

14 DAY OPPORTUNITY TO COMMENT



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

Application for Geologic Hazards (GH) and Significant Wildlife Habitats (SEC-h) permits for a New Dwelling and Driveway

CASE FILE: T2-2026-0010

APPLICANT: Stephen Kaplan

LOCATION: 12465 NW Germantown Rd., Portland

Property ID # R530673

Map, Tax lot: 1N1W10C -01902

Alt. Acct. # R649823340

BASE ZONE: Rural Residential (RR)

OVERLAYS: Significant Wildlife Habitat (SEC-h), Significant Streams (SEC-s), Geologic Hazard (GH)

PROPOSAL: Request for Geologic Hazards (GH) and Significant Wildlife Habitats (SEC-h) permits to construct a new single-family dwelling and new driveway. The GH permit will address the development of the driveway within the GH overlay, and the SEC-h permit addresses the construction of the dwelling within the SEC-h overlay. No development is proposed in the Significant Streams (SEC-s) overlay.

- ❖ **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 June 29, 2026**.

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 \$0.71/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

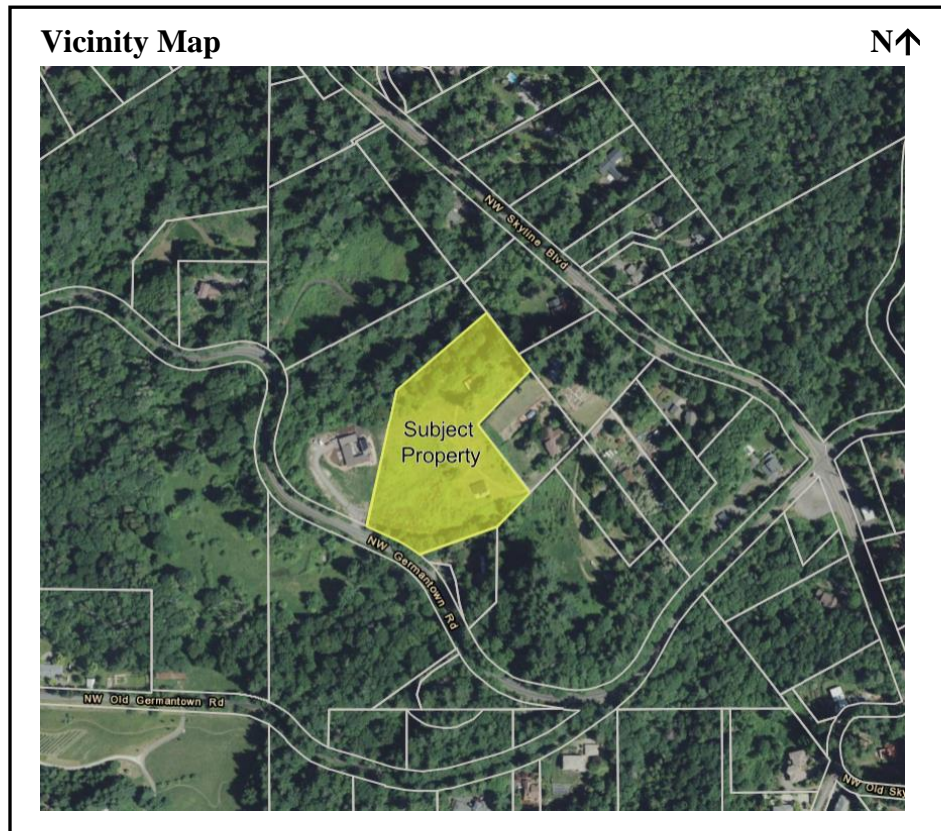
General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Rural Residential (RR)

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

Significant Wildlife Habitat (SEC-h) Permit: MCC 39.5510 Permits Required, MCC 39.5520 Definitions, MCC 39.5540 SEC-h 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.



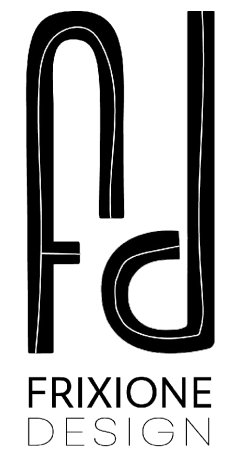
- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments 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:**
 - Floor Plan
 - Building Elevations

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.

PRELIM
PERMIT
DRAWING SET



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GERMANTOWN
RESIDENCE

8561 N NW SKYLINE BLVD | PORTLAND, OR | 97231

ISSUES & REVISIONS:

Permit Set: 02/23/2026

SHEET INFO:

SITE PLAN

A0.1

Job No: 25:GER

SITE PLAN LEGEND

	AREA OF CONSTRUCTION
	PROPERTY LINE
	ROOF ABOVE
	SANITARY LINE
	WATER LINE
	POWER LINE

LEGAL DESCRIPTION

SITE ADDRESS:	8561 N NW SKYLINE BLVD PORTLAND, OR 97231
COUNTY:	MULTNOMAH (UNINCORPORATED)
PROPERTY ID:	R530673
STATE ID:	1N1W10C 1902
MAP NO:	-
TAX ROLL:	PARTITION PLAT 2002-84, LOT 2
ZONING:	RR - Rural Residential
OVERLAY ZONES:	N/A - no overlays
SITE AREA:	4.89 ACRES

SITE PLAN GENERAL NOTES

- 1) GENERAL CONTRACTOR TO CONFIRM ALL EXISTING SITE CONDITIONS AND COORDINATION WITH PROPOSED CONSTRUCTION / IMPROVEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2) LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- 3) THIS DOCUMENT IS NOT INTENDED TO ALLOW A SITE PLAN TO BE USED WHEN A SURVEY, PREPARED BY A LICENSED SURVEYOR, IS REQUIRED.
- 4) SEE A0.0 FOR ADDITIONAL PROPERTY INFORMATION.

