

**MULTNOMAH COUNTY****LAND USE AND TRANSPORTATION PROGRAM**1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233

PH: 503-988-3043 FAX: 503-988-3389

<http://www.co.multnomah.or.us/landuse>

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## NOTICE OF DECISION

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This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

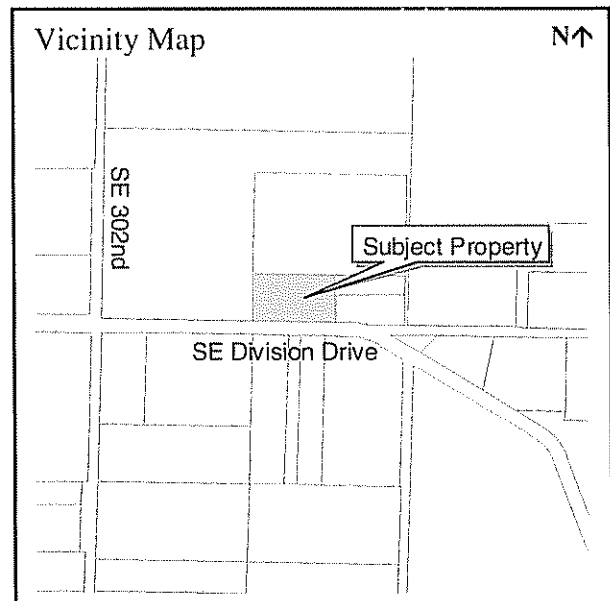
**Case File:** T2-07-075

**Permit:** Category 4 Land Division

**Location:** 30535 SE Division Drive  
TL 400, Sec 08BC, T1S, R4E, W.M.  
Tax Account #R99408-0200

**Applicant:** Sherri Emery

**Owner:** Linda Shackleton



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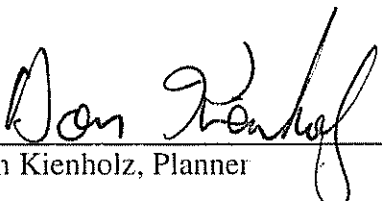
**Summary:** Category 4 Land Division to legalize a property unlawfully divided.

**Decision:** Approved

Unless appealed, this decision is effective Monday, October 8, 2007 at 4:30 PM.

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Issued by:

By:   
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Monday, September 24, 2007

**Opportunity to Review the Record:** A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Don Kienholz, Staff Planner at 503-988-3043, x 29270.

**Opportunity to Appeal:** This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Monday, October 8, 2007 at 4:30 pm.**

**Applicable Approval Criteria:** 36.7780 Category 4 Land Divisions; 36.7785 Creation of Lots and Parcels That Were Unlawfully Divided; 36.7935 Easements; 36.7950 Water Systems; 36.7955 Sewage Disposal; 36.7960 Surface Drainage

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 <http://www.co.multnomah.or.us/landuse> and linking to the State of Oregon website.

### **Scope of Approval**

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **This land use permit expires Two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 or 37.0700, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.**

**NOTE: The applicant is to complete the procedures given in the enclosed "Applicant's Instructions for Finishing a Land Division." They are also to provide their surveyor the enclosed "Surveyor's Instructions for Finishing a Land Division" which provides instructions for drafting required materials. Before the final plat is submitted to the Multnomah County Surveyor's Office, two (2) copies of the plat are to be filed with the Planning Director. Within 10 business days of filing, the Director will determine whether the plat complies with this decision and the conditions of approval contained herein. At such time as the plat complies with this decision a letter of zoning compliance will be provided to the Multnomah County Surveyor (MCC 33.8015).**

#### **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.

**FINDINGS:** Written findings are contained herein. The Multnomah County Code criteria and Comprehensive Plan Policies are in **bold** font. Staff comments and analysis are identified as **Staff:** and follow Applicant comments identified as **Applicant:** to the applicable criteria. Staff comments include a conclusionary statement in *italic*.

1. **Project Description**

**Staff:** The applicant is seeking to lawfully establish the subject property through a Category 4 Land Division. The property was unlawfully created November 25<sup>th</sup>, 1960 when the property was zoned F-2 which had a 2-acre minimum lot size. The subject property is only 1.56-acres.

2. **Public Comment**

**MCC 37.0530(B)      Type II Decisions**

**(B) Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses and natural features and resources, and how it will look. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750 feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed and renders a decision. The Planning Director's decision is appealable to the Hearings Officer. If no appeal is filed the Planning Director's decision shall become final at the close of business on the 14th day after the date on the decision.**

**Staff:** An opportunity to comment was mailed to property owners within 750-feet of the property lines on August 16, 2007. No written comments were received.

*Procedures met.*

3. **Proof of Ownership**

**MCC 37.0550      Initiation Of Action.**

**Except as provided in MCC 37.0760, Type I - IV applications may only be initiated by written consent of the owner of record or contract purchaser, or by a government agency that has the power of eminent domain. PC (legislative) actions may only be initiated by the Board, Planning Commission, or Planning Director.**

**Staff:** Multnomah County Assessment and Taxation records show Linda Shackleton as the owner of the subject lot (Exhibit 1). Linda Shackleton has signed the General Application Form (Exhibit 2) authorizing an action on the property. Sherri Emery has signed the application form as the acting applicant.

