

# NOTICE OF DECISION



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## Application for Significant Environment Concern Permit

**Case File:** T2-2025-0026

**Applicant:** Todd Lasher

**Proposal:** Request for a Significant Environmental Concern permit to construct an addition to the existing single-family dwelling within the SEC and SEC-s overlays, in the East of Sandy River plan area.

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**Location:** 31005 E. Historic Columbia River Hwy, Troutdale      **Property ID #** R341405  
**Map, Tax lot:** 1S4E05BA-00400      **Alt. Acct. #** R994050270

**Base Zone:** Rural Residential (RR)

**Overlays:** Significant Environmental Concern (SEC), Significant Streams (SEC-s)

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**Decision:** **Approved with Conditions**

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Wednesday, November 26 at 4:00 pm.**

**Opportunity to Review the Record:** The complete case file and all evidence associated with this application is available for review by contacting [LUP-comments@multco.us](mailto:LUP-comments@multco.us). Paper copies of all documents are available at the rate of \$0.46/page.

**Opportunity to Appeal:** The appeal form is available at [www.multco.us/landuse/application-materials-and-forms](http://www.multco.us/landuse/application-materials-and-forms). Email the completed appeal form to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us). An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

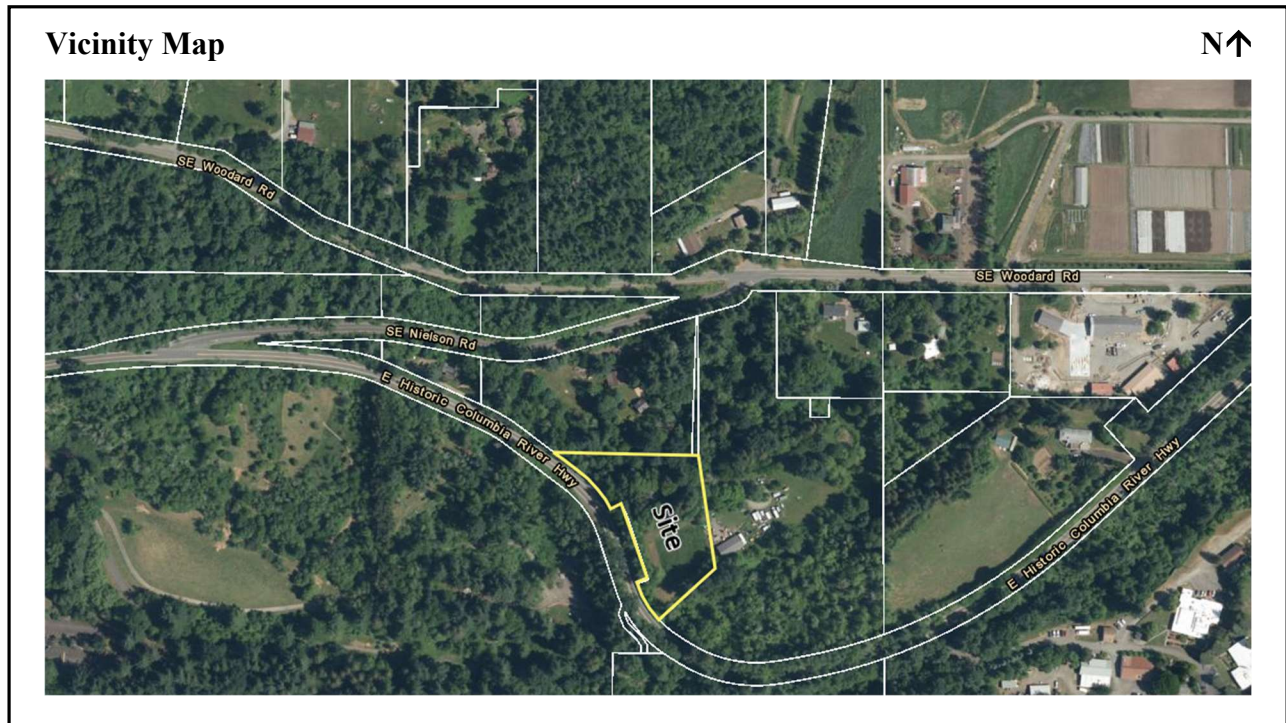
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**Issued by:** Alexandra Howard

