

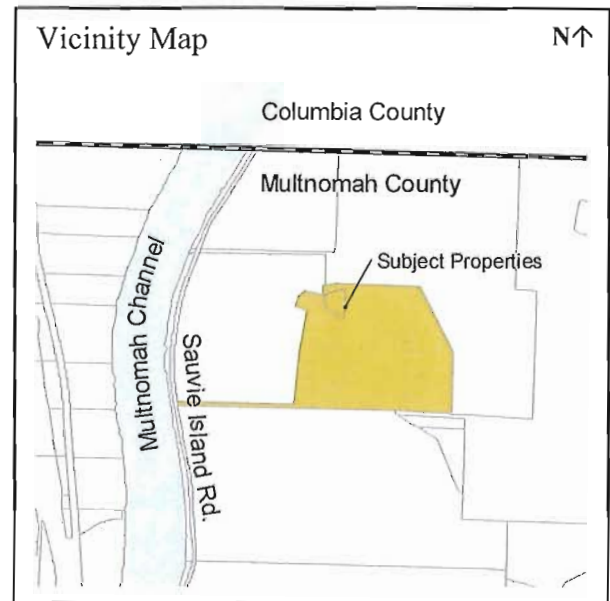


**MULTNOMAH COUNTY**  
LAND USE AND TRANSPORTATION PROGRAM  
1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233  
PH: 503-988-3043 FAX: 503-988-3389  
<http://www.multco.us/landuse>

## NOTICE OF DECISION

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

**Case File:** T2-2012-2535  
**Permit:** Accessory Use Determination  
**Location:** 26750 NW Sauvie Island Road  
Tax Lot 400 and 500, Section 30  
Township 3N, Range 1W, W.M.  
Tax Account #R981300070 &  
R981300140  
**Applicant:** Michael C. Robinson  
**Owners:** Walter Remmers  
**Base Zone:** Exclusive Farm Use (EFU)  
**Overlays:** Willamette River Greenway




**Summary:** Accessory Use Determination that an existing structure and unpermitted addition are accessory to the existing farm use on the EFU tract. The applicant also seeks approval of a new addition to the structure. The structure currently contains a break room for farm workers, office space for the farm, and storage space. The addition will include additional storage space and an area for farm implements.

**Decision:** Approved with Conditions

Unless appealed, this decision is effective Wednesday, June 5, 2013, at 4:00 PM.

Issued by:

By:   
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Wednesday, May 22, 2013

Instrument Number for Recording Purposes: #2012072197 and # 2009004057

**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 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 Wednesday, June 5, 2013 at 4:00 pm.**

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 34.2620(O) Review Use Accessory Use.

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>.

### **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 pursuant to MCC 37.0690( B) 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.

- 1. Prior to zoning sign-off for building permits, the owner shall record a covenant as supplied by the Planning Director (Exhibit B.7) onto both subject properties that states the accessory structure has improvements and facilities that could accommodate the use of the structure as a dwelling, but that the use of the accessory structure as a dwelling is prohibited [MCC 34.0005 and 34.2625(O)].**
- 2. The owner shall obtain building permits for the subject accessory structure and the proposed addition [MCC 37.0560].**

**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.

### **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 applicant is seeking an Accessory Use Determination for an existing building that is in the extreme northwest corner of the 86-acre tax lot 400 that was added onto without permits that houses a farm worker break room, farm offices, a storage area, and a farm implement area. The project also includes an existing significant paved area for the structure. After the proposed addition, the structure will be 108-feet by 36.5-feet with a 12-foot x 24-foot bump out in the proposed storage area. The total ground coverage for the structure will be 4,230-square feet.

### **2.00 Property Description & History:**

**Staff:** The subject property consists of a 2-acre tax lot and an 86.6-acre tax lot. In 1987, a Conditional Use was approved (CU 11-87, Exhibit B.5) to create a mortgage lot to provide financing for a new dwelling. A condition of that approval required that the two properties must remain in contiguous ownership to keep a Lot of Record intact. The tax lots were subsequently sold to different ownerships. The building that is the subject of the application was bisected by the common property line of the mortgage lot and parent property. The current owner obtained the mortgage lot and then constructed the addition to the structure (Exhibit A.4). At a later date the current owner then also obtained the 86.6-acre property to recreate the Lot of Record and satisfy the conditions of approval from CU 11-87. Lot of Record is addressed in more detail in Finding 4.00 of this decision.

### **3.00 Code Compliance:**

**MCC 37.0560 Code Compliance**

#### **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 is currently an active code compliance case associated with the subject properties (UR-2011-1972). The code compliance allegations included a Lot of Record violation by having the two

subject properties in different ownership; allegations of a duck hunting club operating on the subject property; an unpermitted addition to a structure; adding more than 500-square feet of impervious area without proper review for stormwater or septic compliance; and an alleged second dwelling in the accessory structure.

The Multnomah County Code Compliance office entered into a Voluntary Compliance Agreement with the land owner to resolve the code compliance issues and bring the property into full compliance as described below.

Code compliance conducted an inspection of the accessory structure on December 8, 2011 and confirmed a dwelling is not present within the structure. However, the structure does have attributes common within a dwelling unit, such as a kitchen, restroom facilities and bathing facilities. This application will determine to what extent such facilities are permitted in the structure based on the evidence submitted by the applicant.

The attorney for the land owner has indicated in his March 5, 2013 supplemental narrative that all duck club activities have ceased (Exhibit A.16). In addition, conversations with the applicant have indicated the duck club activities will no longer take place in the future. The area that has been identified as the duck hunting clubhouse is now dedicated to the break room activities of the farm workers on the subject 88-acre farm and the adjacent 176-acre Island Lakes Farm (also owned by Mr. Remmers). This application for an Accessory Use Determination further discusses the break room.

The unpermitted addition to the subject structure are also being reviewed by this Accessory Use Determination and will be resolved as a matter of course.

The new impervious surface has been included in a Grading and Erosion Control application (T1-2012-2517) for storm water review and will be resolved through that permit.

Lot of Record is addressed in Finding #4.00 below.