LOT COVERAGE

BUILDING FOOTPRINT OF HOUSE:	3645 SF
COVERED PORCHES/DECKS:	630 SF
TOTAL BUILDING COVERAGE:	4275 SF

SITE AREA = 213,070 SF
BUILDING AREA COVERS 2% OF LOT

IMPERVIOUS AREA

TOTAL ROOF AREA:	4807 SF
DRIVEWAY:	

SETBACKS

ZONE:	RR
REQUIRED SETBACKS	
FRONT/REAR:	30'
SIDE:	10'

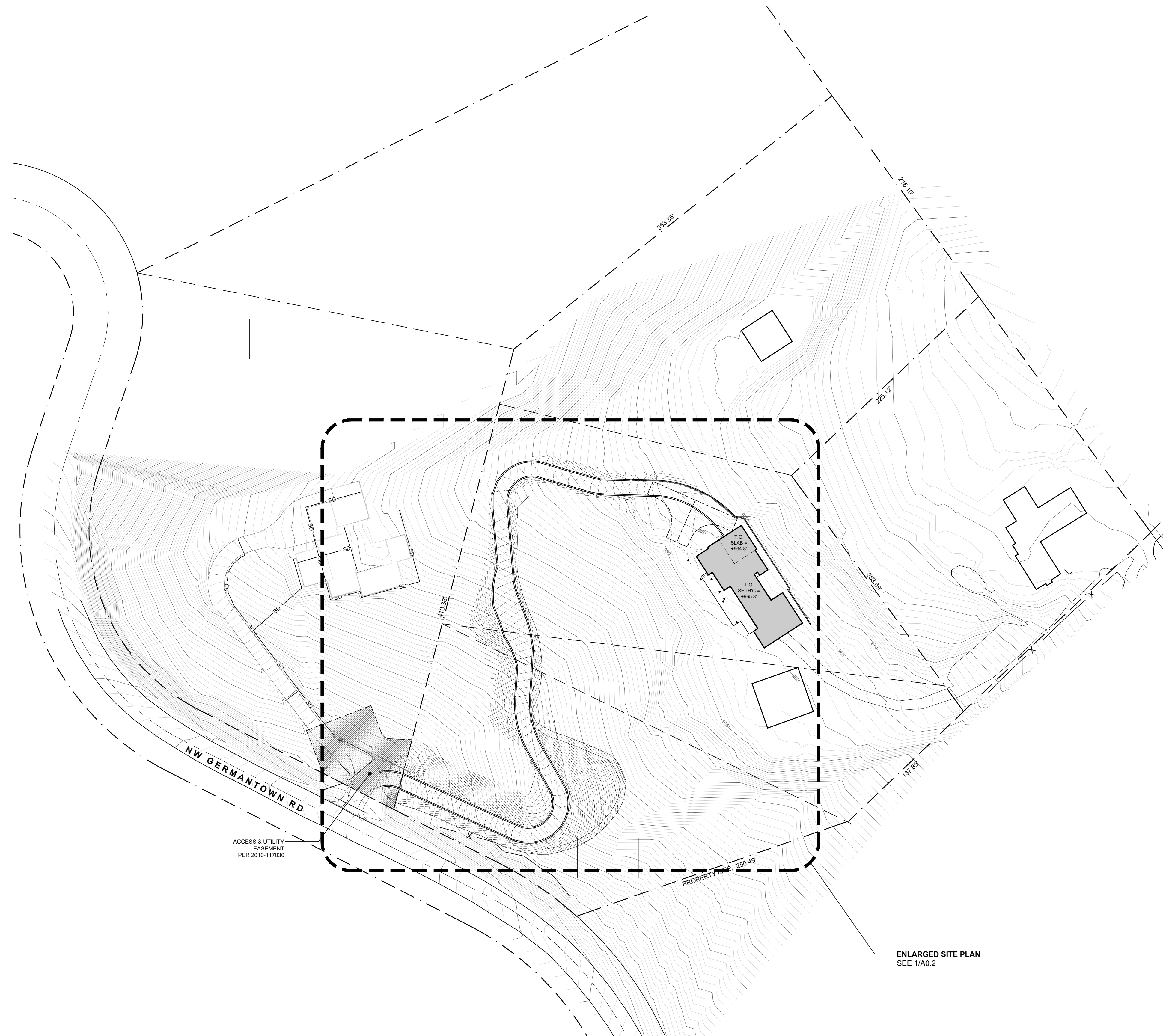
SEE SITE PLAN 1/A0.1 FOR SITE DIMENSIONS

BUILDING HEIGHT

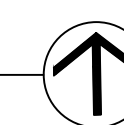
MAX HEIGHT ALLOWED IN RR ZONE = 35'
PROPOSED HEIGHT @ HIGH-POINT OF HIGHEST SHED ROOF = 24'-7 1/2"
PROPOSED HEIGHT MEETS CODE.

