

1600 SE 190<sup>th</sup> Ave, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

## NOTICE OF DECISION

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

**Case File:** T2-2016-5942

**Permit:** Administrative Decision  
by Planning Director

**Location:** 28795 SE Stone Rd.  
Tax Lot 700, Section 19,  
Township 1 South, Range 4 East, W.M.  
Prop Id. R342228 Alt. # R994191330

**Applicant/  
Owner** Eulia Mishima

**Base Zone:** Exclusive Farm Use

**Overlays:** Significant Environmental Concern for  
Water Resources

Vicinity Map

N↑



**Summary:** Request to build a single family Exclusive Farm Use (EFU) Zone Heritage Tract Dwelling which may be allowed on land not identified as high-value farmland.

**Decision:** Approved with Conditions

Unless appealed, this decision is effective April 26, 2017, at 4:00 PM.

Issued by:

  
George A. Plummer, Planner

For: Michael Cerbone, AICP  
Planning Director

Date issued: April 12, 2016

**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 George Plummer, planner at (503) 988-0202 or [george.a.plummer@multco.us](mailto:george.a.plummer@multco.us)

**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 April 26, 2017, at 4:00 PM.**

**Applicable Approval Criteria:** Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR): MCC 36.2600-.2690, MCC 36.2625(F): Review Uses, MCRR 4.000: Access, MCRR 5.000: Transportation Impact, MCRR 6.000: Transportation improvement, MCRR 9.000: Compliance Method, . Copies of the referenced Multnomah County Code (MCC) sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.multco.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 four years from the date the decision is final pursuant to MCC 37.0690 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. The property owner shall obtain a Flood Plain Development permit prior to land use sign-off for the Building permit. [MCC 36.2625(F)(7)]
2. Property owner shall obtain a Building Permit for the dwelling as well as any other required permits. [MCC 36.2625(F)(7)]
3. The property owner shall acquire a right of way access permit within 30 days of this decision for the site's access onto SE Stone Road, Multnomah County right of way. The driveway serving the

site must have a 20-foot paved approach to SE Stone Road. This paved approach will be measured from the edge of pavement of SE Stone Road. It must not create any drainage problems along the County Road. This paved approach will help to protect the County Road from debris from the driveway, and will improve the safety of this access. Please contact the Right of Way office at row.permits@multco.us or (503) 988-3582 regarding this requirement. **[MCRR 4.000 and 18.250]**

4. The property owner shall sign deed restrictions committing the property owner to participate in future right of way improvements. A non-remonstrance agreement, or “deed restriction” will require that the property participate in standard Rural Local road improvements along the site’s frontage that are not completed as a part of the site’s required interim improvements. The property owner shall contact Pat Hinds, County Transportation through email at patrick.j.hinds@multco.us or by phone at (503) 988-3712 to complete the deed restrictions. **[MCRR 6.100 / DCM 2.3.1]**
5. The property owner shall dedicate 10 feet of right of way along the site’s SE Stone Road frontage to Multnomah County for future road improvements. Multnomah County’s standard right of way for a Rural Local facility is 60 feet. The proposal will add new trips along this road. In order to serve these new trips more effectively and improve the roadway to serve growing travel demand, the property owner is required to dedicate 10 feet along the site’s frontage to achieve a proportional share of this standard. This right of way dedication is required to bring the affected roadway right of way width up to current County standards. Contact Pat Hinds at patrick.j.hinds@multco.us or (503) 988-3712 to complete the easement dedication. **[MCRR 6.100A]**

**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.

**Note:** Once this decision is final, please contact the County Transportation, Right-of-Way Program at (503) 988-3582 to arrange addressing Conditions 3 through 5. When County Transportation is ready to sign-off on the building permit form, the applicant shall contact the Staff Planner, George Plummer at (503) 988-0202 or [george.a.plummer@multco.us](mailto:george.a.plummer@multco.us), for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County Transportation and Land Use Planning must both review and sign off the building permits before the applicant submits building plans to the City of Gresham. Three (3) sets each of the site plan (attached to the front of each plan set) and building plans are needed for building permit sign off. At the time of building permit review, a fee will be collected. In addition, an erosion control inspection fee may be required.

