

14 DAY OPPORTUNITY TO COMMENT



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Application for a Significant Environmental Concern Permit

CASE FILE: T2-2025-0026 **APPLICANT:** Todd Lasher, Lasher Design

LOCATION: 31005 E. Hist. 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)

PROPOSAL: Request for a Significant Environmental Concern permit to construct an addition to the existing single-family dwelling on the subject property within the Sandy River State Scenic Waterway.

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County's complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on Friday, August 1, 2025. If you do not wish to submit comments, no response is necessary.**

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.46/per page.

- ❖ **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 can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.

Vicinity Map

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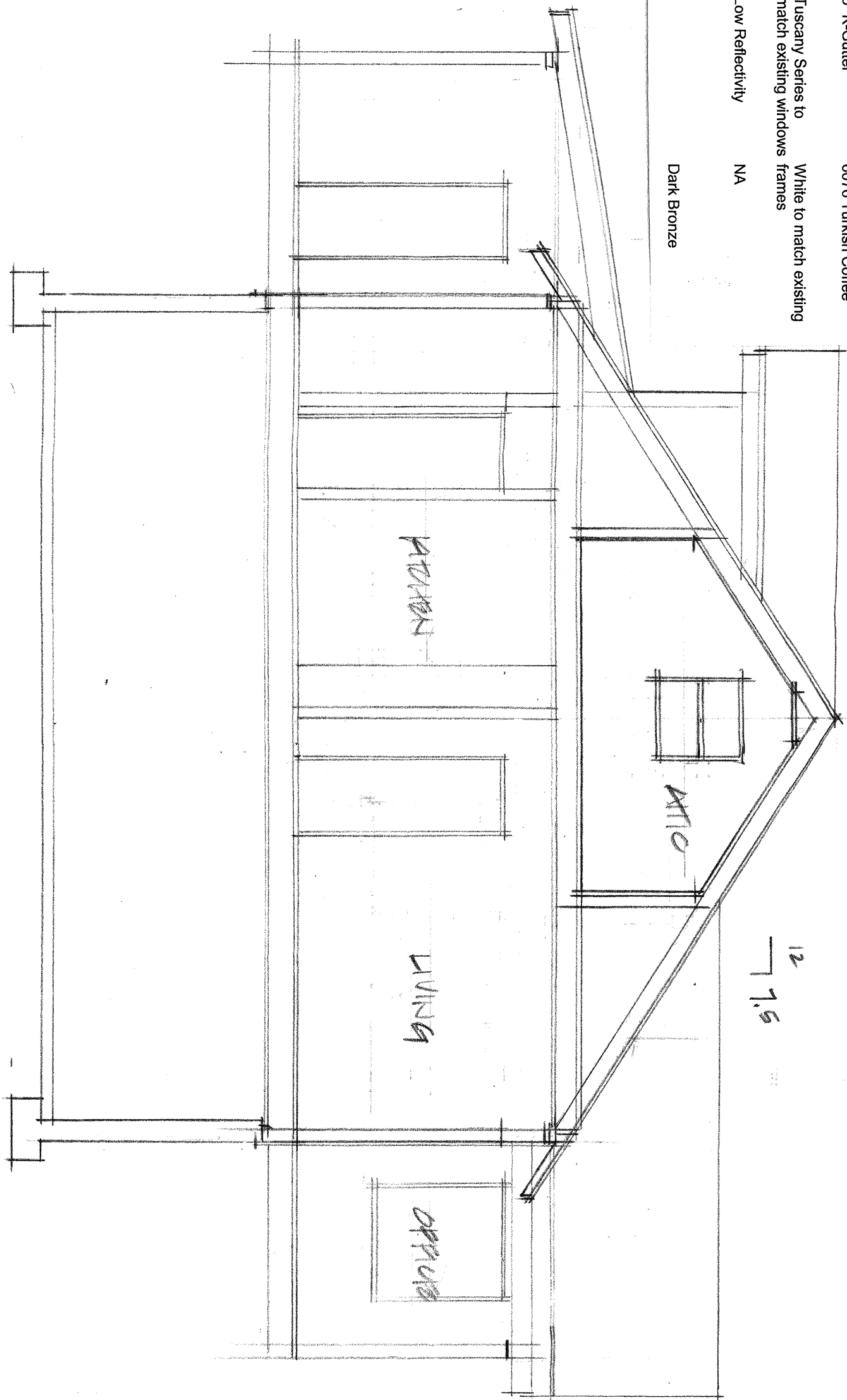
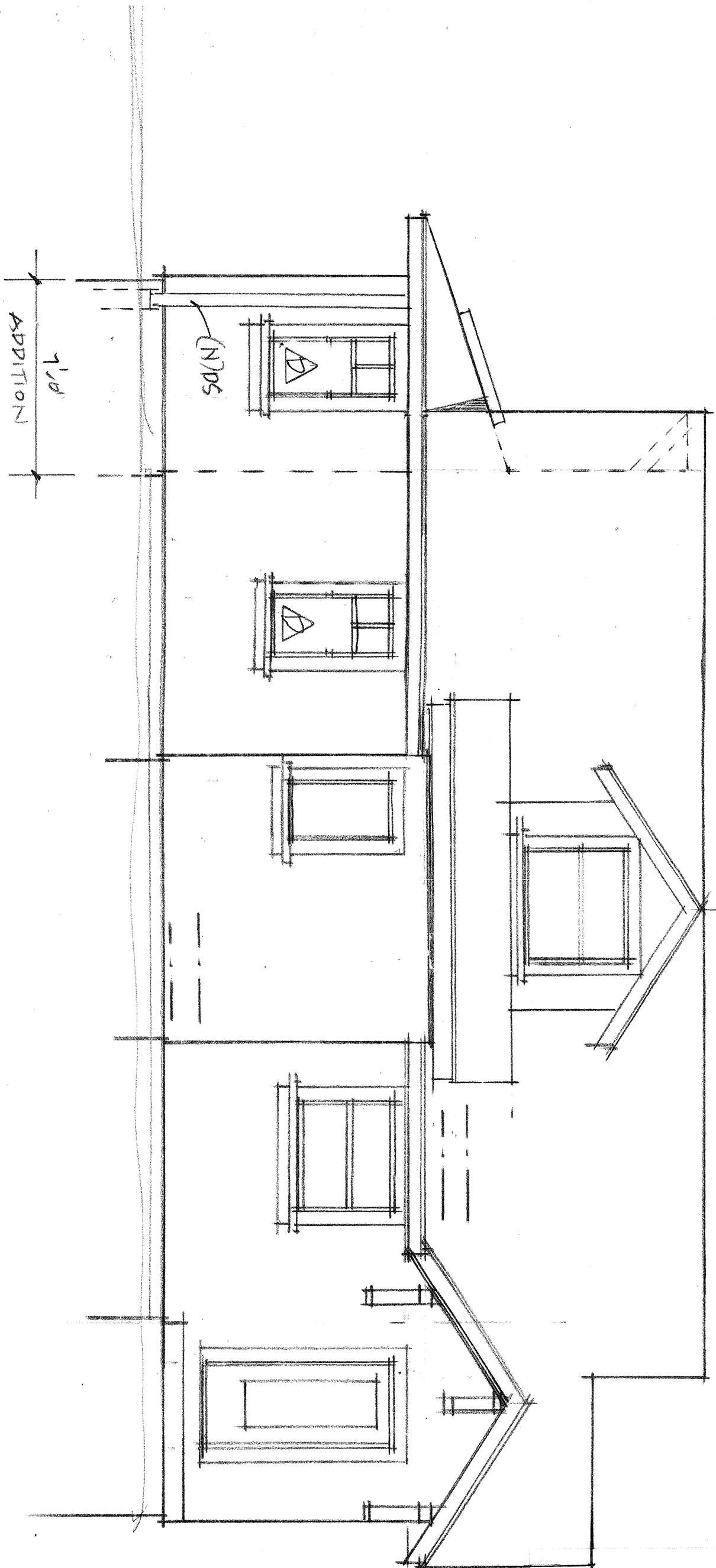
- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.
- ❖ **ENCLOSURES:**
 - Site Plan
 - Building Elevation