Alexandra Howard, Deputy Director

**For:** Megan Gibb,  
Planning Director

**Date:** November 12, 2025



## **Applicable Approval Criteria:**

### **Multnomah County Code (MCC):**

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards, MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Rural Residential (RR)

Rural Residential Criteria: MCC 39.4360(A) Allowed Uses, Single Family Dwelling, MCC 39.4375(C), (F), (G), and (H) Dimensional Requirements and Development Standards

Significant Environmental Concern: MCC 39.5515 Exceptions, MCC 39.5530 SEC Permit Criteria, MCC 39.5560 SEC-sw Permit Criteria.

Copies of the referenced Multnomah County Code sections are available by visiting <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.

## 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.

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 is responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]

1. **Permit Expiration** – This land use permit shall expire as follows:

- a. Within two (2) years of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
  - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
  - ii. For purposes of 1.a.i, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2025-0026 referenced in the subject line.
- b. Within four (4) years of the date of commencement of construction when the structure has not been completed. [MCC 39.1185(B)]
  - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
  - ii. For purposes of 1.b.i, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2025-0026 referenced in the subject line. [MCC 39.1185]

**Note:** The property owner may request an extension, as provided under MCC 39.1195, as applicable. The extension request must be submitted prior to the expiration of this permit for Casefile T2-2025-0026.

2. **Additional Requirements** - Prior to submitting for building permits with the City of Gresham, the applicant must complete the following actions and obtain the following approvals from Multnomah County.

- a. **Acknowledge Decision in Writing** – Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be submitted and uploaded when submitting Building Plans for Zoning Review. [MCC 39.1170(A) & (B)]

- b. **Apply for and Obtain a Type 1 Erosion and Sediment Control (ESC) Permit.** See MCC 39.6210 through 39.6225 for applicable regulations. This can be submitted with your Zoning Plan Review, or prior to submitting your Zoning Plan Review.
- c. **Apply for and Obtain a Zoning Plan Review.** When submitting Building Plans for Zoning Plan Review, the property owner(s) or their representatives shall:
  - i. Provide a Letter of Acknowledgement and recorded Notice of Decision as required in Condition 2.a and 2.b. [MCC 39.1170(A) & (B)]
  - ii. Per the Corbett Fire District, the proposed development must demonstrate compliance with fire flow standards adopted as part of National Fire Protection Association (NFPA) Standard 1142. Provide an updated Fire Service Agency Review form or confirmation from the fire agency that the proposed development is in compliance with their standards.
  - iii. Provide a copy of your Transportation Planning Review (TPR) sign-off with your building plans. If you have not yet received sign-off, visit the following webpage for instructions on how to request a review of your plans:  
<https://www.multco.us/planreview>. Failure to obtain TPR sign-off of your plans will result in delaying your zoning review.  
  
Visit <https://multco.us/info/submitting-building-plan-zoning-review> for instructions on building plans for zoning review. Please ensure that any items required under, “When submitting Building Plans for Zoning Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

**Note:**

Once you have obtained an approved zoning plan review, application for building permits may be made with the City of Gresham.

Both the ESC Permit and the Zoning Plan Review must be submitted through the County’s online permit portal. Both applications may be applied for at the same time through one consolidated application. Please select both Zoning Plan Review and Erosion and Sediment Control on your application when submitting.

## 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*.

### 1.0 Project Description:

**Staff:** The applicant requests land use approval construct a 7-foot by 27-foot (approximately 196-square-foot) addition to a dwelling located in the Rural Residential zone, and in the SEC and SEC-s overlays. The project must meet the requirements of both the SEC and the SEC-s overlays.

SEC-s Overlay – The application meets the exemption criteria for the SEC-s Overlay. The dwelling was originally constructed in 1929. No previous additions or expansions within the SEC-s overlay have been approved, and the cumulative increase in ground coverage remains below the 400-square-foot threshold specified in MCC 39.5515(A)(4)(b).

SEC Overlay- The application does not meet the exemption criteria for the SEC Overlay, and must meet the applicable review criteria. Please refer to findings provided later in this staff report for more information.