*Criterion met.*

4. **The Subject Property Would Have Met The Approval Criteria For A Land Division At The Time It Was Created**

**MCC 36.7785 CREATION OF LOTS AND PARCELS THAT WERE UNLAWFULLY DIVIDED**

**ORS 92.177** authorizes the County to approve an application to create new legal lots or parcels notwithstanding that less than all of the owners of the existing legal lot or parcel have applied for the approval. This Code section provides the mechanism to review and, based upon findings of compliance with specific approval criteria, to approve certain unlawfully divided lots or parcels. The review mechanism differs according to the date the unlawful lot or parcel was divided as provided in (A) and (B) below. For the purposes of this section, an “unlawfully divided” lot or parcel means a lot or parcel that, when divided, did not satisfy all applicable zoning and land division laws.

**Staff:** The subject 1.56-acre property was created on November 25, 1960 with the recording of Deed Book 2026 Page 52 (Exhibit 3). At that time, the property was zoned F-2 which had 2-acre minimum lot size. No partition rules were in place at the time for creating three or fewer lots within 1 calendar year. The property met the land division rules, but did not meet the zoning rules in place at the time of creation. As such, the property is not a Lot of Record. However, the lot could have met the requirements in place at the time of creation.

A. **(A) An application to create a legal lot or parcel that was unlawfully divided before January 27, 1994 (eff. date of Mult. Co. Ord. 781) shall be a Category 4 Land Division and be reviewed as a Type II permit. In addition to the applicable Category 4 Land Division requirements, the application shall satisfy the following approval criteria:**

1. **(1) The lot or parcel either:**

\* \* \*

**(b) Conforms to the dimensional, access and density standards in effect when the lot or parcel was unlawfully divided, or**

**Staff:** The property was created out of a parent lot of 8.52-acres. At the time, the zoning would have allowed up to 4 lots to be created out of the parent lot. The division resulted in the two lots that exist today. So while the lot didn't meet the area/lot size requirements at the time, the density standard was met by having created only 2 lots instead of the 4 lots were allowed. The dwelling on the property met the setback dimensional requirements. The property has direct access to SE Division Drive.

*Criterion met.*

2. **(2) No subsequent division of the lot or parcel or a property line adjustment has occurred.**

**Staff:** Deed records indicate that since the time it was created in 1960, the subject lot has not been further divided or had its configuration altered.

*Criterion met*

3. **(3) The owner or applicant demonstrates that the resulting lot or parcel can physically accommodate a use allowed in the zone, including necessary facilities and utilities, in compliance with all applicable siting standards of this zoning code chapter.**

**Staff:** The property already had a dwelling on it that burned down in February of 2007. A new dwelling is proposed and can appropriately be sited on the property. A stormwater certificate was submitted for a 4000 square for replacement dwelling certifying the property will handle a 10-year/24-hour storm event on site (Exhibit 4). The property is already connected to the Lusted Water District (Exhibit 5). The local fire district has access to the property as detailed in the fire report for the burned down dwelling. Access was hindered due to an accumulation of materials, not distance from the road. The sanitarian conducted a Land Feasibility Study indicating the parcel is appropriate for an Alternative Sand Filter system (Exhibit 6).

*Criterion met.*

4. **(4) Practical physical access to the site currently exists from a public road or can be provided through an irrevocable easement or equivalent means. Practical physical access at a minimum must meet the standards of MCC 29.012 and allow emergency vehicle access to the building site.**

**Staff:** The property is directly adjacent to SE Division Drive and has an existing access point and driveway. The fire report demonstrates access to the building site is appropriate.

*Criterion met.*

5. **(5) The application shall include a tentative plan consisting of maps, written information and supplementary material adequate to provide the information required for a Category 4 land division and, if found to comply with the applicable approval criteria, a partition plat or subdivision plat shall be submitted in accordance with the requirements of ORS Chapter 92.**

**Staff:** A tentative plan (Exhibit 7) shows the location of the proposed dwelling and the dimensions of the property. The dwelling is proposed to be 40-feet from the road. A partition plat shall be required as a condition of approval to complete the Category 4 land division.

## 5. **The Property Meets The Utility Requirements**

### A. **MCC 36.7935 EASEMENTS**

Easements shall be provided and designed according to the following:

(A) Easements for utilities and storm or sanitary sewers may be required where appropriate to serve abutting lots or parcels. Such easements shall be not less than 10 feet in width, centered on side or rear property lines or five feet in width along front property lines.

(B) Where a tract is traversed by a water course such as a drainage way, channel or stream, a storm water easement or drainage right-of-way adequate to conform substantially with the lines of the water course shall be provided. In a drainage district or water control district, such easement or right-of-way shall be approved by the district board, in accordance with ORS 92.110. If not within such District, approval shall be by the County Engineer.

(C) Easements for pedestrian paths and bike-ways shall be not less than 10 feet in width.

**Staff:** No easements are necessary for stormwater, sanitary, or water systems. Bike-ways are not a requirement of the land division.

*Criteria met.*

**B. MCC 36.7950 WATER SYSTEM.**

The provision of domestic water to every lot or parcel in a land division shall comply with the requirements of subsections (4)(a), (b), or (c) of ORS 92.090 and MCC 36.7985 of this Chapter.

**Staff:** The property is served by the Lusted Water District (Exhibit 5).

*Criterion met.*

**C. MCC 36.7955 SEWAGE DISPOSAL.**

The provision for the disposal of sewage from every lot or parcel in a land division shall comply with the requirements of subsection (5) (c) of ORS 92.090 and MCC 36.7990 of this Chapter.

