

NOTICE OF NSA OPPORTUNITY TO COMMENT



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

Application for Post-Emergency National Scenic Area Site Review

CASE FILE: T2-2026-0022

APPLICANT: Cory Calhoun

LOCATION: 28536 E Historic Columbia River Hwy

Property ID # R341506

Map, Tax lot: 1S4E06BC -01500

Alt. Acct. # R994060830

BASE ZONE: Gorge General Residential (GGR5)

OVERLAYS: Flood Hazard

KEY VIEWING AREAS: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Larch Mountain (including Sherrard Point), Sandy River

LANDSCAPE SETTING: Rural Residential

PROPOSAL: Request for a post-emergency review for the replacement septic drainfield.

- ❖ **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 Tuesday, August 4, 2026**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Tuesday, August 11, 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 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions – Parcel, MCC 38.0110 Tribal Treaty Rights and Consultation, MCC 38.0045 Review and CU Application Submittal Requirements

Gorge General Residential (GGR-5): MCC 38.3025(A)(8) Review Use – Placement of structures necessary for continued public safety...damaged during an emergency/disaster event...

NSA Site Review Criteria: MCC 38.7090 Responses to an Emergency/Disaster event

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 38 – Columbia River Gorge National Scenic Area** or by contacting our office at (503) 988-3043.

Vicinity Map



- ❖ **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, those who submitted written comment during the comment period, those who requested the decision in writing, and the Gorge Commission. 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 Columbia River Gorge Commission.
- ❖ **ENCLOSURES:**
 - Site Plan
 - Narrative

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.



CITY OF
PORTLAND, OREGON
PORTLAND PERMITTING & DEVELOPMENT
1900 SW 4th Ave, Suite 5000
Portland, OR 97201



ON-SITE SEWAGE DISPOSAL/ALT PERMIT

26-031368-000-00-SP

Site Address: 28536 E HIST COLUMBIA RIVER HWY

Issued:

5/1/26

PROJECT INFORMATION		Occ. Group	Const. Type
Single Family Dwelling	Major Repair		

Project Description: Emergency repair/Reasonable repair - Existing 1000gal septic tank to new 500gal Infiltrator septic tank (IM-540) to 3 lines of equal distribution seepage trenches (27LF, 40LF, & 30LF = 102LF total) with pipe & rock. Max trench depth: 36", min trench depth: 30". Seepage trench setbacks: 10ft to existing drainfield lines, 10ft to utilities, 10ft to property line. Plumbing permit approval from City of Gresham and final NSA / Land Use Planning approval req'd prior to final.

APPLICANT	QUALITY SEPTIC AND EXCAVATION LLC *Cory Calhc	Phone:	(971) 500-1160
PROPERTY OWNER	RHAPSODY REAL ESTATE LLC	Phone:	
CONTRACTOR	No Contractor	Phone:	

Project Details		Project Details	
Septic Tank	1	# of Bedrooms	3
Standard Septic Tank/Drainfield System	1	Projected Daily Sewage Flow (# Gallons)	375
Land Feasibility Study Number	SER 01-26		
Zoning - Property (1)	TBD		
Zoning Enforcement Agency	Multnomah County		

The maximum projected daily sewage flow allowed on seepage trenches is 450gpd (max of 4 bedrooms) and no greater per OAR 340-071- 0280(1)(b). Permit expires one year from issuance, April 30, 2027.

All work to conform to requirements of Oregon Administrative Rules 340.71 and 340.73 governing on-site sewage disposal. All work shall be performed by the property owner or by a licensed installer. Permits are only transferrable by reapplication. Post permit on site until work is completed.

BEFORE YOU DIG ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).

