202
P 503.236.4400 W EMBERICKARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

NORTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC | CHKD BY: EMD
DATE: 05/24/2019

A3.2

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

2. 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

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
2 REPAIR + REINSTATE (E) HISTORIC WOOD TRIM WHERE CONDITION ALLOWS, REPLACE W/ NEW WOOD TRIM TO MATCH (E) WHERE HISTORIC TRIM IS NOT SALVAGEABLE
3 NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL
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5 (E) NON-HISTORIC CHIMNEY BRICK TO BE REPLACED, PROVIDE SPARK ARRESTOR @ NEW CHIMNEY CONSTRUCTION
6 NEW WOOD DOORS, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
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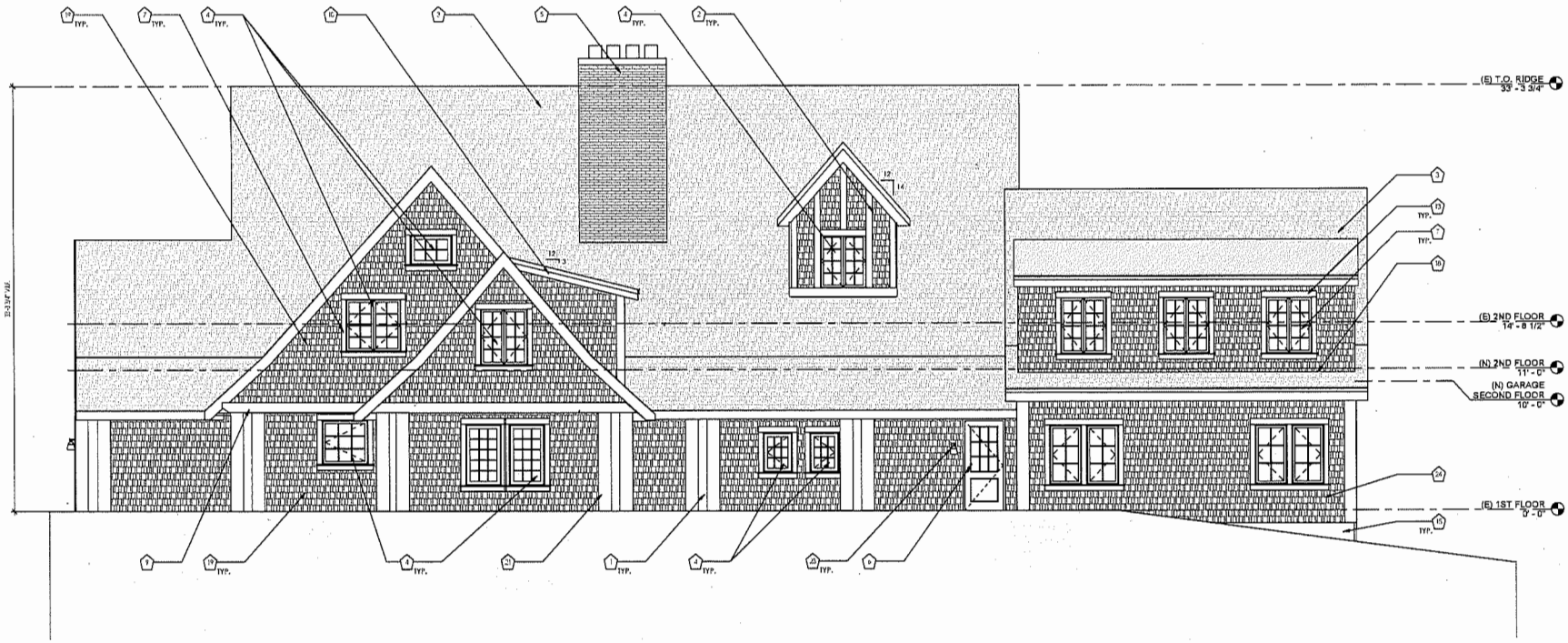
14 NEW DOORS AT EXISTING OPENING
15 NEW PARGED CONCRETE AT FOUNDATION
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN, REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS
503.226.1285 FAX 503.226.1287
2 NE BOND AVE • PORTLAND, OR 97232
www.emerickarchitects.com

CONSULTANT LOGO SPACE

REVIEW SET
NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

EAST ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: EMD
DATE: 05/24/2019

A3.3

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

2. 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

4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED ELEVATION KEYNOTES:

