



**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.multco.us/landuse>

---

## NOTICE OF DECISION

---

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

**Case File:** T2-2012-2120

**Permit:** Administrative Decision by the Planning Director for a Measure 49 Dwelling and a Significant Environmental Concern Permit for Wildlife Habitat

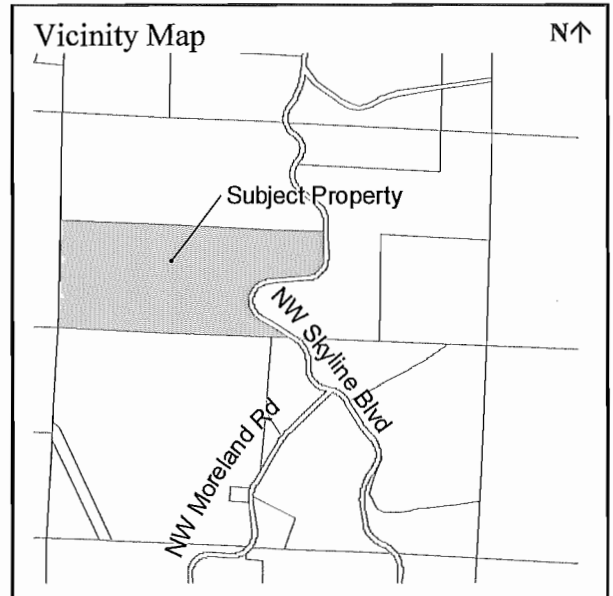
**Location:** 21555 NW Skyline Blvd.  
Tax Lot 1100, Section 03,  
Township 2N, Range 2W, W.M.  
R972030140

**Applicants:** Bob Harris

**Owners:** Fred Hall

**Base Zone:** Commercial Forest Use-1 (CFU-1)

**Overlays:** Significant Environmental Concern –  
Habitat (SEC-h) and Streams (SEC-s);  
Slope Hazard (HD)



---

**Summary:** Construct a new single-family dwelling and a 46x40-foot shop in the Commercial Forest Use-1 zone under the provisions of a DLCD Approved Measure 49 Final Order

**Decision:** Approved with Conditions

Unless appealed, this decision is effective Thursday, October 18, 2012 at 4:00 PM.

---

Issued by:

By: Don Kienholz  
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Thursday, October 4, 2012

Instrument Number for Recording Purposes: #2005171731

**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 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, ext. 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 190<sup>th</sup> 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 Thursday, October 18, 2012 at 4:00 pm.**

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 37 Administration and Procedures; 37.0560 Code Compliance; 33.0005 Lot of Record; 30.2045 Use Compatibility Standards; 33.2050 Building Height; 33.2056 Forest Practice Setbacks and Fire Safety Zones; 33.2061 Development Standards; 33.2073 Access; 33.2075 Lot of Record; MCC 33.2107 Single Family Dwellings Condition of Approval – Prohibition on Claims Alleging Injury From Farm or Forest Practices; MCRR 4.000 Access; Measure 49 Final Order E132078 & OAR 660-041-000 to 660-041-0160.

Copies of the referenced Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR) 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> or <http://web.multco.us/transportation-planning>.

### **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 four (4) years from the date the decision is final pursuant to MCC 37.0690I as applicable. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0695, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.**

### **Conditions of Approval**

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

**Note:** Once this decision is final, application for building permits may be made with the City of Portland. When ready to have building permits signed off, the applicant shall call the Staff Planner, Don Kienholz, at (503) 988-3043 ext. 29270, for an appointment for review and approval of the conditions and

to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Portland. Five (5) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee of \$53.00 will be collected. In addition, an erosion control inspection fee of \$77.00 may be required.

- 1. After the decision is final and prior to building permit sign-off, the property owner shall record the Notice of Decision cover sheet through the conditions of approval with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and a copy filed with Land Use Planning. Recording shall be at the applicant's expense. [MCC 37.0670].**
- 2. Prior to construction of the dwelling, the owner/applicant shall obtain all necessary building permits [MCC 37.0560 & Measure 49 Final Order Condition #13].**
- 3. The fire apparatus hammerhead turnaround shown on the June 7, 2012 site plan shall be constructed prior to occupancy of the dwelling [MCC 33.2061(B)(3)(a)].**
- 4. The driveway shall have an unobstructed width of no less than 20-feet and a vertical clearance of no less than 13-feet 6-inches [MCC 33.2061(B)(3)(a)].**
- 5. The driveway shall be constructed as recommended by Craig C. LaVielle, PE [MCC 33.2061(B)(3)(a)].**
- 6. The driveway approach onto the county road shall be between 12 and 25-feet wide [MCRR 4.400].**
- 7. A NFPA13D fire sprinkler system must be installed in the dwelling. At the time of zoning sign-off for building permits the owner shall provide a plumbing plan for the dwelling and the sprinkler information. Additionally, building plans shall clearly note that a NFPA13D sprinkler system is to be installed. [MCC 33.2061(B)(3)(a)].**
- 8. An Address sign shall be installed near the driveway entrance that is plainly legible and visible from the public road [MCC 33.2061(B)(3)(a)].**
- 9. The dwelling shall have a fire retardant roof and any chimneys shall have spark arresters [MCC 33.2061(3) & (4)].**
- 10. The statement, in Exhibit B.10 shall be recorded with the Multnomah County Division of Records on the subject parcel prior to zoning approval of the building permit, that the owner and the successors in interest acknowledge the rights of owners of nearby property to conduct agricultural operations and practices. [MCC 33.2045(B), 33.2107 & ORS 215.293]**
- 11. The State of Oregon (DLCD) conditions of approval (Final Order E118339 – Exhibit B.7) are also conditions of approval of this permit [ORS 195.300 to 195.336].**
- 12. The property owner shall maintain a primary and a secondary fire safety zone as outlined below.**
  - a. A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be**

spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.