STORMWATER NOTES

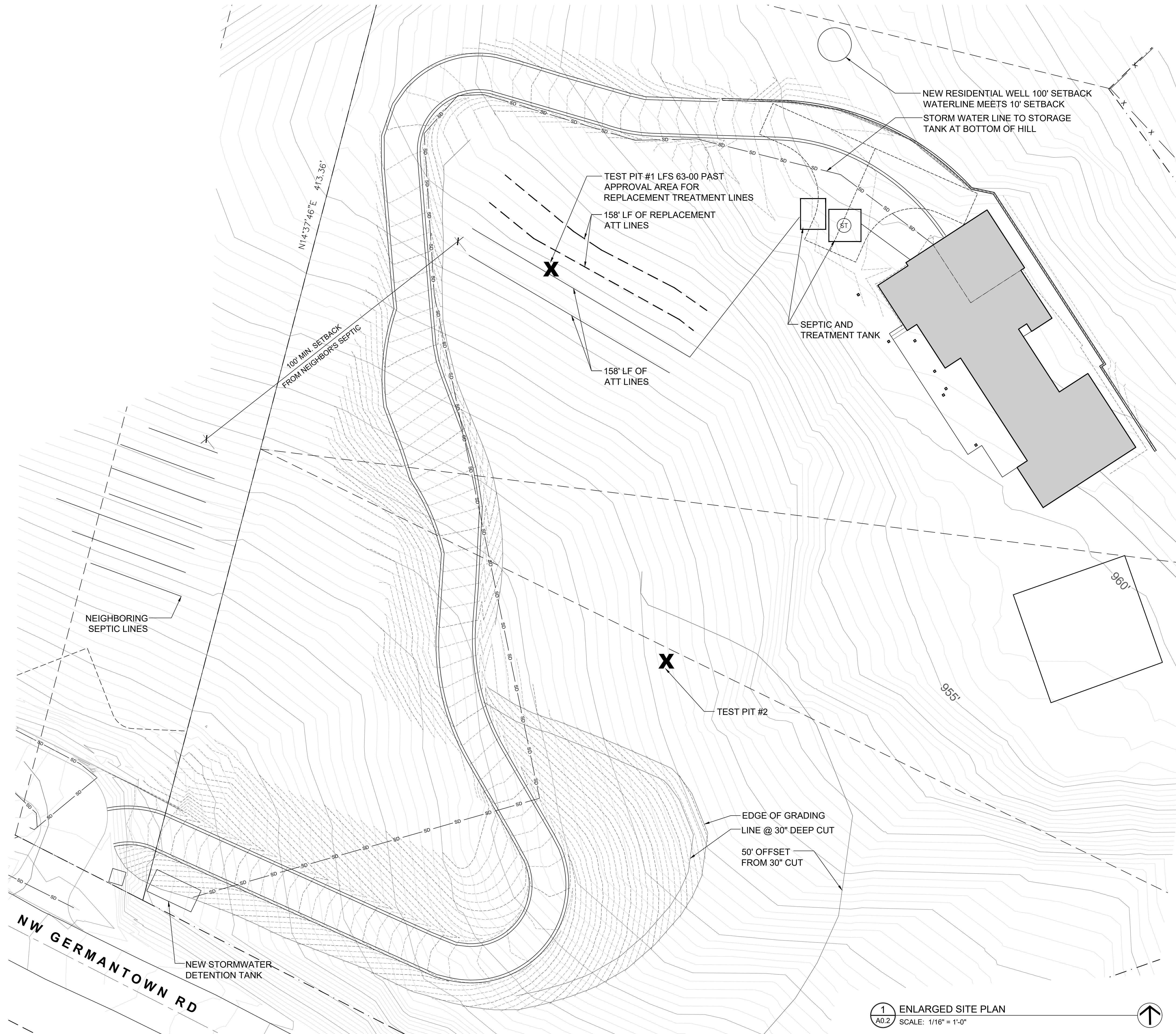
SEE CIVIL DRAWINGS.



NOT FOR CONSTRUCTION
NOTED SCALE IS FOR 24x36 SET (HALF FOR 12x18 SET)



NOT FOR CONSTRUCTION
NOTED SCALE IS FOR 24x36 SET (HALF FOR 12x18 SET)



PRELIM
PERMIT
DRAWING SET



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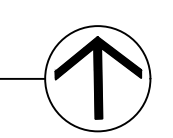
ISSUES & REVISIONS:

NO.	DESCRIPTION

SHEET INFO:
ENLARGED SITE
PLAN

A0.2

1
A0.2 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



Job No: 25:GER

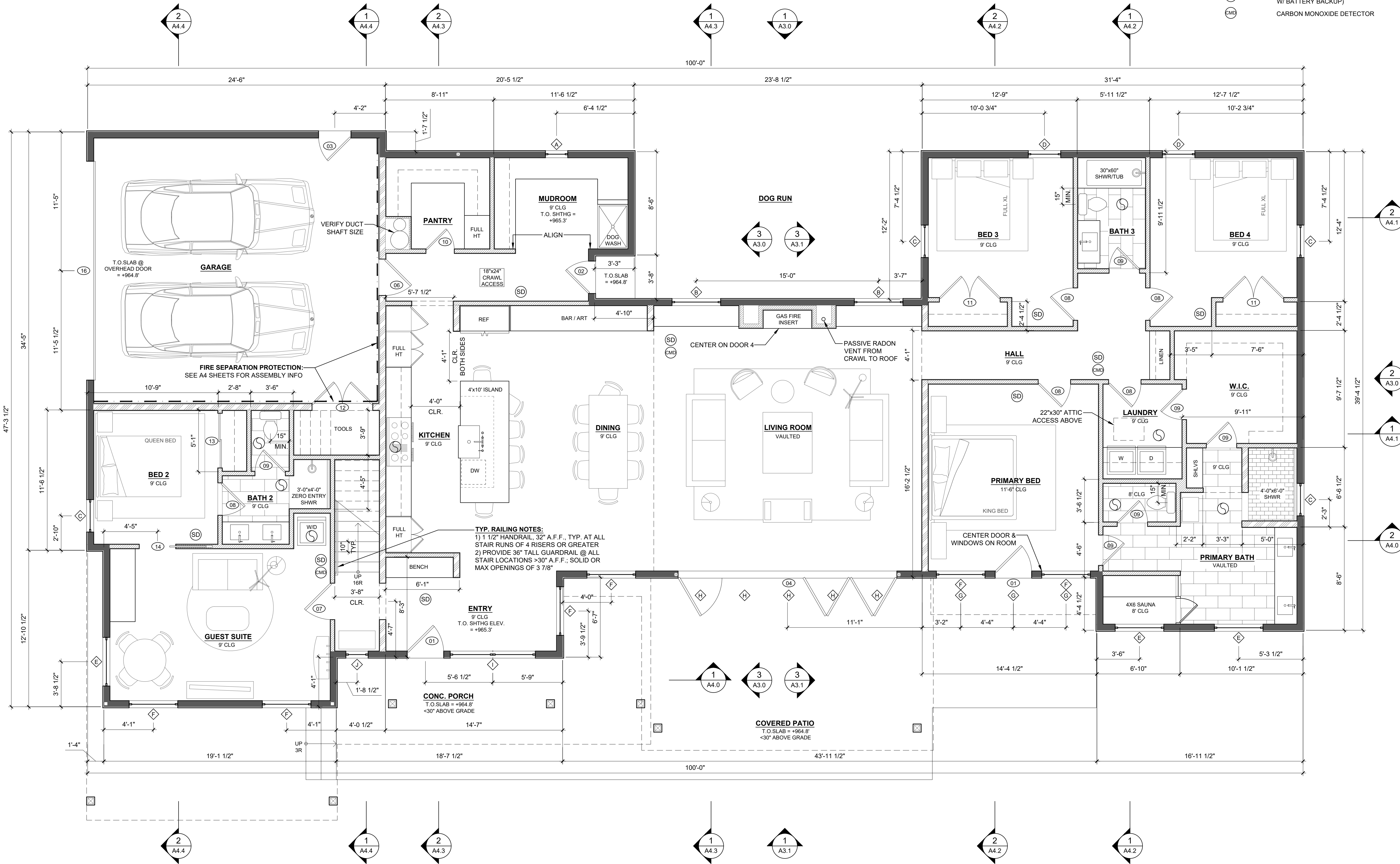
NOT FOR CONSTRUCTION
 NOTED SCALE IS FOR 24x36 SET (HALF FOR 42x18 SET)

FLOOR PLAN NOTES

- 1) DIMENSIONS ARE TAKEN FROM:
 - FACE OF FRAMING
 - FACE OF CONCRETE
 - CENTERLINE OF WALL / POST
 - CENTERLINE OF WINDOW / DOOR
- 2) PROVIDE SOLID BLOCKING (MIN. 2X6) AS REQ'D FOR ALL WALL-MOUNTED FIXTURES & ACCESSORIES.
- 3) SEE SHEET A1.0 FOR DOOR & WINDOW SCHEDULES.
- 4) CONTRACTOR TO VERIFY ALL DIMENSIONS & FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- 5) PATCH, CAULK, AND FINISH ALL THROUGH FLOOR, WALL, AND CEILING PENETRATIONS OF CONDUITS, PIPING, DUCTS, ETC. FOR SMOKE TIGHT ASSEMBLIES.
- 6) REFER TO STRUCTURAL FOUNDATION / FRAMING DRAWINGS FOR ALL SHEARWALL SCHEDULES, FOOTINGS, BRACING, AND CONNECTIONS.

FLOOR PLAN SYMBOLS LEGEND

- EXT. ELEVATION CALLOUT
- BLDG. SECTION CALLOUT
- WINDOW TAG
- DOOR TAG
- OBJECT OVERHEAD
- CONCRETE FOUNDATION
- STAGGERED STUD WALL PER STRUCT.
- 2x6 STUD WALL
- 2x4 STUD WALL
- 80 CFM FAN W/ TIMER
- SMOKE DETECTOR (HARDWIRED W/ BATTERY BACKUP)
- CARBON MONOXIDE DETECTOR



TYP. RAILING NOTES:
 1) 1 1/2" HANDRAIL, 32" A.F.F., TYP. AT ALL STAIR RUNS OF 4 RISERS OR GREATER
 2) PROVIDE 36" TALL GUARDRAIL @ ALL STAIR LOCATIONS >30" A.F.F.; SOLID OR MAX OPENINGS OF 3 7/8"

1 FIRST FLOOR
 A2.1 SCALE: 1/4" = 1'-0"

PRELIM PERMIT DRAWING SET



GERMANTOWN RESIDENCE

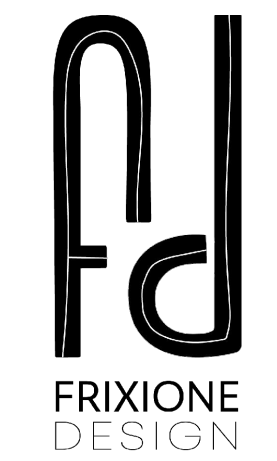
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ISSUES & REVISIONS:

NO.	DESCRIPTION

SHEET INFO:
 FLOOR PLANS

A2.1



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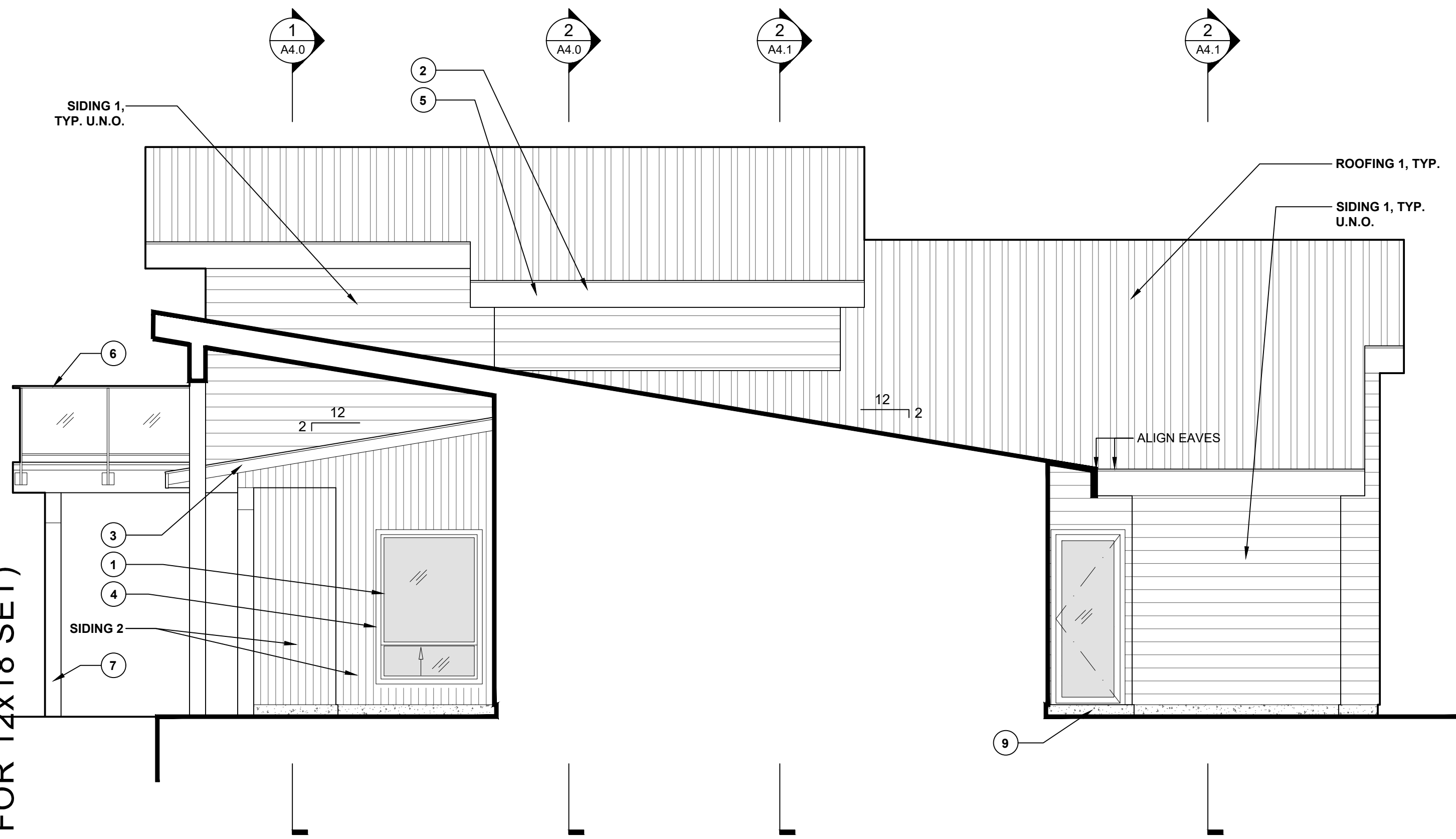
SHEET INFO:

EXTERIOR
ELEVATIONS

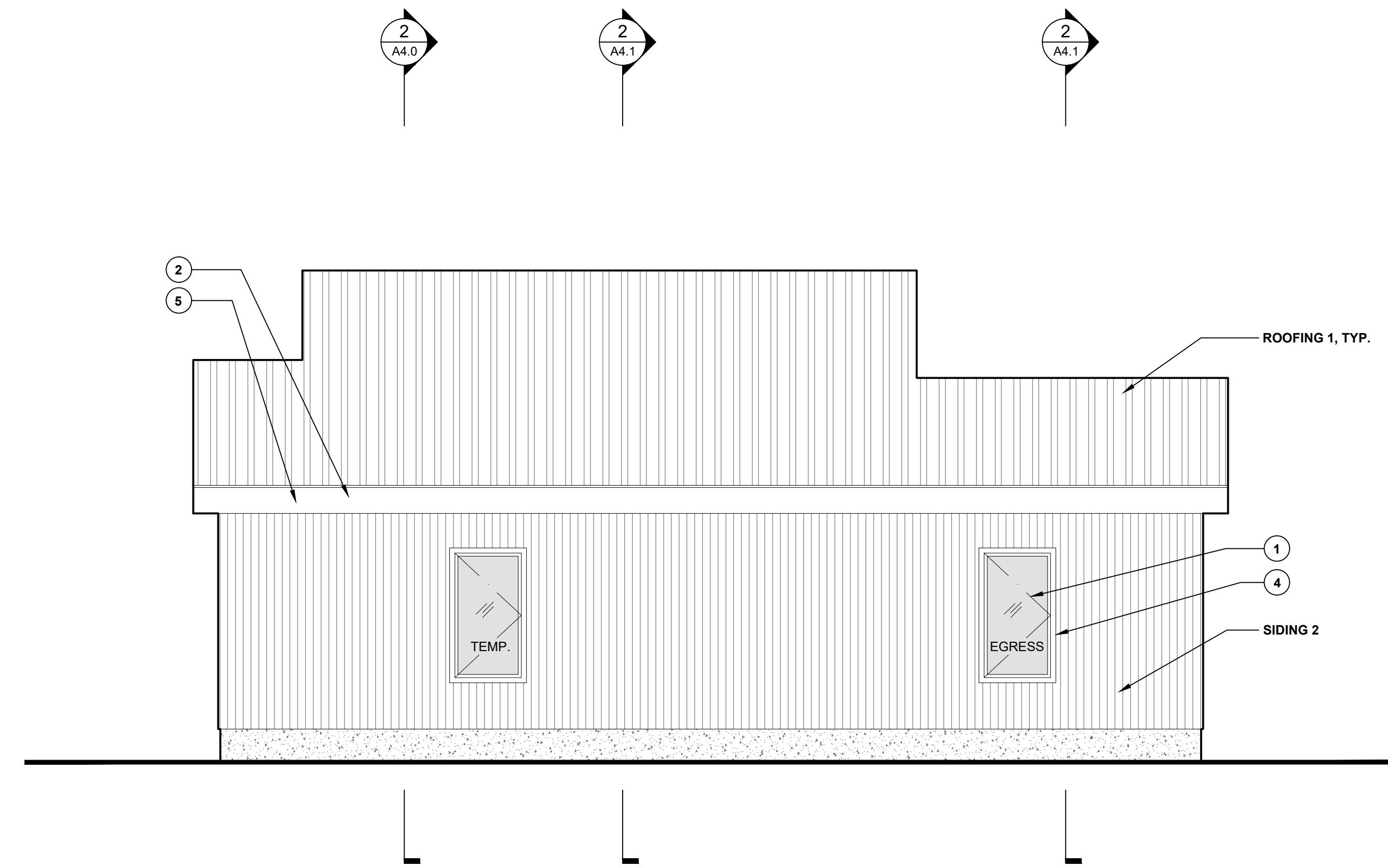
A3.0

Job No: 25/GER

NOT FOR CONSTRUCTION
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3 SOUTH ELEVATION @ PATIO & DOG RUN
A3.0 SCALE: 1/4" = 1'-0"



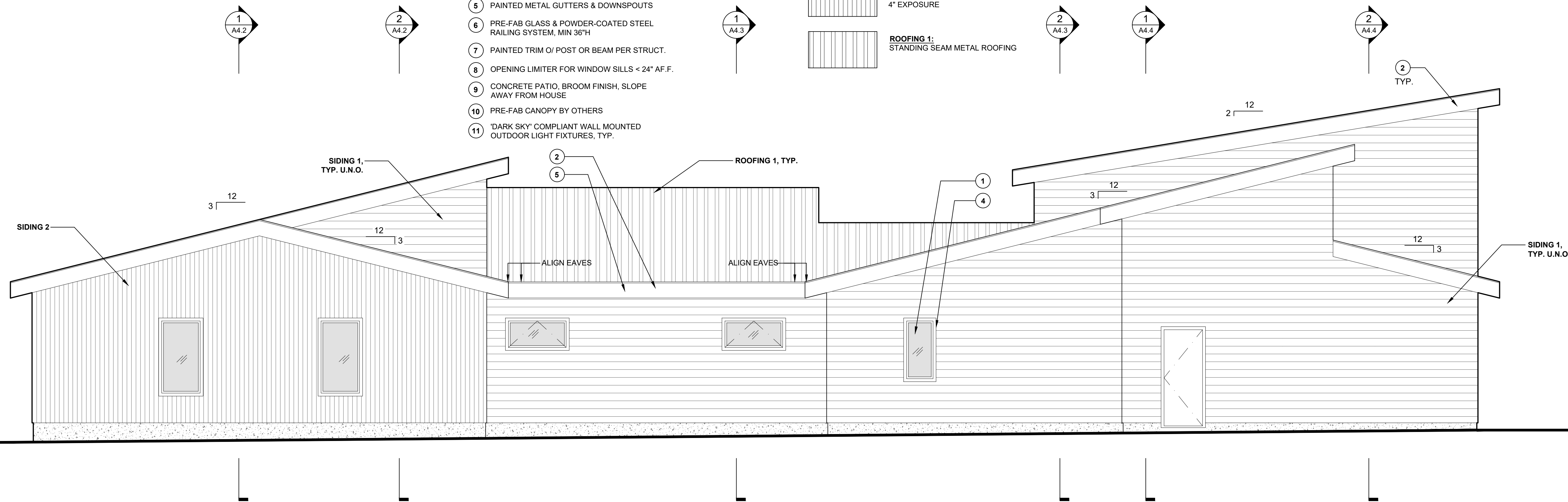
2 SOUTH (SIDE) ELEVATION
A3.0 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

- 1 WINDOWS & DOORS PER SCHEDULES
- 2 5/4" X 12 PAINTED WOOD FASCIA BOARD
- 3 5/4" X 6 PAINTED WOOD FASCIA BOARD
- 4 5/4" X 3 PAINTED WOOD WINDOW/DOOR TRIM
- 5 PAINTED METAL GUTTERS & DOWNSPOUTS
- 6 PRE-FAB GLASS & POWDER-COATED STEEL RAILING SYSTEM, MIN 36"H
- 7 PAINTED TRIM O/ POST OR BEAM PER STRUCT.
- 8 OPENING LIMITER FOR WINDOW SILLS < 24" AF.F.
- 9 CONCRETE PATIO, BROOM FINISH, SLOPE AWAY FROM HOUSE
- 10 PRE-FAB CANOPY BY OTHERS
- 11 'DARK SKY' COMPLIANT WALL MOUNTED OUTDOOR LIGHT FIXTURES, TYP.