Each parcel or lot shall contain adequate land area to accommodate both a primary and reserve septic system drainfield area, and for surface and storm drainage systems.

**Staff:** The Sanitarian has certified through a Land Feasibility Study (Exhibit 6) that the site can accommodate an Alternative Sand Filter system.

*Criterion met.*

**D. MCC 36.7960 SURFACE DRAINAGE.**

**Surface drainage and storm water control systems shall be provided as required by section MCC 36.7995. On site water disposal or retention facilities shall be adequate to insure that surface runoff rate or volume from the new parcels after development is no greater than that before development.**

**Staff:** A stormwater certificate stamped by a certified professional engineer (Exhibit 4) certifies runoff from a 4000-square foot dwelling can be handled on site.

*Criterion met.*

**Conclusion:**

Based on the findings and other information provided herein, The Planning Director determines the subject property, as conditioned, satisfies the Category 4 Land Division Requirements.

**Exhibits**

1. Multnomah County Assessment And Taxation Information Sheet
2. General Application Form
3. November 25, 1960 Deed of Creation
4. Stormwater Certificate
5. Water District Certification Form
6. Land Feasibility Form
7. Tentative Site Plan



# MULTNOMAH COUNTY, OREGON PROPERTY RECORDS

Property Information

Property  
InformationTax  
SummaryAssessment  
HistoryImprovement  
InformationNew  
SearchSearch  
ResultsPrintable  
Summary

Logoff

## Search Results for R341611

### Owner Name

EMERY,SHERRI A &  
SHACKLETON,LINDA M

### Property ID Number

R341611

### Owner Address

516 SE 15TH ST  
TROUTDALE, OR 97060

### Situs Address

30535 SE DIVISION DR  
TROUTDALE, OR 97060

### Alternate Account Number

R994080200

### Neighborhood

R030

### Map Tax Lot

1S4E08BC -00400

### Levy Code Area - Taxing Districts

028

### Portland Maps

[Click to Open Map](#)

### Information on Ordering Copies

[Click to Open Order Form](#)

## Property Description

### Exemption

### Expiration Date

### Tax Roll Description

### Map Number

SECTION 08 1 S 4 E; TL 400 1.56 ACRES

81S4E OLD

1S4E08BC -00400

### Parcel

### Account Status

A - Active

### Property Use

B - RESIDENTIAL IMPROVED

### Year Built

1912

### Acreage

1.56

### Related Accounts

### Linked Accounts

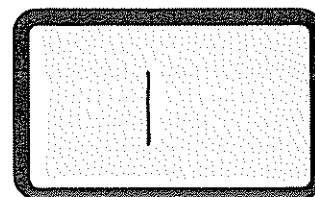
### Split/Merge Account

### Split/Merge Account Message

## Special Account Information

## Sales Information

Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
BSD	SHACKLETON,LINDA M	EMERY,SHERRI A &	<u>2007106951</u>	06/15/07	\$0
INST	SHACKLETON,LINDA M	SHACKLETON,LINDA M	<u>20371265</u>		\$0







**MULTNOMAH COUNTY**  
 LAND USE & TRANSPORTATION PROGRAM  
 1600 SE 190<sup>th</sup> Ave, Suite 116, Portland OR 97233  
 Ph: 503.988.3043 Fax: 503.988.3389  
 www.co.multnomah.or.us/landuse

# General Application Form

11#  
 ZONING 249.00  
 TOTAL 249.00  
 0000-001 7/12/ 7  
 5430 BEVRLY11:50AM

## PROPERTY IDENTIFICATION

Property Address 30535 SE Division Dr Troutdale OR 97060  
 State Identification # 13E08BC00400  
 Site Size 1.56 acres  
 A&T Alternate Account Number R# 341611

# 500184

For Staff Use

CASE NUMBER

T2-07-075

LAND USE PERMIT(S)

Cat. IV LD

## OTHER PARCEL (if applicable)

Property Address \_\_\_\_\_  
 State Identification # \_\_\_\_\_  
 Site Size \_\_\_\_\_  
 A&T Alternate Account Number R# \_\_\_\_\_

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

Name Linda Shackleton  
 Street Address 30535 SE Division Dr  
 City Troutdale State OR Zip Code 97060 Phone# 503 929-9566

I authorize the applicant below to make this application.

Linda M Shackleton Property Owner Signature #1  
Sherrin Emery Property Owner Signature #2

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

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

DATE SUBMITTED

7/12/07

Compliance  
Related

PF-07-075

PF/PA No.

Related Case No.

Related Case No.

Related Case No.

## APPLICANT'S NAME AND SIGNATURE

Applicant's Name Sherrin Emery (daughter)  
 Mailing Address 516 SE 15th St  
 City Troutdale State OR Zip Code 97060 Phone # 503 704 9757  
 Fax 503 605-0226 e-mail sherrin.a.emery@us.hsbc.com

Sherrin Emery  
 Applicant's Signature

## GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

Property listed above is "unlawfully zoned" need to correct zoning to be lawful lot so mom may replace burnt dwelling on property ASAP.

ZONING

EFU

Zoning District

Zoning Ord.