- b. A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone on the subject property.

[MCC 33.2056(D)]

13. Any future new, non-agricultural fencing shall meet the standards of MCC 33.4570(B)(6) as outlined below:

- (a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.

- (b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.

- (c) Cyclone, woven wire, and chain link fences are prohibited.

- (d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.

- (e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development.

[MCC 33.4570(B)(6)].

14. No nuisance plants as listed in MCC 33.4570(B)(7) shall be planted on the subject property. If any of the listed plants are in the development area, they shall be removed during construction [MCC 33.4570(B)(7)].

15. Prior to zoning sign-off for building permits, the owner shall dedicate 5-foot slope easement for road maintenance. Please contact Greg Kirby 503-988-5050 x29623 [MCRR 6.100(A)].

**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 of Fact**

**FINDINGS:** Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

### **1.00 Project Description:**

**Staff:** The property is zoned Commercial Forest Use-1 and contains overlays for Significant Environmental Concern for wildlife habitat (SEC-h) and streams (SEC-s). Portions of the property also have an overlay for Slope Hazard (HD). Development is not proposed in the SEC-s or HD overlays but is proposed in the SEC-h overlay and therefore is subject to the SEC-h permit. The SEC-s stream is roughly 1000-feet west of the proposed home site. The applicant is requesting one single family dwelling and shop through a Measure 49 and SEC-h approval.

The CFU-1 district does not allow a single family dwelling as an outright use. For a property zoned CFU-1 to qualify for a dwelling the owner would need to meet the Large Acreage Dwelling test [MCC 33.2025(B)]. The property owner of the subject property, who obtained the parcel on December 5, 1991 and prior to the zoning being changed to CFU-1, filed a timely Measure 37 claim with the state and county after the passage of the measure in 2004. Subsequently, Measure 49 was drafted by the legislature and passed by the citizens of the state in 2006. The property owner then filed a timely Measure 49 claim with the state and was given a Final Order approving up to one residential building site on one existing parcel (Exhibit B.7).

Because a Measure 49 approval is not a listed use in the CFU-1 zone and is a type of application derived from state statute, Multnomah County must use discretion in the application of the state law and its juxtaposition with county code. Multnomah County sees a Measure 49 final order as a waiver of certain rules prohibiting dwellings as an outright allowed use and a waiver to the minimum lot sizes of the particular zone. In other words, while the property is zoned Commercial Forest Use-1, a dwelling no longer needs to be approved using the Large Acreage Tract test mentioned above and is allowed outright as if it were zoned Rural Residential. However, the removal of the test for qualifying the property for a dwelling and for modifying the minimum lot size does not remove the other standards and development requirements of the CFU-1 zone such as setbacks or Lot of Record requirements or the SEC-h requirements. As such, staff will make findings on those standards as part of the decision.

Shops are allowed in the CFU-1 zone as accessory to a residence provided they are less than 2500-square feet in size and satisfy the dimensional standards of the zone. Those findings are included as part of the decision.

### **2.00 Code Compliance:**

#### **MCC 37.0560 CODE COMPLIANCE AND APPLICATIONS.**

**Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.**

**(A) A permit or other approval, including building permit applications, may be authorized if:**

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property.**

**Staff:** There are no known zoning or building code violations on the subject property. Lot of Record findings are made later on in this staff report.

*Criteria met.*

### **3.00 Lot of Record:**

#### **MCC 33.0005**

**Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws, or (c) complies with the criteria for the creation of new lots or parcels described in MCC 33.7785. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.**

- (a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.**
- (b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:**
  - 1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or**
  - 2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or**
  - 3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or**
  - 4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and**
  - 5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)**

**(c) Separate Lots of Record shall be recognized and may be partitioned congruent with an “acknowledged unincorporated community” boundary which intersects a Lot of Record.**

- 1. Partitioning of the Lot of Record along the boundary shall require review and approval under the provisions of the land division part of this Chapter, but not be subject to the minimum area and access requirements of this district.**
- 2. An “acknowledged unincorporated community boundary” is one that has been established pursuant to OAR Chapter 660, Division 22.**

**\* \* \***

**MCC 33.2075      LOT OF RECORD**

**(A) In addition to the Lot of Record definition standards in MCC 33.0005, for the purposes of this district a Lot of Record is either:**

**(1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990, or**

**(2) A group of contiguous parcels or lots:**

**(a) Which were held under the same ownership on February 20, 1990; and**

**(b) Which, individually or when considered in combination, shall be aggregated to comply with a minimum lot size of 19 acres, without creating any new lot line.**

**(1) Each Lot of Record proposed to be segregated from the contiguous group of parcels or lots shall be a minimum of 19 acres in area using existing legally created lot lines and shall not result in any remainder individual parcel or lot, or remainder of contiguous combination of parcels or lots, with less than 19 acres in area. See Examples 1 and 2 in this subsection.**

**(2) There shall be an exception to the 19 acre minimum lot size requirement when the entire same ownership grouping of parcels or lots was less than 19 acres in area on February 20, 1990, and then the entire grouping shall be one Lot of Record. See Example 3 in this subsection.**

**(4) The requirement to aggregate contiguous parcels or lots shall not apply to lots or parcels within exception or urban zones (e.g. MUA-20, RR, BRC, R-10), but shall apply to contiguous parcels and lots within all farm and forest resource zones (i.e. EFU and CFU), or**

**(3) A parcel or lot lawfully created by a partition or a subdivision plat after February 20, 1990.**

**(4) Exceptions to the standards of (A)(2) above:**

**(a) Where two contiguous parcels or lots are each developed with a lawfully established habitable dwelling, the parcels or lots shall be Lots of Record that**

remain separately transferable, even if they were held in the same ownership on February 20, 1990.