1 NEW PAINTED WOOD TRIM BETWEEN COLUMNS
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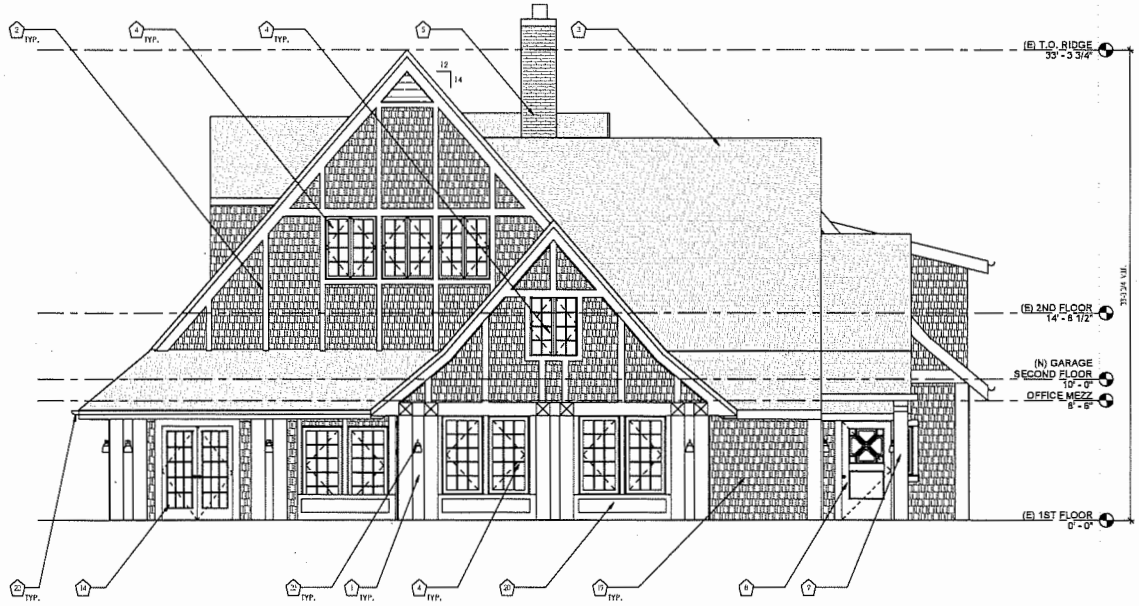
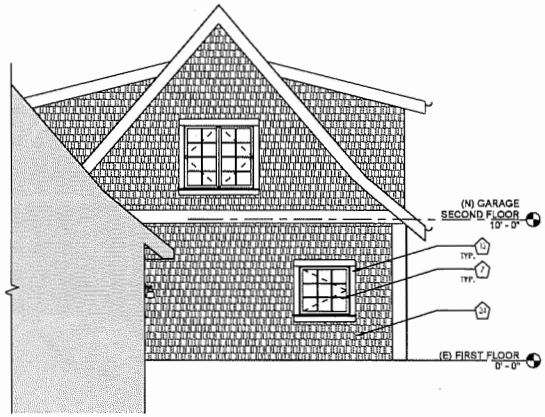
17 NEW WOOD TRIM TO MATCH HISTORIC WOOD TRIM ON NORTH ELEVATION
18 MATCH (E) HISTORIC TRIM
19 NEW CEDAR SHINGLE SIDING TO MATCH (E) SHINGLES SALVAGED DURING DEMO
20 NEW PAINTED WOOD PANELING
21 HISTORIC (E) ROUGH HEWN TIMBER TRIM TO REMAIN. REPAIR AS NEC.
22 NEW COPPER GUTTER THROUGHOUT
23 EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
24 NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE



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



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

SOUTH ELEVATION - PROPOSED

PROJECT NO: 1723
DRWN BY: JC CHK'D BY: EMD
DATE: 05/24/2019

A3.4

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH HISTORIC COLOR PROFILE AND DETAILS AS CLOSELY AS POSSIBLE. MANUFACTURER TO BE MARVIN OR EQUIVALENT. GLAZING TO HAVE A REFLECTIVITY RATING OF NO MORE THAN 11%.

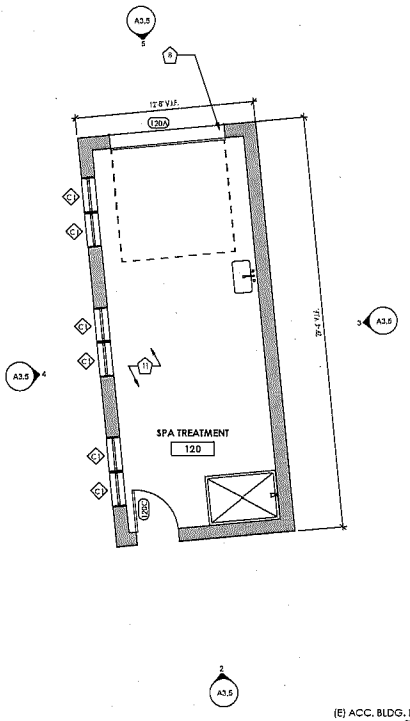
2. ALL HISTORIC MATERIALS REMOVED DURING DEMO TO BE STORED ON SITE BY G.C. TO ALLOW MATCHING OF NEW MATERIALS

3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK

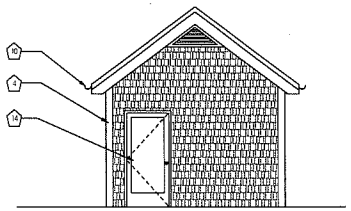
4. ANY ATTIC OPENINGS, SOFFIT VENTS, FOUNDATION LOUVERS OR OTHER VENTILATION OPENINGS SHALL BE SCREENED W/ A NON-COMBUSTIBLE & CORROSION RESISTANT, 1 1/4" MAXIMUM MESH METAL SCREEN

PROPOSED OUTBUILDING KEYNOTES:

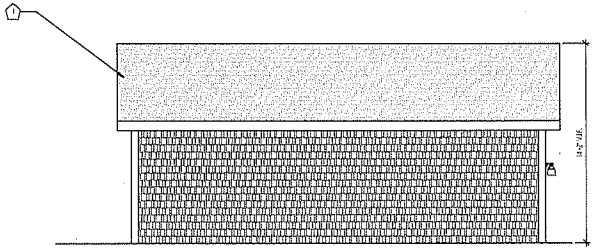
1. NEW SAWN CEDAR SHINGLE ROOF TO MATCH (E) ORIGINAL ROOF OF MAIN BLDG
2. MATCH (E) WINDOW TRIM AT ALL NEW WINDOWS
3. NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH MAIN BLDG, DETAILS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
4. MATCH (E) HISTORIC TRIM
6. NEW CEDAR SHINGLE SIDING LEFT NATURAL TO MAINTAIN EARTH-TONE APPEARANCE
8. RECONSTRUCTED ACCESSORY BUILDING ON EXISTING FOOTPRINT
10. NEW COPPER GUTTERS THROUGHOUT
11. REPAIR OR REPLACE EXISTING SLAB ON GRADE AS NECESSARY
12. EXTERIOR LIGHT FIXTURE, TYP. WHERE INDICATED
13. NORTHWEST DOOR HERITAGE CLASSIC SERIES OR SIM
14. NEW DOORS TO MATCH MAIN HOUSE



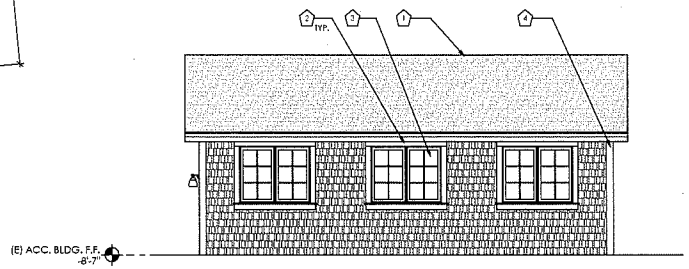
1 FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