*The code compliance issues are all part of a Voluntary Compliance Agreement and are being resolved through subsequent actions which makes the property eligible for approval under MCC 37.0560.*

#### **4.00 Lot of Record:**

**MCC 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 34.7785. 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 district.)

(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 34.2675 LOT OF RECORD**

(A) In addition to the Lot of Record definition standards in MCC 34.0005, 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.**

**3. 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, RC, 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) Exception to the standards of (A)(2) above:**

**(a) 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, RL-C zone applied, F-2 minimum lot size increased, Ord. 115 & 116;**

**(3) October 6, 1977, MUA-20 and EFU-38 zones applied, Ord. 148 & 149;**

**(4) August 14, 1980, zone change from MUA-20 to EFU-38 for some properties, zone change from EFU-38 to EFU-76 for some properties, Ord. 236 & 238;**

**(5) February 20, 1990, lot of record definition amended, Ord. 643;**

**(6) April 5, 1997, EFU zone repealed and replaced with language in compliance with 1993 Oregon Revised Statutes and 1994 Statewide Planning Goal 3 Oregon Administrative Rules for farmland, Ord. 876;**

**(7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.**

**(C) A 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 34.2690 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 area consisting of the Lot of Record was determined in case CU 11-97 and is both the 2-acre property (Tax Lot 500) and the adjacent (Tax Lot 400) 86.6-acre properties together. Both properties are owned by Mr. Remmers and therefore the Lot of Record is intact.

*Criteria met.*

**5.00 Accessory Use Determination:**

**MCC 34.2625 Review Uses**

**(O) Structures or uses customarily accessory or incidental to any use permitted or approved in this district, which do not meet the “accessory structures” standard in MCC 34.2620, Allowed Uses.**

\* \* \*

**MCC 34.2620(O) Accessory Structures:**

**(1) Structures or uses listed below when customarily accessory or incidental to any use permitted or approved in this district;**

**(a) Garages or carports;**

**(b) Pump houses;**

**(c) Garden sheds;**

**(d) Workshops;**

**(e) Storage sheds;**

**(f) Greenhouses;**

**(g) Woodsheds;**

**(h) Shelter for pets, horses or livestock and associated buildings such as: manure storage, feed storage, tack storage, and indoor exercise area;**

**(i) Swimming pools, pool houses, hot tubs, saunas, and changing rooms;**

**(j) Sport courts;**

**(k) Gazebos, pergolas, and detached decks;**

**(l) Fences, gates, or gate support structures; and**



**(m) Similar structures.**

**(2) If the accessory structure is a building, then to be an “allowed use” the foot print of the building in combination with the footprint of all other accessory buildings on the property shall not exceed 2500 square feet.**

**(3) If the accessory structure has a bathroom or kitchen facilities, then prior to issuance of the building permit the property owner shall record a deed restriction with County Records that states that the owner understands and agrees that the structure cannot be occupied as a dwelling.**

**(4) Buildings in conjunction with farm uses as defined in ORS 215.203 are not subject to these provisions.**

**Staff:** The subject structure has a footprint larger than 2,500 square feet (Exhibit A.20). The subject structure also has the components which make up a dwelling unit as defined in MCC 34.0005 if the offices were used for sleeping:

***Dwelling Unit** – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.*

Because of having a foot print of more than 2,500 square feet and having the components that make up a dwelling unit, the Accessory Use Determination is necessary.

The applicant has provided floor plans (Exhibit A.20) for the structure and proposed use as an employee break room. The floor plans also show two offices on the second floor, a separate loft storage, and open floor plan for the main floor storage farm implement area. Elevation plans (Exhibit A.19) show the existing and proposed exterior of the structure, including metal siding, large rolling doors and small second story office area.

The applicant's September 25, 2012 narrative (Exhibit A.10), March 7 supplemental narrative (Exhibit A.16), and letter dated February 13, 2013 by owner Wally Remmers (Exhibit A.17) provide explanations on the use of the structure and desire for the full kitchen, storage and implement space, and restroom.

In Mr. Remmers February 13, 2013 letter, he notes that he is also a residential homebuilder and has access to high end décor and appliances as a result. By his statements in the letter, the high end finishes and appliances were installed to support the duck club mentioned in the open code compliance case. Mr. Remmers goes on to discuss that the same décor and appliances can be used as a break room by his employees.

Code Compliance staff conducted a site inspection on December 8, 2011 and observed farm workers using the break room. Land Use staff conducted a site inspection on November 26, 2012 and observed the break room empty, hauling trailers present on site, tractors and an industrial sized garbage bin on location. The observations indicate the structure is now used for farming purposes and as a break room for employees as proposed by the applicants.

It is customary in the EFU zone for large farm operations to have a central break room, restroom, and/or office space for farm employees. The County authorized a large break room complete with offices, restrooms, and eating facilities on property owned by Bailey's Nurseries in case T2-07-008 (Exhibit B.6). It seems reasonable that a farm consisting of multiple properties and over 260 contiguous acres would

have a central space for the employees to gather. Having numerous employees also makes it reasonable to have dedicated parking for the employees. Locating the parking area, break facilities and farm storage facilities in one central location reduces the amount of land not in farm production.

Staff agrees with the applicants that the quality of furnishings, appliances and décor are not regulated by the Multnomah County Code. The quality of the items, however, does provide pause on the intended use. Farm workers taking a break from working in fields tend to be covered in sweat and the elements of the farm fields. Such conditions would seem to quickly erode the condition of the high end furnishings which would seem counter-intuitive. Rather, the high end furnishings could cause the impression that the duck club activities may continue to exist. However, again, the code does not regulate quality of interior furnishings and if a duck club is reestablished the County's Code Compliance program can enforce against the unlawful use. The applicants have stated on several occasions that the duck club activities ceased last year and will no longer occur. As such, staff finds that the existing structure and proposed addition as shown on the site plans (Exhibit A.5 and A.9) and discussed in the applicants narratives (Exhibit A.10 and A.16) are customary and incidental to a large farm use and are permitted under MCC 34.2625(O). To ensure the facilities in the structure that can support a dwelling are not used as a dwelling, a covenant shall be recorded noting the accessory structure may not be used as a dwelling on the 88.6-acre subject tract.