- (b) Where approval for a "Lot of Exception" or a parcel smaller than 19 acres under the "Lot Size for Conditional Uses" provisions has been given by the Hearing Authority and the parcel was subsequently lawfully created, then the parcel shall be a Lot of Record that remains separately transferable, even if the parcel was contiguous to another parcel held in the same ownership on February 20, 1990.

(B) In this district, significant dates and ordinances applicable for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, F-2 zone applied;
- (2) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;
- (3) October 6, 1977, MUF-20 and CFU-38 zones applied, Ord. 148 & 149;
- (4) August 14, 1980, MUF-19 & 38 and CFU-80 zones applied, Ord. 236 & 238;
- (5) February 20, 1990, lot of record definition amended, Ord. 643;
- (6) January 7, 1993, MUF-19 & 38 zones changed to CFU-80, Ord. 743 & 745;
- (7) August 8, 1998, CFU-1 zone applied, Ord. 916 (reenacted by Ord. 997);
- (8) May 15, 2002, Lot of Record section amended, Ord. 982 & reenacted by Ord. 997;

(C) Lot of Record which has less than the minimum lot size for new parcels, less than the front lot line minimums required, or which does not meet the access requirements of MCC 33.2073, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(D) The following shall not be deemed a Lot of Record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;
- (2) An area of land created by the foreclosure of a security interest;
- (3) A Mortgage Lot;
- (4) An area of land created by court decree.

**Staff:** The property was created in 1991 as a two lot partition in County approved case LD 27-91 IV (Exhibit B.8). The subject property is one of the two properties created. The newly created parcel met the CFU zoning requirements in place at that time and partition requirements. Therefore, the property is a Lot of Record.

*Criteria met.*



**4.00 Base Zone Criteria:**

**A. MCC 33.2045 USE COMPATIBILITY STANDARDS**

**Specified uses of MCC 33.2025 (D) and (E) and MCC 33.2030 (A), (B) and (C) may be allowed upon a finding that:**

**1. (A) The use will:**

**(1) Not force a significant change in, or significantly increase the cost of, accepted forestry or farming practices on surrounding forest or agricultural lands;**

**(2) Not significantly increase fire hazard, or significantly increase fire suppression costs, or significantly increase risks to fire suppression personnel; and**

**Staff:** The proposed uses are not listed; therefore the proposal is not subject to these standards.

**2. (B) A statement has been recorded with the Division of Records that the owner and the successors in interest acknowledge the rights of owners of nearby property to conduct forest operations consistent with the Forest Practices Act and Rules, and to conduct accepted farming practices.**

**Staff:** A condition of approval will require the owner to record the above mentioned covenant.

*Criterion met with condition of approval.*

**B. MCC 33.2050 BUILDING HEIGHT REQUIREMENTS**

**(5) Maximum structure height – 35 feet.**

**(B) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirements.**

**Staff:** Building heights of the dwelling and shop will be reviewed at the time of building permit sign-off.

*Criterion met.*

**C. MCC 33.2056 FOREST PRACTICES SETBACKS AND FIRE SAFETY ZONES**

**The Forest Practice Setbacks and applicability of the Fire Safety Zones is based upon existing conditions, deviations are allowed through the exception process and the nature and location of the proposed use. The following requirements apply to all structures as specified:**

**Table 1**

Use	Forest Practice Setbacks			Fire Safety Zones
Description of use and location	Nonconforming Setbacks	Front Property Line Adjacent to County Maintained Road (feet)	All Other Setbacks (feet)	Fire Safety Zone Requirements (FSZ)
Large Acreage Dwelling	N/A	30	130	Primary & Secondary required
Accessory structures within 100 ft. of the dwelling	N/A	30	30	Primary required

**MCC (A) Reductions to a Forest Practices Setback dimension shall only be allowed pursuant to approval of an adjustment or variance.**

**(B) Exception to the Secondary Fire Safety Zone shall be pursuant to MCC 33.2110 only. No reduction is permitted for a required Primary Fire Safety Zone through a nonconforming, adjustment or variance process.**

**(C) The minimum forest practices setback requirement shall be increased where the setback abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional setback requirements in consultation with the Road Official.**

**(D) Fire Safety Zones on the Subject Tract**

**(1) Primary Fire Safety Zone**

**(a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.**

**(b) On lands with 10 percent or greater slope the primary fire safety zone shall be extended down the slope from a dwelling or structure as follows:**

Percent Slope	Distance In Feet
Less than 10	No additional required
Less than 20	50 additional
Less than 25	75 additional
Less than 40	100 additional

(c) The building site must have a slope less than 40 percent.

**(2) Secondary Fire Safety Zone**

A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone. The goal of this safety zone is to reduce fuels so that the overall intensity of any wildfire is lessened. Vegetation should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent the spread of fire up into the crowns of the larger trees. Assistance with planning forestry practices which meet these objectives may be obtained from the State of Oregon Department of Forestry or the local Rural Fire Protection District. The secondary fire safety zone required for any dwelling or structure may be reduced under the provisions of 33.2110.

(3) No requirement in (1) or (2) above may restrict or contradict a forest management plan approved by the State of Oregon Department of Forestry pursuant to the State Forest Practice Rules; and

(4) Required Primary and Secondary Fire Safety Zones shall be established within the subject tract as required by Table 1 above.

(5) Required Primary and Secondary Fire Safety Zones shall be maintained by the property owner in compliance with the above criteria listed under (1) and (2).

**Staff:** While the proposed dwelling is not specifically a Large Acreage dwelling as listed above, the forest practice setbacks and fire safety zones apply to new dwellings on vacant land. So regardless of a dwelling being a large acreage tract dwelling or a dwelling permitted under Measure 49, the above setbacks are applicable. As such, the proposed dwelling must meet the 130-foot forest practice act setbacks to all property lines and contain both a primary and secondary fire safety zone.