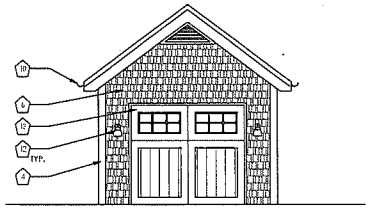
2 WEST ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



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



4 NORTH ELEVATION - PROPOSED - ACCESSORY BLDG
SCALE: 1/4" = 1'-0"



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

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT LOGO SPACE

REVIEW SET

NOT FOR CONSTRUCTION

REV. #:	DATE:	DESCRIPTION

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

ACCESSORY BUILDING

PROJECT NO: 1723
DRWN BY: JC | CHKD BY: KMD
DATE: 05/24/2019

A3.5

EMERICK ARCHITECTS

RECEIVED
2019 JUN 10 PM 3:45
MULTNOMAH COUNTY
PLANNING SECTION

VIEWPOINT INN AND WELLNESS CENTER
ALTERNATIVE PARKING STUDY

Parking for the View Point Inn and Wellness Center will be located on the adjacent property directly to the east, which is under the same ownership as the main property. This location has traditionally been used by the View Point Inn for parking and has previously been permitted and approved as such.

Multnomah County Code, Section 38.4175 lists the following dimensional standards for this property located within the GGF Zone:

- 70% of required off-street parking spaces shall have a minimum width of 9' and minimum length of 18'.
- Up to 30% of the required off-street parking spaces may have a minimum width of 8'-6" and minimum length of 16'.
- Aisle width for 90-degree parking shall be 25'.

The proposal for the View Point Inn will establish an inn, restaurant and wellness retreat center in the historic building. The inn component includes (5) guest rooms for a maximum of (10) overnight guests who will be required to register for a minimum one-week stay. Day visitors will be able to visit the retreat center by appointment only, no drop-ins will be allowed, and they will partake in multiple retreat activities rather than individual appointments. In addition to a limited number of 'by reservation only' commercial events, the restaurant will only be used to serve the overnight guests and day visitors with appointments; it will not be open to the general public.

Per MCC, Section 38.405, the parking layout for the View Point Inn accommodates (27) total spaces, which are distributed as follows:

- (5) for Overnight Accommodations, (12) for Restaurant, (8) for Retreat Facilities and (2) for Residential

Since the restaurant will only be used to serve the overnight guests and day visitors, the required restaurant spaces are redundant to those for the overnight and day uses. Therefore, except for the limited commercial events listed in the Operational Plan, the parking area will not be full most of the time.

The proposed mix of uses for the View Point Inn are indicative of a destination location rather than the typical farm or forest uses found in the GGF zone, and in as such, warrant a variation from the dimensional parking standards of the MCC. By nature, a retreat facility provides a space to withdraw from the day-to-day complications of life, which suggests that most users of the View Point Inn will come to seek respite from urban areas rather than rural ones. Additionally, with an average of (2) persons per overnight room, it is more likely that guests will arrive in smaller, compact vehicles rather than larger vehicles oriented more towards families and groups.

321 SOUTHWEST FOURTH AVENUE #200 PORTLAND OREGON 97204 503 235 9400
emerick-architects.com

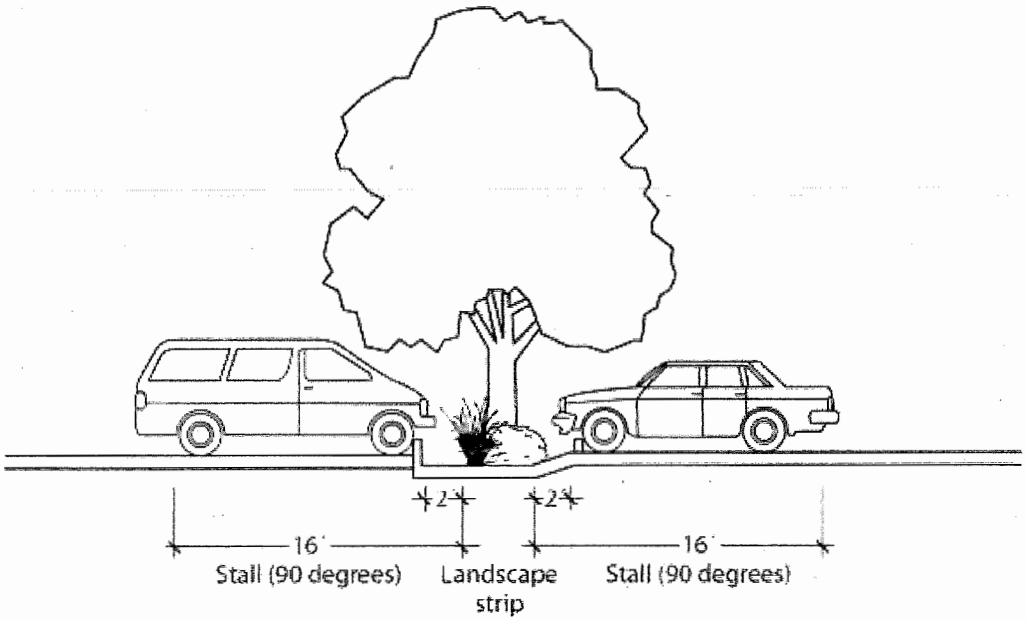
EXHIBIT
I.19

For the above reasons, the proposed parking layout follows the dimensional standards for the City of Portland, which represent a more appropriate guideline for the operations of the View Point Inn and Wellness Center. Portland is the most prominent urban area that draws tourism to the Gorge and its standards are nationally recognized for their environmentally sensitive approach.