CITY CONTACT	Phone:
E-Mail: <i>Septic@portlandoregon.gov</i>	Fax:

INSPECTION REQUEST PHONE NUMBERS	Sanitation Inspections - Call Before 6:00 AM:	(503) 823-7000
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TDD: (503) 823-7000

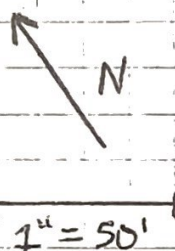
*Approved to issue
5/1/26*

Nicole

IVR Inspection Request Number:
5253633

Historic Columbia River Hwy

water meter



Tank to Distribution Box - 65'

Elevation next to tank/Basc = 100'

Top of existing 100gal tank = 98'

Invert of outlet existing tank = 97'

Top of new 500gal tank = 97.5'

Invert of new tank outlet = 96.67'

Invert of all Header pipes = 95.57'

Ground elevations for Trench 3, 2, 1

	Beginning	Middle	End	West → East
#1	96.66	96.88	97.07	
#2	96.78	96.96	97.07	
#3	96.57	96.71	96.78	

Black lines are property lines,
Home, shed, existing septic system
and test pit measurements

Solid Red lines are driveway
Red dash line is buried power
to home

Green Dash line are old Drainfield

28536 E Historic Columbia River Hwy
Troutdale OR 97060

4/25/2026 *Corey Call*

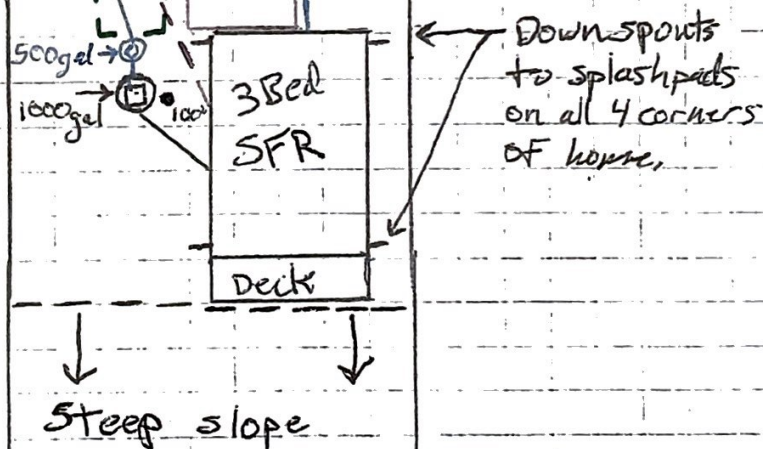
Quality Septic and Excavation

See permit cover
sheet for project description
+ conditions. Approved to
issue 5/1/26. *N. V. Adams*

Red'd setbacks:

- 10ft to existing df.
- 10ft to utilities
- 10ft to property line
- 5ft to driveway