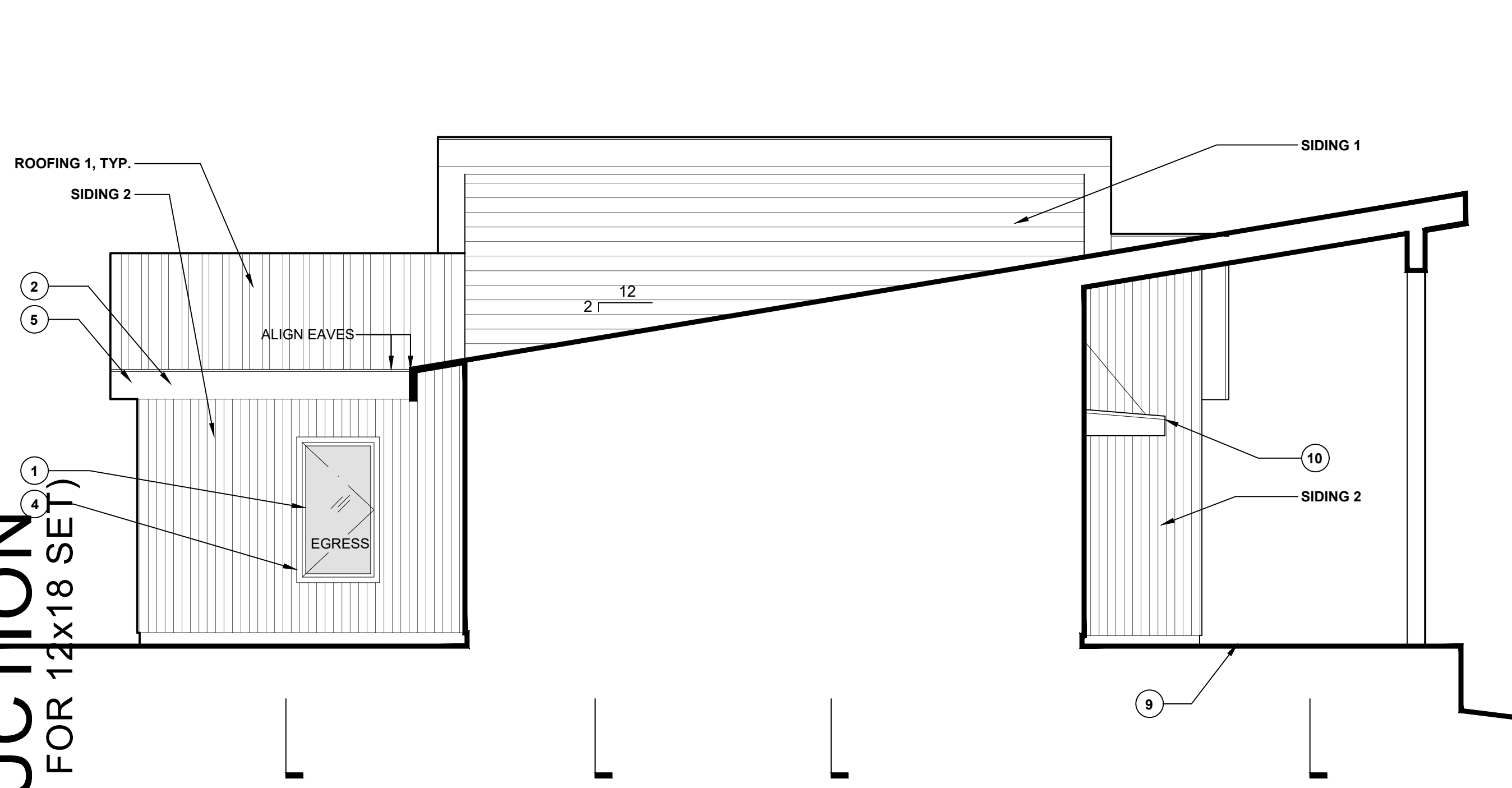
EXTERIOR FINISHES LEGEND

- SIDING 1:
HARDIE PLANK HORIZONTAL LAP SIDING
6" EXPOSURE
PAINTED
- SIDING 2:
CEDAR VERTICAL T&G SIDING
4" EXPOSURE
- ROOFING 1:
STANDING SEAM METAL ROOFING