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

Exterior Materials List

Feature	Materials Proposed Manufacture / Model	Exposure / Style	Proposed Color Manufacture / Number
Siding	LP smart-side siding Brushed Cedar Texture Finish	5" exposure to match existing house	Sherwin Williams / SW- 9800 Amory
Trim	Parr - Forest Trim - Finger Jointed Cypress	Style and profile to match existing house	Sherwin Williams / SW- 6076 Turkish Coffee
Roofing	Metallion Industries	Standing Seam Metal Roof	Charcoal
Gutters and downspouts	Aluminum	5" K-Gutter	Sherwin Williams / SW- 6076 Turkish Coffee
Window Frames	Milgard Vinyl windows V400	Tuscan Series to match existing windows frames	White to match existing frames
Reflectivity Rating of Windows	Milgard Vinyl windows V400	Low Reflectivity	NA
Doors	No new doors Lamps Plus / Milna Kitcham 8.5" diameter		Dark Bronze
Exterior Light Fixtures			



SIDE ELEVATION - EXIST

BUILDING SECTION - EXISTING
(NO ADDITION)

Exterior Elevation notes:

Exterior siding:
Install Siding to match existing siding in type, exposure and color, over WRB and wall sheathing per structural engineer.
See S1-S2. Size, material and exposure of siding to match that of existing residence.