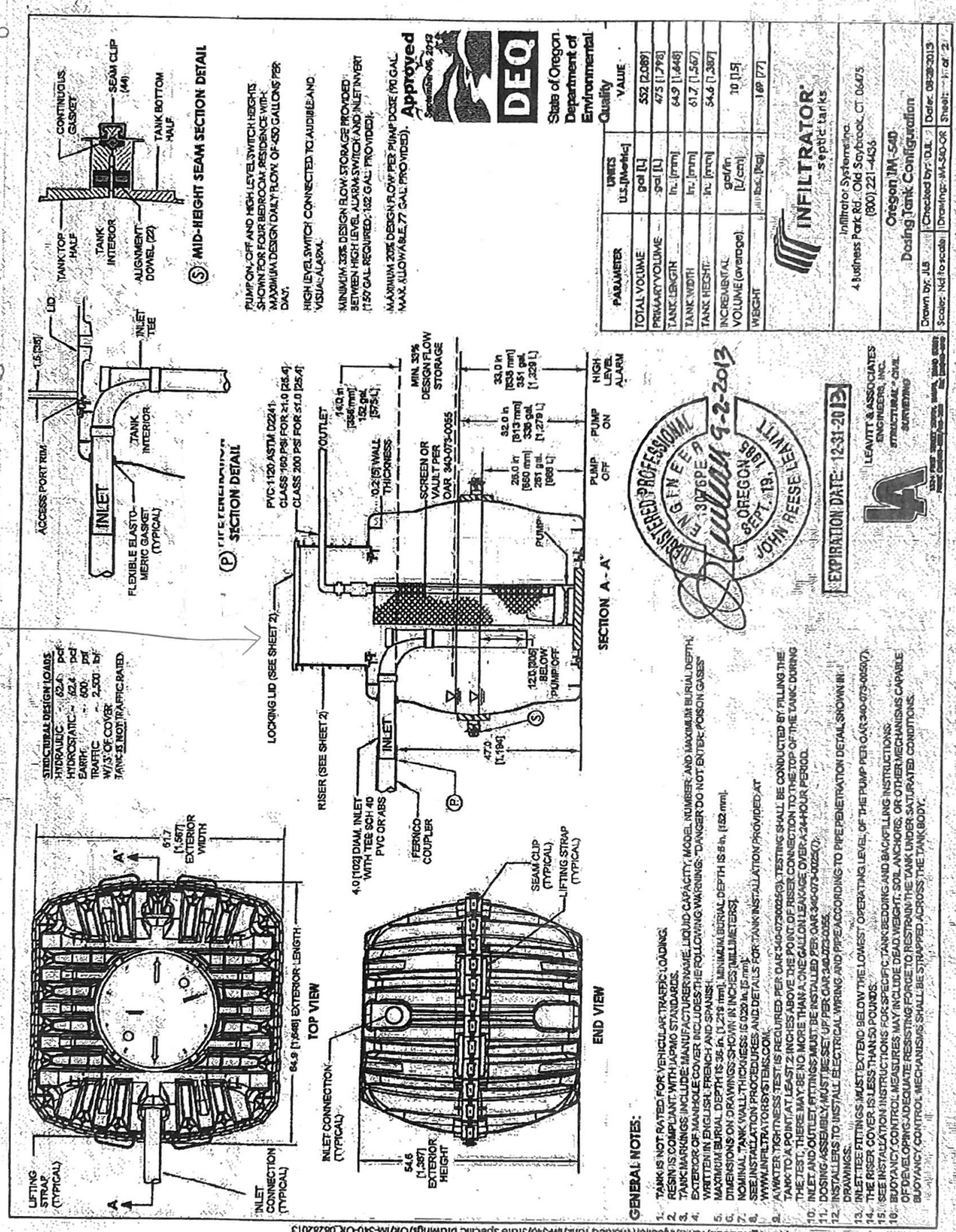
* Lesser setbacks
may be allowed
under reasonable
repair



← Sandy river →

*Reference only. No pump proposed/reqd

26.03.2008



Approved

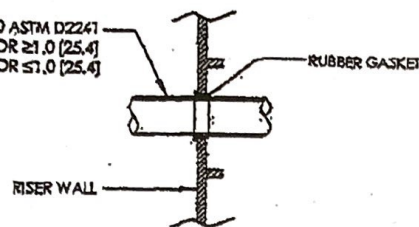
September 06, 2013



DEQ

State of Oregon
Department of
Environmental
Quality

PVC 1120 ASTM D2241
CLASS 160 PSI FOR ≥ 1.0 [25.4]
CLASS 200 PSI FOR ≤ 1.0 [25.4]



RUBBER GASKET DETAIL

RISER AND LID CONNECTION

DETAILED PRODUCT SPECIFIC RISER AND LID CONNECTION GUIDANCE IS AVAILABLE FROM INFILTRATOR SYSTEMS AT:

www.infiltratorsystems.com

THE INFILTRATOR TANK RISER CONNECTION GUIDANCE DOCUMENT PROVIDES A FULL DESCRIPTION OF THE CONNECTION TYPE AND METHOD FOR EACH COMPATIBLE RISER.

COMPATIBLE RISER AND LID PRODUCTS

THE IM-540 IS COMPATIBLE WITH 24 in (600 mm) DIAMETER RISER AND LID PRODUCTS FROM THE FOLLOWING MANUFACTURERS:

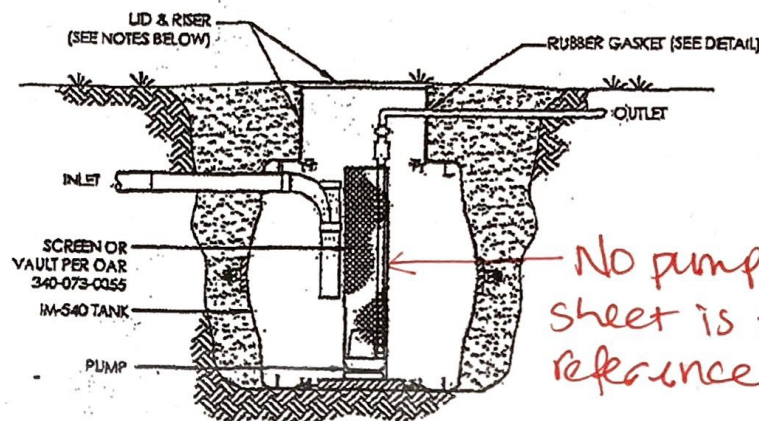
- TWF RISER SYSTEM BY INFILTRATOR
- TUF-TITE CORPORATION
- POLYLOK

THE FOLLOWING 24 in (600 mm) DIAMETER PIPE PRODUCTS ARE ALSO COMPATIBLE WITH IM-540 WHEN USED WITH AN INFILTRATOR PIPE ADAPTER RING:

- IPEX ULTRA-RIB POLYVINYL CHLORIDE (PVC) PIPE - USE THE INFILTRATOR LID, POLYLOK 24 in (600 mm) HEAVY DUTY COVER, 24 in (600 mm) JACKEL SEPTIC TANK RISER COVER OR EQUIVALENT PRODUCT AS A LID FOR THE IPEX PVC PIPE
- CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) PIPE - USE THE INFILTRATOR LID, EZSET LID BY INFILTRATOR, POLYLOK 24 in (600 mm) X 9.5 mm HEAVY DUTY COVER, ROTO SOLUTIONS 24 in (600 mm) SEPTIC LID, 24 in (600 mm) JACKEL SEPTIC TANK RISER OR EQUIVALENT PRODUCT AS A LID FOR THE HDPE PIPE

WATERTIGHTNESS TESTING

1. CONDUCT WATER TIGHTNESS TESTING PER OAR 340-73-0025(3).
2. THE INSTALLER MUST TEST EACH TANK FOR WATER TIGHTNESS BY FILLING THE TANK TO A POINT AT LEAST 2 INCHES ABOVE THE POINT OF RISER CONNECTION TO THE TOP OF TANK.
3. DURING THE TEST, THERE MAY BE NO MORE THAN ONE GALLON OF LEAKAGE OVER A 24-HOUR PERIOD.



EXPIRATION DATE: 12-31-2023



LEAVITT & ASSOCIATES
ENGINEERS, INC.
STRUCTURAL-CIVIL
SURVEYING

1234 5678 91011 121314 151617 181920 212223 242526 272829 303132 333435 363738 394041 424344 454647 484950 515253 545556 575859 606162 636465 666768 69707172737475767778798081828384858687888990919293949596979899100



INFILTRATOR®
septic tanks

Infiltrator Systems Inc.
4 Business Park Rd. Old Saybrook, CT 06455
(800) 221-4434

Oregon IM-540 Dosing Tank
Riser Installation Configuration

Drawn by: BMS	Checked by: DL	Date: 06-11-13
Scale: Not to scale	Drawing: OR 1	Sheet: 2 of 2

INLET AND OUTLET HOLE LOCATIONS

Drill height marks are provided on all Infiltrator tank models to guide inlet and outlet hole drilling. On the TW-1250 and TW-1500, marks "A" (lower) and "B" (upper) are located at the inlet end, while marks "C" (lower) and "D" (middle) are located at the outlet end. A single drill height mark is provided at each end or side port on the IM-540 and IM-1060 (example illustrated below). Holes may be drilled at the end or side inlet and outlet

locations, as allowed by state and/or local regulations. The drill height mark indicates the center point location for the hole saw. The pilot drill bit on the hole saw should be positioned at the center of the drill height mark to align the hole saw properly. Table 3 provides drilling and invert information by regulatory jurisdiction for the installation of 4-inch-diameter (100 mm) pipe.