2

BOOK 2026 PAGE 52

KNOW ALL MEN BY THESE PRESENTS, That Stanley E. Berlik and Pauline M. Berlik, husband and wife, grantor, in consideration of \$10,000.00 Dollars, and other valuable considerations, to them paid by George R. Shaw and Lucille M. Shaw, husband and wife, grantee, do hereby grant, bargain, sell and convey unto the said grantee, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Multnomah and State of Oregon, bounded and described as follows, to-wit: South 230 feet of the West 330 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 1 South, Range 4 East of the Willamette Meridian, EXCEPT that portion lying in Section Line Road.



TL 400

To Have and to Hold the above described and granted premises unto the said grantee, their heirs and assigns forever. And they the grantor do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, whatsoever.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness their hands, and seals, this 26th day of August, 1960.

Stanley E. Berlik (SEAL)

Pauline M. Berlik (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Multnomah,

On this 26th day of August, 1960,

before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Stanley E. Berlik and Pauline M. Berlik, husband and wife,

who are

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this day and year last above written.

Notary Public for Oregon.

My commission expires August 9, 1964.



WARRANTY DEED

Stanley E. Berlik and

Pauline M. Berlik

TO

George R. Shaw and

Lucille M. Shaw

AFTER RECORDING RETURN TO

Richard Realty  
19109 E. 8th Ave  
Portland, Oregon

STATE OF OREGON, County of Multnomah, I, St. Colin, County Clerk, and official Recorder of Conveyances, in and for said County, do hereby certify that the foregoing instrument was received for record and recorded in the record of said County as of

DEED

1960 AUG 31 PM 3 13

In Book 2026 Page 52  
Witness my hand and set of office official seal this day and year last above written.  
St. Colin, County Clerk  
Deposited  
2026

AUG 31 1960

3



**MULTNOMAH COUNTY OREGON**  
**LAND USE AND TRANSPORTATION PROGRAM**  
 1600 SE 190<sup>TH</sup> Ave, Suite 116, Portland, OR 97233  
 PH: 503-988-3043 FAX: 503-988-3389  
<http://www.co.multnomah.or.us/landuse>

## STORM WATER CERTIFICATE

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

Please have an Oregon Licensed Professional Engineer fill out the property and project description and check one of the boxes below:

Property Address or Legal Description: 30535 SE Division Or Troutdale Or

Description of Project: Replace burnt dwelling (house fire) - 1784 s.f. Floor Area  
New house reported to have 4,000 s.f.

☐ Construction of an on-site storm water drainage control system is not required. The rate of storm water runoff attributed to the development (during the 10-year/24-hour storm) will be no greater than that which existed prior to development as measured from the property line or from the point of discharge into a watercourse (MCC 29.333(C), or MCC 29.353(C)).

☒ Construction of an on-site storm water drainage control system is required. After installation of the drainage control system, the rate of storm water runoff attributed to the development (during the 10-year/24-hour storm) will be no greater than that which existed prior to development as measured from the property line or from the point of discharge into a watercourse (MCC 29.333(C), or MCC 29.353(C)). I certify the attached site plan and on-site storm water control design dated 7-26-07 will meet the requirements listed above. Please attach associated plans, designs and calculations.

Signature Craig Christensen

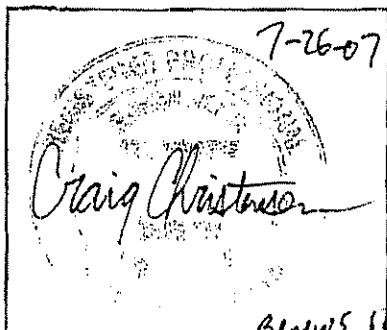
Print Name Craig Christensen

Address 204 N.E. Kelly Ave.

Phone (503) 667-4464 Fax (503) 665-9634

Date 7-26-07

Provide Stamp Below:

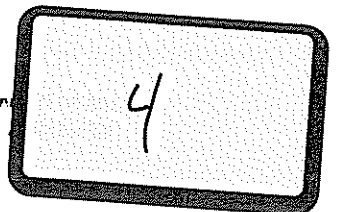


1-347 P 002/003 P-553

Renews 12-31-07

50325693761

stormwater-certificate.doc, Review  
 FROM-BUREAU OFFICIAL





MULTNOMAH COUNTY  
LAND USE & TRANSPORTATION PROGRAM  
1600 S.E. 190TH AVE, SUITE 116  
PORTLAND OR 97233  
503-988-3043 FAX 503-988-3389  
www.co.multnomah.or.us/landuse

## CERTIFICATION OF WATER SERVICE

Take this form to the Water District that serves the property.

Address of Site 30535 SE Division Dr  
Map & Tax Lot Number 154E08BC - 00400  
Act # R341611

If Residential Use, Total Number of Units 1

Applicant's Name Linda Shackleton  
Mailing Address 30535 SE Division Dr ~~Portland~~ City Troutdale  
State OR Zip Code 97060

### -TO THE APPLICANT-

Approval of most land uses involving a new or expanded use or involving creation of a new parcel requires a determination that the water system is adequate.

If you propose to use a public water system, deliver this form to the appropriate water district prior to making any land use application. After the water district fills in the following section and returns it to you, include this form with your application.

If you will be using a private water system, complete the bottom section of this form.