### 2.0 Property Description & History:

**Staff:** This application is for an addition to a single-family dwelling located at 31005 E. Historic Columbia River Hwy, Troutdale (1S4E05BA-00400). The subject property is located on the east side of the Historic Columbia River Highway in unincorporated east Multnomah County outside of Metro’s Urban Growth Boundary (UGB). The subject property is zoned Rural Residential (RR) and has two (2) overlays, Significant Environmental Concern (SEC) for the Sandy River (a designated Wild and Scenic River) and Significant Streams (SEC-s).

The site is developed with a single-family dwelling and detached garage, surrounded by mature vegetation and open lawn areas. According to County records, the dwelling was constructed in 1929 and is considered lawfully established. The site is relatively level in the developed portion where the addition is proposed and is not located in a landslide hazard area. Dabney State Recreation Area is located across Historic Columbia River Highway from the subject property, and adjacent uses to the north, south, and east are similar rural residential uses on forested lots larger than three acres.

The property is located outside of Metro’s Urban Growth Boundary (UGB) and is served by Corbett Water District and on-site septic. Utility and agency review letters from the Corbett Water District, Multnomah County Sanitarian, and other service providers indicate no conflicts with the proposed addition.

### 3.0 Public Comment:

**Staff:** On July 18, 2025, staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105. Staff did not receive public comments during the 14-day comment period.

### 4.0 Code Compliance and Applications Criteria:

#### 4.1 § 39.1250 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 or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning 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:

\* \* \*

**Staff:** For purposes of the current application, there are no known open compliance cases associated with the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *This criterion is met.*

#### 5.0 Lot of Record Criteria:

##### 5.1 § 39.3005- LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

\* \* \*

**Staff:** The County made a Lot of Record Determination for the subject property in land use case T2-01-045, a property line adjustment approved in 2002. Staff has confirmed that the property remains in its lawful configuration. *This criterion is met.*

#### 6.0 Rural Residential Criteria:

##### 6.1 § 39.4360 ALLOWED USES.

The following uses and their accessory uses are allowed, subject to all applicable supplementary regulations contained in MCC Chapter 39.

(A) Residential use consisting of a single-family dwelling on a Lot of Record.

[...]

**Staff:** The existing residence was originally constructed around 1929. The project is an addition to the single-family dwelling. The subject property is a Lot of Record determined at the time it was reconfigured in 2002 by a property line adjustment (T2-01-045). *This criterion is met.*

## 6.2 § 39.4375 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS.

### (C) Minimum Yard Dimensions – Feet

| Front | Side | Street Side | Rear |
|-------|------|-------------|------|
| 30    | 10   | 30          | 30   |

### Maximum Structure Height – 35 feet

[...]

**Staff:** As shown on the site plan submitted by the applicant (Exhibit A.3), the proposed addition is set back 100 feet from the front lot line (west), 80 feet from the rear lot line (east), approximately 199 feet from the south side property line and the existing house will maintain its current setback of approximately 91 feet from the northern side property line.

As shown on building elevations submitted by the applicant (Exhibit A.6), the proposed addition is only one story, and less than the existing height of the house, which is 21 feet from the ground to ridgeline. *This criterion is met.*

### (F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, shall be provided on the lot.

- (1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.
- (2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.

**Staff:** Sewer disposal for the existing dwelling is provided by an existing on-site septic system. Comments from the County Sanitarian on the Septic Review Certification submitted by the applicant (Exhibit A.9) indicate that the existing system was installed in 2000 (Permit No. 16093) and that the proposal will not impact the existing system.

The applicant's written narrative (Exhibit A.2) describes stormwater drainage methods in part as follows: "*Runoff from the approximately 200 square foot new addition will be captured via roof gutters and then routed through an energy dissipation downspout and directed to the grassy landscaped area to the south of the new addition.*" The expansion of the dwelling results in a relatively small increase in impervious surface, especially relative to the overall size of the site. The downspout method described by the applicant is sufficient to address any stormwater impacts from the proposal. *This criterion is met.*

### (G) New, replacement, or expansion of existing dwellings shall minimize impacts to existing farm uses on adjacent land (contiguous or across the street) by:

- (1) Recording a covenant that implements the provisions of the Oregon Right to Farm Law in ORS 30.936 where the farm use is on land in the EFU base zone; or
- (2) Where the farm use does not occur on land in the EFU base zone, the owner shall record a covenant that states they recognize and accept that farm activities including tilling, spraying, harvesting, and farm management activities during irregular times, occur on adjacent property and in the general area.