*Criterion met.*

## **6.00 Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Accessory Use Determination to establish a break room, office space and storage area accessory to the primary farm use on the subject property in the Exclusive Farm Use zone. This approval is subject to the conditions of approval established in this report.

## **7.00 Exhibits**

'A' Applicant's Exhibits

'B' Staff Exhibits

Exhibits with a "\*" after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2012-2535 at the Land Use Planning office.

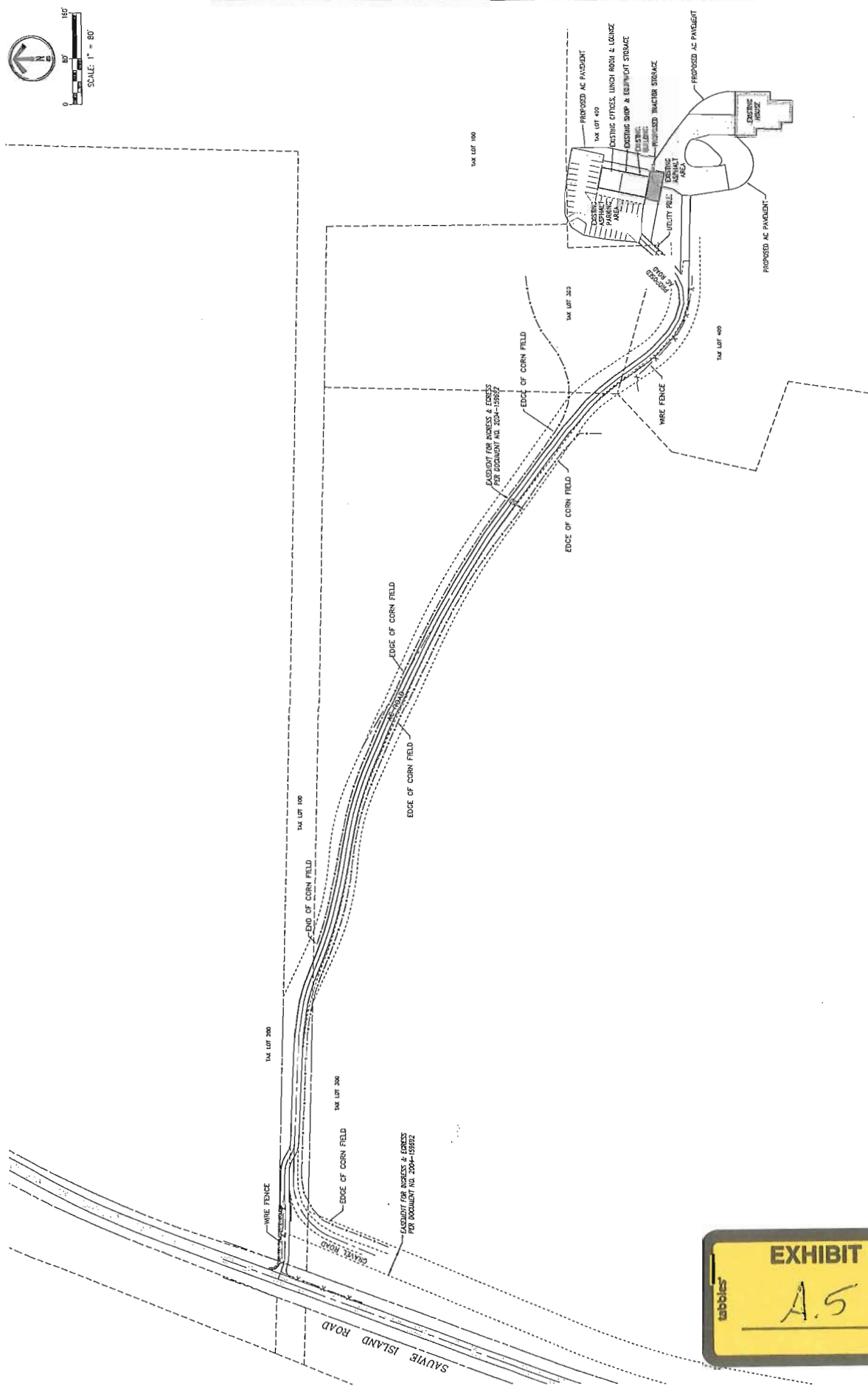
Exhibit #	# of Pages	Applicant Exhibits
A.1	1	General Application Form
A.2	9	Preliminary Title Report
A.3	4	Instrument Number 2012-07197 Conveying Ownership of Subject Property and Putting the Lot of Record Together
A.4	1	Sheet 1, Existing Conditions
A.5*	1	Sheet 2, Overall Site Plan
A.6	1	Sheet 3, Proposed Driveway Plan a
A.7	1	Sheet 4, Proposed Driveway Plan b
A.8	1	Sheet 5, Proposed Driveway Plan c

A.9*	1	Sheet 6, Proposed Agricultural Building Expansion
A.10	4	Applicant's September 25, 2013 Narrative
A.11	2	Applicant's Update Letter to Code Compliance
A.12	1	Fire Service Agency Review Form
A.13	3	On-Site Sewage Disposal Certification Form and Site and Floor Plans Signed by Sanitarian
A.14	1	Letter From Sauvie Island Drainage District to Wally Remmers
A.15	1	Applicant's 180-Day Response
A.16	4	Applicant's March 7, 2013 Supplemental Narrative
A.17	2	Owner's February 13, 2013 Letter to Staff
A.18	5	Applicant's Copy of Voluntary Compliance Agreement for UR 2011-1972
A.19*	2	Applicant's Elevation Plans
A.20*	3	Applicant's Floor Plans
'B'	#	Staff Exhibits
B.1	2	A&T Property Information
B.2	1	A&T Tax Map with Property Highlighted
B.3	2	October 25, 2012 Incomplete Letter
B.4	12	April 3, 2013 Opportunity to Comment and Mailing List
B.5	13	Copy of Case CU 11-87
B.6	7	Copy of Case T2-07-008
B.7	1	Accessory Structure Covenant

**EMERIO**  
 DESIGN  
 4100 SW 10TH AVE SUITE 100  
 PORTLAND, OREGON 97205  
 TEL: (503) 433-3333  
 FAX: (503) 433-3333  
 EMAIL: info@emerio.com

