



0 NW ST HELENS
SCAPPOOSE, OR

PROPERTY SYNOPSIS

LOCATION

Located on Old St Helens Hwy, Across from Multnomah Channel and Sauvie Island

FEATURES

12.85 Acres, Two Streams, Power and Water at the Street

REMARKS

Timber, views and privacy. Much of the hard work and planning has been done to make an application for a dwelling permit. A 20' wide, 1,800 ft long road was built to the top of the property to the perfect location to take in the views of the Multnomah Channel and Sauvie Island. Several neighbors have successfully applied, and have been approved for a template test for a dwelling site. Power & water on the street. CFU-5 zone. 12 miles to Hillsboro, 16 miles to Downtown Portland, 1.5 miles to Scappoose.

LOCATED SOUTH OF SCAPPOOSE



The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.

An aerial photograph of a forest. The forest is composed of various types of trees, including tall, dark green evergreens and shorter, lighter green deciduous trees. In the center of the image, there is a clearing with a yellow trailer, a white structure, and some other equipment. The ground in the clearing appears to be a mix of dirt and sparse vegetation.

BIG LEAF MAPLE, WESTERN CEDAR AND DOUGLAS FIR

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1,822 FEET LONG DRIVEWAY



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PROPERTY MAPS

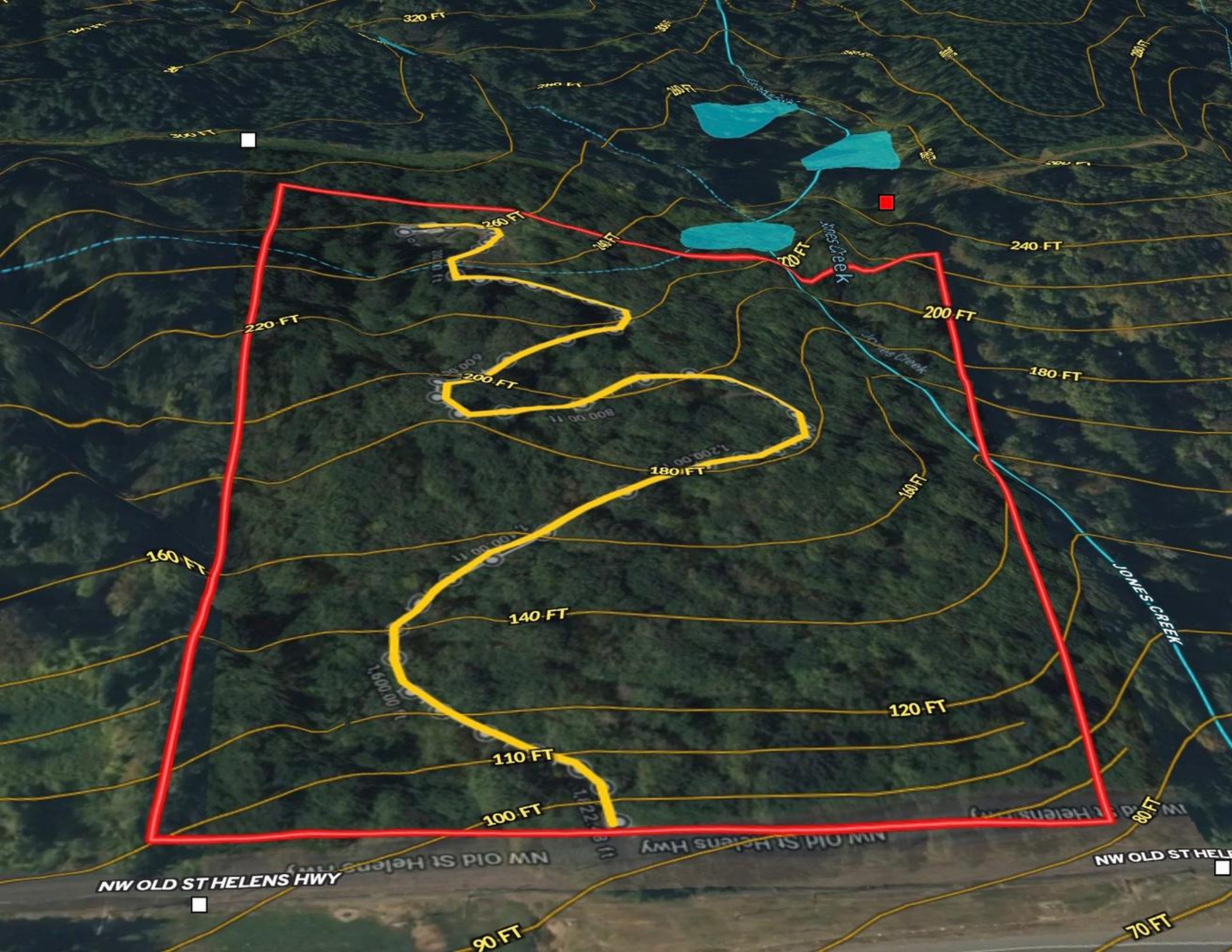
PROVIDED BY LAND.ID

*SCAN HERE FOR
INTERACTIVE MAP*



INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





NW OLD ST HELENS HWY

NW OLD ST HELLS

90 FT

70 FT

160 FT

220 FT

100 FT

110 FT

140 FT

180 FT

200 FT

260 FT

120 FT

160 FT

200 FT

240 FT

320 FT

280 FT

260 FT

280 FT



Wildwood
Golf Course

30

30

HAPPY ROCK MOORAGE

ROCK POINT MARINA

30

MCCUDDY'S BIG OAK MARINA

30

CASSELMAN'S WHARF

SAUVIE ISLAND

JONES' CREEK

NW SAUVIE ISL

MULTNOMAH CH

JACK SLOUGH

JACK SLOUGH

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

PROPERTY IS CONTINGENT UPON SUCCESSFUL LOT LINE ADJUSTMENT

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

NW St Helens Rd
Scappoose OR 97056-

Parcel Number:

R326204

Prepared For:

Customer Service Salem

Date:

3/13/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Multnomah, OR County Property Profile

NW St Helens Rd
Scappoose OR 97056



Fidelity National Title
RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

Parcel Information

Parcel Id (APN)	R326204
Tax/Account #	3N2W25D01400
Address	NW St Helens Rd Scappoose, OR 97056
Acres	12.85
Lot Sq Feet	559,746

Owner Information

Owner	Winn, Shauna J
Owner Address	7893 Springtime Ln Jacksonville, FL 32221-7647

Tax Information (2023)

Levy Code	090
Levy Rate	13.4783
Total Tax	\$664.22

Assessment Information (2023)

Total Value	\$47,680.00
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Market Information (2023)

Market Land Value	\$117,500.00
Market Total Value	\$406,990.00

Land Information

Land Use	Forest Small Tract (Stf) Vacant
Building Use	Vacant Land
Parcel Type	Residential
Watershed	1709001203 Multnomah Channel
School District	1J Scappoose
Zoning	Multnomah Co.-CFU5 Commercial Forest Use District 5

School Attendance

Primary School	Otto Petersen Elementary School
Middle School	Scappoose Middle School
High School	Scappoose High School