### **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. PROJECT DESCRIPTION**

**Staff:** Request to build a single family Exclusive Farm Use (EFU) Zone Heritage Tract Dwelling which may be allowed on land not identified as high-value farmland

#### **2. PROPERTY DESCRIPTION**

**Staff:** The 14.39 acre property abuts Stone Road. Johnson Creek flows through the lower third of the property. The property is mostly farmed as crop land. There is a forested riparian area adjacent to the stream.

#### **3. EXCLUSIVE FARM USE (EFU) ZONE**

##### **3.1. Review Uses**

**MCC 36.2625(F): Notwithstanding the same ownership grouping requirements of the Lot of Record section, a single family heritage tract dwelling may be allowed on land not identified as high-value farm-land when:**

**Staff:** There are no adjacent parcels in the same ownership currently or in 1990 thus no aggregation required per the Lot of Record section. The property existed in 1964 as demonstrated by the recorded contract included as Exhibits B.6 and B.7. See Section 3.2 for detailed lot of record findings.

The applicant has submitted a Soil Survey Report by Jack Parcell, CPSC, Certified Soil Scientist #19574 dated January 2000 (Exhibit A.4). OAR 660-033-0030(7) authorizes Oregon Department of Agriculture to review soil assessments for Heritage Tract Dwellings. An email dated December 9, 2016 from Tim Murphy, Oregon Department of Land Conservation and Development (Exhibit B.4) included an attached letter dated March 21, 2000 from Phillip C. Ward, Director, Oregon Department of Agriculture. Mr. Ward stated that ODA found the Parcell Soil survey report to be “sound and scientifically based” and does meet the requirements of “Acceptable Soil Reports in ORS 215.705.” Mr. Murphy in his emails states, “after reviewing ODA’s letter, DLCD finds the requirements of OAR 660-033-0030 have been

met...” Staff finds that the Soil Survey Report by Mr. Parcell demonstrates that the soils on the subject property are not “high value soils.” See below for additional findings. *These criteria are met.*

**3.1.1. MCC 36.2625(F)(1): The lot or parcel on which the dwelling will be sited meets the following requirements:**

- (a) A deed or other instrument creating the lot or parcel was recorded with the Department of General Services, or was in recordable form prior to January 1, 1985; and**
- (b) The lot or parcel satisfies all applicable laws when the lot or parcel was created; and**
- (c) The lot or parcel was acquired and owned continuously by the present owner:**
  - 1. Since prior to January 1, 1985; or**
  - 2. By devise or by intestate succession from a person who acquired and had owned continuously the lot or parcel since prior to January 1, 1985; and**

**Staff:** The copies of First American Title Company information and deeds included as Exhibits A.5, A.14, B.1 and B.2 show the property was purchased in 1964 per contract which was fulfilled with the 1972 recording of the deed included as Exhibit A.14. The current owner was half owner in 1972 as deeds show. To demonstrate ownership prior to 1985 included as Exhibit B.6 is a copy of the Parcel Record – Cartographic Unit and as Exhibit B.7 a copy of contract for the purchase of property recorded on September 9, 1964 in Book 128 and Page 168 showing the current property owner (Exhibit B.1) as purchasing party on that contract. The description on the contract matches the parcel shown on Exhibit B.2. *This criterion is met.*

**3.1.2. MCC 36.2625(F)(2): The tract on which the dwelling will be sited does not include a dwelling; and**

**Staff:** The subject tract does not include a dwelling. *This criterion is met.*

**3.1.3. MCC 36.2625(F)(3): The proposed dwelling is not prohibited by, and will comply with, the requirements of the Comprehensive Plan, land use regulations, and other provisions of law; and**

**Staff:** The proposed dwelling is not prohibited by, and will comply with, the requirements of the Comprehensive Plan, land use regulations, and other provisions of law. The application has met Comprehensive Plan requirements through submitting the Septic Review Certification form completed by a County sanitarian (Exhibit A.6), a Fire District Review form signed by a district official (Exhibit A.7 and A.15), Water Service Certification with Oregon Water Resources Department Well Report and Water Right attached (Exhibit A.9), and a Stormwater Certification complete, stamped and signed by Ray L. Moore, PE, PLS. This review addresses land use regulations and other provisions of law. A Floodplain Development Permit and building permits will be required. A condition can required those permits to be obtained. *This criterion is met.*