Title 33, Portland Zoning Code, Chapter 33.266, Table 266-4 lists the following dimensional standards for 90-degree parking:

- Stall width = 8'-6"
- Stall depth = 16'
- Aisle width = 20'

Additionally, as indicated in Figure 266-3 of the Portland Zoning Code (see below), where curbs or wheel stops are used, the 16' stall depth may include an overhang of 2' beyond the edge of the curb or wheel stop. Including the overhang in the stall depth reduces the amount of paving required and allows for more landscaping throughout parking areas. Figure 266-3 shows how the 16' stall depth with curb and overhang successfully integrates with landscape screening areas in front of the parking stalls:



Looking beyond Portland, a review of parking standards for other surrounding areas also indicates an alternative to the Multnomah County Standards is warranted for the proposed uses of the View Point Inn.

- Wasco County Land Use & Development Ordinance – Section 20.080 – General Provisions – Off Street Parking and Loading:
  - A parking space is defined as "A minimum gross area available for the parking of a standard American automobile."
  - Access aisles shall be of sufficient width for all vehicle turning and maneuvering.
- Clackamas County Zoning and Development Ordinance – 1015.02 – Parking and Loading – Motor Vehicle Parking Area Standards:
  - Parking spaces shall be a minimum of 8'-6" wide x 16' long.
  - Clackamas County encourages the use of smaller parking stalls by further stating, "A minimum of 25% of required parking spaces shall be no larger than 8'-6" wide and 16' long."
- Camas, WA Code of Ordinances, Chapter 18.11.020 Parking Design:
  - Parking spaces shall be a minimum of 9' wide x 18' long
  - One-way aisles are permitted to be 15' wide

The City of Portland parking standards have been successfully implemented throughout the area and shown to provide a safe parking environment for the proposed operations and anticipated users of the View Point Inn. Additionally, the Portland standards align with the dimensional guidelines set forth by Wasco County, while jurisdictions like Clackamas County show support for smaller parking stall sizes. If it were ascertained that larger parking stall dimensions should be used, then the Camas standards provide an alternative using narrower, one-way drive aisles that could also be executed on the View Point Inn property. The standards of these local jurisdictions provide alternatives to the Multnomah County Code from surrounding areas and have been shown to not create hazardous conditions when put into practice.

Previously approved and permitted parking layouts for this property have featured reduced parking stall and aisle dimensions that do not conform to the MCC dimensional standards. Abiding by the City of Portland standards for the current proposal provides a safe and proven alternative that befits the proposed use of this historic property.

Memorandum

Date: June 10, 2019

To: Keith Daily, Emerick Architects

From: Brooks Ostendorf, Lango Hansen Landscape Architects

RE: **View Point Inn Landscaping at Drain Field Areas**

As indicated on the grading plan, sheet C1.0 from the civil engineer, existing grades are intended to remain throughout the areas dedicated to the primary and reserve septic drain field. The groundcover over the existing septic system is overgrown and composed of undesirable weeds that need to be removed. The landscape plan proposes to remove the existing groundcover and replace with a mix of seeded lawn and meadow with a shallow rooting profile that is appropriate for use in these areas. An uncompacted gravel pathway that follows existing grades is proposed over some portions of the drain field to allow low levels of pedestrian traffic without inhibiting the functionality of the septic system.

EXHIBIT
I.20

EXAMPLE OF SEEDED LAWN.

EXAMPLE OF SEEDED, FLOWERING MEADOW.

langohansen.com
1100 nw glisan st #3b portland OR 97209 **t** 503 295 2437

Technical Memorandum

REGISTERED PROFESSIONAL ENGINEER
88808PE
OREGON
MAR. 12, 2019
DANIEL STUMPF
RENEWS: 6/30/2020

LANCASTER ENGINEERING
321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248 9251
lancasterengineering.com

To: HSF, LLC

From: Daniel Stumpf, PE
Melissa Webb, PE

Date: June 7, 2019

Subject: 40301 E Larch Mountain Road Access – Sight Distance Analysis

Introduction

This memorandum reports the findings of a sight distance analysis performed for an existing site access to a property located at 40301 E Larch Mountain Road in unincorporated Multnomah County, Oregon. This analysis examines sight lines along the adjacent roadway to determine whether adequate sight distance is available to ensure safe operation of the access intersection.

Location Description

Project Site Description

The project site is located north of E Larch Mountain Road and east of E Historic Columbia River Highway in unincorporated Multnomah County, Oregon. The site includes two tax lots (lot 1500 and 1600) which encompass an approximate total of 1.15 acres. The main site access is located approximately 230 feet east of NE Salzman Road along E Larch Mountain Road.

Vicinity Roadways

The proposed development will impact the nearby roadway of E Larch Mountain Road. Table 1 provides a description of the vicinity roadway.

EXHIBIT
I.21

Table 1: Vicinity Roadway Description

Roadway	Jurisdiction	Functional Classification	Cross-Section	Speed	On-street Parking	Bicycle Lanes	Curbs	Sidewalks
E Larch Mountain Road	Multnomah County	Rural Collector	2 Lanes	55 mph Statutory	Not Permitted	None	None	None

Note: Jurisdiction and Functional Classification based on Multnomah County's *Jurisdictional Road Maintenance District 5* map and *Functional Classification of Trafficways* map.

Figure 1 presents an aerial image of the nearby vicinity with the project site outlined in yellow.

Figure 1: Aerial Image of Site Vicinity (Image from Google Earth)

Sight Distance Definitions and Methodologies

Sight distances were measured and evaluated in accordance with standards established in *A Policy of Geometric Design of Highways and Streets*[1], as well as Multnomah County standards.

Intersection sight distance is an operational measure, intended to provide sufficient line of sight along the major-street so that a driver can enter the roadway without impeding the flow of through traffic. For intersection sight distance, the driver's eye is assumed to be 15 feet from the near edge of the nearest travel lane (or traveled way) of the intersecting street and at a height of 3.5 feet above the minor-street approach pavement. The oncoming vehicle driver's eye height along the major-street approach is assumed to be 3.5 feet above the cross-street pavement.

Stopping sight distance is considered the minimum requirement to ensure safe operation of the driveway. This distance allows the driver of a vehicle traveling on the major-street to react to a turning vehicle or other object in the roadway and come to a complete stop to avoid a collision. To ensure safe operation of a driveway, the extent of available intersection sight distance must at least equal the minimum required stopping sight distance.