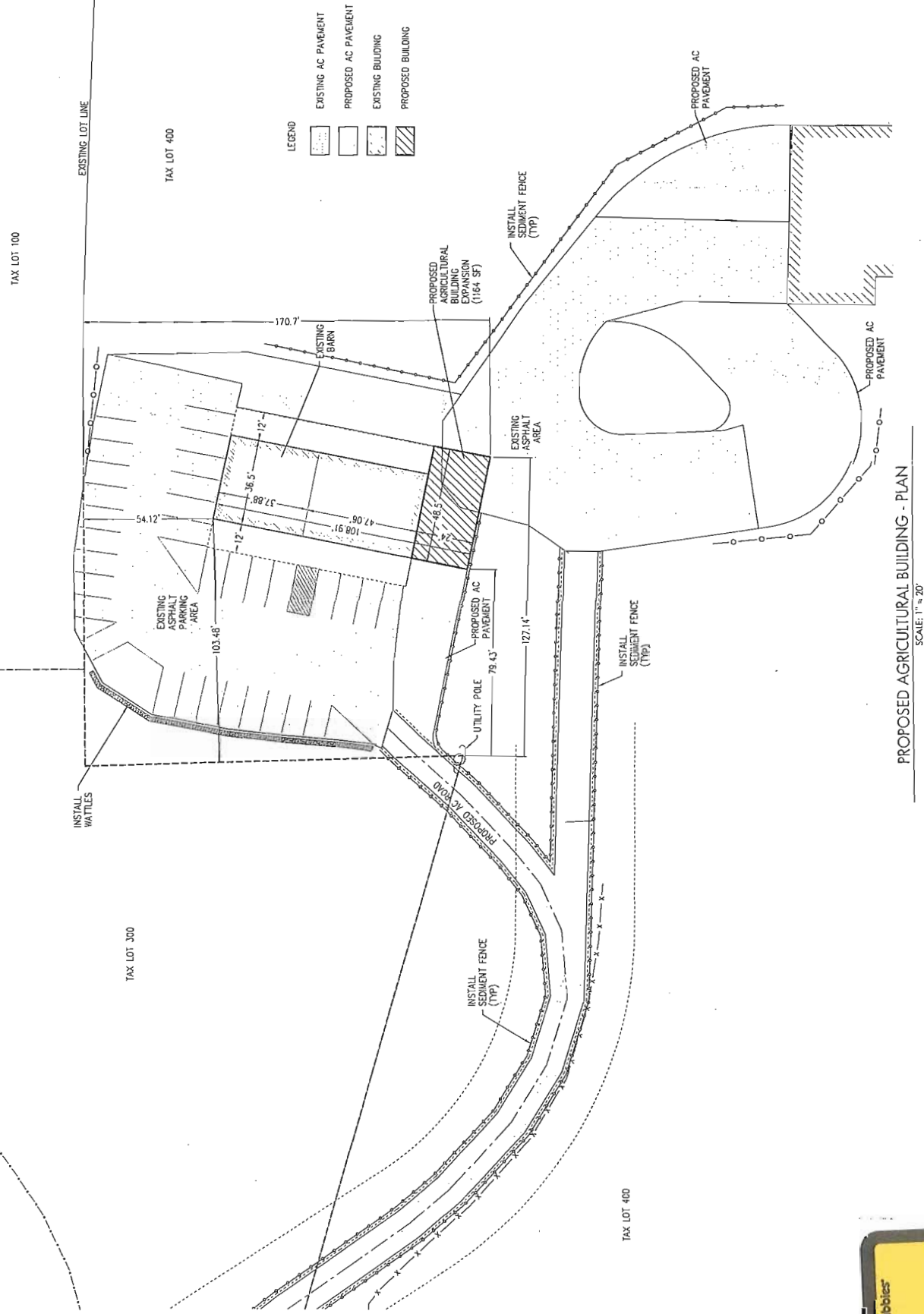
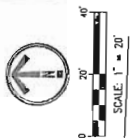
REVISIONS	DATE	BY

OVERALL SITE - PLAN  
 INLAND LAKE, LLC - SITE PERMIT  
 26750 NW SAUVIE ISLAND ROAD  
 TAX LOTS 100, 300, AND 400  
 TAX MAP 3N 1W 30  
 MULTNOMAH COUNTY, OREGON



OVERALL SITE - PLAN  
 SCALE 1" = 80'

**EXHIBIT**  
 A.5



PROPOSED AGRICULTURAL BUILDING - PLAN  
SCALE: 1" = 20'

tabbles

**EXHIBIT**

A.9

12 MAR -7 PM 3:20

**ARBOR**  
CUSTOM HOMES  
43 SW 15TH AVENUE  
PORTLAND, OREGON 97205  
PHONE: 503.641.4242  
FAX: 503.641.1661

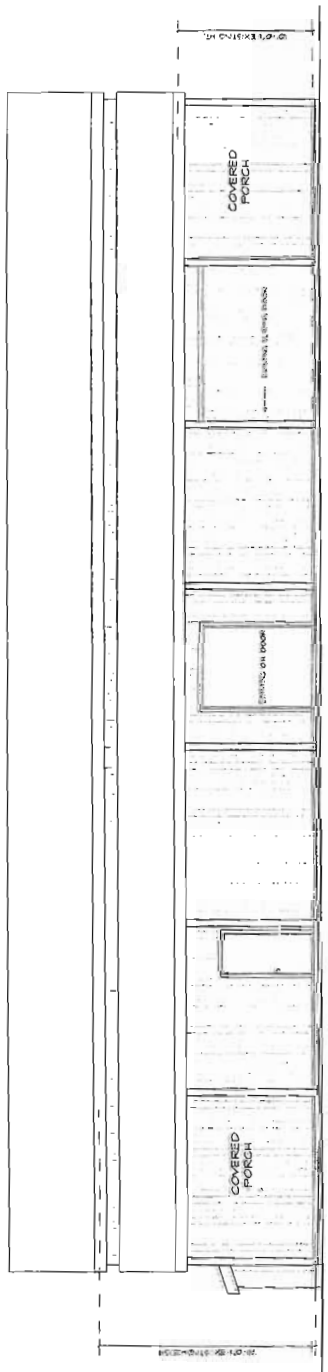
These drawings are prepared for the purpose of illustrating the proposed design and are not to be used for construction. The owner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The architect is not responsible for the construction of the project.