Table 3: Inlet and Outlet Hole Locations¹

Jurisdiction ¹	Inlet Drill Location	Outlet Drill Location	Invert Drop (in) [mm]	Inlet Invert Height ^{2,3} (in) [mm]		Outlet Invert Height ^{2,3} and Liquid Level (in) [mm]
				Above Inside Bottom of Tank	Above Excavation Base	
IM-540						
All	End	End	3 [76]	47.0 [1,994]	47.6 [1,187]	44.0 [1,118]
IM-1060						
All	End	End	3 [76]	47.0 [1,994]	46.7 [1,186]	44.0 [1,118]
	Side	Side	3 [76]	47.5 [1,207]	47.2 [1,199]	44.5 [1,130]
	Side	End	3.5 [89]	47.5 [1,207]	47.2 [1,199]	44.0 [1,118]
	End	Side	2.5 [64]	47.5 [1,207]	46.7 [1,186]	44.5 [1,130]
TW-1250 and TW-1500						
DE, FL, IA, MA, ON	A	D	2 [51]	42.0 [1,067]	44.7 [1,135]	40 [1,016]
AR, CA, CO, CT, ID, IN, KS, KY, MO, MT, ND, OR, PA, SD, VT, WV	B	C	3 [76]	42.75 [1,086]	46.5 [1,181]	39.75 [1,010]
TX	B	D	2.75 [70]	42.75 [1,086]	46.2 [1,173]	40 [1,016]
All Others	A	C	2.25 [57]	42.0 [1,067]	45.0 [1,143]	39.75 [1,010]

NOTES: 1. Florida, Indiana, Kentucky, Oregon, West Virginia, and certain Texas tanks are factory drilled. 2. Invert heights are measured from the lowest interior surface at the bottom of the tank. 3. Invert heights based on 4-inch-diameter (100 mm) Inlet/outlet pipes. 4. State, provincial, and local regulatory requirements supersede Table 3 information.

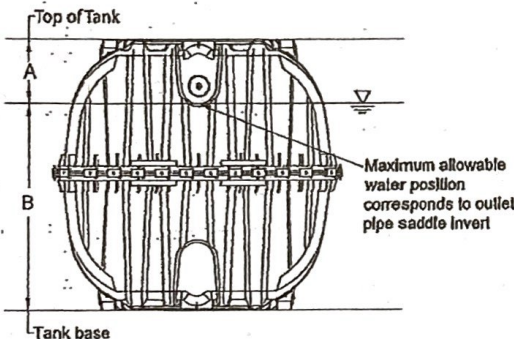


Table 4: Maximum Allowable Subsurface Water Elevation

Tank Model	Vertical Distance to Maximum Allowable Water Elevation Outside of Tank	
	A - From Top of Tank	B - From Tank Base
TW-300	13" (330 mm)	36" (900 mm)
TW-500	13" (330 mm)	38" (975 mm)
IM-540	13" (330 mm)	43" (1,075 mm)
IM-1060	13" (330 mm)	43" (1,075 mm)
TW-1250	11" (280 mm)	39" (975 mm)
TW-1500	11" (280 mm)	39" (975 mm)

INFILTRATOR SYSTEMS, INC. ("Infiltrator")

INFILTRATOR® SEPTIC TANK LIMITED WARRANTY

FIVE (5) YEAR MATERIALS AND WORKMANSHIP LIMITED WARRANTY

(a) This limited warranty is extended to the end user of an Infiltrator Septic Tank. A Septic Tank manufacturer, Infiltrator, when installed and operated in accordance with Infiltrator's installation instructions and local regulations by a licensed installer, is warranted to you: (i) against defective materials and workmanship for five (5) years. Installation. Infiltrator will, at its option, (ii) repair the defective product or (iii) replace the defective materials. Infiltrator's liability specifically excludes the cost of removal and/or installation of the Septic Tank.

(b) In order to exercise its warranty rights, you must notify Infiltrator in writing at its corporate headquarters in Old Saybrook, Connecticut within fifteen (15) days of the alleged defect.

(c) YOUR EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER SHALL BE SPECIFIED IN SUBPARAGRAPH (a) ABOVE. INFILTRATOR SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY KIND, HOWEVER OCCASIONED, WHETHER BY NEGLIGENCE OR OTHERWISE. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THIS LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE.