Improvements

Map Information

Map Grid	474-E7
Page	
Row	
Column	

Survey Information

T R S Q	03N 02W 25 SE
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Census Information

Census Tract	007100
Census Block	2005

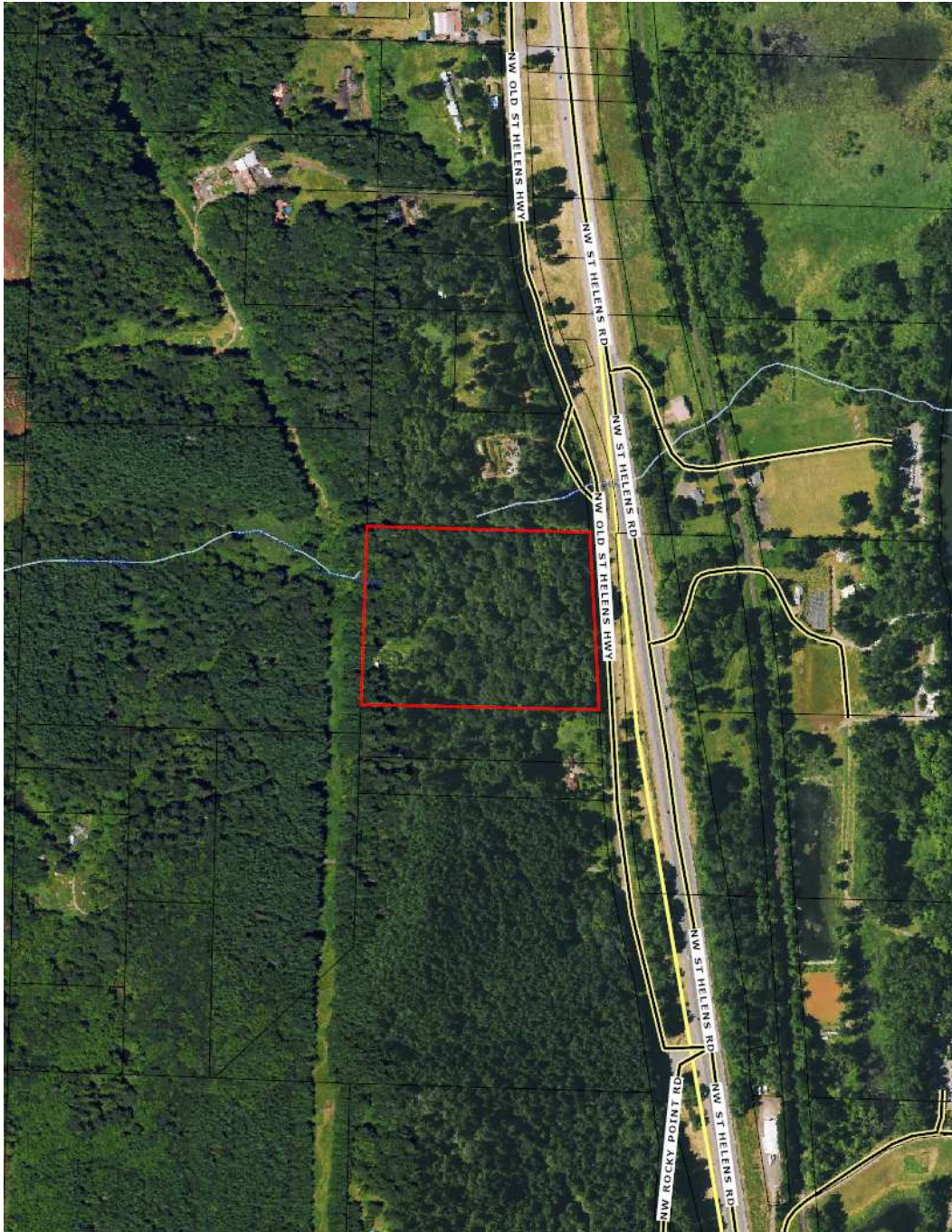
Legal

SECTION 25 3N 2W, TL 1400 12.85 ACRES, DEFERRAL-
POTENTIAL ADDITIONAL TAX

Transfer Information

Document Recording Date	3/31/2021
Document Number	2021053201
Document Type Code	BSD

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7/1/23 TO 6/30/24 REAL PROPERTY TAX STATEMENT

Multnomah County Oregon * PO Box 2716 * Portland, OR 97208-2716
 Phone: 503-988-2225 www.multcotax.org

PROPERTY DESCRIPTION

ACCOUNT NO:

R326204

SITUS: NW ST HELENS RD
 SECTION 25 3N 2W, TL 1400 12.85 ACRES,
 DEFERRAL-POTENTIAL ADDITIONAL TAX

CODE AREA: 090

2023-24 CURRENT TAX BY DISTRICT:

NW REGIONAL ESD 7.33
 PORTLAND COMMUNITY COLLEGE 13.48
 SCAPPOOSE SCHOOL DIST #9 237.09
 EDUCATION TAXES: \$257.90

WINN, SHAUNA J
 7893 SPRINGTIME LN
 JACKSONVILLE FL 32221

MULT CO HIST SOCIETY LOC OPT 2.38
 MULTNOMAH COUNTY 207.09
 MULTNOMAH COUNTY LIBRARY 58.17
 PORT OF PORTLAND 3.34
 WEST MULT SOIL & WATER CD 3.58
 GENERAL GOVERNMENT TAXES: \$274.56

VALUES:	LAST YEAR	THIS YEAR
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MARKET VALUES:		
LAND NON-LSU	123,710	117,500
RMV LAND-LSU	311,280	289,490
SPEC USE PORTION	1,680	1,950
LAND-LSU	1,030	1,060
STRUCTURE	0	0
NET RMV	434,990	406,990
TAXABLE VALUES:		
NET ASSESSED VALUE	46,300	47,680

FIRE PATROL-NORTHWEST 21.59
 MULTNOMAH COUNTY BONDS 27.45
 PORTLAND COMM COLLEGE BONDS 16.97
 SCAPPOOSE SCHOOL DIST BONDS 65.75
 BONDS AND MISC TAXES: \$131.76

2023-24 TAX (Before Discount) \$664.22

PROPERTY TAXES: \$647.47 \$664.22

Please read the enclosed Tax Statement Guide.
 To request paperless billing or
 to pay online go to multcotax.org
 * POTENTIAL ADDITIONAL TAX LIABILITY *

TAX PAYMENT OPTIONS

(See back of statement for payment instructions)

	Pay By	Discount	Net Amount Due
In Full	11/15/23	19.93	\$644.29
2/3	11/15/23	8.86	\$433.96
1/3	11/15/23	NONE	\$221.41

PLEASE MAKE PAYMENT TO: Multnomah County

DELINQUENT TAXES: \$0.00

TOTAL (After Discount): \$644.29

PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS.