### -TO BE COMPLETED BY A DISTRICT OFFICIAL AND RETURNED TO THE APPLICANT-

The District will provide service from a 6 inch line located DIVISION DRIVE

The proposed use should be required to make the following water system improvements:

Backflow prevention device installed if applicable

Name of District Lusted Water District Name of Official Kathy Damon

Date 4-13-07 Office held by Official Manager

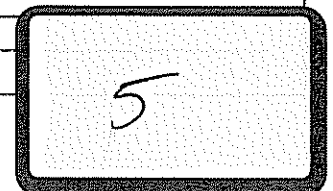
### -TO BE COMPLETED BY THE APPLICANT IF A PRIVATE WATER SYSTEM WILL BE USED-

If you propose to use a private water system, a determination that the system is adequate must be made to satisfy Comprehensive Plan Policy 37. There are two different times that determination can be made:

- (1) In the initial review of your proposal if the on-site well or other form of private system is existing at the time of the land use application, OR
- (2) After the initial review but before issuance of a building permit when documentation is provided to the Planning Director that a water system is in place. At that time public notification will again be given which may result in a new public hearing.

Describe Water Source, Including Location \_\_\_\_\_

Describe Supply of Water Available (i.e., Gallons Per Minute) \_\_\_\_\_





CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.portlandonline.com/bds  
Phone - (503) 823-6892 • TDD - (503) 823-6868 • FAX (503) 823-5433



July 5, 2007

ENDICOTT WOODS ENTERPRISES, INC.  
PO BOX 1537  
TUALATIN OR 97062

SUBJECT: **Site Evaluation Report—FIRST REVISION**  
Land Feasibility Study #21-07 aka 07-128161-SE  
For Property: 30535 SE DIVISION DR/SECTION 08 1 S 4 E; TL 400 1.56 ACRES

Dear ENDICOTT WOODS ENTERPRISES INC:

In response to your application, our office conducted a land feasibility study to evaluate the site legally described as 30535 SE DIVISION DR/SECTION 08 1 S 4 E; TL 400 1.56 ACRES, for the purpose of using an on-site wastewater treatment system in accordance with your proposed system and drainfield location.

Based on the standards in Oregon Administrative Rules (OAR) 340-71-260 through 360 adopted March 1, 2005, and our study of the land and natural soil, we have determined this site is suitable for the use of an alternative sand filter system.

The following minimum type and size of system components are required:

1. 1500 gallon dosing septic tank.
2. 360 sq. ft. sand filter for 3 bedrooms/440 sq. ft sand filter for 4 bedrooms with underdrain to a 500 gallon dosing tank.
3. The dosing tank shall be pressure distribution. 200 lineal feet for low pressure, half pipe installed maximum 12 inches deep. End pipe should have ninety degree elbows with gate valves.

This letter does not constitute a permit to install an on-site wastewater treatment system. However, an approved site evaluation report assures that the property owner will receive a permit to construct a system on that property provided procedures and conditions for permit issuance found in OAR 340-71-160 are met. To apply for a permit, the property owner or a DEQ licensed installer must submit a scaled contoured site plan to the City of Portland Development Services Center, 1900 SW 4<sup>th</sup> Avenue, First Floor, Portland, Oregon, 97201. Please note OAR 340-71-160 (3)(A) requires an approved land use compatibility statement from the local land use authority prior to issuance of the on-site wastewater treatment system permit.

A Certificate of Satisfactory Completion shall be issued only if all terms stipulated above are met. Failure to meet such compliance shall nullify this authorization. If you have any questions, please call us at 503-823-7790.

Sincerely,

*Michael Ebeling REHS*

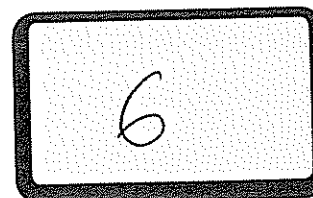
Mike Ebeling, REHS  
Sr. Environmental Site Inspector  
ME:db