**Staff:** Adjacent land uses include rural residential on forested lots and the Dabney State Recreation Area, across Historic Columbia River Highway from the subject property. No farm uses exist on these contiguous properties or in the general vicinity, and none of the adjacent properties are in the EFU base zone. *This criterion does not apply.*

**(H) All exterior lighting shall comply with MCC 39.6850.**

**Applicant:** See attached sheets A2 and A3 for the lighting plan, photos of existing lights and proposed dark sky compliant exterior light. In brief, there are currently 5 exterior lights on the house. Three of these are dark sky compliant. The two other lights will be replaced with the Lamps Plus / Minka Kirkham 8 1/2" diameter light shown on A3. We are proposing no new light locations with the addition.

**Staff:** The applicant has provided specifications and locations for existing and replacement lights on an exterior lighting legend included in Exhibits A.4 and A.5. The applicant has indicated that two of the lights will be replaced and that three are in compliance. A condition of approval has been included so that staff can verify that existing lights to remain meet Dark Sky Standards as set forth in MCC 39.6850. *As conditioned, criterion met.*

## **7.0 SEC Criteria:**

### **7.1 § 39.5510 PERMITS REQUIRED**

**Staff:** The subject property contains more than one SEC overlay; it contains an SEC and SEC-s overlay. Per MCC 39.5510, uses on properties containing more than one SEC overlay designation must address the approval criteria for all the designated SEC overlays on the property; therefore, the proposed addition must be reviewed for compliance with both the SEC and SEC-s requirements.

### **7.2 § 39.5515 EXCEPTIONS.**

**(A) Except as provided in subsection (B) of this Section, an SEC Overlays permit(s) shall not be required for the following:**

**(4) Change, alteration, or expansion of a lawfully established use or structure provided that:**

**\* \* \***

**(b) Within the SEC-h, SEC-wr and SEC-s, there is no change to, or alteration or expansion of, the structure's or a driveway's ground coverage in excess of 400 square feet. With respect to expansion, this exception does not apply on a project-by-project basis, but rather applies on a cumulative basis to all expansions after the issuance of the original permit for the construction of the structure.**

**Staff:** The applicant proposes a 196-square-foot addition to the existing dwelling. Based on County records, no previous additions or alterations within the SEC-s overlay have been approved or constructed since the original building permit, and this exception has not been used previously. The cumulative increase in ground coverage attributable to the proposed expansion is therefore less than 400 square feet. Because the cumulative expansion of structural ground coverage within the SEC-s overlay does not exceed 400 square feet and no other regulated activities are proposed, the project meets the criteria for exemption under MCC 39.5515(A)(4)(b). Accordingly, an SEC-s Overlay Permit is not required.

However, the application does not meet the exception criteria for the SEC overlay, and an SEC permit is required.

**7.3 § 39.5530 SEC PERMIT CRITERIA (SIGNIFICANT ENVIRONMENTAL CONCERN).**

**Staff:** MCC 39.5530(A)(1)(a) states that properties designed within the SEC Overlay along the Sandy River in the East of Sandy River rural area, are subject to the approval criteria in MCC 39.5560 in lieu of the approval criteria in 39.5330(C). This property is located in the East of Sandy rural area, and will be reviewed for compliance with the criteria in MCC 39.5560.

**7.4 § 39.5560-sw SEC PERMIT CRITERIA (SIGNIFICANT ENVIRONMENTAL CONCERN).**

**Staff:** MCC 39.5560(A)(2) states that all applicants that do not meet the Type II review criteria defined in MCC 39.5560(A)(1)(a)-(g), shall be processed for compliance with MCC 39.5560(C), and processed as a Type II procedure. The applicant did not provide evidence that the application meets 39.5560(A)(1)(d), therefore this application is being processed as a Type II. All other criteria in this section 39.5560(A)(1)(a)-(c), and (e)-(g), were met.

The application includes a written narrative from the applicant's consultant (Exhibit A.13) addressing various SEC criteria. Where applicable, those responses are included in the analysis of compliance with approval criteria for MCC 39.5560(C).