(d) THIS LIMITED WARRANTY IS THE EXCLUSIVE WARRANTY GIVEN BY INFILTRATOR AND SUPERSEDES ANY PRIOR, CONTRARY, ADDITIONAL, OR SUBSEQUENT REPRESENTATIONS, WHETHER ORAL OR WRITTEN. INFILTRATOR DISCLAIMS AND EXCLUDES TO THE GREATEST EXTENT ALLOWED BY LAW ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND ANY IMPLIED WARRANTIES OTHERWISE ARISING FROM COURSE OF DEALING, COURSE OF PERFORMANCE, OR USAGE OF TRADE. NO PERSON (INCLUDING ANY EMPLOYEE, AGENT, DEALER, OR REPRESENTATIVE) IS AUTHORIZED TO MAKE ANY REPRESENTATION OR WARRANTY CONCERNING THIS PRODUCT, EXCEPT TO REFER YOU TO THIS LIMITED WARRANTY. EXCEPT AS EXPRESSLY SET FORTH HEREIN, THIS WARRANTY IS NOT A WARRANTY OF FUTURE PERFORMANCE, BUT ONLY A WARRANTY TO REPAIR OR REPLACE.

(e) YOU MAY ASSIGN THIS LIMITED WARRANTY TO A SUBSEQUENT PURCHASER OF YOUR HOME.

(f) NO REPRESENTATIVE OF INFILTRATOR HAS THE AUTHORITY TO CHANGE THIS LIMITED WARRANTY IN ANY MANNER WHATSOEVER, OR TO EXTEND THIS LIMITED WARRANTY.

CONDITIONS AND EXCLUSIONS

There are certain conditions or applications over which Infiltrator has no control. Defects or problems as a result of such conditions or applications are not the responsibility of Infiltrator and are NOT covered under this warranty. They include failure to install the Septic Tank in accordance with instructions or applicable regulatory requirements or guidance, altering the Septic Tank contrary to the installation instructions and disposing of chemicals or other materials contrary to normal septic tank usage.

The above represents the Standard Limited Warranty offered by Infiltrator. A limited number of states and counties have different warranty requirements. Any purchaser of a Septic Tank should contact Infiltrator's corporate headquarters in Old Saybrook, Connecticut, prior to such purchase to obtain a copy of the applicable warranty, and should carefully

Distributed By:



U.S. Patents: 4,769,861; 5,017,041; 5,156,488; 5,338,017; 5,401,116; 5,401,459; 5,611,903; 5,716,163; 5,888,778; 5,839,844 Canadian Patents: 1,329,950; 2,004,584 Other patents pending. Infiltrator, Equalizer, Quick4, and SideWinder are registered trademarks of Infiltrator Systems Inc. Infiltrator is a registered trademark in France. Infiltrator Systems Inc. is a registered trademark in Mexico. Contour, MicroLeaching, PolyTuff, ChamberSpacer, MultiPort, PosiLock, QuickCut, QuickPlay, SnapLock and StraightLock are trademarks of Infiltrator Systems Inc.

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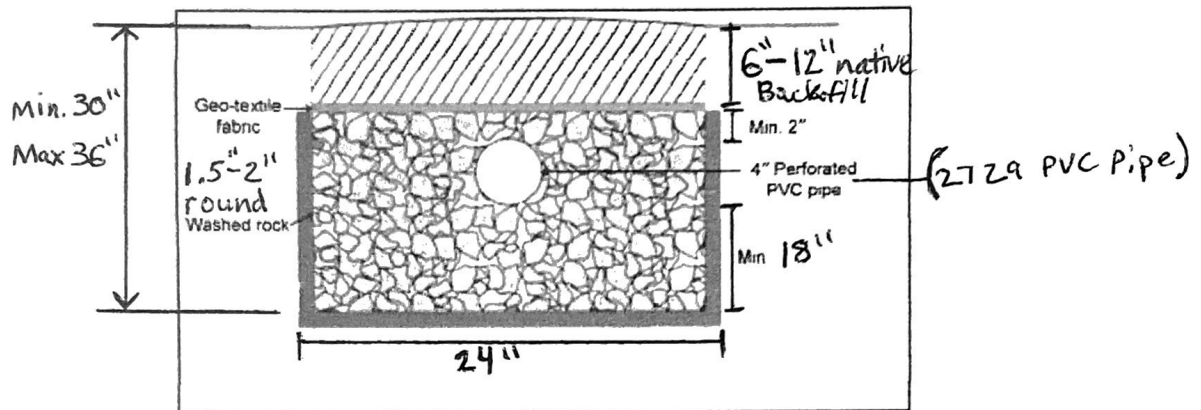
TANK01 0513IS1-I