PROJECT LOCATION:  
27650 N.W. SAUVIE ISLAND RD  
PORTLAND, OREGON 97231

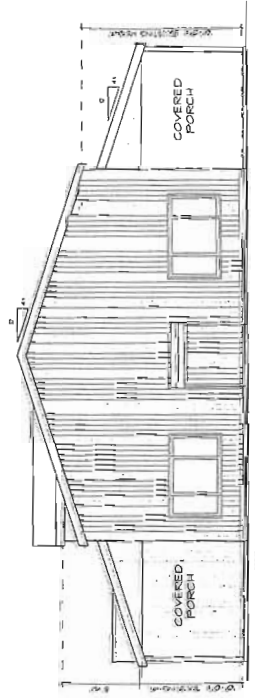
REMMERS  
BARN

PROPOSED  
ARCHITECT: REMMERS BARN  
ARCHITECT: 27650 N.W. SAUVIE ISLAND RD  
PORTLAND, OREGON 97231  
PHONE: 503.641.4242  
FAX: 503.641.1661  
PROJECT NO: 27650 N.W. SAUVIE ISLAND RD  
DATE: 12 MAR -7 PM 3:20

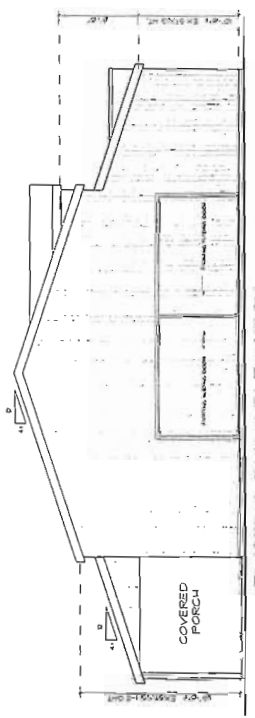
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PORTLAND, OREGON 97231



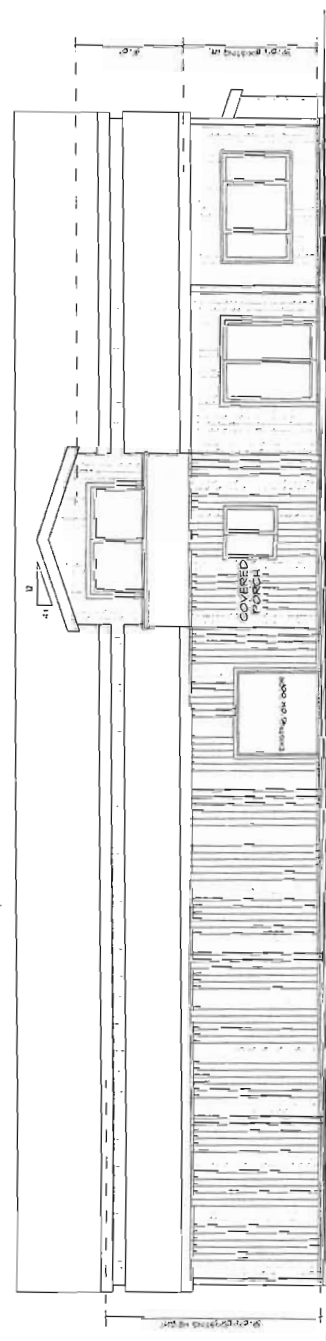
EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING REAR ELEVATION

©2007 WEST HILLS DEVELOPMENT COMPANY  
OTHER: ON

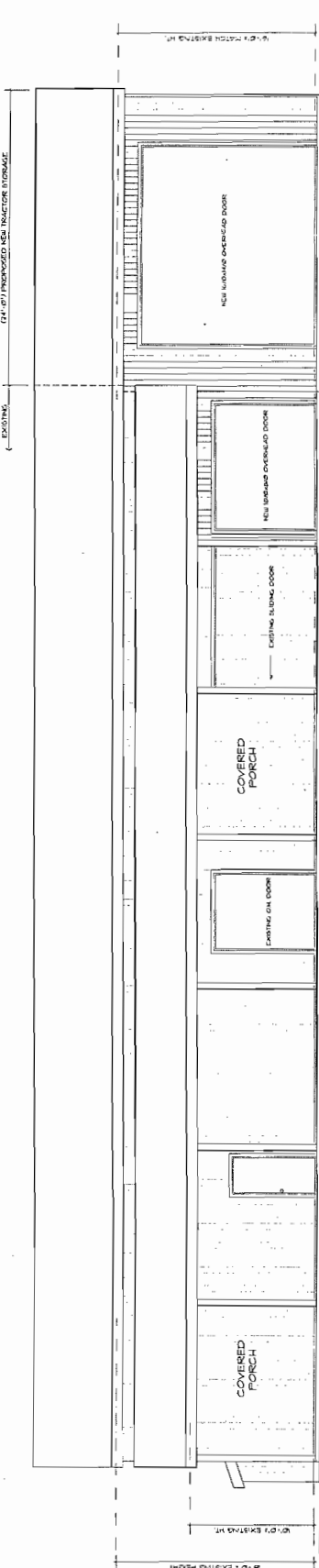
EXHIBIT  
A.19

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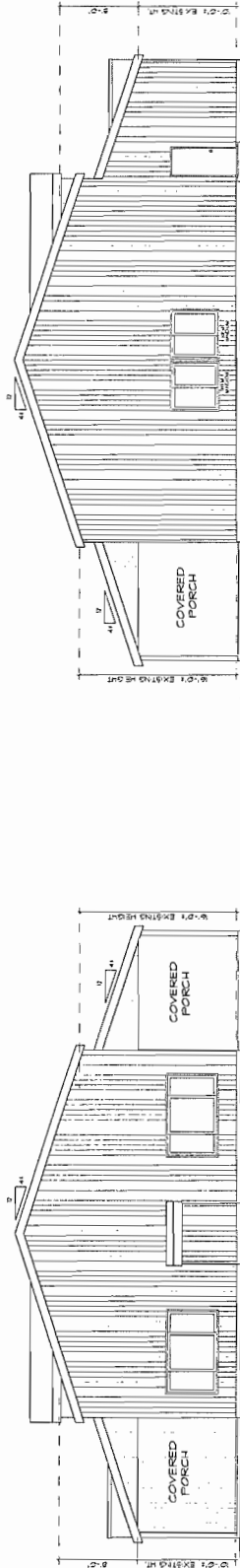
PROJECT LOCATION:  
27650 N.W. SAVIE ISLAND RD.  
PORTLAND, OREGON 97231