**3.1.4. MCC 36.2625(F)(4): The lot or parcel on which the dwelling will be sited does not lie within an area designated by the Comprehensive Plan as a Big Game habitat area; and**

**Staff:** The subject property is not located within the Comprehensive Plan as a Big Game habitat area. *This criterion is met.*

**3.1.5. MCC 36.2625(F)(5): The lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract shall be consolidated into a single parcel when the dwelling is allowed; and**

**Staff:** The ownership is one parcel as labeled on Exhibit B.2. There are no adjacent parcels in the same ownership currently. *This criterion is not applicable.*

**3.1.6. MCC 36.2625(F)(6): The County Assessor shall be notified when the permit is approved.**

**Staff:** County Land Use Planning will notice the County Assessor of this decision. *This criterion is met by the Notice of Decision.*

**3.1.7. MCC 36.2625(F)(7): Approval of the dwelling would not:**

- (a) Exceed the facilities and service capabilities of the area; and**
- (b) Materially alter the stability of the overall land use pattern of the area; and**
- (c) Create conditions or circumstances that are found to be contrary to the purpose or intent of the Comprehensive Plan or MCC Chapter 36.**

**Staff:** Submitting the Septic Review Certification form completed by a County sanitarian (Exhibit A.6), a Fire District Review form signed by a district official (Exhibit A.7 and A.15), Water Service Certification with Oregon Water Resources Department Well Report and Water Right attached (Exhibit A.9), and a Stormwater Certification complete, stamped and signed by Ray L. Moore, PE, PLS. This review addresses land use regulations and other provisions of law. A Floodplain Development Permit and building permits will be required.

The overall land use pattern in this area includes properties that are generally smaller than the subject parcel with a couple larger parcels within a mile (in Multnomah County). Nearly all these properties have a single family dwelling on them. The proposed dwelling on this property will not materially alter the stability of the overall land use pattern of the area.

The proposed single family dwelling will not create conditions or circumstances that are found to be contrary to the purpose or intent of the Comprehensive Plan or MCC Chapter 36. The land in the area is generally used as residential with small farming operations on most parcels.

The property abuts and is served by Stone Road. County Transportation has submitted a memorandum of what their requirements are to obtain a County Right-of-Way Permit for the driveway access that will serve the dwelling use. The applicant has demonstrated that the service requirements are met. *This criterion is met.*

**3.2. Lot of Record**

**MCC 36.2675 (A) In addition to the Lot of Record definition standards in MCC 36.0005, 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,**
- (2) A group of contiguous parcels or lots:**
  - (a) Which were held under the same ownership on February 20, 1990; and**

**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 de-scribed in MCC 36.7785. Those laws shall include all required zoning and land division re-view 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:

\* \* \*

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

**Staff:** The property is described in a land sales contract recorded on September 15, 1964 in Book 128 on Page 168 included as Exhibit B.7. Between 1962 and 1977 the zoning for the subject property was Suburban Residential (SR) with a minimum size of 40,000 square feet and a requirement to abut a public road. The property meets both of those required. There were no Land Division requirements to divide a property into two parcels until 1978. There are no adjacent parcels in the same ownership currently or in 1990 thus no aggregation required per the Lot of Record section. The property meets the Lot of Record standards. *The subject property is a Lot of Record.*

#### **4. 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 reconfigured access onto SE Stone Road, a County road under County Jurisdiction. An access is considered reconfigured when it will be physically altered, or when a change in the development that it serves has a Transportation Impact as defined in section 6.000 of the Multnomah County Road Rules. The reconfigured access is shown on the applicant's site plan (Exhibit A.2). All required information has been submitted.