**(C) Any proposed development, activity or use requiring an SEC-sw permit shall comply with the following:**

- (1) The application for the SEC-sw permit shall include a letter from the Oregon Parks and Recreation Department indicating that the proposed development has been reviewed and is, or can be, consistent with the provisions of the Oregon Scenic Waterways Management Plan.**

**Staff:** The application includes a letter from Oregon Parks and Recreation Department (Exhibit A.10), dated January 15, 2025, indicating that the development, as proposed, is consistent with the Oregon Scenic Waterways Management Plan. *Criterion met.*

- (2) The maximum possible landscaped area, scenic and aesthetic enhancement, open space or vegetation shall be provided between any use and a river, stream, lake, or floodwater storage area.**

**Staff:** Significant forested and landscaped areas exist around the developed area on all sides. The applicant is expanding the house into an area currently occupied by a stone walkway, and the site is maximally landscaped. *Criterion met.*

- (3) Agricultural land and forest land shall be preserved and maintained for farm and forest use.**

**Staff:** The proposed addition is occurring on property already developed with a residence and customary accessory structures consistent with the Rural Residential zone. The site is not currently used for commercial agricultural or forestry purposes, and all surrounding forested areas have been maintained with the proposed addition. *Criterion met.*

- (4) A building, structure, or use shall be located on a lot in a manner which will balance functional considerations and costs with the need to preserve and protect areas of environmental significance.**

**Applicant:** The proposed addition is situated immediately adjacent and connected to the southern side of the existing single-family residence within the subject property. The proposed addition will not require removal of native vegetation and has been designed to be the smallest footprint necessary to provide improved functionality of the single-family residence. The size and scope of the proposed addition has limited its impact on the existing environment to the maximum extent practicable while preserving the project need and purpose (i.e. adding 189 square feet to the existing 1929-built residence); therefore, this criterion is considered addressed and satisfied.

**Staff:** Staff concurs with the applicant's statement. The proposed addition is relatively small, is located in an already developed area of the site, will be constructed using low-reflectivity materials and painted in dark colors, preserving forested areas and minimizing visibility in the landscape. *Criterion met.*

- (5) The natural vegetation along rivers, lakes, wetlands and streams shall be protected and enhanced to the maximum extent practicable to assure scenic quality and protection from erosion.**

**Applicant:** The proposed addition does not include the removal of native (natural) vegetation, therefore existing natural vegetation along rivers, lakes, wetlands and streams will be protected to the maximum extent practicable to assure scenic quality and protection from erosion, and continuous riparian corridors. An approximately 200 square foot area within the riparian corridor of Bonne Brook will be enhanced to mitigate for the proposed 189 square foot addition.

**Staff:** Staff concurs with the applicant's statement. No removal of natural vegetation is proposed as part of the project, and the mitigation area described in the statement is shown on the applicant's site plan (Exhibit A.3), with a planting schedule including two red alder trees, various native shrubs, and native groundcover for the area. *Criterion met.*

- (6) Archaeological areas shall be preserved for their historic, scientific, and cultural value and protected from vandalism or unauthorized entry.**

**Applicant:** Archaeological areas are not known to exist within the proposed addition area or the parcel at large. However, should archaeological artifacts be encountered during construction of the proposed addition, they will be preserved and protected from vandalism or unauthorized entry.

**Staff:** Staff concurs with the applicant's statement. The proposed addition would add less than 200 square feet of additional footprint to an existing building, minimizing potential ground disturbance. There are no known archaeological concerns in this location. *Criterion met.*

- (7) Areas of erosion or potential erosion shall be protected from loss by appropriate means. Appropriate means shall be based on current Best Management Practices and may include restriction on timing of soil disturbing activities.**

**Applicant:** Prior to and during construction, appropriate erosion and sediment control Best Management Practices (BMPs) will be utilized to keep sediment from tracking onto public streets and/or escaping from the proposed construction area. By providing appropriate BMPs, including scheduling of the work, this criterion is considered addressed and satisfied.