CC: SHACKLETON, LINDA M  
30535 SE DIVISION DR  
TROUTDALE, OR 97060-9432

RECEIVED

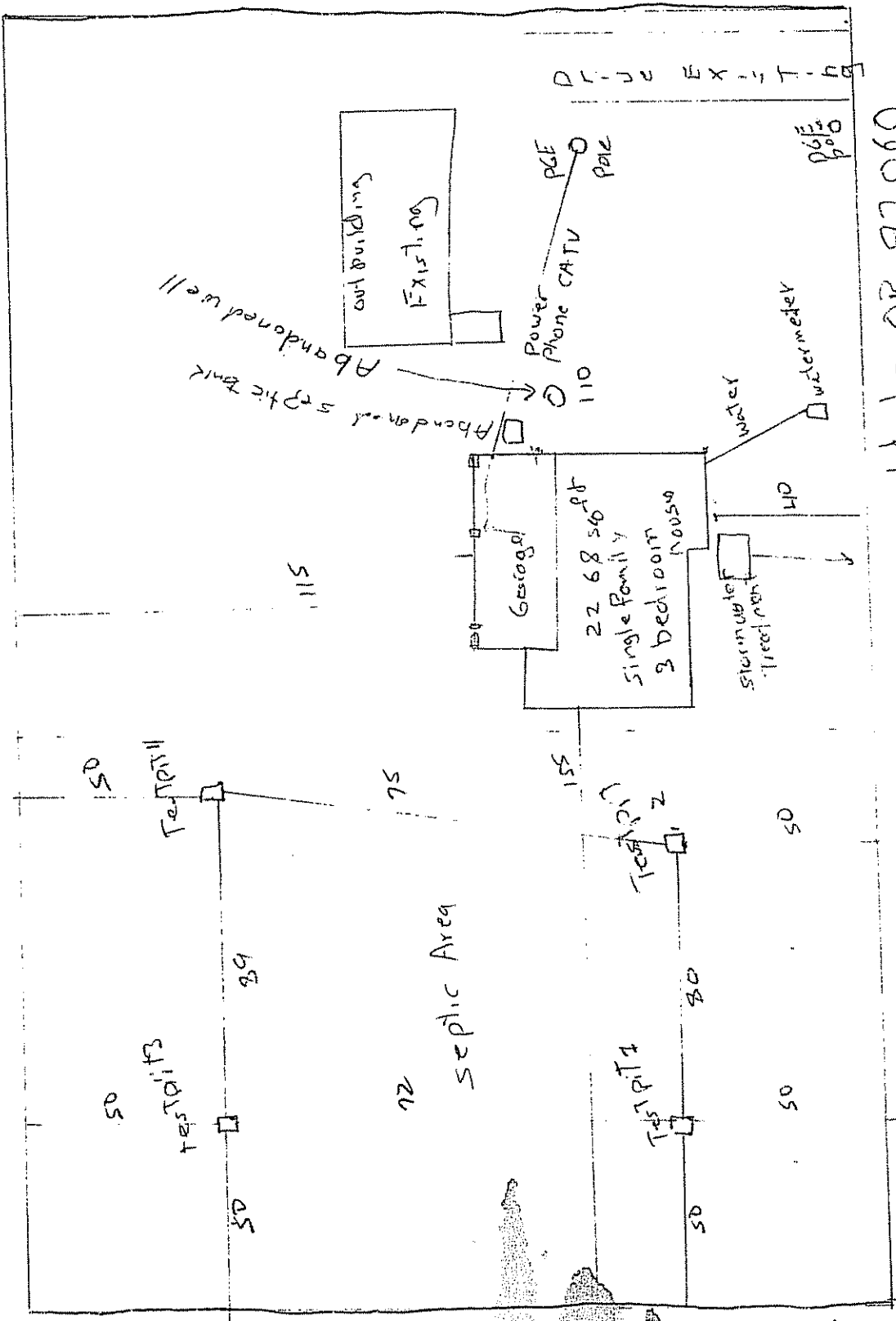
07 JUL 12 AM 11:37

MULTNOMAH COUNTY  
PLANNING SECTION

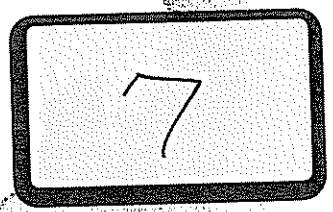


503-519-4561 Terry  
 503-313-6714 Greg

30535 SE Division Dr  
 Troutdale OR 97062



30535 SE Division Dr Troutdale OR 97062





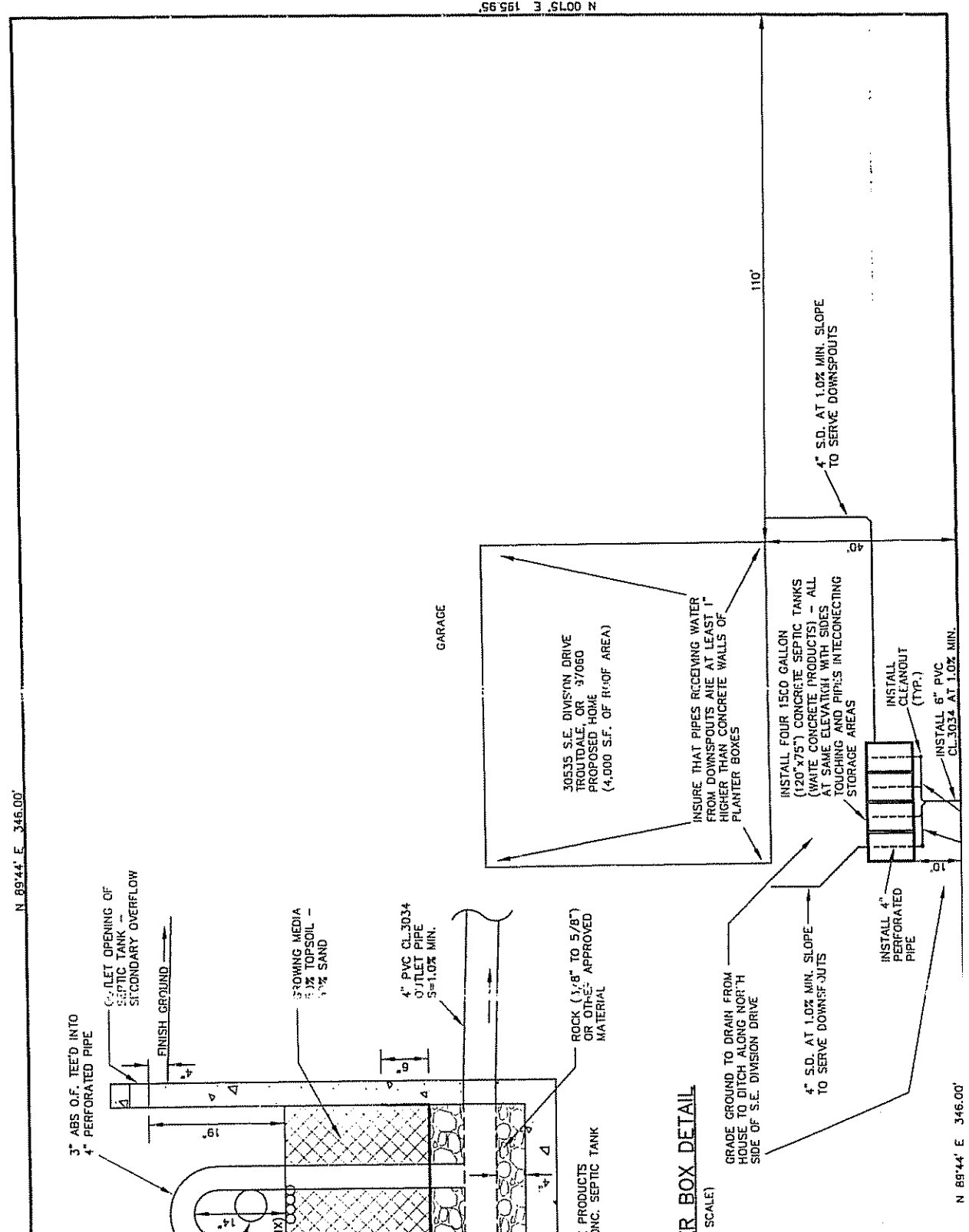
**NOTES**

ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE OREGON SECTION OF THE UNIFORM PLUMBING CODE.  
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE OREGON UTILITY NOTIFICATION CENTER (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

**CLIENT**

TERRY AND KYLE RINKES  
P.O. BOX 546  
BEAVERCREEK, OR 97004  
CEL (503) 519-4561

7-26-07  
SEERED PROFESSIONAL