**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 is served by one driveway(s). *This criterion is met.*

**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 Rural Collector facility, the minimum driveway access spacing standard from adjacent driveways, driveway centerline to driveway centerline, is 50 feet (Multnomah County Transportation Design and Construction Manual (DCM) Table 1.2.5). The minimum spacing distance is applied both to driveways on the same side of the street as well as driveways opposite to the site (DCM Figure 1.2.1). Access driveways on opposite sides of the street should be located directly opposite to each other, or no less than 50 feet from adjacent accesses for a Rural Local facility. *This criterion is met.*

The minimum driveway access setback from an intersecting street for a Rural Local facility is 50 feet (DCM Table 1.2.5). The intersection setback distance is defined as the distance between the intersection end of curb radius and the top of the driveway ramp (DCM Figure 1.2.1). *This criterion is met.*

**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 (DCM Table 1.2.4). The reconfigured driveway is approximately 15 feet wide. *This criterion is met.*

**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 (DCM) 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. *This criterion is met.*

## **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 residential use 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.

## **MCRR 6.000 Improvement Requirements**

**MCRR 6.100 Site Development:** The owner of the site or the applicant for a proposed development, which is found to cause a Transportation Impact will be responsible for improvements to the right-of-way as follows:

### **A. Dedication Requirement**

**Staff:** The County standard right of way width for a Rural Local facility is 60 feet. The property owner is required to dedicate 10 feet in order to achieve a proportional share of this standard. This right of way will be used to improve the roadway to serve growing travel demand, which in part will be generated by this proposed action. *This criterion is met as conditioned.*

### **B. Frontage Improvement Requirements**

**Staff:** The site's accesses SE Stone Road, a road under the County's jurisdiction. Improvement requirements are provided in the County Design and Construction Manual.

## **MCRR 9.000 Compliance Method**

**9.100** Once frontage or off-site improvement requirements have been established, one or any combination of the following methods must be used to satisfy those requirements:

**9.400 Non-Remonstrance Agreement:** This agreement shall be recorded in the County's Deed Records against the affected property and "runs with the land", thereby obligating the property owner and any successors in interest to share in the cost of Multnomah County Road Rules the necessary improvements and to not remonstrate (object) against a petition or resolution for necessary improvements. In approving this method, the County Engineer may require a temporary improvement appropriate to the circumstances.

**Staff:** A non-remonstrance agreement, or deed restriction, will require that the property participate in standard urban local road improvements along the site's frontage that are not completed as a part of the site's required interim improvements. Contact Pat Hinds at patrick.j.hinds@multco.us or (503) 988-3712 to complete the deed restrictions. *The Criterion is met as conditioned.*

## **I. DOLAN FINDINGS**

### **Overview**

The subject site is located at 28765 SE Stone Road. The applicant proposes to build a single-family residence on the property.

#### **1) Nexus/Public Problem**

Identification of the public problem the condition is designed to address.

SE Stone does not meet the County's standard for a Rural Local Road. The County's standard for Local Roads includes two 11-foot wide paved travel lanes, 5-foot shoulders and drainage on each side.

#### **2) Nexus/Development will Exacerbate Problem**

Show that the proposed development will create or exacerbate the identified public problem.

According to the Institute of Transportation Engineers, the proposed project will create 10 trips on a daily basis. These additional auto trips will increase the travel demand on the County's transportation system, including this roadway.

#### **3) Nexus/Rough Proportionality**

Show that the condition solves or alleviates the identified public problem.

The applicant will be required to furnish deed restrictions committing the property owner to participate in future right-of-way improvements. The applicant is required to dedicate 10 feet in order to achieve a proportional share of this standard.

#### **4) Rough Proportionality – Impacts in Average Daily Trips Proportional to Dedication Requirements**

Show the proposed solution (condition) is roughly proportional to that part of the problem created or exacerbated by the proposed development.

Estimates based on existing uses indicate that SE Stone Road accommodates a daily volume of approximately 2,042 average daily trips (ADT) (1,105 ADT westbound and 937 ADT eastbound). The proposal will add new trips along the SE Stone Road corridor, which extends approximately 4,131 feet from SE 282<sup>nd</sup> Ave (west of the site) to SE Short Road (east of the site). The site has approximately 324 feet of frontage on SE Short Road. The total half-street improvements required for SE Short Road include approximately 8,262 feet of improvements (4,131 feet multiplied by two). The proposed project will generate 10 daily trips or 10% of the total estimated ADT with the project. The applicant will be required to not remonstrate against improving 324 feet of the roadway frontage, which equates to 0.49% of the required half-street improvements for the corridor. This right-of-way improvement requirement is roughly proportional to the traffic impact generated by the proposed development.