According to Multnomah County staff, the minimum recommended intersection sight distance is based on ten times the posted/statutory speed, or the 85th percentile speed of the roadway. However, alternative standards may be considered provided intersection sight distance cannot reasonably be met.

Sight Distance Measurements

Based on a statutory speed of 55 mph along E Larch Mountain Road, the minimum recommended intersection sight distance to ensure safe and efficient operation of the site access onto the roadway is 550 feet. At the existing access location, sight distance was measured to be 503 feet to the east (provided any obstructing right-of-way foliage near the access is removed) while sight distance to the west was measured to be 425 feet. In both cases, sight distances were limited by foliage along the south side of the roadway.

Due to the limited availability of sight distance to the east and west of the site access location, speed studies were conducted at the extent of available sight distances to determine the 85th percentile speed of the roadway. Data was collected on Wednesday, May 29th, 2019, over a 24-hour period. Based on the results of the speed study, 85th percentile speeds along E Larch Mountain Road for eastbound and westbound approaching vehicles were measured to be 44 mph and 46 mph, respectively. Based on these measured speeds, the recommended minimum intersection sight distance is 460 feet to the east and 440 feet to the west.

---

[1] American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 6th Edition, 2011.

In addition to calculating the 85th percentile speed, roadway grades to the east and west of the access intersection were measured to determine if grades exceed 3.0 percent. Provided average approach grades exceed 3.0 percent, stopping sight distances may need to be considered and adjusted to incorporate the effects of braking on either uphill or downhill approaches. To determine the average eastbound and westbound approach grades, grade measurements were conducted from the site access intersection to approximately 500 feet in either direction of the access in increments of 100 feet. Based on the measurements, an average eastbound approach grade of 4.8 percent (uphill) was measured while an average westbound approach grade of less than 3.0 percent was measured.

Based on the speed studies and upon removing any obstructing row-of-way foliage near the site access, adequate intersection sight distance can be made available to ensure safe and efficient operation for westbound approaching vehicles. Although intersection sight distance cannot be met for eastbound approaching vehicles, there is sufficient stopping sight distance to accommodate eastbound approaching vehicles traveling up to 52 mph (or 8 mph above the measured 85th percentile speed), taking in account an average uphill approach grade of 4.8 percent. Accordingly, there is adequate stopping sight distance to ensure safe operation for eastbound approaching vehicles.

Conclusions

Based on the detailed analysis, upon removal of any obstructing right-of-way foliage near the site access, adequate intersection sight distance can be made available to the east of the site access intersection along E Larch Mountain Road to ensure safe and efficient operation for westbound approaching traffic. Additionally, there is sufficient stopping sight distance to ensure safe operation along the roadway for eastbound approaching traffic. Accordingly, the access intersection will operate safely with regard to sight distance.

If you have any questions regarding this technical memorandum, please don't hesitate to contact us.

All Traffic Data Services, Inc.
alltrafficdata.net

East of 40301 E Larch Mountain Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
05/29/19	0	0	0	0	0	1	1	3	0	0	0	0	0	0	5	48	49
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	44	44
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	44	44
05:00	0	0	0	0	1	2	1	0	0	1	0	0	0	0	5	56	58
06:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	34	34
07:00	7	1	1	0	3	1	3	3	0	0	0	0	0	0	19	45	48
08:00	4	0	0	0	4	5	6	4	1	0	0	0	0	0	24	46	49
09:00	0	0	2	0	1	5	3	3	0	0	0	0	0	0	14	46	48
10:00	2	1	0	1	1	3	5	2	0	0	0	0	0	0	15	44	48
11:00	0	0	0	0	0	11	6	2	1	0	0	0	0	0	20	45	50
12 PM	0	0	2	2	3	6	13	8	3	0	0	0	0	0	37	48	51
13:00	1	0	1	0	3	6	11	8	0	0	0	0	0	0	30	47	49
14:00	0	0	0	1	1	8	12	4	0	0	0	0	0	0	26	45	48
15:00	0	1	0	1	2	5	12	9	2	0	0	0	0	0	32	48	50
16:00	1	0	1	1	2	7	14	11	9	4	0	0	0	0	50	53	56
17:00	0	0	1	1	1	4	17	11	2	0	0	0	0	0	37	48	50
18:00	0	1	0	0	1	9	18	10	2	1	1	0	0	0	43	48	54
19:00	0	0	0	2	1	7	6	4	1	0	0	0	0	0	21	47	49
20:00	0	0	0	0	2	3	10	7	1	0	0	0	0	0	23	48	49
21:00	0	0	0	0	0	1	7	5	2	0	0	0	0	0	15	49	53
22:00	0	0	0	0	2	3	5	5	1	1	1	0	0	0	18	51	60
23:00	0	0	0	0	0	1	1	0	1	0	0	0	0	0	3	52	54
Total	15	4	8	9	29	88	153	99	26	7	2	0	0	0	440		
Percent	3.4%	0.9%	1.8%	2.0%	6.6%	20.0%	34.8%	22.5%	5.9%	1.6%	0.5%	0.0%	0.0%	0.0%			
AM Peak	07:00	07:00	09:00	10:00	08:00	11:00	08:00	08:00	08:00	05:00					08:00		
Vol.	7	1	2	1	4	11	6	4	1	1					24		
PM Peak	13:00	15:00	12:00	12:00	12:00	18:00	18:00	16:00	16:00	16:00	18:00				16:00		
Vol.	1	1	2	2	3	9	18	11	9	4	1				50		
Grand Total	15	4	8	9	29	88	153	99	26	7	2	0	0	0	440		
Percent	3.4%	0.9%	1.8%	2.0%	6.6%	20.0%	34.8%	22.5%	5.9%	1.6%	0.5%	0.0%	0.0%	0.0%			

15th Percentile :	35 MPH
50th Percentile :	42 MPH
85th Percentile :	48 MPH
95th Percentile :	52 MPH

Statistics

10 MPH Pace Speed :	41-50 MPH
Number in Pace :	252
Percent in Pace :	57.3%
Number of Vehicles > 55 MPH :	9
Percent of Vehicles > 55 MPH :	2.0%
Mean Speed(Average) :	41 MPH

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East of 40301 E Larch Mountain Rd