N 007.5° E 195.95'

**R BOX DETAIL**  
SCALE)

GRADE GROUND TO DRAIN FROM HOUSE TO DITCH ALONG NORTH SIDE OF S.E. DIVISION DRIVE

4" S.D. AT 1.0% MIN. SLOPE TO SERVE DOWNSPOUTS

INSTALL 4" PERFORATED PIPE

INSTALL 4" CLEANOUT (TYP.)

INSTALL 6" PVC CL 3034 AT 1.0% MIN.

INSTALL FOUR 150 GALLON (120"x75") CONCRETE SEPTIC TANKS (WHITE CONCRETE PRODUCTS) - ALL AT SAME ELEVATION WITH SIDES TOUCHING AND PIPES INTERCONNECTING STORAGE AREAS

INSURE THAT PIPES RECEIVING WATER FROM DOWNSPOUTS ARE AT LEAST 1" HIGHER THAN CONCRETE WALLS OF PLANTER BOXES

30535 S.E. DIVISION DRIVE TROUTDALE, OR 97060 PROPOSED HOME (4,000 S.F. OF R10F AREA)

GARAGE

STROMING MEDIA 1 1/2" TOPSOIL - 1 1/2" SAND

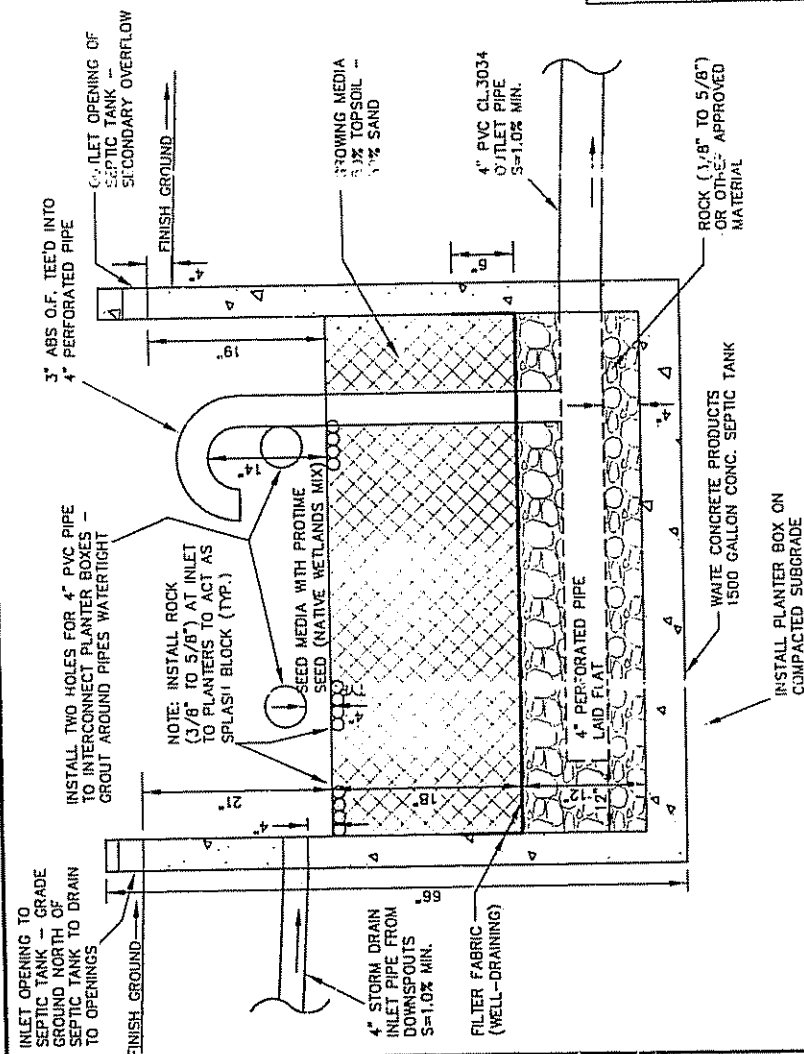
4" PVC CL 3034 6" T/LET PIPE S=1.0% MIN.