REMMERS BARN	
EXISTING	
GROUP 11 MF	1,302 SQ FT
GROUP 12 MF	433 SQ FT
GROUP 13 TOTAL	1,735 SQ FT
GROUP 14 MF	2,252 SQ FT
GROUP 15 TOTAL	2,016 SQ FT
EXISTING TOTAL	3,751 SQ FT
PROPOSED	
GROUP 16 ADDITION	1,641 SQ FT
NEW TOTAL	5,392 SQ FT

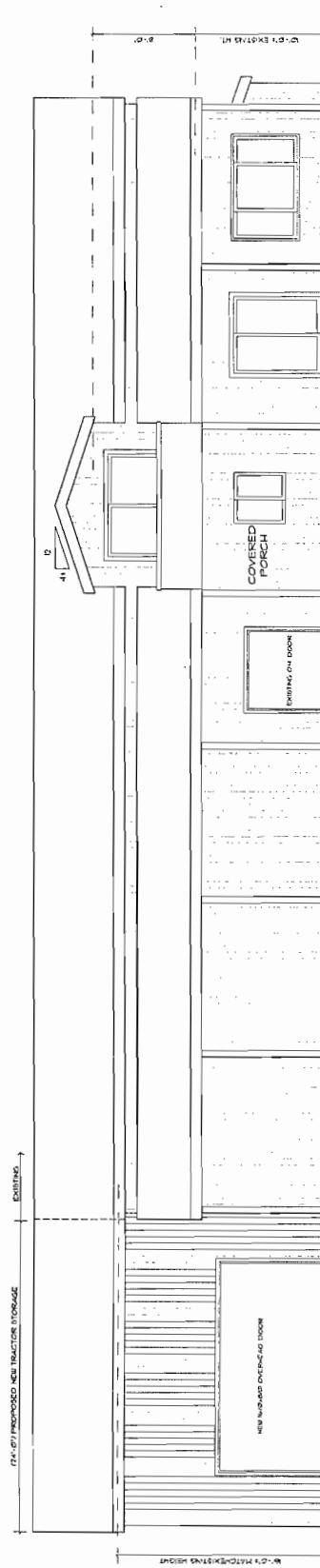
OPTION OF	JOB NO.
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PROPOSED NEW FRONT ELEVATION



PROPOSED NEW RIGHT ELEVATION



PROPOSED NEW REAR ELEVATION





**ARBOR**  
CUSTOM HOMES  
701 SW 10TH AVENUE  
BIACENTON, OREGON 97006  
PHONE: 503.641.7292  
FAX: 503.641.7291

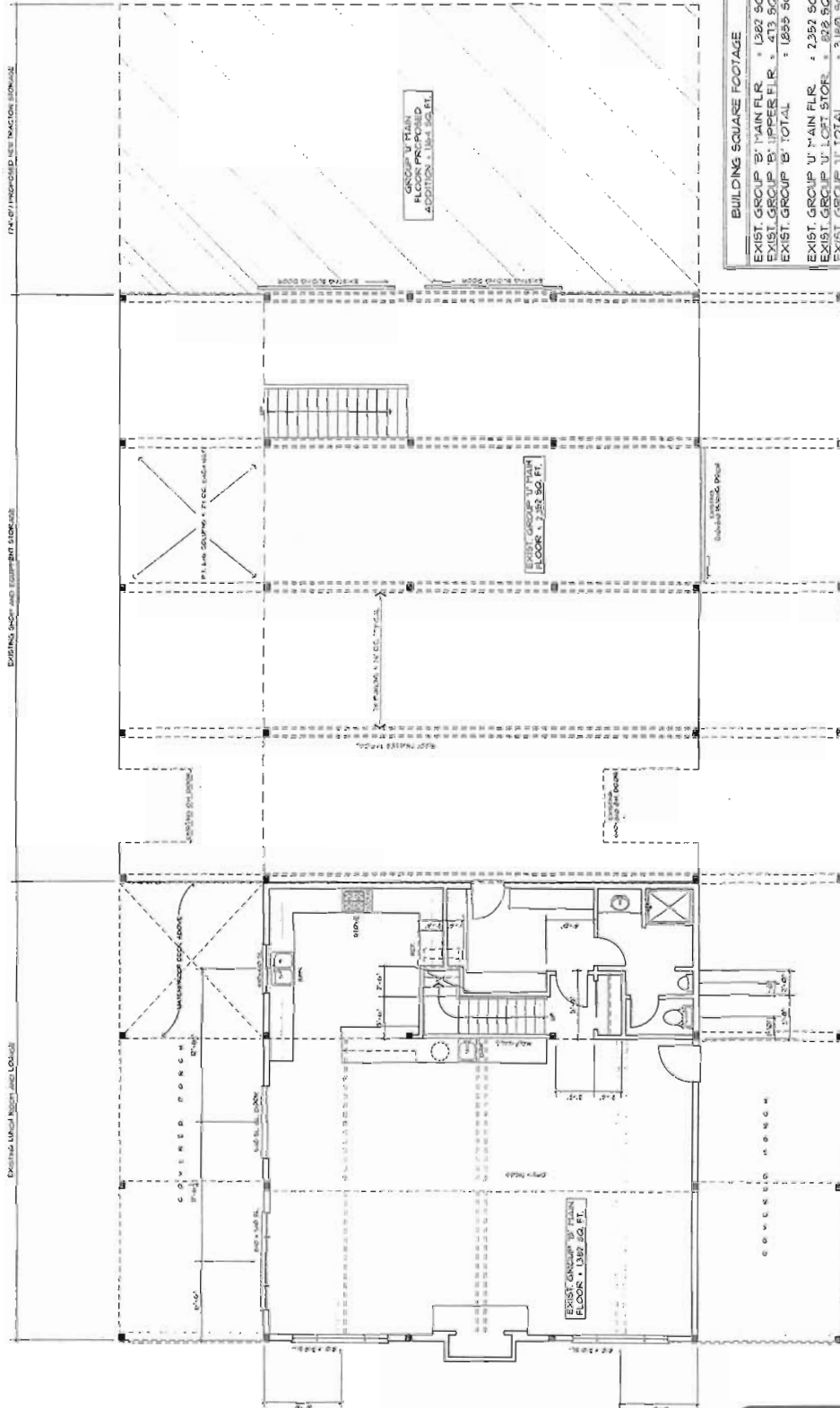
These drawings are prepared by the Architect and are subject to the following conditions:  
1. The drawings are to be used only for the project and site described herein.  
2. The drawings are not to be used for any other project or site without the written consent of the Architect.  
3. The drawings are not to be used for any other purpose without the written consent of the Architect.  
4. The drawings are not to be used for any other purpose without the written consent of the Architect.