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
05/29/19	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	49	49
01:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	34	34
02:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	39	39
03:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	49	49
04:00	0	0	0	0	1	1	1	0	2	0	0	0	0	0	5	53	54
05:00	0	0	0	0	0	2	9	7	2	0	0	0	0	0	20	49	52
06:00	0	1	0	0	1	7	8	7	1	0	0	0	0	0	25	48	49
07:00	0	0	0	2	6	11	12	11	1	0	0	0	0	0	43	47	49
08:00	0	2	1	4	5	12	6	4	0	0	0	0	0	0	34	44	47
09:00	0	3	0	0	3	6	8	5	0	0	0	0	0	0	25	46	48
10:00	1	1	0	1	4	7	4	1	0	0	0	0	1	0	20	43	70
11:00	2	1	0	0	3	7	11	2	1	0	0	0	0	0	27	44	49
12 PM	0	2	1	0	1	9	11	8	0	0	0	0	0	0	32	47	48
13:00	0	0	0	2	2	7	8	3	0	0	0	1	0	0	23	45	49
14:00	1	1	1	0	3	16	3	1	0	0	0	0	0	0	26	40	44
15:00	1	0	3	0	6	11	12	6	0	0	0	0	0	0	39	45	48
16:00	0	0	0	5	7	5	8	3	3	1	0	0	0	0	32	48	54
17:00	0	1	0	1	4	3	8	2	1	0	1	1	0	0	22	49	64
18:00	0	0	0	1	7	8	6	4	0	0	0	0	0	0	26	45	48
19:00	0	0	1	0	3	3	2	1	0	0	0	0	0	0	10	43	47
20:00	1	0	0	0	3	4	1	0	1	1	0	0	0	0	11	51	57
21:00	0	1	0	0	2	2	4	0	0	0	0	0	0	0	9	43	44
22:00	0	0	0	0	2	2	0	0	0	0	0	0	0	0	4	38	39
23:00	0	0	0	0	2	2	0	1	0	1	0	0	0	0	6	55	58
Total	6	13	7	16	66	126	122	68	12	3	1	2	1	0	443		
Percent	1.4%	2.9%	1.6%	3.6%	14.9%	28.4%	27.5%	15.3%	2.7%	0.7%	0.2%	0.5%	0.2%	0.0%			
AM Peak	11:00	09:00	08:00	08:00	07:00	08:00	07:00	07:00	04:00				10:00		07:00		
Vol.	2	3	1	4	6	12	12	11	2				1		43		
PM Peak	14:00	12:00	15:00	16:00	16:00	14:00	15:00	12:00	16:00	16:00	17:00	13:00			15:00		
Vol.	1	2	3	5	7	16	12	8	3	1	1	1			39		
Grand Total	6	13	7	16	66	126	122	68	12	3	1	2	1	0	443		
Percent	1.4%	2.9%	1.6%	3.6%	14.9%	28.4%	27.5%	15.3%	2.7%	0.7%	0.2%	0.5%	0.2%	0.0%			

15th Percentile :	31 MPH
50th Percentile :	39 MPH
85th Percentile :	46 MPH
95th Percentile :	49 MPH

Statistics

10 MPH Pace Speed :	36-45 MPH
Number in Pace :	248
Percent in Pace :	56.0%
Number of Vehicles > 55 MPH :	7
Percent of Vehicles > 55 MPH :	1.6%
Mean Speed(Average) :	39 MPH

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West of 40301 E Larch Mountain Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
05/29/19	0	0	0	1	0	2	2	1	0	0	0	0	0	0	6	45	48
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2	43	44
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	49	49
05:00	0	0	0	1	1	1	0	0	**1**	0	0	0	0	0	4	52	54
06:00	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3	37	39
07:00	**8**	0	0	2	2	5	2	1	0	0	0	0	0	0	20	40	45
08:00	3	0	1	4	4	**7**	**6**	**3**	0	0	0	0	0	0	**28**	44	47
09:00	1	0	1	**5**	0	7	4	1	0	0	0	0	0	0	19	42	45
10:00	0	0	2	1	7	6	2	1	0	0	0	0	0	0	19	40	45
11:00	1	0	**4**	4	5	7	4	2	0	0	0	0	0	0	27	42	46
12 PM	0	0	**4**	5	2	**17**	11	6	0	0	0	0	0	0	45	44	48
13:00	0	0	4	1	5	10	6	4	0	0	0	0	0	0	30	44	48
14:00	0	0	2	3	**7**	11	9	2	0	0	0	0	0	0	34	43	45
15:00	**1**	0	1	**10**	2	11	10	4	1	0	0	0	0	0	40	44	48
16:00	0	0	4	4	5	12	14	**13**	**3**	0	**1**	0	0	0	**56**	48	52
17:00	0	0	3	7	1	15	14	5	2	0	0	0	0	0	47	44	49
18:00	0	0	3	3	3	10	**18**	9	1	0	1	0	0	0	48	47	49
19:00	0	0	4	5	7	4	8	1	1	0	0	0	0	0	30	43	47
20:00	0	0	2	1	2	10	7	5	1	0	0	0	0	0	28	46	49
21:00	0	0	4	2	1	8	4	3	0	0	0	0	0	0	22	44	48
22:00	0	0	1	1	2	5	7	2	2	0	0	0	0	0	20	47	52
23:00	0	0	0	1	0	2	0	0	1	0	0	0	0	0	4	52	54
Total	14	0	40	62	58	151	129	64	13	0	2	0	0	0	533		
Percent	2.6%	0.0%	7.5%	11.6%	10.9%	28.3%	24.2%	12.0%	2.4%	0.0%	0.4%	0.0%	0.0%	0.0%			
AM Peak	07:00		11:00	09:00	10:00	08:00	08:00	08:00	05:00						08:00		
Vol.	8		4	5	7	7	6	3	1						28		
PM Peak	15:00		12:00	15:00	14:00	12:00	18:00	16:00	16:00		16:00				16:00		
Vol.	1		4	10	7	17	18	13	3		1				56		
Grand Total	14	0	40	62	58	151	129	64	13	0	2	0	0	0	533		
Percent	2.6%	0.0%	7.5%	11.6%	10.9%	28.3%	24.2%	12.0%	2.4%	0.0%	0.4%	0.0%	0.0%	0.0%			