OREGON PROPERTY TAX YEAR	PLEASE MAKE PAYMENTS TO:	Code Area	Account Number
July 1, 2023 to June 30, 2024	Tax Collector, Multnomah County	090	R326204
Multnomah County Property Taxes	Payment Options:	Net Amount	Amount Paid
Property Address	IN FULL 11/15/23	\$644.29	
NW ST HELENS RD	2/3 11/15/23	\$433.96	
SCAPPOOSE, OR 97056	1/3 11/15/23	\$221.41	
DO NOT WRITE IN SPACE BELOW	Discount is lost and interest applied after due date		

0001326204 0000022141 0000043396 0000064429 06

Pay Online



WINN, SHAUNA J
 7893 SPRINGTIME LN
 JACKSONVILLE FL 32221

WRITE MAILING ADDRESS CHANGES IN AREA BELOW

Property R326204 Owner WINN,SHAUNNA J Property Address NW ST HELENS RD, SCAPPOOSE, OR 97056 2023 Assessed Value **\$47,680**

GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description SECTION 25 3N 2W, TL 1400 12.85 ACRES, DEFERRAL-POTENTIAL ADDITIONAL TAX
 Alternate Account Number R982250750
 Neighborhood RB4146 Forest Park
 Map Number 3N2W25D -01400
 Property Use A - VACANT LAND
 Levy Code Area 090

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

OWNER INFORMATION

Owner Name WINN,SHAUNNA J
 Mailing Address 1129 HIDEAWAY DR N JACKSONVILLE, FL 32259

EXEMPTIONS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
FOU	FOU-Forest Unit (Info Only)	-

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	NB NQ ACREAGE	2.85 acres
L2	XC CLASS 3	10.00 acres
TOTALS		559,746 Sq. ft / 12.85 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2023	-	\$117,500	\$289,490 / \$1,060	\$406,990	\$119,450	FOU,FOU,FOU	\$47,680
2022	-	\$123,710	\$311,280 / \$1,030	\$434,990	\$125,390	FOU,FOU,FOU	\$46,300
2021	-	\$111,290	\$267,700 / \$1,000	\$378,990	\$112,910	FOU,FOU,FOU	\$44,960
2020	-	\$108,190	\$256,810 / \$970	\$365,000	\$109,790	FOU,FOU,FOU	\$43,650
2019	-	\$344,000	\$267,700 / \$940	\$611,700	\$345,470	FOU,FOU,FOU	\$42,380
2018	-	\$344,000	\$267,700 / \$920	\$611,700	\$345,400	FOU,FOU,FOU	\$41,160

2017	\$0	\$102,990	\$215,810 / \$890	\$318,800	\$104,400	FOU,FOU,FOU	\$39,960
2016	\$0	\$96,200	- / \$860	\$297,800	\$97,580	FOU,FOU,FOU	\$38,800
2015	\$0	\$87,380	\$183,120 / \$840	\$270,500	\$88,760	FOU,FOU,FOU	\$37,680
2014	\$0	\$80,370	\$168,430 / \$0	\$248,800	\$81,710	FOU,FOU,FOU	\$36,580
2013	\$0	\$85,120	\$178,380 / \$0	\$263,500	\$86,440	FOU,FOU	\$35,520

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
BSD	WINN,JUSTIN J WINN,JUSTIN J CP	WINN,SHAUNNA J	2021053201	3/31/2021	-
SWD	THAYER,WILLIAM W & THAYER,SHERRY R THAYER, WILLIAM W THAYER, SHERRY R	WINN,JUSTIN J	2021053200	3/31/2021	-
CONT	THAYER,WILLIAM W & SHERRY R	THAYER,WILLIAM W & THAYER,SHERRY R	2016045675	4/15/2016	\$120,000
INST	THAYER,WILLIAM W & SHERRY R	THAYER,WILLIAM W & SHERRY R	BP09301656		-
OTH	CHISHOLM,GRANT M	THAYER,WILLIAM W & SHERRY R	2016017080	2/16/2016	-
CONT	THAYER,WILLIAM W & SHERRY R	CHISHOLM,GRANT M	2013124133	9/4/2013	\$120,000

TAX SUMMARY

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$664.22	\$642.63	\$21.59	\$664.22	\$11.81	-	\$676.03
2022	\$647.47	\$627.74	\$19.73	\$647.47	\$0.00	-	\$0.00
2021	\$628.88	\$610.13	\$18.75	\$628.88	\$0.00	-	\$0.00
2020	\$585.43	\$566.68	\$18.75	\$585.43	\$0.00	-	\$0.00
2019	\$566.84	\$548.09	\$18.75	\$566.84	\$0.00	-	\$0.00
2018	\$551.71	\$532.96	\$18.75	\$551.71	\$0.00	-	\$0.00
2017	\$533.09	\$514.34	\$18.75	\$533.09	\$0.00	-	\$0.00
2016	\$540.63	\$521.88	\$18.75	\$540.63	\$0.00	-	\$0.00
2015	\$514.34	\$495.59	\$18.75	\$514.34	\$0.00	-	\$0.00
2014	\$502.55	\$483.80	\$18.75	\$502.55	\$0.00	-	\$0.00
2013	\$489.86	\$471.11	\$18.75	\$489.86	\$0.00	-	\$0.00
2012	\$471.18	\$452.43	\$18.75	\$471.18	\$0.00	-	\$0.00
2011	\$450.77	\$0.00	\$0	\$450.77	\$0.00	-	\$0.00
2010	\$438.51	\$0.00	\$0	\$438.51	\$0.00	-	\$0.00

2009	\$425.81	\$0.00	\$0	\$425.81	\$0.00	-	\$0.00
2008	\$371.20	\$0.00	\$0	\$371.20	\$0.00	-	\$0.00

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

AFTER RECORDING RETURN TO:

Shaunna J. Winn
7476 Sagebrush St. NE
Keizer, OR 97303

SEND TAX STATEMENTS TO:

Shaunna J. Winn
7476 Sagebrush St. NE
Keizer, OR 97303

R326204
NW St. Helens Rd., Scappoose, OR 97056

Multnomah County Official Records **2021-053201**
E Murray, Deputy Clerk

03/31/2021 02:42:39 PM

DEED-DEED Pgs=2 Stn=67 ATMH
\$10.00 \$11.00 \$10.00 \$60.00

\$91.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Justin J. Winn, Grantor, conveys to Shaunna J. Winn, Grantee, the following described real property, situated in the County of Multnomah, State of Oregon,

The following described real property in Section 25, Township 3 North, Range 2 West of the Willamette Meridian, in the County of Multnomah and State of Oregon:

BEGINNING at a point in the 1/2 Section line, North 0°10' East 1446.92 feet from the 1/4 Section corner on the South line of said Section 25; thence North 0°10' East 672.77 feet, more or less, to the South line of that property conveyed to Donald L. Gaboury, et ux, by deed recorded August 28, 1968, in Book 637, Page 1222; thence Easterly along said line 780 feet, more or less, to the Westerly line of the Columbia River Highway; thence Southerly along said line to the North line of that property conveyed to Albert Wyant, et ux, by deed recorded April 9, 1951 in Book 1469, Page 403; thence West along said line 900 feet, more or less, to the true point of beginning.