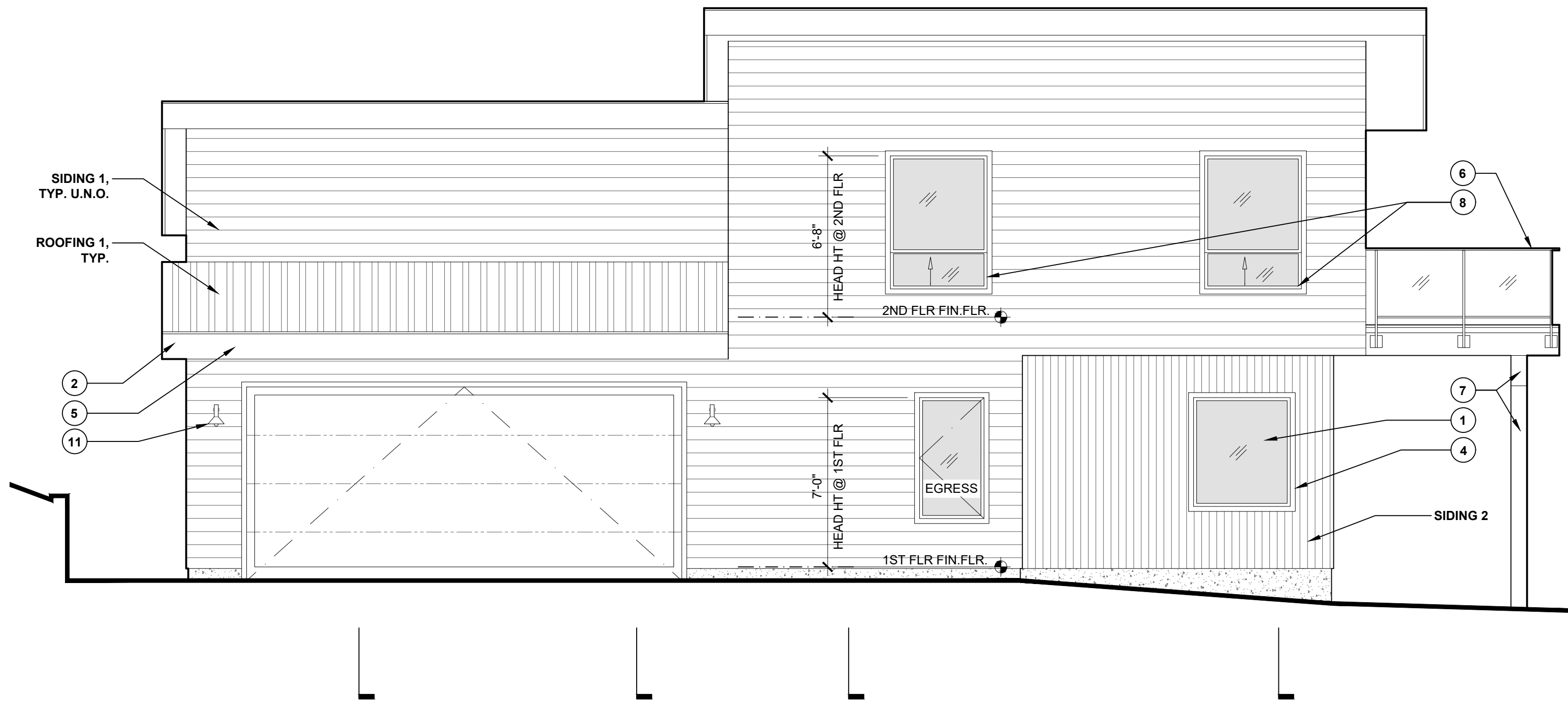


1 EAST (BACK) ELEVATION
A3.0 SCALE: 1/4" = 1'-0"

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3 NORTH ELEVATION @ PATIO / DOG RUN
A3.1 SCALE: 1/4" = 1'-0"

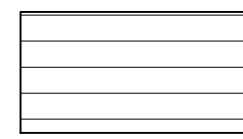
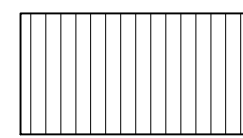
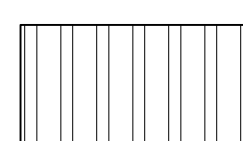


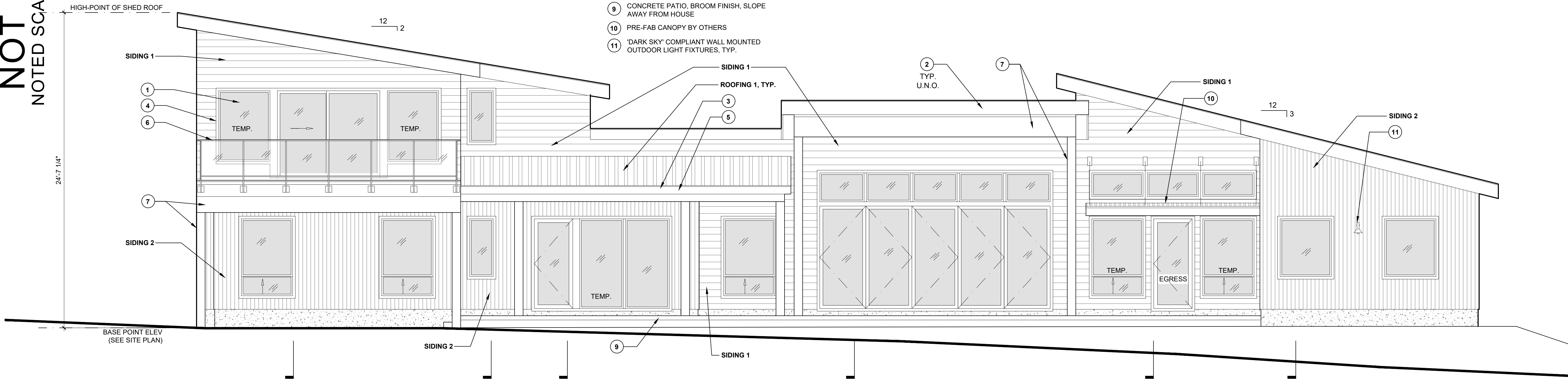
2 NORTH (GARAGE SIDE) ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

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6" EXPOSURE
PAINTED
-  **SIDING 2:**
CEDAR VERTICAL T&G SIDING
4" EXPOSURE
-  **ROOFING 1:**
STANDING SEAM METAL ROOFING



1 WEST (FRONT) ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

ISSUES & REVISIONS:

Permit Set: 02/23/2026

SHEET INFO:
EXTERIOR
ELEVATIONS

A3.1