

Land Use Review NARRATIVE

Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland, OR 97233

Submitted by:
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Property ID: R342188,
Tax Acct #: R994190890
29619 SE Stone Rd
Gresham, OR

Site Size: 2.6 acre
Property Owners:
Marin & Daniyela Palamaryuk

October 21, 2019

General Description of application for Land Use Review:

Proposed new 2-story single family residence with an garage with storage loft. The house is 3,139 sq. ft. and the garage is 1,294 sq. ft. The proposed residence has 4 bedrooms and 4 bathrooms. The property is in SEC-wr overlay zone. All development is outside of the 100 year flood hazard zone.

This property has Johnson Creek cutting through the site from east to west. There is a 100 foot required setback from Johnson Creek bank. This 100' setback is indicated on the site plan. There is no development within this 100 foot buffer.

This application includes the following information and applications:

1. SEC-wr Permit Application – The entire property is within the SEC-wr Overlay Zone due to Johnson Creek cutting through the site. The SEC-wr assessment and mitigation report have been completed by Julie Harper from the environmental company, Blue Leaf Environmental. Julie's contact number: 509-426-1353 (Office), 509-426-1353 (cell). The full report is included in this application and includes assessment of the site and mitigation for approximately 10,000 SF of development including: proposed house/garage footprint, proposed deck, proposed/existing driveway, proposed lawn area, proposed veggie garden, proposed stormwater

retention area, proposed septic.drainfield/tank. All development areas are clearly marked on the proposed site plan and include square feet area. All proposed development meets the required setback of 100' from Johnson Creek bank.

2. Drawings – scaled, including site plan, floor plans, and building elevations
3. Storm water & Grading and Erosion Control Permit – the stormwater calculations and design by Oregon licensed civil engineer – NW Civil Engineering, LLC. The grading and erosion control plan is included in this submittal.
4. Septic certification form – completed and signed by the City of Portland Sanitation
5. Fire District Review signed by Gresham Fire Department
6. Lot of Record status: includes first deed of the property that describes the property and the current deed.
7. Transportation Form and submittal for Variance MCRR 16.300
8. Structural drawings by WCL Engineering, LLC and calculations for footbridge on property to meet flood force resistance requirements.
9. Habitat dwelling: includes recent photographs of the existing dwelling showing exterior walls, roof, indoor plumbing, interior lights:





Septic cover