The true consideration for this conveyance No Dollars And No/100 Dollars **(\$0.00)**. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

CHICAGO TITLE 47252007042-55

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 24 MAR 2021

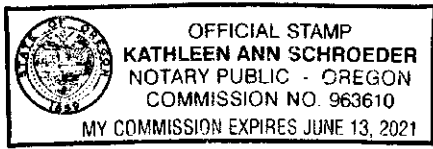
Justin J. Winn
Justin J. Winn

State of Oregon
County of Marion

This instrument was acknowledged before me on March 24, 2021 by Justin J. Winn.

Kathleen Ann Schroeder
Notary Public - State of Oregon

My Commission Expires: 6-13-2021



ZONING INFORMATION

PROVIDED BY MULTNOMAH COUNTY

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Commercial Forest Use Districts

The Multnomah County Commercial Forest Use zoning regulations apply to the rural plan area identified as the West of the Sandy River.

Table of Contents

11.15.2042 CFU

CFU West of Sandy River Rural Plan Area

11.15.2042 Purposes

The purposes of the Commercial Forest Use District are to conserve and protect designated lands for continued commercial growing and harvesting of timber and the production of wood fiber and other forest uses; to conserve and protect watersheds, wildlife habitats and other forest associated uses; to protect scenic values; to provide for agricultural uses; to provide for recreational opportunities and other uses which are compatible with forest use; implement Comprehensive Framework Plan Policy 11, Commercial Forest Land, and to minimize potential hazards or damage from fire, pollution, erosion or urban development. *[Amended 1992, Ord. 743 § 2 and Amended 1996, Ord. 859 § II]*

11.15.2044 Area Affected

MCC .2042 through .2075 shall apply to those lands designated CFU on the Multnomah County Zoning Map. *[Amended 1992, Ord. 743 § 2; Amended 1998, Ord. 916 § II]*

11.15.2045 Definitions

As used in MCC .2042 through .2075, unless otherwise noted, the following words and their derivations shall have the following meanings:

- A. *Auxiliary* - For the purposes of MCC .2048(A)(2) to (3), the use or alteration of a structure or land which provides temporary help, or is directly associated with the conduct of a particular forest practice. An auxiliary structure shall be located on site, be temporary in nature, and be designed not to remain for the entire growth cycle of the forest from planting to harvesting. An auxiliary use shall be removed when the particular forest practice for which it was approved is concluded. *[Renumbered 1996, Ord. 859 § II]*
- B. *Campground* - An area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer or recreational vehicle. A campground shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. *[Renumbered 1996, Ord. 859 § II]*
- C. *Commercial Tree Species* - Trees recognized under rules adopted under ORS 527.715 (1996) for commercial production. *[Added 1996, Ord. 859 § II]*
- D. *Cubic Foot Per Acre* - The average annual increase in cubic foot volume of wood fiber per acre for fully stocked stands at the culmination of mean annual increment as reported by the USDA

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

Soil Conservation Service. Where SCS data are not available or are shown to be inaccurate, an alternative method for determining productivity may be used. An alternative method must provide equivalent data and be approved by the Department of Forestry. *[Added 1996, Ord. 859 § II]*

- E. *Cubic Foot Per Tract Per Year* - The average annual increase in cubic foot volume of wood fiber per tract for fully stocked stands at the culmination of mean annual increment as reported by the USDA Soil Conservation Service. Where SCS data are not available or are shown to be inaccurate, an alternative method for determining productivity may be used. An alternative method must provide equivalent data and be approved by the Department of Forestry. *[Added 1996, Ord. 859 § II]*
- F. *Date of Creation and Existence* - When a lot, parcel or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot of record pursuant to MCC .2062 or tract for the siting of a dwelling, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot of record or tract. *[Added 1996, Ord. 859 § II]*
- G. *Forest Operation* - Any commercial activity relating to the growing or harvesting of any forest tree species as defined in ORS 527.620 (6) (1996). *[Added 1996, Ord. 859 § II]*
- H. *Tract* - One or more contiguous Lots of Record, pursuant to MCC .2062, in the same ownership. A tract shall not be considered to consist of less than the required acreage because it is crossed by a public road or waterway. Lots that are contiguous with a common boundary of only a single point are not a tract. *[Added 1996, Ord. 859 § II]*

[Added 1992, Ord. 743 § 2; Amended 1998, Ord. 916 § II]

11.15.2046 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .2048 through .2056.

11.15.2048 Uses Permitted Outright

- A. The following uses pursuant to the Forest Practices Act and Statewide Planning Goal 4:
 - 1. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash;
 - 2. Temporary on site structures which are auxiliary to and used during the term of a particular forest operation; or
 - 3. Physical alterations to the land auxiliary to forest practices including, but not limited to, those for purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities;
- B. A temporary portable facility for the primary processing of forest products;
- C. Farm use, as defined in ORS 215.203;
- D. Alteration, maintenance, or expansion of an existing lawfully established single family dwelling subject to the following:
 - 1. The existing dwelling:
 - a. Has intact exterior walls and roof structures;

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

- b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for interior lights; and
 - d. Has a heating system.
 - 2. Satisfies the dimensional standards of MCC .2058; and
 - 3. Satisfies the development standards of MCC .2074(A)(5) and (B) if an expansion that exceeds 400 square feet of ground coverage.
 - 4. *[Deleted 1998, Ord. 916 § II]*
- [Amended 1996, Ord. 859 § II; Amended 1998, Ord. 916 § II]*
- E. Replacement of an existing lawfully established single family dwelling on the same lot, subject to the following:
- 1. The replacement dwelling will be located within 200 feet of the existing dwelling; and
 - 2. The existing dwelling:
 - a. Has intact exterior walls and roof structures;
 - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for interior lights;
 - d. Has a heating system;
 - e. Is removed, demolished or converted to an allowable nonresidential use within three months of the completion of the replacement dwelling;
 - 3. The replacement dwelling shall satisfy the dimensional standards of MCC .2058 and the development standards of MCC .2074. *[Added 1998, Ord. 916 § II]*
- [Amended 1996, Ord. 859 § II; Amended 1998, Ord. 916 § II]*
- F. Uses to conserve soil, air and water quality and to provide for wildlife and fisheries resources, including a public or private wildlife and fisheries resources conservation area;
- G. An uninhabitable structure accessory to fish and wildlife enhancement;
- H. A caretaker residence for a public park or a fish hatchery;
- I. Local distribution lines (e.g., electric, telephone, natural gas, etc.) and accessory equipment (e.g., electric distribution transformers, poles, meter cabinets, terminal boxes, pedestals), or equipment which provides service hookups, including water service hookups;
- J. Climbing and passing lanes within the right of way existing as of July 1, 1987;
- K. Reconstruction or modification of public roads and highways, not including the addition of vehicular travel lanes, where no removal or displacement of buildings will occur, or no new land parcels result;
- L. Temporary public road and highway detours that will be abandoned and restored to original condition or use at such time as no longer needed;
- M. Minor betterment of existing public roads and highway related facilities such as maintenance yards, weigh stations and rest areas, within a right-of-way existing as of July 1, 1987, and

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contiguous public-owned property utilized to support the operation and maintenance of public roads and highways;