Exterior Door and Window Trim:

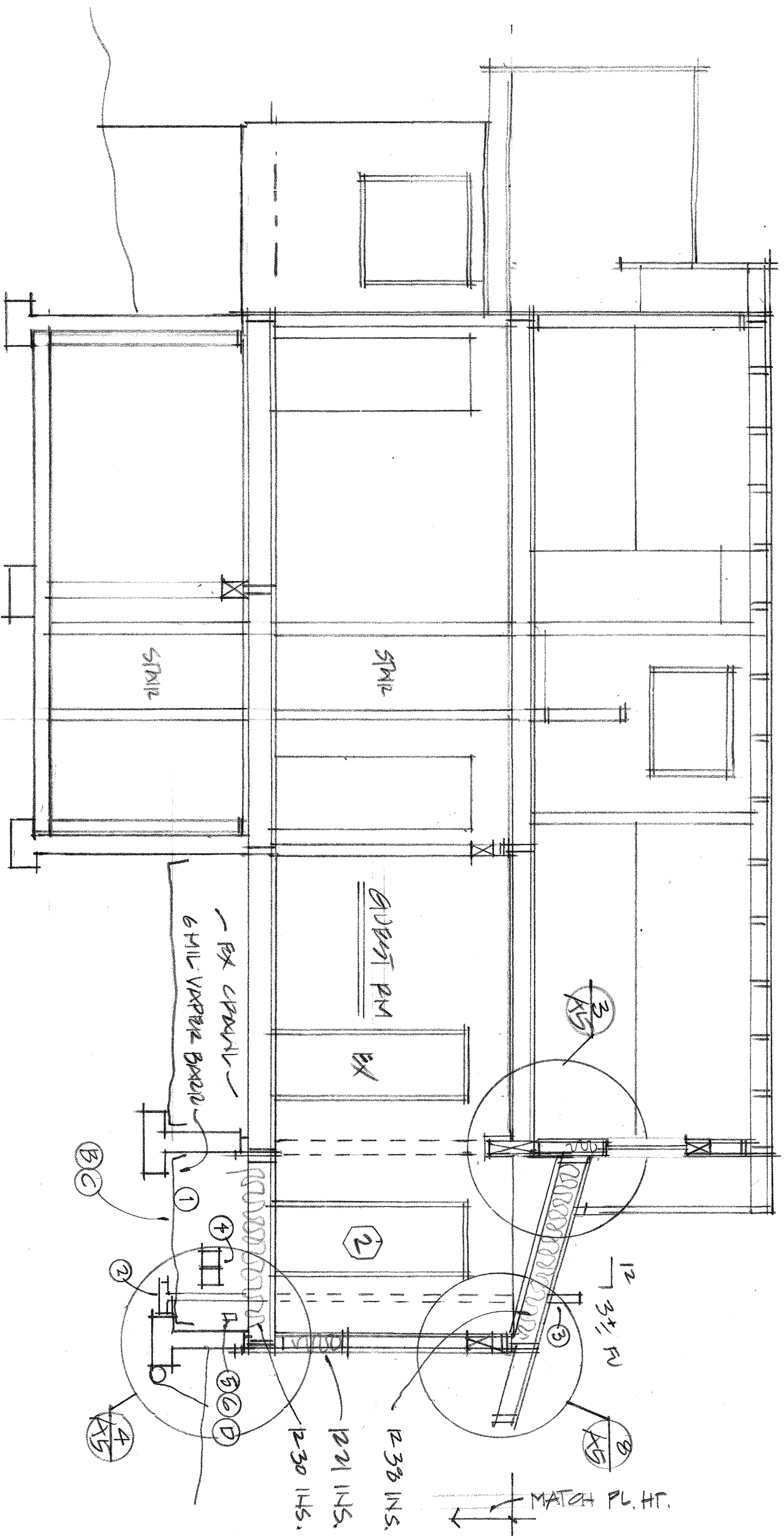
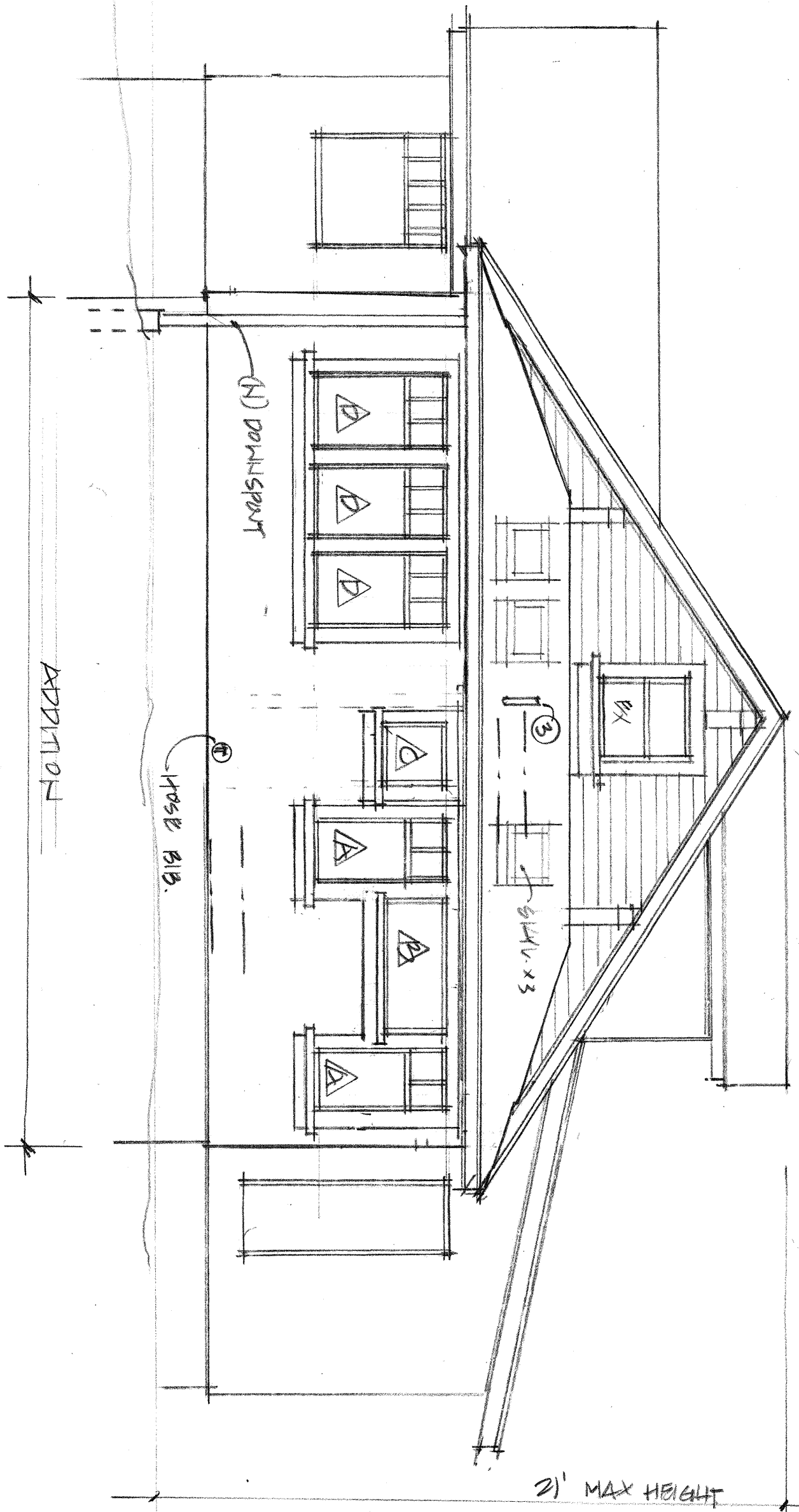
Install 5/4 x 4" wood trim around exterior doors and windows. Verify trim section with Owner. Install 1/4" silicone caulk joint between wood siding and trim. Size and color of trim to match main residence.