DATE: 11/14/06  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

PROJECT LOCATION:  
27650 NW SAUVIE ISLAND RD.  
PORTLAND, OREGON 97231

**REMMERS BARN**  
EXISTING

GROUP 'U' LOT 1, 1.00 AC. ±  
GROUP 'U' LOT 2, 1.00 AC. ±  
GROUP 'U' LOT 3, 1.00 AC. ±  
GROUP 'U' LOT 4, 1.00 AC. ±  
GROUP 'U' LOT 5, 1.00 AC. ±  
GROUP 'U' LOT 6, 1.00 AC. ±  
GROUP 'U' LOT 7, 1.00 AC. ±  
GROUP 'U' LOT 8, 1.00 AC. ±  
GROUP 'U' LOT 9, 1.00 AC. ±  
GROUP 'U' LOT 10, 1.00 AC. ±  
GROUP 'U' LOT 11, 1.00 AC. ±  
GROUP 'U' LOT 12, 1.00 AC. ±  
GROUP 'U' LOT 13, 1.00 AC. ±  
GROUP 'U' LOT 14, 1.00 AC. ±  
GROUP 'U' LOT 15, 1.00 AC. ±  
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GROUP 'U' LOT 99, 1.00 AC. ±  
GROUP 'U' LOT 100, 1.00 AC. ±



BUILDING SQUARE FOOTAGE	
EXIST. GROUP 'U' MAIN FLR	1,387 SQ. FT.
EXIST. GROUP 'U' UPPER FLR	413 SQ. FT.
EXIST. GROUP 'U' TOTAL	1,800 SQ. FT.
EXIST. GROUP 'U' MAIN FLR	2,352 SQ. FT.
EXIST. GROUP 'U' LOT 1	822 SQ. FT.
EXIST. GROUP 'U' TOTAL	3,174 SQ. FT.
EXISTING BLD. TOTAL	5,035 SQ. FT.
PROPOSED GROUP 'U' ADDITION	1,164 SQ. FT.
NEW GROUP 'U' TOTAL	3,516 SQ. FT.
NEW BUILDING GR-ND TOTAL	8,199 SQ. FT.

EXISTING MAIN LEVEL FLOOR PLAN

tabbles

EXHIBIT

A.20



**ARBOR**  
CUSTOM HOMES  
725 S.W. 15TH AVENUE  
BEAVERTON, OREGON 97006  
PHONE: 503.641.1100  
FAX: 503.641.1001

These building plans are prepared in strict accordance with the applicable building codes of the City of Beaverton, Oregon. The plans are intended to be used in conjunction with the applicable building codes and regulations. The plans are not to be used for any other purpose without the written consent of the architect.

NO.	DESCRIPTION	DATE
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PROJECT LOCATION  
27650 N.W. SAUVIE ISLAND RD.  
PORTLAND, OREGON 97231

**REMMERS BARN**  
EXISTING  
BARN  
27650 N.W. SAUVIE ISLAND RD.  
PORTLAND, OREGON 97231  
OWNER: WEST HILLS DEVELOPMENT COMPANY  
ARCHITECT: REMMERS BARN  
DATE: 03/07/07