- N. A lookout tower for forest fire protection;
- O. A water intake facility, canal and distribution lines for farm irrigation and ponds;
- P. A temporary forest labor camp;
- Q. Exploration for mineral and aggregate resources as defined in ORS Chapter 517;
- R. Exploration for geothermal resources;
- S. A site for the disposal of solid waste that has been ordered to be established by the Environmental Quality Commission under ORS 459.049, together with equipment, facilities or buildings necessary for its operation.
- T. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282. *[Added 2000, Ord. 947 § 1]*

[Amended and Renumbered 1992, Ord. 743 § 2]

11.15.2049 Uses Permitted Under Prescribed Conditions

- A. Replacement of an existing lawfully established single family dwelling on the same lot more than 200 feet from the existing dwelling, subject to the following:
 - 1. The existing dwelling:
 - a. Has intact exterior walls and roof structures;
 - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for interior lights;
 - d. Has a heating system; and
 - e. Is removed, demolished or converted to an allowable nonresidential use within three months of the completion of the replacement dwelling;
 - 2. The location of the replacement dwelling shall satisfy the dimensional standards of MCC .2058 and the development standards of MCC .2074. *[Amended 1998, Ord. 916 § II]*

[Amended 1996, Ord. 859 § //]

- B. Restoration or replacement of a lawfully established single family dwelling on the same lot when the restoration or replacement is made necessary by fire, other casualty or natural disaster, subject to the following:
 - 1. Restoration or replacement shall be commenced within one year from the occurrence of the fire, casualty or natural disaster; and
 - 2. A replacement dwelling located more than 200 feet from the prior dwelling location shall satisfy the dimensional standards of MCC .2058 and the development standards of MCC .2074. *[Amended 1998, Ord. 916 § II]*
 - 3. The existing dwelling at the time of the fire, casualty, or natural disaster:
 - a. Had intact exterior Walls and roof structures;

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- b. Had indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Had interior wiring for interior lights; and
 - d. Had a heating system.
- c. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements. *[Added 2000, Ord. 947 § 1]*

[Amended 1996, Ord. 859 § II]

[Added 1992, Ord. 743 § 2]

11.15.2050 Conditional Uses

The following uses may be permitted when found by the approval authority to satisfy the applicable standards of this Chapter:

- A. A Large Acreage Dwelling pursuant to the provisions of MCC.2051 and MCC .2074. *[Amended 1996, Ord. 859 § II]*
- B. A Template Dwelling pursuant to the provisions of MCC .2052(A) and MCC .2074. *[Amended 1996, Ord. 859 § II; Amended 1998, Ord. 916 § II]*
- C. The following Community Service Uses pursuant to the provisions of MCC .2053, MCC .2074, .7005 through .7015, and .7035 through .7072.
 - 1. Campground.
 - 2. Cemetery.
 - 3. Fire station for rural and forest fire protection.
 - 4. Aid to navigation and aviation.
 - 5. Water intake facility, related treatment facility, pumping station, and distribution line.
 - 6. Reservoir and water impoundment.
 - 7. New distribution line (e.g., gas, oil, geothermal) with a right-of-way 50 feet or less in width or new electric transmission line with a right-of-way width of up to 100 feet as specified in ORS 772.210.
 - 8. Forest management research and experimentation facility as defined by ORS 526.215.
 - 9. Park, including a public or private wildlife and fisheries resources conservation area with accessory structures for educational or instructional use.
 - 10. Utility facility for the purpose of generating power provided the facility not preclude more than 10 acres from use as a commercial forest operation unless an exception is taken pursuant to OAR 660, Division 4.

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11. Radio, microwave, and television transmission towers subject to the definitions, restrictions and standards in MCC .7020(15) and .7035 through .7041.
 12. Refuse dump or sanitary landfill for which the Department of Environmental Quality has granted a permit under ORS 459.245, together with equipment, facilities or buildings necessary for its operation.
 13. Regional Sanitary Landfill for which the Department of Environmental Quality has granted a permit under ORS 459.245, together with equipment, facilities or buildings necessary for its operation subject to the definitions, restrictions and standards in MCC .7045 through .7072.
 14. Private hunting and fishing operation without any lodging accommodations.
 15. Private seasonal accommodations for a fee hunting operation or fishing, provided:
 - a. Accommodations are limited to no more than 15 guest rooms as that term is defined in the Oregon Structural Specialty Code;
 - b. Only minor incidental and accessory retail sales are permitted;
 - c. Accommodations are occupied temporarily for the purpose of hunting during game bird and big game hunting seasons or fishing during fishing seasons authorized by the Oregon Fish and Wildlife Commission; and
 - d. Accommodations for fishing must be located within 1/4 mile of fish bearing Class I waters.
 16. Mining, processing and production of geothermal resources.
- D. The following uses pursuant to the provisions of MCC .2053, .2074, .7105 through .7120, .7125 through .7135, .7305 through .7335, and .7605 through .7640.
1. Mining and processing of aggregate and other mineral or subsurface resources as defined in ORS Chapter 517;
 2. Permanent facility for the primary processing of forest products;
 3. Permanent logging equipment repair and storage;
 4. Log scaling and weigh stations;
 5. Construction of additional passing and travel lanes requiring the acquisition of right of way but not resulting in the creation of new land parcels;
 6. Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels;
 7. Improvement of public roads and highway related facilities, such as maintenance yards, weigh stations and rest areas, where additional property or right of way is required but not resulting in the creation of new land parcels; and
 8. Expansion of aircraft landing areas auxiliary to forestry practices, notwithstanding the provisions of MCC .6050 through .6058.
- E. Type B home occupation pursuant to MCC 11.15.7455 through .7465 and provided:
1. That no sale of merchandise is made from the premise; and

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2. That noise, odor, smoke, gases, fallout, vibration, heat or glare resulting from the activity is not detectable at any property line.

[Added 1998, Ord. 900 § III; Amended 1998, Ord. 916 § II]

[Added 1992, Ord. 743 § 2]

11.15.2051 Large Acreage Dwelling

A large acreage dwelling may be sited on a tract, subject to the following:

- A. The lot or lots in the tract meet(s) the lot of record standards of MCC .2062(A) and (B);
 - B. The property consists of:
 1. A single tract of at least 160 contiguous acres in one ownership within Multnomah County and all zoned for forest use; or,
 2. Two or more tracts of at least 200 combined acres in one ownership that are not contiguous, but are in Multnomah County or adjacent counties, and all zoned for forest use.;
- [Amended 1998, Ord. 916 § II]*
- C. There is no other dwelling on the tract and no other dwellings are allowed on other lots (or parcels) that make up the tract,
 - D. The dwelling will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife, or that agency has certified that the impacts of the additional dwelling, considered with approvals of other dwellings in the area since acknowledgment of the Comprehensive Plan in 1980, will be acceptable.
 - E. A statement has been recorded with the Division of Records that the owner and the successors in interest acknowledge the rights of owners of nearby property to conduct forest operations consistent with the Forest Practices Act and Rules, and to conduct accepted farming practices;
 - F. Proof of a long-term road access use permit or agreement shall be provided if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the Bureau of Land Management, or the United States Forest Service. The road use permit may require the applicant to agree to accept responsibility for road maintenance;
 - G. A condition of approval requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry Administrative Rules, provided, however, that:
 1. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved;
 2. The property owner shall submit a stocking survey report to the County Assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules. The assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that minimum stocking requirements have not been met;
 3. Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the