15th Percentile :	27 MPH
50th Percentile :	38 MPH
85th Percentile :	44 MPH
95th Percentile :	49 MPH

Statistics

10 MPH Pace Speed :	36-45 MPH
Number in Pace :	280
Percent in Pace :	52.5%
Number of Vehicles > 55 MPH :	2
Percent of Vehicles > 55 MPH :	0.4%
Mean Speed(Average) :	37 MPH

All Traffic Data Services, Inc.
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West of 40301 E Larch Mountain Rd

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	85th Percent	95th Percent
05/29/19	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	54	54
01:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	39	39
02:00	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	38	39
03:00	0	0	1	0	0	0	0	0	1	0	0	0	0	0	2	53	54
04:00	0	0	0	0	2	1	0	1	0	1	1	0	0	0	6	60	63
05:00	0	0	3	1	0	2	4	9	1	0	1	0	0	0	21	49	54
06:00	1	0	3	1	1	5	3	8	8	1	0	0	0	0	31	52	54
07:00	0	0	4	4	5	3	13	12	8	1	1	0	0	0	51	51	54
08:00	0	0	3	3	6	9	8	8	4	0	0	0	0	0	41	48	52
09:00	0	1	5	4	0	3	7	9	0	3	0	0	0	0	32	49	57
10:00	1	0	4	7	4	6	5	3	0	0	0	0	0	0	30	43	47
11:00	0	0	2	1	2	5	10	7	0	1	0	0	0	0	28	47	49
12 PM	0	0	2	6	2	6	13	6	3	0	0	0	0	0	38	47	51
13:00	0	0	1	2	2	4	8	6	2	0	0	0	0	1	26	48	51
14:00	1	0	6	6	4	12	6	2	0	0	0	0	0	0	37	42	45
15:00	1	0	3	4	6	5	10	9	5	0	0	0	0	0	43	49	52
16:00	0	0	2	8	3	10	4	5	3	0	1	0	0	1	37	48	53
17:00	0	0	9	3	2	6	7	4	1	0	0	1	1	0	34	47	66
18:00	0	0	4	3	4	8	5	7	1	0	0	0	0	0	32	47	49
19:00	0	0	2	0	3	3	4	1	0	0	0	0	0	0	13	43	46
20:00	0	0	0	1	2	2	2	3	0	0	0	1	1	0	12	65	71
21:00	0	0	2	1	2	2	4	2	0	0	0	0	0	0	13	45	48
22:00	0	0	2	0	0	3	1	0	0	0	0	0	0	0	6	40	43
23:00	0	0	0	0	1	2	2	1	0	0	1	0	0	0	7	49	63
Total	4	1	59	55	51	99	116	103	38	7	5	2	2	2	544		
Percent	0.7%	0.2%	10.8%	10.1%	9.4%	18.2%	21.3%	18.9%	7.0%	1.3%	0.9%	0.4%	0.4%	0.4%			
AM Peak	06:00	09:00	09:00	10:00	08:00	08:00	07:00	07:00	06:00	09:00	04:00				07:00		
Vol.	1	1	5	7	6	9	13	12	8	3	1				51		
PM Peak	14:00		17:00	16:00	15:00	14:00	12:00	15:00	15:00		16:00	17:00	17:00	13:00	15:00		
Vol.	1		9	8	6	12	13	9	5		1	1	1	1	43		
Grand Total	4	1	59	55	51	99	116	103	38	7	5	2	2	2	544		
Percent	0.7%	0.2%	10.8%	10.1%	9.4%	18.2%	21.3%	18.9%	7.0%	1.3%	0.9%	0.4%	0.4%	0.4%			

15th Percentile :	26 MPH
50th Percentile :	40 MPH
85th Percentile :	48 MPH
95th Percentile :	53 MPH

Statistics

10 MPH Pace Speed :	41-50 MPH
Number in Pace :	219
Percent in Pace :	40.3%
Number of Vehicles > 55 MPH :	18
Percent of Vehicles > 55 MPH :	3.3%
Mean Speed(Average) :	39 MPH