**Staff:** Staff concurs with the applicant's statement. Erosion control measures for flat disturbed areas, including measures addressing sediment control, waste management, and preventing offsite tracking of sediment are noted on the site plan (Exhibit A.3). *Criterion met.*

**(8) The design, bulk, construction materials, color and lighting of buildings, structures and signs shall be compatible with the character and visual quality of areas of significant environmental concern.**

**Applicant:** The design, bulk, construction materials, color and lighting of the proposed addition have been selected based on blending into the environment and will be compatible with the existing character and visual quality of the existing single-family residence. Please refer to related submittal information describing the siding, trim, roofing, gutter window frames, doors, and exterior light fixture information. Since the design, bulk, construction materials, color and lighting of the building structure has been designed to be compatible with the existing character and visual quality of the existing single-family residence and the surrounding SEC, this criterion is considered addressed and satisfied.

**Staff:** Staff concurs with the applicant's statement. The applicant's narrative (Exhibit A.2) includes a list of building materials for the addition, including proposed manufacturer's numbers and links to colors of materials. Color examples for siding, trim, gutters and downspouts have been compiled by staff as Exhibit B.3. These colors are similar and compatible to the existing residence surrounding wooded area. *Criterion met.*

**(9) An area generally recognized as fragile or endangered plant habitat or which is valued for specific vegetative features, or which has an identified need for protection of the natural vegetation, shall be retained in a natural state to the maximum extent possible.**

**Applicant:** There are no known areas recognized as fragile or endangered plant habitat, or which are valued for specific vegetative features, or which have an identified need for protection of the natural vegetation within the footprint of the proposed addition, therefore, this criterion is considered not applicable.

**Staff:** Staff concurs with the applicant's statement. The proposal will limit the area of disturbance to an already developed property, where no natural vegetation will be removed. The proposed native planting area near Bonnie Brook will increase the amount of natural vegetation and habitat on the site. *Criterion met.*

## **9.0 Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the SEC permit to establish an addition to an existing single-family dwelling in the Rural Residential Zone in the SEC and SEC-s overlays. This approval is subject to the conditions of approval established in this report.

## **10.0 Exhibits**

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits

Exhibits with an ‘\*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to [LUP-comments@multco.us](mailto:LUP-comments@multco.us).

| Exhibit # | # of Pages | Description of Exhibit                                                                                        | Date Received / Submitted |
|-----------|------------|---------------------------------------------------------------------------------------------------------------|---------------------------|
| A.1       | 2          | Application Form                                                                                              | 6/5/2025                  |
| A.2       | 4          | Narrative                                                                                                     | 6/5/2025                  |
| A.3       | 1          | Site Plan                                                                                                     | 6/5/2025                  |
| A.4       | 1          | Sheet A2 First Floor Plan – Demo & Proposed                                                                   | 6/5/2025                  |
| A.5       | 1          | Sheet A3 Existing Second Floor Plan and Photos of Exterior                                                    | 6/5/2025                  |
| A.6       | 1          | Sheet A4 Building Elevations                                                                                  | 6/5/2025                  |
| A.7       | 1          | Water Service Certification                                                                                   | 6/5/2025                  |
| A.8       | 3          | Fire Service Provider Review                                                                                  | 6/5/2025                  |
| A.9       | 5          | Septic Review Certification                                                                                   | 6/5/2025                  |
| A.10      | 3          | OR Park & Recreation Dept Scenic Waterway Review – 1 pg.<br>a. OPRD Application – 2 pgs.                      | 6/5/2025                  |
| A.11      | 2          | ODOT Email                                                                                                    | 6/5/2025                  |
| A.12      | 2          | Bargain & Sale Deed recorded March 15, 2002 Instrument # 2002-046917                                          | 6/5/2025                  |
| A.13      | 8          | Kalkhoven Addition – SEC Response from Alison Rhea                                                            | 6/5/2025                  |
| A.14      | 2          | Bargain & Sale Deed recorded March 15, 2002 Instrument # 2002-046917                                          | 6/5/2025                  |
| A.15      | 2          | Photos of Retained Lights                                                                                     | 10/13/2025                |
| ‘B’       | #          | Staff Exhibits                                                                                                | Date                      |
| B.1       | 2          | Assessment and Taxation Property Information for 1S4E05BA-00400 (Alt Acct# R994050270 / Property ID# R341405) |                           |
| B.2       | 1          | Current Tax Map for 1S4E05BA                                                                                  |                           |
| B.3       | 1          | Color Chart for Proposed Materials                                                                            |                           |