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department determines that the tract does not meet those requirements, the department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372;

H. Evidence is provided, prior to the issuance of a building permit, that the covenants, conditions and restrictions form adopted as "Exhibit A" to the Oregon Administrative Rules (OAR), Chapter 660, Division 6(December, 1995) has been recorded with the county Division of Records;

1. The covenants, conditions and restrictions as specified in "Exhibit A" above shall specify that it is not lawful to use the acreage of the subject tract to qualify another tract for the siting of a dwelling;
2. The covenants, conditions and restrictions as specified in "Exhibit A" are irrevocable, unless a statement of release is signed by an authorized representative of Multnomah County and any other county where the property subject to the covenants, conditions and restrictions is located;
3. Enforcement of the covenants, conditions and restrictions shall be as specified in OAR 660-06-027(December, 1995).

[Added 1992, Ord. 743 § 2, Amended and Renumbered 1996, Ord. 859 § II]

11.15.2052 Template Dwellings

A. A template dwelling may be sited on a tract, subject to the following:

1. The lot or lots in the tract shall meet the lot of record standards of MCC .2062(A) and (B) and have been lawfully created prior to January 25, 1990;
2. The tract shall be of sufficient size to accommodate siting the dwelling in accordance with MCC .2074 with minimum yards of 60 feet to the centerline of any adjacent public or private road serving two or more properties and 130 feet to all other property lines. Exceptions to this standard shall be pursuant to MCC .2075, as applicable; *[Amended 1998, Ord. 916 § III]*
3. The tract shall meet the following standards:
 - a. The tract shall be composed primarily of soils which are capable of producing 0 to 49 cubic feet of Douglas Fir timber per acre per year (cf/ac/yr); and
 - i. The lot upon which the dwelling is proposed to be sited and at least all or part of 3 other lawfully created lots existed on January 1, 1993 within a 160-acre square when centered on the center of the subject tract parallel and perpendicular to section lines; and
 - ii. At least three dwellings lawfully existed on January 1, 1993 within the 160-acre square, or
 - b. The tract shall be composed primarily of soils which are capable of producing 50 to 85 cf/ac/yr of Douglas Fir timber; and
 - i. The lot upon which the dwelling is proposed to be sited and at least all or part of 7 other lawfully created lots existed on January 1, 1993 within a 160-acre

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- square when centered on the center of the subject tract parallel and perpendicular to section lines; and
- ii. At least three dwellings lawfully existed on January 1, 1993 within the 160-acre square, or
- c. The tract shall be composed primarily of soils which are capable of producing above 85 cf/ac/yr of Douglas Fir timber; and
 - i. The lot upon which the dwelling is proposed to be sited and at least all or part of 11 other lawfully created lots existed on January 1, 1993 within a 160-acre square when centered on the center of the subject tract parallel and perpendicular to section lines; and
 - ii. At least five dwellings lawfully existed on January 1, 1993 within the 160-acre square.
 - d. Lots and dwellings within urban growth boundaries shall not be counted to satisfy (a) through (c) above.
 - e. There is no other dwelling on the tract,
 - f. No other dwellings are allowed on other lots (or parcels) that make up the tract;
 - g. Except as provided for a replacement dwelling, all lots (or parcels) that are part of the tract shall be precluded from all future rights to site a dwelling; and
 - h. No lot (or parcel) that is part of the tract may be used to qualify another tract for the siting of a dwelling;
4. The dwelling will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife, or that agency has certified that the impacts of the additional dwelling, considered with approvals of other dwellings in the area since acknowledgment of the Comprehensive Plan in 1980, will be acceptable.
 5. Proof of a long-term road access use permit or agreement shall be provided if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the Bureau of Land Management, or the United States Forest Service. The road use permit may require the applicant to agree to accept responsibility for road maintenance;
 6. A condition of approval requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules, provided, however, that:
 - a. The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;
 - b. The property owner shall submit a stocking survey report to the County Assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules. The assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that minimum stocking requirements have not been met;

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- c. Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the department determines that the tract does not meet those requirements, the department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372;
- 7. The dwelling meets the applicable development standards of MCC .2074;
- 8. A statement has been recorded with the Division of Records that the owner and the successors in interest acknowledge the rights of owners of nearby property to conduct forest operations consistent with the Forest Practices Act and Rules, and to conduct accepted farming practices;
- 9. Evidence is provided, prior to the issuance of a building permit, that the covenants, conditions and restrictions form adopted as "Exhibit A" to the Oregon Administrative Rules (OAR), Chapter 660, Division 6 (December, 1995), or a similar form approved by the Planning Director, has been recorded with the county Division of Records;
 - a. The covenants, conditions and restrictions shall specify that:
 - i. All lots (or parcels) that are part of the tract shall be precluded from all future rights to site a dwelling; and
 - ii. No lot (or parcel) that is part of the tract may be used to qualify another tract for the siting of a dwelling;
 - b. The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of Multnomah County. That release may be given if the tract is no longer subject to protection under Statewide Planning Goals for forest or agricultural lands;
 - c. Enforcement of the covenants, conditions and restrictions shall be as specified in OAR 660-06-027 (December, 1995).

(B) *[Repealed 1996, Ord. 859 § II]*

[Added 1992, Ord. 743 § 2, Amended and Renumbered 1996, Ord. 859 § II; Amended 1998, Ord. 916 § II]

11.15.2053 Use Compatibility Standards

Specified uses of MCC.2050(C) and (D) and .2056 may be allowed upon a finding that:

A. The use will:

- 1. Not force a significant change in, or significantly increase the cost of, accepted forestry or farming practices on surrounding forest or agricultural lands;
- 2. Not significantly increase fire hazard, or significantly increase fire suppression costs, or significantly increase risks to fire suppression personnel; and

B. A statement has been recorded with the Division of Records that the owner and the successors in interest acknowledge the rights of owners of nearby property to conduct forest operations consistent with the Forest Practices Act and Rules, and to conduct accepted farming practices.

[Added 1992, Ord. 743 § 2]

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11.15.2054 Accessory Uses

The following structures or uses may be authorized in this district provided they are customarily accessory or incidental to a permitted use:

- A. Signs, pursuant to the provisions of MCC 11.15.7902-.7982; *[Amended 1986, Ord. 543 § 2]*
- B. Off-street parking and loading as required by MCC .6100 through .6148;
- C. Type A home occupations pursuant to the definition and restrictions of MCC .0010. and .2053. Home occupations as defined by MCC .0010 do not allow the level of activity defined in ORS 215.448; and *[Amended 1998, Ord. 900 § II; Amended 1998, Ord. 916 § II]*
- D. Other structures or uses determined by the Planning Director to be customarily accessory or incidental to any use permitted or approved in this district.