4/25/26

Cory Calhoun

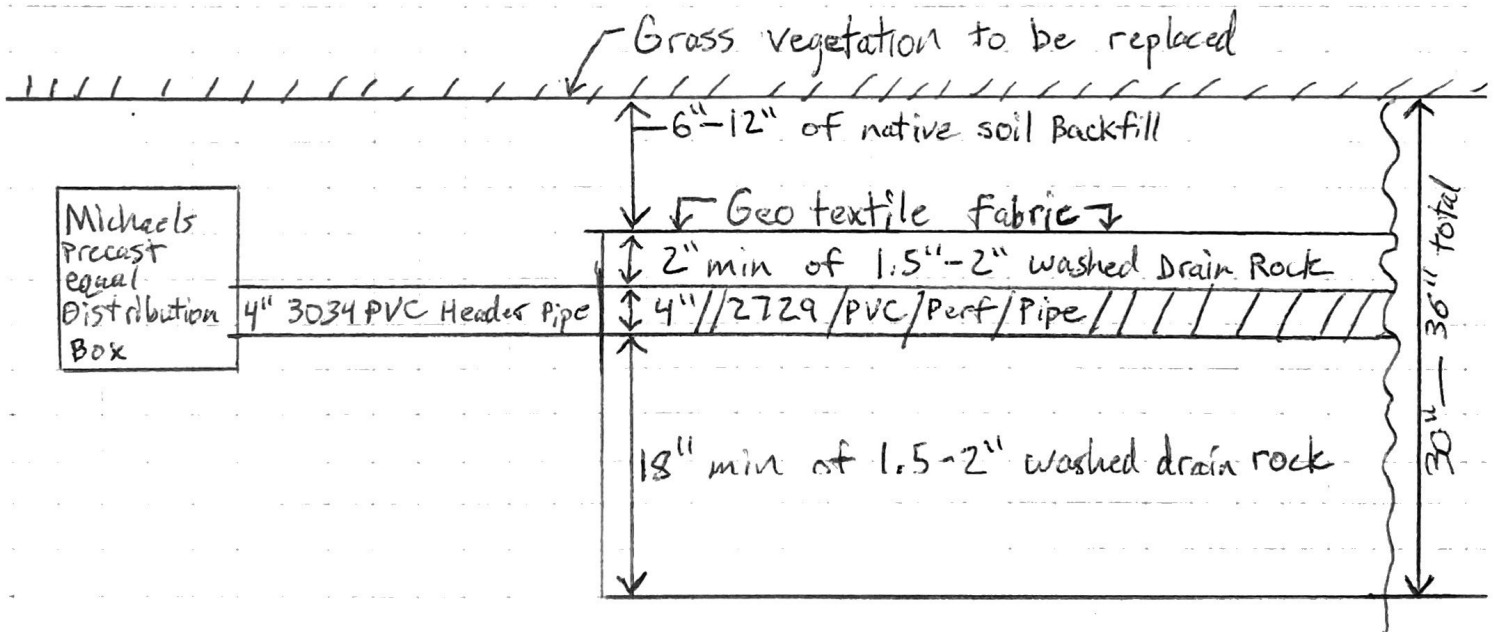
28536 E Historic Columbia River Hwy Troutdale OR 97060
Quality Septic and Excavation