RADON MITIGATION MEASURES FOR NEW CRAWL SPACE:

1. Install a 6 mil thick polyethylene soil-gas retarder membrane over the entire crawl space floor.
2. Lap joints a minimum of 12".
3. Install a tee through and under membrane.
4. Install a 2" finished pipe to the soil gas vent vertically through floor (s) to roof at least 12" above roof deck. Keep pipe 10 feet away from windows or other openings.
5. Connect new crawl space radon mitigation pipe to existing basement exhaust system at south of basement.
6. Provide electrical junction box for future installation of vent fan. See note D.
7. Provide electrical junction box for future installation of warning device. See note D.
8. Waterproof sealant applied to exterior walls.

RADON MITIGATION NOTES:

- A. For concrete slabs.
- B. All openings, gaps and joints in floor and wall assemblies in contact with soil or gases around pipes, joists, bathtubs or drains penetration these assemblies shall be filled or closed with material that provide a permanent air-tight seal. Seal large opening with non-shrink mortar, grout or expanding foam materials and smaller gaps with a elastomeric joint sealant, as defined in ASTM D6240-07.
- C. Vent pipes shall be installed so that any rainwater or condensation drains, downward in to the ground beneath the slab or soil.
- D. Circuits should be a minimum 15 amp, 115 volt.



BACK ELEVATION - SOUTH

BUILDING SECTION

Exhibit A.6