### **Transportation Conclusion**

The right-of-way improvement requirement is roughly proportional to the traffic impacts of the proposed development. The property owner is required to dedicate 10 feet. The property owner will be required to furnish deed restrictions committing the property owner to participate in future right-of-way improvements on SE Short Road.

**Staff:** The driveway serving the site must have a 20-ft wide paved approach to SE Stone Road, a county road. This paved approach will be measured from the edge of pavement of SE Stone Road. It must not create any drainage problems along the County Road. This paved approach will help to protect the County Road from debris from the new driveway, and will improve the safety of this access. The site has an existing paved approach onto SE Stone Road. *This criterion is met.*

## **18.000 Right of Way Use Permits**

### **18.250 Access/Encroachment Permit:**

**A. An Access/ Encroachment Permit (A/E Permit) may be required for the following activities within the right of way:**

- 1. New or altered access to roads under County jurisdiction. An access is considered altered when a change in the development that it serves has a Transportation Impact as defined in section 6.000 of these rules;**

**Staff:** As noted in MCRR 4.000, the subject site includes an existing, unpermitted access onto SE Stone Road, a Multnomah County road. The applicant must to obtain access permit. *The criterion is met as conditioned.*

## **7. CONCLUSION**

**Staff:** Based on the findings and other information provided above, the applicant has carried the burden necessary to establish a single family EFU zone Heritage Tract Dwelling on land not identified as high-value farmland in the Exclusive Farm Use zone. This approval is subject to the conditions of approval established in this report.

## **8. EXHIBITS**

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	Application form	9/23/2016
A.2	1	Site Plan show property and proposed dwelling location	9/23/2016
A.3	2	Applicant’s Response to the Code Criteria	9/23/2016
A.4	17	Soil Survey Report by Jack Parcell, CPSC, Certified Soil Scientist #19574 dated January 2000	9/23/2016
A.5	3	American Title Property Information including a 1992 deed for the property granting full ownership to Eulia J Mismima	9/23/2016

A.6	1	Septic Review Certification with attached signed site plan	9/23/2016
A.7	2	Fire Distract Review	9/23/2016
A.8	1	Certificate of Water Service	9/23/2016
A.9	3	Oregon Water Resources Department Well Report and Water Right	9/23/2016
A.10	3	Stormwater Certification stamped and signed by Ray L. Moore, PE, PLS	9/23/2016
A.11	1	Bridge Structural Plans Examiner Signoff	9/23/2016
A.12	1	Letter dated March 21, 2000 from Phillip C Ward, Director Oregon Department of Agriculture	9/23/2016
A.13	1	Email dated Dec. 9, 2016 from Tim Murphy addressing Mishima Soil Assessment	12/9/2016
A.14	1	Copy of deed recorded in Book 383 on Page 1516 for the completion on contact for property by Henry and Eulia J. Mishima	12/14//2016
A.15	3	Fire Distract Review	12/14/2016
'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Information	3/14/2017
B.2	1	A&T Tax Map with Property Highlighted	3/14/2017
B.3	1	2012 Aerial Photo of Subject Property	NA
B.4	2	Email dated December 9, 2016 from Time Murphy, Oregon Department of Aland Conservation and Development (addressing soil study) with attached letter dated March 21, 2000 from Phillip C. Ward, Director, Oregon Department of Agriculture (addressing soil study)	12/9/16
B.5	1	Email dated January 10, 2017 from Robert Motice, Lt. Deputy Fire Marshall, Gresham Fire and Emergency Services approval of bridge capacity and other issues.	1/10/17
B.6	2	Copy of Parcel Record – Cartographic Unit card for subject property	
B.7		Copy of contract with the current property owner for the purchase of property record on 9/15/64 in Book 128 and Page 168	