End Profile

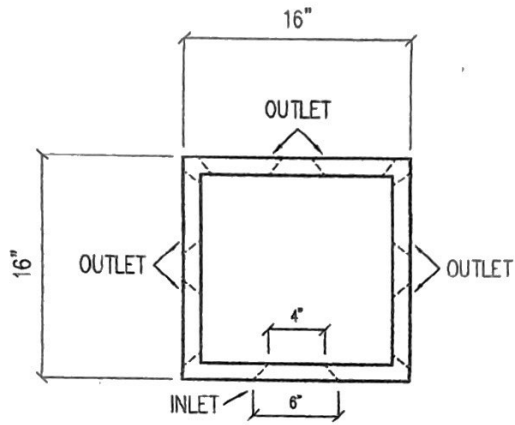
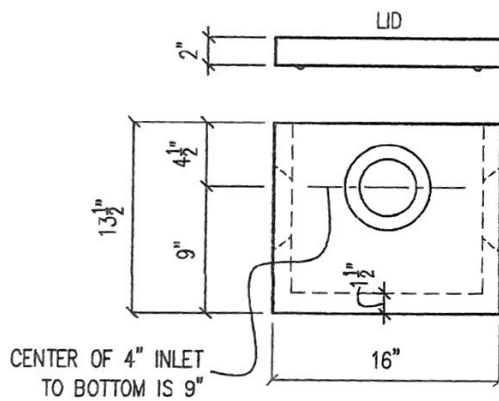
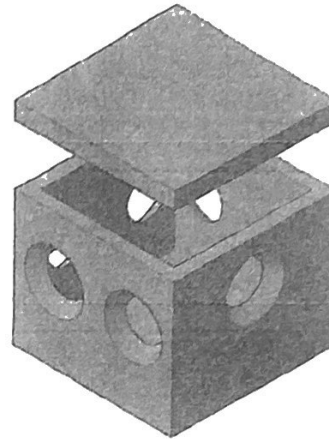
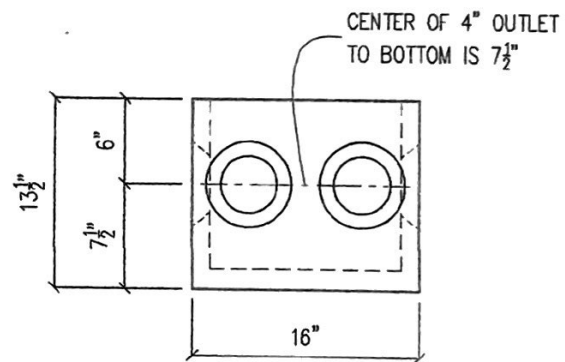


drainfield using pipe and gravel. Not to scale

Side Profile



* Not to scale

TOP VIEWINLET VIEWOUTLET VIEW

BOX WEIGHT = 110 LBS EACH
LID WEIGHT = 45 LBS EACH

Michaels
PRECAST CONCRETE

35175 SE HWY 211
BORING, OREGON 97009
PHONE: 503-668-4073
FAX: 503-668-7522
WWW.MICHAELSPRECAST.COM

EQUAL DISTRIBUTION BOX
W/ CONCRETE KNOCK OUTS

DRAWN: 1/5/12

REV:

NSA CODE NARRATIVE

Applicant: Cory Calhoun, Quality Septic and Excavation LLC

Project Location:

Address	28536 E HIST COLUMBIA RIVER HWY
Address2	TROUTDALE, OR 97060
City	TROUTDALE
Property ID	R341506
Tax Roll	SECTION 06 1S 4E, TL 1500 0.75 ACRES UPLAND, 0.64 ACRES LOWLAND
Lot	TL 1500
County	Multnomah
Map Number	61S4E
Total Land Area	1.39 acres
Building Area	2,657 sq ft
Year Built	1970

Project Description: The proposal is for a post Emergency/Disaster Response site review for an emergency replacement of the septic drain field (102ft of seepage trench) including the installation of an additional 500gal septic tank. The proposed drain field and tank will be buried underground and covered by grass and or native foliage approximately 175ft from the Historic Columbia River Highway behind an existing stand of trees and approximately 235ft from the Sandy River behind an existing stand of trees so it WILL NOT be visible from key viewing areas (such as the Columbia river, Sandy river, I84, or the Historic Columbia River Highway) ensuring it is visually subordinate in its landscape setting. The system will have no impact on any cultural, historic, or natural resources. No other modifications to the home or property are proposed, just the emergency repair of the septic system for the existing single-family residence.