[Amended 1992, Ord. 743 § 2]

11.15.2056 Temporary Uses

- A. A mobile home, in conjunction with an existing dwelling, upon obtaining an annual Temporary Health Hardship Permit pursuant to MCC .2053 and .8710.
- B. An asphalt and concrete batch plant accessory to a specific highway project pursuant to MCC .2053.
- C. A mobile home during the construction or reconstruction of a residence allowed under MCC .2048(D) or(E), .2049(B), or .2050(A), (B) or (C) provided that the mobile home is removed, demolished or converted to an allowable nonresidential use within three months of the completion of the dwelling. *[Added 1998, Ord. 916 § II]*

[Amended and Renumbered 1992, Ord. 743 § 2]

11.15.2058 Dimensional Requirements

- A. Except as provided in MCC .2060, .2061 .2062, and .2064, the minimum lot size shall be 80 acres.
- B. That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the size of such lot.
- C. Minimum Forest Practices Setback Dimensions From Tract Boundary – Feet:

Road Frontage	Other Front	Side	Rear
60*	130	130	130

* from centerline of road from which access is gained

Maximum Structure Height - 35 feet

Minimum Front Lot Line Length - 50 feet.

Forest practices setback dimensions shall not be applied to the extent they would have the effect of prohibiting a use permitted outright. Exceptions to forest practices setback dimensions shall be pursuant to MCC 11.15.2075, as applicable, but in no case shall they be reduced below the minimum primary fire safety zone required by MCC 11.15.2074(A)(5)(c)(ii).

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[Amended 1984, Ord. 428 § 2; Amended 1998, Ord. 916 § II]

- D. *[Deleted 1998, Ord. 916 § II]*
- E. The minimum forest practices setback requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance. *[Amended 1998, Ord. 916 § II]*
- F. Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirements.
- G. Yards for the alteration, replacement or restoration of dwellings under MCC .2048(D), .2048(E) and .2049(B) need not satisfy the development standards of MCC .2074 if originally legally established to a lesser standard than that required by MCC .2074, but in no case shall they be less than those originally established. *[Amended 1998, Ord. 916 § II]*
- H. Agricultural buildings, as specified in ORS 455.315(2) and allowed under MCC .2048(C), may have minimum side and rear yard setbacks of 30 feet, but in no case shall any setback be less than the minimum primary fire safety zone required by MCC .2074(A)(5)(c)(ii). *[Added 1998, Ord. 916 § II]*

[Amended and Renumbered 1992, Ord. 743 § 2]

11.15.2060 Lots of Exception

The Planning Director may grant an exception to permit the creation of a lot of less than the minimum specified in MCC .2058(A) subject to the following:

- A. The Lot of Record to be divided exceeds the area requirements of MCC .2058(A);
- B. The Lot of Exception will contain a dwelling which existed prior to January 25, 1990;
- C. The Lot of Exception will be no larger than 5 acres;
- D. The division will create no more than one lot which is less than the minimum area required in MCC .2058(A);
- E. The division complies with the dimensional requirements of MCC .2058(C) through (F); and
- F. The parcel not containing the dwelling is not entitled to a dwelling.
 - 1. A condition of approval shall require that covenants, conditions and restrictions stating that requirement shall be recorded with the County Division of Records.
 - 2. The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of Multnomah County. That release may be given if the parcel is no longer subject to protection under Statewide Planning Goals for forest or agricultural lands.

[Added 1996, Ord. 859 § II]

[Amended and Renumbered 1992, Ord. 743 § 2]

11.15.2061 Lot Line Adjustment

- A. The Planning Director may approve an adjustment of the common lot line between contiguous Lots of Record based on a finding that:

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- A. The permitted number of dwellings will not thereby be increased above that otherwise allowed in this district;
- B. The resulting lot configuration is at least as appropriate for the continuation of the existing commercial forest practices in the area as the lot configuration prior to adjustment;
- C. The new lot line is in compliance with the dimensional requirements of MCC .2058(C) through (G); and
- D. Neither of the properties is developed with a dwelling approved under the provisions for a mobile home on a Health Hardship, or a dwelling for the housing of help required to carry out a farm or forest use.

[Added 1992, Ord. 743 § 2]

11.15.2062 Lot of Record

A. For the purposes of this district, a Lot of Record is

- 1. A parcel of land:
 - a. For which a deed or other instrument creating the parcel was recorded with the Department of General Services, or was in recordable form prior to August 14, 1980;
 - b. Which satisfied all applicable laws when the parcel was created; and
 - c. Which satisfies the minimum lot size requirements of MCC .2058, or
- 2. A parcel of land:
 - a. For which a deed or other instrument creating the parcel was recorded with the Department of General Services, or was in recordable form prior to February 20, 1990;
 - b. Which satisfied all applicable laws when the parcel was created;
 - c. Does not meet the minimum lot size requirements of MCC .2058; and
 - d. Which is not contiguous to another substandard parcel or parcels under the same ownership, or
- 3. A group of contiguous parcels of land:
 - a. For which deeds or other instruments creating the parcels were recorded with the Department of General Services, or were in recordable form prior to February 20, 1990;
 - b. Which satisfied all applicable laws when the parcels were created;
 - c. Which individually do not meet the minimum lot size requirements of MCC .2058, but, when considered in combination, comply as nearly as possible with a minimum lot size of nineteen acres, without creating any new lot line; and
 - d. Which are held under the same ownership.

[Amended and Renumbered 1990, Ord. 643 § 2]

B. For the purposes of this subsection:

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1. Contiguous refers to parcels of land which have any common boundary, excepting a single point, and shall include, but not be limited to, parcels separated only by an alley, street or other right-of-way;
2. Substandard Parcel refers to a parcel which does not satisfy the minimum lot size requirements of MCC .2058; and
3. Same Ownership refers to parcels in which greater than possessory interests are held by the same person or persons, spouse, minor age child, single partnership or business entity, separately or in tenancy in common.

[Amended and Renumbered 1990, Ord. 643 § 2]

C. A Lot of Record which has less than the front lot line minimums required may be occupied by any permitted or approved use when in compliance with the other requirements of this district. *[Amended and Renumbered 1990, Ord. 643 § 2]*

D. A Lot of Record may be comprised of a separate parcel, containing an area less than that required by MCC .2058(A), created solely for the purposes of financing a dwelling. Such a parcel shall be considered a Mortgage Lot, subject to the following:

1. A Mortgage Lot may be created without review providing the remainder of the Lot of Record is not developed with a residence.
2. The remainder of the Lot of Record shall be ineligible for a permit for a dwelling.
3. A Mortgage Lot shall not be conveyed as a lot separate from the tract out of which it was created.
4. The tax roll accounts of the Mortgage Lot and parent lot shall be consolidated into one account when title to both parcels is secured.

[Added 1992, Ord. 743 § 2]

11.15.2064 Lot Size for Conditional Uses

Lots less than the minimum specified in MCC .2058(A) may be created for the uses listed in MCC .2048(S) and .2050(C)(1) through (6), (9) through (13), and (16) and (D)(1) through (4), after approval is obtained pursuant to MCC .2053 and based upon:

- A. A finding that the new lot is the minimum site size necessary for the proposed use; *[Amended 1996, Ord. 859 § II]*
- B. The nature of the proposed use in relation to its impact on nearby properties; and
- C. Consideration of the purposes of this district.