The applicant's June 7, 2012 site plan (Exhibit A.9) shows the dwelling 195-feet from the front property line and public road. The site plan also shows the dwelling as 230-feet from the southern property line, 2200-feet from the west property line and roughly 1000-feet from the north property line. Slopes of the development area are less than 10% so only a 30-foot primary fire safety zone is required. As such, the dwelling satisfies both the Forest Practice Setback and the Fire Safety Zones. A condition of approval will require the owner to maintain the fire safety zones.

As seen on the June 7, 2012 site plan, the accessory shop is proposed to be 45-feet from the dwelling. Since the dwelling is approved under this application and the shop is proposed to be within 100-feet of the dwelling, the shop only needs a 30-foot Forest Practice Setback and a Primary Fire Safety zone. The shop is proposed to be 95-feet from the front property line and more than 200-feet from any other property line. As such, the shop meets the Forest Practice Setbacks and the Primary Fire Safety Zone.

*Criteria met.*

**D. MCC 33.2061 DEVELOPMENT STANDARDS FOR DWELLINGS AND STRUCTURES**

**All dwellings and structures shall comply with the approval criteria in (B) through (E) below except as provided in (A):**

- 1. (B) New dwellings shall meet the following standards in (1) and (3) or (2) and (3); restored or replacement dwellings greater than 100-feet from an existing dwelling, and accessory buildings (or similar structures) greater than 100-feet from the existing dwelling shall meet the following standards in (1) and (3) or (2) and (3):**
  - a. (1) The structure shall satisfy the following requirements:**
    - (a) To meet the Forest Practices Setback, the structure shall be located a minimum of 30-feet from a front property line adjacent to a county maintained road and 130-feet from all other property lines;**
    - (b) The structure shall be located in a cleared area of at least 10,000 square feet that meets the tree spacing standards of a primary fire safety zone;**
    - (c) The entirety of the development site is less than 30,000 square feet in total cleared area, not including the driveway;**
    - (d) The structure is sited within 300-feet of frontage on a public road and the driveway from the public road to the structure is a maximum of 500-feet in length;**
    - (e) The local Fire Protection District verifies that their fire apparatus are able to reach the structure using the proposed driveway; or**

**Staff:** Through the site plan (Exhibit A.9), air photos, a staff site visit, and a Fire Agency Service Review (Exhibit A.4) form it has been determined that the proposed development meets the non-discretionary standards of (1).

*Criteria met.*

- b. (3) The risks associated with wildfire are minimized. Provisions for reducing such risk shall include:**
  - 1. (a) Access roadways shall be approved, developed and maintained in accordance with the requirements of the structural fire service provider that serves the property. Where no structural fire service provider provides fire protection service, the access roadway shall meet the Oregon Fire Code requirements for fire apparatus access.**

**Staff:** A driveway connects the dwelling site to the public road. A completed Fire Service Agency form was submitted and signed by the Tualatin Valley Fire and Rescue Deputy Marshal (Exhibit A.4). The Deputy Fire Marshal also included a letter of conditions for their approval (Exhibit A.4) that would permit the district to sign off on the state fire code. Those requirements are included as conditions of approval for this land use permit. Craig LaVielle, Professional Engineer, has certified the road will meet the fire districts weight load requirements (Exhibit A.7).

*Criterion met with conditions of approval.*

2. **(b) Access for a pumping fire truck to within 15 feet of any perennial water source of 4,000 gallons or more within 100 feet of the driveway or road on the lot. The access shall meet the fire apparatus access standards of the Oregon Fire Code with permanent signs posted along the access route to indicate the location of the emergency water source.**

**Staff:** There are no perennial water sources providing 4,000 gallons within 100-feet of the driveway or road.

*Criterion met.*

**2. (C) The dwelling or structure shall:**

- a. **(1) Comply with the standards of the applicable building code or as prescribed in ORS 446.002 through 446.200 relating to mobile homes;**  
**(2) If a mobile home, have a minimum floor area of 600 square feet and be attached to a foundation for which a building permit has been obtained;**

**Staff:** The house design has not yet been chosen but if it is a mobile home, it shall meet this standard through the building permit process.

*Criterion met.*

- b. **(3) Have a fire retardant roof; and**

**Staff:** A condition of approval will require a fire retardant roof be installed on the home.

*Criterion met.*

- c. **(4) Have a spark arrester on each chimney.**

**Staff:** A condition of approval will require any chimney on the dwelling to have a spark arrester.

*Criterion met.*

3. **(D) The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20) and not from a Class 1 stream as defined in the Forest Practices Rules.**

- (1) If the water supply is unavailable from public sources, or sources located entirely on the property, the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.**

**(2) Evidence of a domestic water supply means:**

- (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or**
- (b) A water use permit issued by the Water Resources Department for the use described in the application; or**
- (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.**

**Staff:** The applicant provided a well drillers report from 2010 (Exhibit A.12) demonstrating there is a domestic water supply on site.

*Criteria met.*

**E. MCC 33.2073 ACCESS**

**All lots and parcels in this district shall abut a public street or shall have other access deemed by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles. This access requirement does not apply to a pre-existing lot and parcel that constitutes a Lot of Record described in MCC 33.2075I.**

**Staff:** The subject parcel abuts a public street and the Deputy Fire Marshal has noted (Exhibit A.4) that the proposed dwelling and access can meet the state fire code for access.