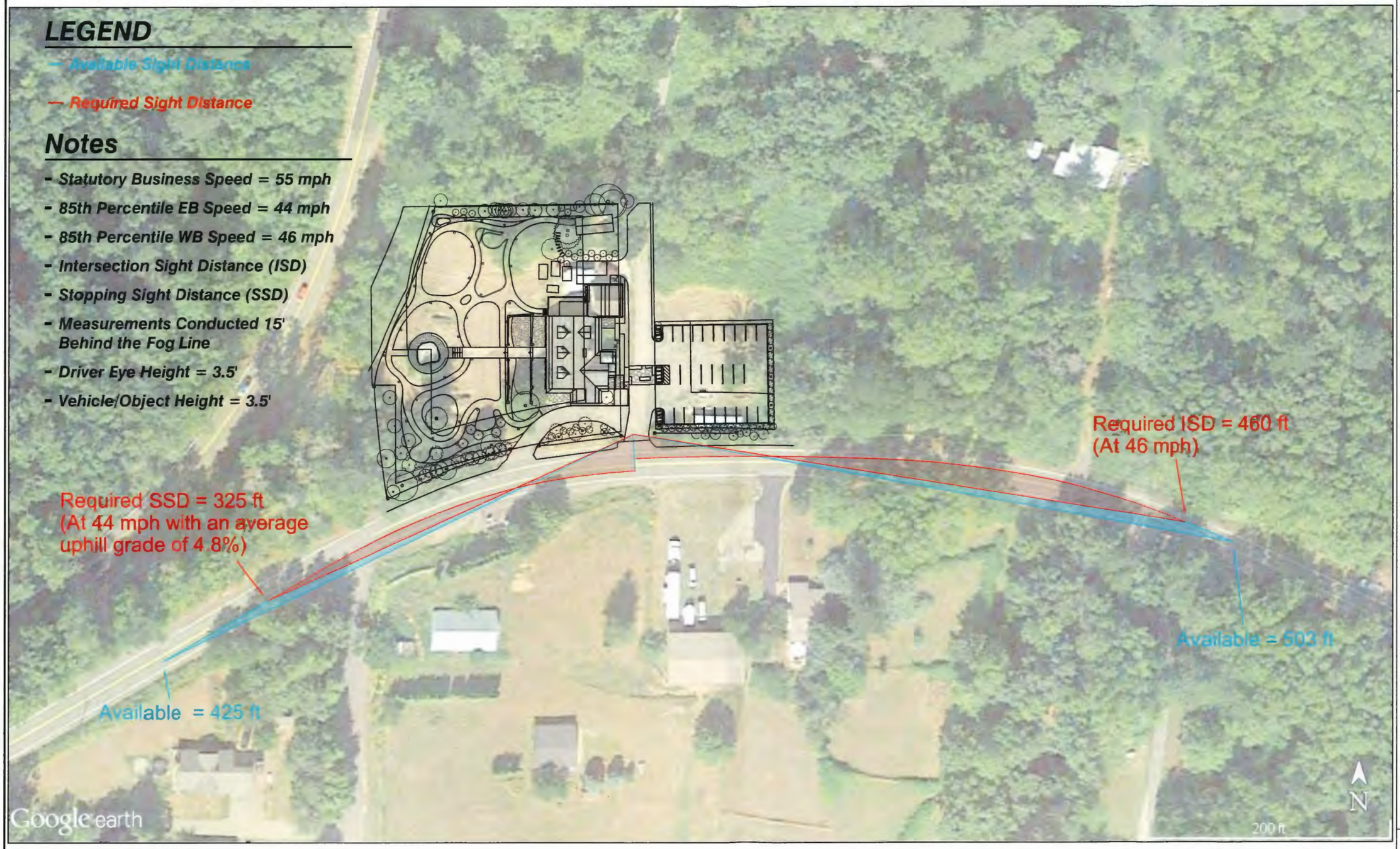

FIGURE A

SIGHT DISTANCE EXHIBIT
40301 E Larch Mountain Road
Sight Distance Measurements at Site Access Intersection

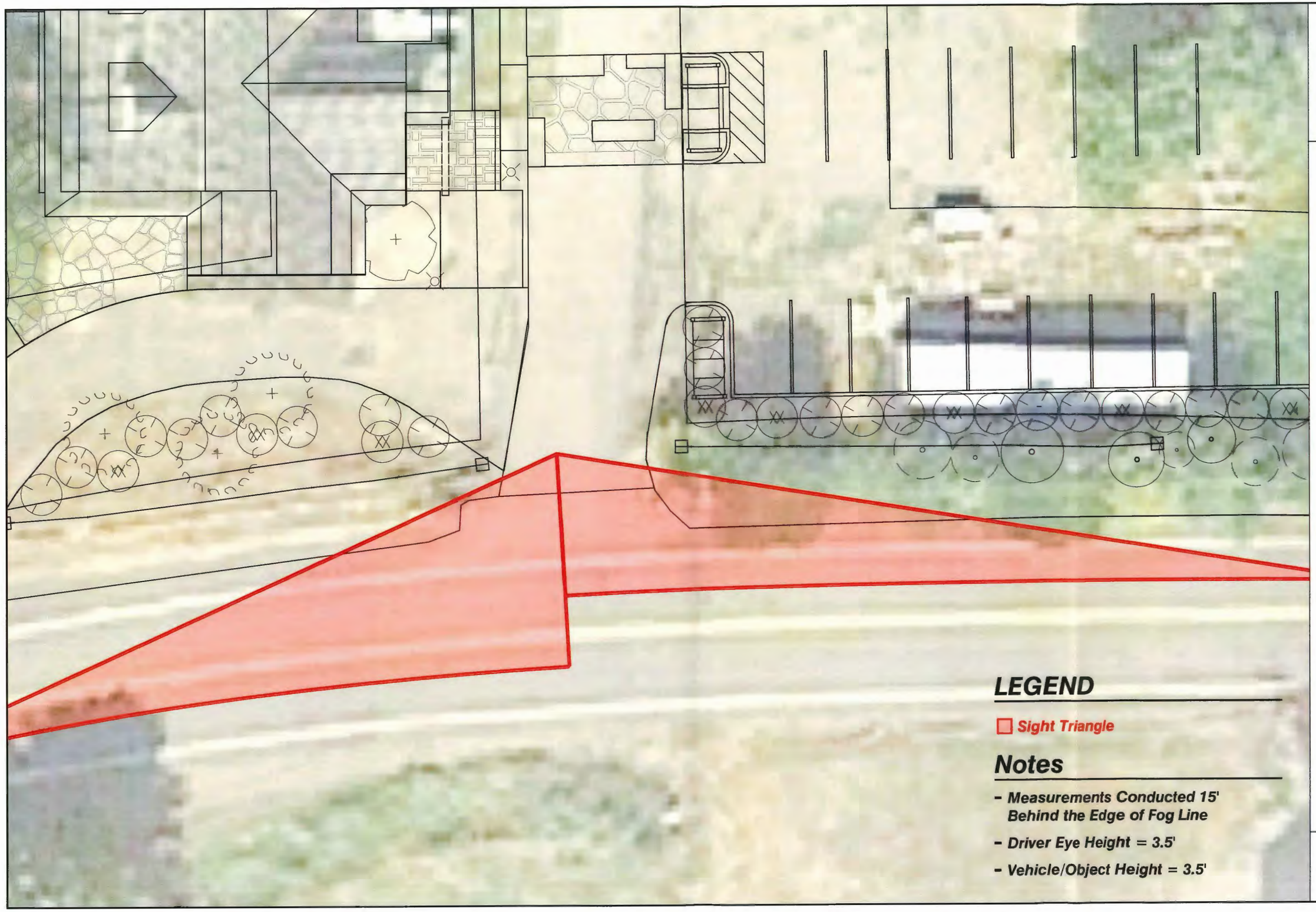

FIGURE B

SIGHT DISTANCE EXHIBIT
40301 E Larch Mountain Road
Sight Distance Triangles at Site Access Intersection