JOB NO.  
OPTION OF



EXISTING UPPER LEVEL FLOOR PLAN

©2002 WEST HILLS DEVELOPMENT COMPANY



ARBOR  
CUSTOM HOMES

225 S. 10TH AVE. SUITE 100  
PORTLAND, OREGON 97206  
PHONE: 503.641.7342  
FAX: 503.641.7341

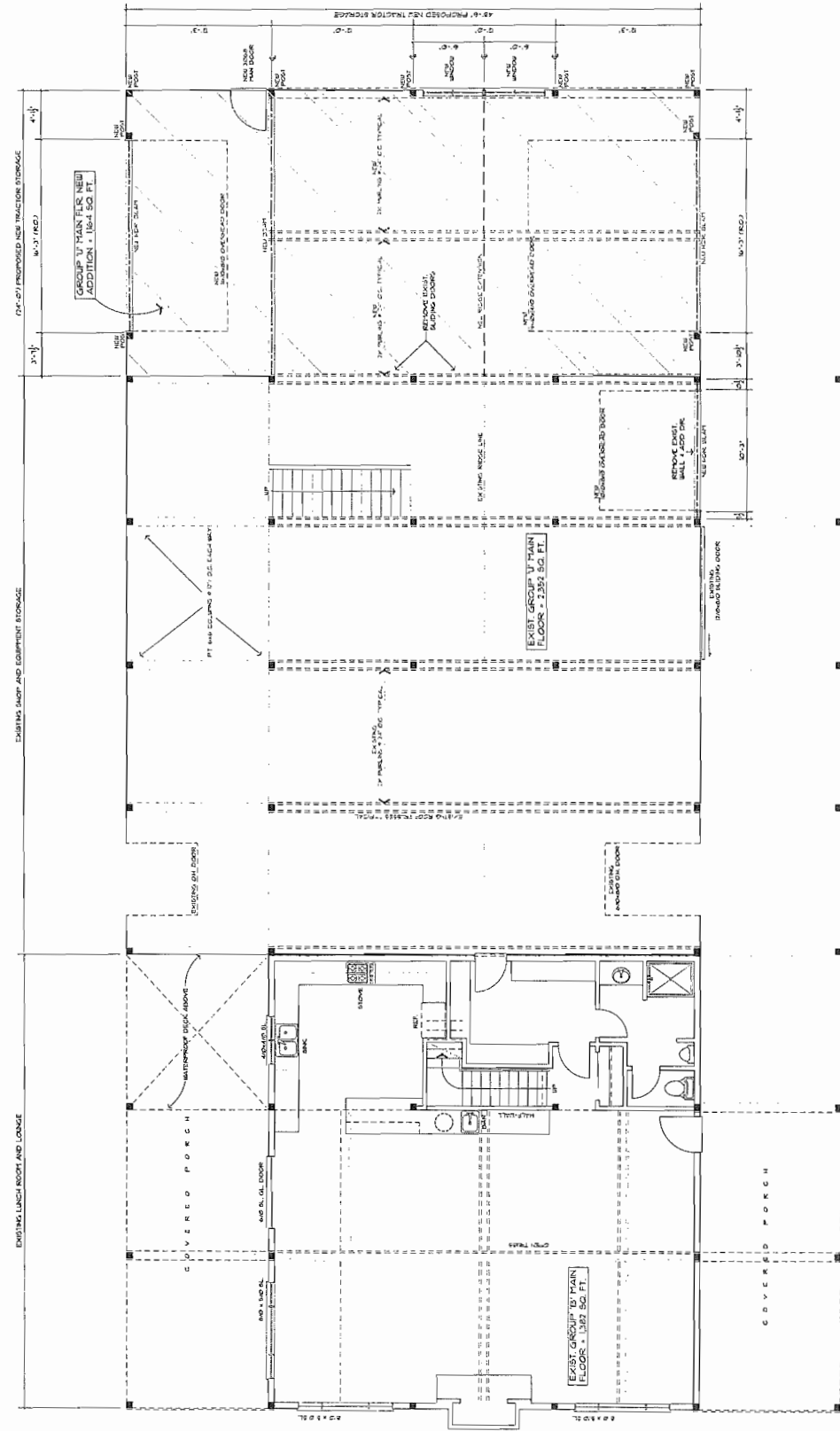
These plans were prepared by the architect for the purpose of securing a building permit. It is the responsibility of the owner to obtain all necessary permits and to ensure that the construction complies with all applicable codes and regulations. The architect does not warrant the accuracy or completeness of these plans, and no liability shall be assumed by the architect for any errors or omissions. The owner is advised that these plans are not to be used for any other purpose without the written consent of the architect.

DATE: 10/1/07  
DRAWN: JLD  
CHECKED: JLD  
APPROVED: JLD

PROJECT LOCATION:  
27650 NW SAUVIE ISLAND RD.  
PORTLAND, OREGON 97231

REMMERS  
BARN  
EXISTING  
FOOTPRINT: 17'0" x 33'0" = 561 SQ. FT.  
ADDITION: 17'0" x 13'0" = 221 SQ. FT.  
TOTAL: 782 SQ. FT.  
PROPOSED  
ADDITION: 17'0" x 13'0" = 221 SQ. FT.  
TOTAL: 782 SQ. FT.

JOB NO.  
OPTION C/H



NEW MAIN LEVEL FLOOR ADDITION



**MULTNOMAH COUNTY**  
**LAND USE PLANNING DIVISION**  
1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233  
Phone: 503-988-3043 Fax: 503-988-3389  
www.co.multnomah.or.us/dscd/landuse

### Covenant - Notice of Zoning Compliance – Accessory Structure

I/We, \_\_\_\_\_ (print), as property owner(s) of \_\_\_\_\_ (address of property), also known as \_\_\_\_\_ (legal description of property) have applied to the County of Multnomah Planning Department (hereafter County) for authorization to (establish)(improve) an accessory structure on the above property. As part of proposed improvements, the property owners have included facilities which could potentially accommodate the use of the structure as a single family residence. The use of an accessory structure as a second dwelling is not permitted within this zone by the Multnomah County Land Use (Zoning) Code. This property legally contains only one single family residence.

In consideration of the mutual covenants contained herein and the granting by the County of permits to the owners or any of them, owners agree:

#### To Maintain this Structure as an Accessory Structure.

The covenants herein are to run with the land, shall be binding on the current and future property owners and all parties and persons claiming through or under them, and may at any time be specifically enforced by the County unless an instrument executed by the County and property owners has been recorded agreeing to change these covenants in whole or in part,

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Owner Co-Owner

State of Oregon )  
 ) ss.  
County of Multnomah )

State of Oregon )  
 ) ss.  
County of Multnomah )

On \_\_\_\_\_, 20\_\_\_\_, personally  
appeared the above name \_\_\_\_\_

On \_\_\_\_\_, 20\_\_\_\_, personally  
appeared \_\_\_\_\_  
who being duly sworn did say that is the  
\_\_\_\_\_ of \_\_\_\_\_

and acknowledged the foregoing instrument  
to be a voluntary act and deed.

and that said instrument was signed in behalf  
of said corporation by authority of its Board  
of Directors and he acknowledged said  
instrument to be a voluntary act and deed.

Before me:

Before me:

\_\_\_\_\_  
Notary Public of Oregon

\_\_\_\_\_  
Notary Public of Oregon

My commission expires: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Please See Reverse Side for Instructions



### **Instructions for Completion of Covenant**

1. This form may be used when a proposed improvement includes amenities which facilitate a prohibited use but which may be permitted because it can also be utilized for a permitted use. The purpose of this covenant is to give assurance that the use will continue as the one approved.
2. Applicant(s) must complete each detail of the form.
3. The form must be signed before a notary public by the deed owners and contract purchasers.
4. The signed and notarized covenant must be recorded by the applicant in the County Deed Records, 501 SE Hawthorne Blvd.Rm158, Portland. The County Recorder's phone number is 503-988-3034.
5. Prior to land use approval for a building permit, a copy of this covenant with the County Recording verification and plans must be filed with Multnomah County Planning.