*Criterion met.*

**F. MCC 33.2107 SINGLE FAMILY DWELLINGS CONDITION OF APPROVAL – PROHIBITION ON CLAIMS ALLEGING INJURY FROM FARM OR FOREST PRACTICES**

**As a condition of approval of a single family dwelling, the landowner for the dwelling shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.**

**Staff:** A condition of approval will ensure that a covenant has been recorded on the title that prohibits the owner from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

*Criterion met.*

**5.00 Significant Environmental Concern Permit – Habitat (SEC-h):**

**MCC 33.4570 CRITERIA FOR APPROVAL OF SEC-H PERMIT –WILDLIFE HABITAT**

**(B) Development standards:**

- A. (1) Where a parcel contains any non-forested “cleared” areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.**

**Staff:** The proposed development site is clear of any forested area as seen on the county’s air photos. The proposed development site has historically been used as a landing site for logging operations and has not been in forest production for some time.

*Criterion met.*

- B. (2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.**

**Staff:** As seen on the site plan (Exhibit A.9), the dwelling and the shop are within 200-feet of NW Skyline Boulevard.

*Criterion met.*

- C. (3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.**

**Staff:** As measured on the site plan and noted by the applicant, the driveway is 497-feet long.

*Criterion met.*

- D. (4) For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:**

- A. The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or**

- (b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing access road/driveway on the opposite side of the road.**

- (d) The standards in this subsection (4) may be modified upon a determination by the County Road Official that the new access road/driveway approach would result in an unsafe traffic situation using the standards in the Multnomah County “Design and Construction Manual,” adopted June 20, 2000, (or all updated versions of the manual). Standards to be used by the Road Official from the County manual include Table 2.3.2, Table 2.4.1, and additional referenced sight distance and minimum access spacing standards in the publication A Policy on Geometric Design of Highways and**

**Streets by the American Association of State Highway and Transportation Officials (AASHTO) and the Traffic Engineering Handbook by the Institute of Transportation Engineers (ITE).**

**A. The modification shall be the minimum necessary to allow safe access onto the public road.**

**A. The County Road Official shall provide written findings supporting the modification.**

**Staff:** The standard is not applicable as there is no development on an adjacent property within 200-feet of the side property line and there is no access point on the property across the street.

*Criteria met.*

**E. (5) The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.**

**Staff:** Neither adjacent property has development within 200-feet of the common property line.

*Criterion met.*

**F. (6) Fencing within a required setback from a public road shall meet the following criteria:**

**(a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.**

**(b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.**

**(c) Cyclone, woven wire, and chain link fences are prohibited.**

**(d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.**

**(e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development.**

**Staff:** No fencing is proposed as part of the project. Any new fencing not for agricultural use shall be required to meet these standards as a condition of approval.

*Criterion met.*



- G. (7) The following nuisance plants shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property:

Scientific Name	Common Name
<i>Chelidonium majus</i>	Lesser celandine
<i>Cirsium arvense</i>	Canada Thistle
<i>Cirsium vulgare</i>	Common Thistle
<i>Clematis ligusticifolia</i>	Western Clematis
<i>Clematis vitalba</i>	Traveler's Joy
<i>Conium maculatum</i>	Poison hemlock
<i>Convolvulus arvensis</i>	Field Morning-glory
<i>Convolvulus nyctagineus</i>	Night-blooming Morning-glory
<i>Convolvulus sepium</i>	Lady's nightcap
<i>Cortaderia selloana</i>	Pampas grass
<i>Crataegus sp. except C. douglasii</i>	hawthorn, except native species
<i>Cytisus scoparius</i>	Scotch broom
<i>Daucus carota</i>	Queen Ann's Lace
<i>Elodea densa</i>	South American Water-weed
<i>Equisetum arvense</i>	Common Horsetail
<i>Equisetum telemateia</i>	Giant Horsetail
<i>Erodium cicutarium</i>	Crane's Bill
<i>Geranium roberianum</i>	Robert Geranium
<i>Hedera helix</i>	English Ivy
<i>Hypericum perforatum</i>	St. John's Wort
<i>Ilex aquafolium</i>	English Holly
<i>Laburnum watereri</i>	Golden Chain Tree
<i>Lemna minor</i>	Duckweed, Water Lentil

Scientific Name	Common Name
<i>Loentodon autumnalis</i>	Fall Dandelion
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
<i>Phalaris arundinacea</i>	Reed Canary grass
<i>Poa annua</i>	Annual Bluegrass
<i>Polygonum coccineum</i>	Swamp Smartweed
<i>Polygonum convolvulus</i>	Climbing Binaweed
<i>Polygonum sachalinense</i>	Giant Knotweed
<i>Prunus laurocerasus</i>	English, Portugese Laurel
<i>Rhus diversiloba</i>	Poison Oak
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Rubus laciniatus</i>	Evergreen Blackberry
<i>Senecio jacobaea</i>	Tansy Ragwort
<i>Solanum dulcamara</i>	Blue Bindweed
<i>Solanum nigrum</i>	Garden Nightshade
<i>Solanum sarrachoides</i>	Hairy Nightshade
<i>Taraxacum officinale</i>	Common Dandelion
<i>Utricularia vulgaris</i>	Common Bladderwort
<i>Urtica dioica</i>	Stinging Nettle
<i>Vinca major</i>	Periwinkle (large leaf)
<i>Vinca minor</i>	Periwinkle (small leaf)
<i>Xanthium spinosum</i>	Spiny Cocklebur
<i>various genera</i>	Bamboo sp.

**Staff:** Nuisance plant removal and long term abatement in the development area shall be a condition of approval.

*Criterion met.*

## 6.00 Measure 49 Conditions of Approval:

The following conditions are taken from DLCD's Measure 49 Final Order.

1. Each dwelling must be on a separate lot or parcel, and must be contained within the property on which the claimant is eligible for Measure 49 relief. The establishment of a land division or dwelling based on this home site authorization must comply with all applicable standards governing the siting or development of the dwelling. However, those standards must not be applied in a manner that prohibits the establishment of the dwelling, unless the standards are reasonably necessary to avoid or abate a nuisance, to protect public health or safety, or to carry out federal law.