ROCK (1/8" TO 5/8") OR OTHER APPROVED MATERIAL

3" ABS O.F. TEE'D INTO 4" PERFORATED PIPE  
6" T/LET OPENING OF SEPTIC TANK - SECONDARY OVERFLOW  
FINISH GROUND

N 89°44' E 346.00'

N 89°44' E 346.00'



### FLOW-THROUGH PLANTER BOX DETAIL

LOOKING EAST (NOT TO SCALE)

GRADE GROUND TO DRAIN FROM HOUSE TO DITCH ALONG NORTH SIDE OF S.E. DIVISION DRIVE

4\" S.D. AT 1.0% MIN. SLOPE TO SERVE DOWNSPOUTS

INSURE THAT PIPES RECEIVING WATER FROM DOWNSPOUTS ARE AT LEAST 1\" HIGHER THAN CONCRETE WALLS OF PLANTER BOXES

INSTALL FOUR 1500 GALLON (120\"x75\") CONCRETE SEPTIC TANKS (WHITE CONCRETE PRODUCTS) - ALL AT SAME ELEVATION WITH SIDES TOUCHING AND PIPES INTERCONNECTING STORAGE AREAS

INSTALL 4\" PERFORATED PIPE

INSTALL 6\" PVC CLEANOUT (TYP.)

INSTALL 6\" PVC CL-3034 AT 1.0% MIN. SLOPE TO DITCH

N 89°44' E 346.00'

N 00°15' E 195.95'





**MULTNOMAH COUNTY**  
LAND USE & TRANSPORTATION PROGRAM  
1600 SE 190th AVENUE  
PORTLAND, OREGON 97233  
503-988-3043 Fax: 503-988-3389  
[www.co.multnomah.or.us/landuse](http://www.co.multnomah.or.us/landuse)

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## ***Applicant's Instructions for Finishing a Land Division***

1. Apply for and obtain approval of the Tentative Plan Map for your land division.
2. Retain a surveyor (licensed by the State of Oregon) to:
  - Survey the lots or parcels as approved on the Tentative Plan Map.
  - Prepare a Final Plat using the ***Surveyor's Instructions for Finishing a Land Division*** and the ***Multnomah County Surveyor's Office Instructions***. The surveyor should provide you with two Mylar originals and three paper prints.
3. Submit one paper copy of the plat to the case planner. Within 10 business days of filing, the case planner will determine whether the plat complies with the approved land division decision and the zoning ordinance. Once the plat is deemed in compliance, the case planner will provide a letter and attach a copy of the approved plat to the Multnomah County Surveyor stating the plat complies with all zoning requirements. The Surveyor's Office will, then, check and approve the plat.
4. Once the Surveyors' Office review of the plat has been completed, ask your surveyor to submit the final two Mylar originals to the Surveyor's Office. The Mylar will then be signed by the Surveyor's Office and the case planner. On a subdivision plat, the approval signature of the Chair of the Board of County Commissioners or the Chair's delegate is required. The Surveyor's Office will retain one Mylar. The case planner will make a paper copy of the plat and keep it in the case file.
5. Take your signed Final Plat (original Mylar and one print) as well as a copy of your general application form to the Assessment and Taxation office at **501 SE Hawthorne Blvd.** Go to the **Records Management** office in **Suite 125**. The Records Management staff will add their department's certification to the documents. After you receive their certification, you will need to take all original documents to recording, located in Room 158. They will keep and file one print of the certified plat and then record the Final Plat for you. There will be a fee for recording.
6. To obtain Land Use Planning Division approval on a building permit on one of the new lots, provide a copy of the recorded Final Plat. The documents are recorded if they contain a book and page number, Recorder's Office seal and recording date. If you need recorded copies, they are available from the County Recorder's office and from some title companies.

*Note: No building permits will be issued, nor shall any of the parcels or lots be sold, transferred or assigned until the Final Plat has been signed by the Planning Director and County Surveyor and has been recorded with the Multnomah County Recorder's office*



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## **Surveyor's Instructions for Finishing a Land Division**

If you are a surveyor who is being retained by the applicant for a land division in Multnomah County, you will perform the following services:

1. Survey the total site into lots or parcels as shown on the approved Tentative Plan Map.
2. Prepare a Final Plat showing all new lots and parcels. The Plat must be 18" x 24" in size and should contain the information required by Chapter 92 of Oregon Revised Statutes as amended by Oregon Laws, Chapter 772. For further details refer to *the Multnomah County Surveyor's Office Instructions*. After the Land Use Planning Division and Surveyor's Office have reviewed and approved the preliminary paper copy, provide two mylar originals of the Final Plat and three prints to the applicant.
3. **IMPORTANT:** To be accepted for recording, copies of the Final Plat must be of good quality with sharp contrast and with no dark background. All signatures must be in black, permanent type ink - no ballpoint pens.