**Staff:** The subject property was included in the Measure 49 Final Order and is therefore eligible for development under the provisions of Measure 49. The applicant is proposing one dwelling on the existing parcel; no land division is proposed. As proposed, the applicant's request meets the standards of the condition of approval.

*Criterion met.*

2. **This home site authorization will not authorize the establishment of a dwelling in violation of a land use regulation described in ORS 195.305(3) or in violation of any other law that is not a land use regulation as defined by ORS 195.300(14).**

**Staff:** The applicant is not proposing a land division as part of the application. As such, no land use regulation described in the above statutes are violated.

*Criterion met.*

3. **A claimant is not eligible for more than 20 home site approvals under Sections 5 to 11 of Measure 49 regardless of how many properties a claimant owns or how many claims a claimant filed. If the claimants have developed the limit of twenty home sites under Measure 49, the claimants are no longer eligible for the home site approvals that are the subject of this order.**

**Staff:** The applicant originally requested 71 homes for the subject property under Measure 37. After Measure 49 was passed, the applicant elected to proceed and requested three home sites. During the Measure 49 process, adjacent properties that were included with the claim were transferred to different owners. The state then issued a Final Order that allowed relief on only the subject parcel in the form of a single dwelling site. The proposal for this application is for only that one dwelling on the existing parcel.

*Criterion met.*

4. **The number dwellings a claimant may establish under this home site authorization is reduced by the number dwellings currently in existence on the Measure 37 claim property and contiguous property in the same ownership, regardless of whether evidence of their existence has been provided to the department. If, based on the information available to the department, the department has calculated the number of currently existing lots, parcels or dwellings to be either greater than or less than the number of dwellings actually in existence on the Measure 37 claim property or contiguous property under the same ownership, then the number of additional dwellings a claimant may establish pursuant to this home site authorization must be adjusted according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49. Statements in this final order regarding the number of lots, parcels or dwellings currently existing on the Measure 37 claim property and contiguous property are not a determination on the current legal status of those lots, parcels or dwellings.**

**Staff:** The owner of the parcel is entitled to the one dwelling being proposed on the subject parcel.

*Criterion met.*

5. **Temporary dwellings are not considered in determining the number of existing dwellings currently on the property. The claimant may choose to convert any temporary dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site pursuant to a home site approval. Otherwise, any temporary dwelling is subject to the terms of the local permit requirements under which it was approved, and is subject to removal at the end of the term for which it is allowed.**

**Staff:** There are no temporary dwellings (i.e. Health Hardship dwellings) on the property covered by the Measure 49 Final Order.

*Criterion met.*

6. **A home site approval only authorizes the establishment of a new dwelling on the property on which the claimant is eligible for Measure 49 relief. No additional development is authorized on contiguous property for which no Measure 37 claim was filed.**

**Staff:** The claimant and owner Fred Hall Jr. is only requesting the dwelling on the subject parcel. No other parcels or dwellings are involved in the Measure 49 claim.

*Criterion met.*

7. **The claimant may use a home site approval to convert a dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site. If the number dwellings existing on the property on which the claimant is eligible for Measure 49 relief exceeds the number of home site approvals the claimant qualifies for under a home site authorization, the claimant may select which existing dwellings to convert to authorized home sites.**

**Staff:** The property with the home site approval is currently vacant. The claimant qualified for one dwelling and has proposed only one dwelling.

*Criterion met.*

8. **The claimant may not implement the relief described in this Measure 49 Home Site Authorization if a claimant has been determined to have a common law vested right to a use described in a Measure 37 waiver for the property. Therefore, if a claimant has been determined in a final judgment or final order that is not subject to further appeal to have a common law vested right as described in Section 5(3) of Measure 49 to any use on the Measure 37 claim property, then this Measure 49 Home Site Authorization is void. However, so long as no claimant has been determined in such a final judgment or final order to have a common law vested right to a use described in a Measure 37 waiver for the property, a use that has been completed on the property pursuant to a Measure 37 waiver may be converted to an authorized home site.**

**Staff:** The applicant did not elect to pursue a common law vested right under Measure 49. This condition of approval is not applicable.

*Criterion met.*

9. **A home site approval does not authorize the establishment of a new dwelling on a lot or parcel that already contains one or more dwellings.**

**Staff:** The proposed home site is on a vacant parcel.

*Criterion met.*

10. **Because the property is located in a forest zone, the owner must comply with the requirements of ORS 215.293 before beginning construction.**

**Staff:** The land approved under the claimants Measure 49 Final Order consists of high value forest land. The applicant is not proposing creating any new parcels under the Measure 49 Final Order.

*Criterion met.*

- 11. If an owner of the property is authorized by other home site authorizations to subdivide, partition, or establish dwellings on other Measure 37 claim properties, Measure 49 authorizes the owner to cluster some or all of the authorized lots, parcels or dwellings that would otherwise be located on land in an exclusive farm use zone, a forest zone, or a mixed farm and forest zone on a single Measure 37 claim property that is zoned residential use or is located in an exclusive farm use zone, a forest zone or a mixed farm and forest zone but is less suitable for farm or forest use than the other Measure 37 claim properties.**

**Staff:** The claimant only had one claim with the county and state and so there are no other dwellings to locate.

*Criterion met.*

- 12. If the claimant transferred ownership interest in the Measure 37 claim property prior to the date of this order, this order is rendered invalid and authorizes no home site approvals. Provided this order is valid when issued, a home site approval authorized under this order runs with the property and transfers with the property. A home site approval will not expire, except that if a claimant who received this home site authorization later conveys the property to a party other than the claimant's spouse or the trustee or a revocable trust in which the claimant is the settlor, the subsequent owner of the property must establish the authorized dwellings within 10 years of the conveyance. A dwelling lawfully created based on a home site approval is a permitted use.**

**Staff:** At the time of this land use application, County Assessment and Taxation records indicate that Fred Hall Jr. was still the owner of the property as defined under Measure 49.

*Criterion met.*

- 13. To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, this home site authorization will not authorize the use of the property unless the claimants first obtain that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a permit as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies, and restrictions on the use of the subject property imposed by private parties.**

**Staff:** The subject application is for the land use review of the Measure 49 claim for a dwelling. Building permits will be required prior to construction of the dwelling.

*Criterion met.*

## **7.00 Transportation Standards**

### **MCRR 4.000 Access to County Roads**

**MCRR 4.100 Required Information:** Applicants for a new or reconfigured access onto a road under County Jurisdiction may be required to provide all of the following:

- A. Site Plan;**
- B. Traffic Study-completed by a registered traffic engineer;**
- C. Access Analysis-completed by a registered traffic engineer;**
- D. Sight Distance Certification from a registered traffic engineer; and**
- E. Other site-specific information requested by the County Engineer**

**Staff:** The applicant has proposed to construct a permanent new access onto NW Skyline Boulevard under County Jurisdiction. The road is classified as a Rural Collector. The new access is shown on the applicant's site plan (Exhibit A.9).

**MCRR 4.200 Number:** Reducing the number of existing and proposed access points on Arterials and Collectors and improving traffic flow and safety on all County roads will be the primary consideration when reviewing access proposals for approval. One driveway access per property will be the standard for approval. Double frontage lots will be limited to access from the lower classification street. Shared access may be required in situations where spacing standards cannot be met or where there is a benefit to the transportation system.

**Staff:** The subject property will be served by one driveway.

**MCRR 4.300 Location:** All new access points shall be located so as to meet the access spacing standards laid out in the Design and Construction Manual.

**Staff:** For a road classified as a Rural Collector, the spacing standard is 100-feet. The minimum distance is applied to both driveways on the same side of the street as well as driveways opposite to the site.

**MCRR 4.400 Width:** Driveway and Accessway widths shall conform to the dimensions laid out in the Design and Construction Manual.

**Staff:** For a single family residential use, a new or reconfigured driveway must be 12 to 25 feet wide. The new driveway will be 12 to 25 feet wide.

**MCRR 4.500 Sight Distance:** All new access points to roads under the County's jurisdiction must have a minimum sight distance equal to the standards in the Design and Construction Manual and AASHTO's A Policy on Geometric Design of Highways and Streets.

**Staff:** Multnomah County Road Rules Section 4.500 states that access points to roads under the County's jurisdiction must have a minimum sight distance equal to the standards in the County Design and Construction Manual or AASHTO's *A Policy on Geometric Design of Highway and Streets*. The applicant has submitted for the review of the County Transportation Division a sight distance certification from a registered traffic engineer, which provides an assessment of sight distance at the intersection in question consistent with AASHTO standards.

After reviewing the sight distance analysis, it was determined that sight distance is adequate. An access permit has been issued for the proposed development at the analyzed driveway location.

**MCRR 5.000 Transportation Impact**

**MCRR 5.100** To determine if a Transportation Impact is caused by a proposed development, the County Engineer will determine the number of new trips generated by a site by one of the following methods:

A. Calculations from the most recent edition of the Institute of Transportation Engineers' Trip Generation (ITE); or

B. A site development transportation impact study conducted by a professional engineer registered in the State of Oregon and accepted by the County.

**MCRR 5.200** The County Engineer will use the information obtained pursuant to sub-section 5.100 and/or the frontage length of the subject property to determine the pro-rata share of the requirements set forth in Section 6.000.

**MCRR 5.300** Except where special circumstances require the County Engineer to make an alternate determination, any new construction or alteration which will increase the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10 trips in the peak hour shall be found to have a *Transportation Impact*. A minimum increase of 10 new trips per day is required to find a transportation impact.

**Staff:** The Multnomah County Road Rules defines a Transportation Impact as the affect of any new construction or alteration which will increase the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10 trips in the peak hour [MCRR 3.000]. A minimum increase of 10 new trips per day is required to find a transportation impact.

According to the ITE Manual, 8<sup>th</sup> Edition, a single family dwelling generates 10 trips per day. The property is currently vacant. Therefore, a transportation impact will be caused by the proposed development since trips generated by the site will be increased by more than 20 percent. To address impact, a condition has been added requiring the dedication of a 5 foot slope/drainage easement to Multnomah County for road maintenance.

## **8.00 Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Administrative Decision by the Planning Director for A Measure 49 Claim and a Significant Environmental Concern Permit for Habitat to establish a new single family dwelling and shop in the CFU-1 zone. This approval is subject to the conditions of approval established in this report.

## **9.00 Exhibits**

'A' Applicant's Exhibits

'B' Staff Exhibits

Exhibits with a "\*" after the Exhibit # have been included as part of the mailed decision. All others are available for review in Case File T2-2012-2120 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit
A.1	1	General Application Form

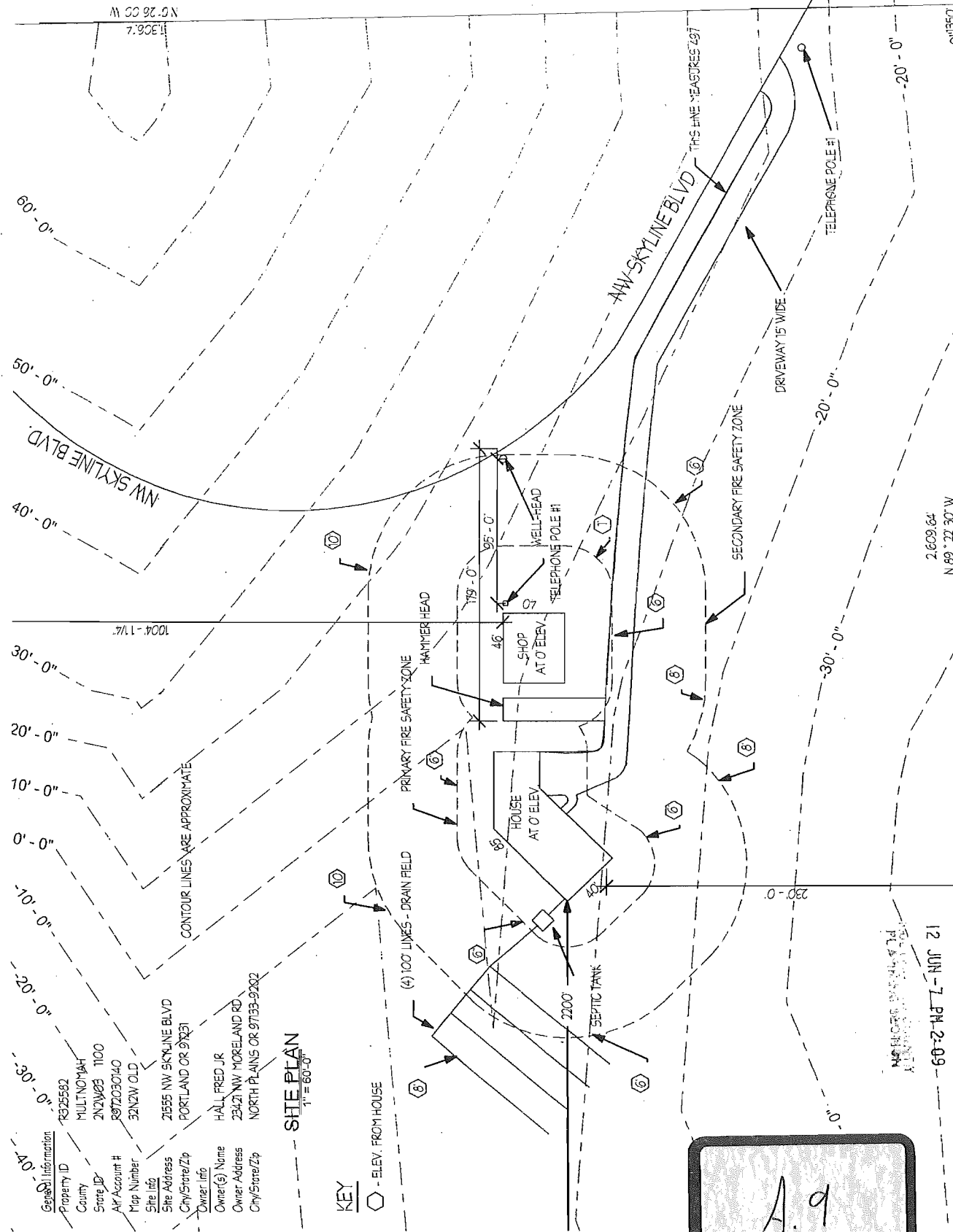
A.2	1	January 25, 2012 Narrative
A.3	1	January 25, 2012 Site Plan
A.4	4	Fire Service Agency Review Form and Accompanying Letter from Tualatin Valley Fire & Rescue Deputy Fire Marshal Ty Darby
A.5	1	Applicant's Signed Response Letter Dated March 12, 2012
A.6	3	June 7, 2012 Narrative
A.7	2	Driveway Construction Design and Stormwater Review Performed by LaVielle Geotechnical, P.C., an Oregon Licensed Professional Engineer
A.8	1	June 14, 1991 Deed of Creation Recorded in Book 2495, Page 2768
A.9*	1	June 7, 2012 Site Plan of Development Area
A.10*	2	June 7, 2012 Site Plan of Entire Property (Only Page One Included in Mailed Version)
A.11	1	Email From Erin Mick, City of Portland Sanitarian, to Staff and Bob Harris Indicating Test Pits Had Been Approved For the Property
A.12	1	Well Drillers Report
A.13	1	Onsite-Sewage Disposal Certification Form
'B'	#	Staff Exhibits
B.1	2	A&T Property Information
B.2	1	A&T Tax Map with Property Highlighted
B.3	4	February 22, 2012 Incomplete Letter
B.4	2	July 2, 2012 Incomplete Letter
B.5	5	July 25, 2012 Opportunity to Comment and Mailing List
B.6	1	Email From Transportation Specialist With Transportation Requirements
B.7	9	DLCD's February 19, 2010 Measure 49 Final Order #E118339
B.8	2	LD 27-91 IV Approval Creating the Subject Property
B.9	2	Driveway Access Permit
B.10*	1	Conditions and Restrictions Covenant Acknowledging Tolerance of Farm and Forest Practices

General Information  
 Property ID: 7325582  
 County: MULTNOMAH  
 State ID: 2N2W06S 1100  
 Air Account #: R972030140  
 Map Number: 32NW OLD  
 Site Info: 21555 NW SKYLINE BLVD  
 Site Address: PORTLAND OR 97231  
 Owner Info: HALL, FRED JR  
 Owner(s) Name: 23421 NW MORELAND RD  
 Owner Address: NORTH PLAINS OR 97139-2202  
 City/State/Zip:

# SHEET PLAN 1" = 60'-0"

## KEY

○ - ELEV. FROM HOUSE



**BUILDERS DESIGN INC**  
 COMMERCIAL · RESIDENTIAL · REMODELING  
 11125 NE WEIDLER ST. · PORTLAND, OR 97220  
 PHONE: (503) 252-3453 · FAX: (503) 252-3454  
 EMAIL: BUILDERSDESIGN@GMAIL.COM

21555 NW SKYLINE BLVD

ACCT. R972030140 - 90.85AC.  
 TAX LOT 1100 2N2W SEC. 3

Project number:	9696
Date:	5/30/2012
Drawn by:	BSY
Area:	
Scale:	1" = 60'-0"