[Amended 1992, Ord. 743 § 2]

11.15.2066 Off-Street Parking and Loading

Off-street parking and loading permitted as an accessory use shall be provided as required by MCC .6100 through .6148. *[Amended 1992, Ord. 743 § 2]*

11.15.2068 Access

Any lot in this district shall abut a street, or shall have other access deemed by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles.

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11.15.2072 Right to Complete Single-Family Dwelling

- A. A single family dwelling may be completed under the provisions of a building permit issued prior to January 7, 1993.
 - 1. The building permit shall be subject only to the regulations in effect prior to January 7, 1993.
 - 2. The building permit must continue to be kept valid under the permit regulations of the applicable government issuer until completion of the dwelling.
- B. A building permit for a new single family dwelling may be issued up to 180 days after January 7, 1993 if approval from the Planning Director was obtained on a building permit application prior to January 7, 1993.
 - 1. The building permit shall be subject only to the regulations in effect prior to January 7, 1993.
 - 2. The building permit must continue to be kept valid under the permit regulations of the applicable government issuer until completion of the dwelling.
- C. A building permit for a new single family dwelling may be issued up to two years after January 7, 1993 if approval from the Planning Director was given in an administrative proceeding for a "residential use, in conjunction with a primary use" pursuant to the applicable Use Under Prescribed Conditions provisions of MCC .2050(A) or MCC .2170(A) in effect prior to January 7, 1993.
 - 1. The building permit shall be subject only to the regulations in effect prior to January 7, 1993.
 - 2. The building permit must continue to be kept valid under the permit regulations of the applicable government issuer until completion of the dwelling.
 - 3. Pursuant to the provisions and requirements of ORS 215.428, application for a "residential use, in conjunction with a primary use" referenced above will be accepted until January 7, 1993.
- D. A building permit for a new single family dwelling may be issued after January 7, 1993 for a dwelling approved as a "residential use, not in conjunction with a primary use" by a Hearing Authority in an action proceeding pursuant to the applicable Conditional Use provisions of MCC .2052(C) or MCC .2172(C) in effect prior to January 7, 1993 if the approval has not expired pursuant to MCC .7110(C).
 - 1. The building permit shall be subject only to the regulations in effect prior to January 7, 1993.
 - 2. The building permit must continue to be kept valid under the permit regulations of the applicable government issuer until completion of the dwelling.
 - 3. Pursuant to the provisions and requirements of ORS 215.428, application for a "residential use, not in conjunction with a primary use" referenced above will be accepted until January 7, 1993.

[Amended and Renumbered 1992, Ord. 743 § 2]

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11.15.2074 Development Standards for Dwellings and Structures

Except as provided for the alteration, replacement or restoration of dwellings under MCC .2048(D), .2048(E) and .2049(B), all dwellings and structures located in the CFU district after January 7, 1993 shall comply with the following: *[Amended 1996, Ord. 859 § II]*

A. The dwelling or structure shall be located such that:

1. It has the least impact on nearby or adjoining forest or agricultural lands and satisfies the minimum yard and setback requirements of MCC .2058(C) through (G);
2. Adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*[Amended 1996, Ord. 859 § II]*
3. The amount of forest land used to site the dwelling or other structure, access road, and service corridor is minimized;
4. Any access road or service corridor in excess of 500 feet in length is demonstrated by the applicant to be necessary due to physical limitations unique to the property and is the minimum length required; and
5. The risks associated with wildfire are minimized. Provisions for reducing such risk shall include:
 - a. The proposed dwelling will be located upon a tract within a fire protection district or the dwelling shall be provided with residential fire protection by contract; *[Added 1996, Ord. 859 § II]*
 - b. Access for a pumping fire truck to within 15 feet of any perennial water source on the lot. The access shall meet the driveway standards of MCC .2074(D) with permanent signs posted along the access route to indicate the location of the emergency water source; *[Renumbered 1996, Ord. 859 § II]*
 - c. Maintenance of a primary and a secondary fire safety zone on the subject tract. *[Renumbered and Amended 1996, Ord. 859 § II]*
 - i. A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.
 - ii. On lands with 10 percent or greater slope the primary fire safety zone shall be extended down the slope from a dwelling or structure as follows:

Percent Slope	Distance in Feet
Less than 10	Not required
Less than 20	50
Less than 25	75
Less than 40	100

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- iii. A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone. The goal of this safety zone is to reduce fuels so that the overall intensity of any wildfire is lessened. Vegetation should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent the spread of fire up into the crowns of the larger trees. Assistance with planning forestry practices which meet these objectives may be obtained from the State of Oregon Department of Forestry or the local Rural Fire Protection District. The secondary fire safety zone required for any dwelling or structure may be reduced under the provisions of MCC 11.15.2058(D) and.2075. *[Amended 1998, Ord. 916 § II]*
 - iv. No requirement in (i), (ii), or (iii) above may restrict or contradict a forest management plan approved by the State of Oregon Department of Forestry pursuant to the State Forest Practice Rules; and
 - v. Maintenance of a primary and a secondary fire safety zone is required only to the extent possible within the area of an approved yard (setback to property line). *[Added 1996, Ord. 859 § II]*
- d. The building site must have a slope less than 40 percent. *[Renumbered 1996, Ord. 859 § II]*

B. The dwelling or structure shall:

- 1. Comply with the standards of the applicable building code or as prescribed in ORS 446.002 through 446.200 relating to mobile homes;
- 2. If a mobile home, have a minimum floor area of 600 square feet and be attached to a foundation for which a building permit has been obtained;
- 3. *[Deleted 1998, Ord. 916 § II]*
- 4. Have a fire retardant roof; and *[Added 1996, Ord. 859 § II]*
- 5. Have a spark arrester on each chimney. *[Added 1996, Ord. 859 § II]*

[Amended 1998, Ord. 916 § II]

C. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20) and not from a Class 11 stream as defined in the Forest Practices Rules.

- 1. If the water supply is unavailable from public sources, or sources located entirely on the property, the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners. *[Renumbered 1996, Ord. 859 § II]*
- 2. Evidence of a domestic water supply means:
 - a. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or
 - b. A water use permit issued by the Water Resources Department for the use described in the application; or
 - c. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is

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from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

[Added 1996, Ord. 859 § II]

- D. A private road (including approved easements) accessing two or more dwellings, or a driveway accessing a single dwelling, shall be designed, built, and maintained to:
1. Support a minimum gross vehicle weight (GVW) of 52,000 lbs. Written verification of compliance with the 52,000 lb. GVW standard from an Oregon Professional Engineer shall be provided for all bridges or culverts;
 2. Provide an all-weather surface of at least 20 feet in width for a private road and 12 feet in width for a driveway;
 3. Provide minimum curve radii of 48 feet or greater;
 4. Provide an unobstructed vertical clearance of at least 13 feet 6 inches;
 5. Provide grades not exceeding 8 percent, with a maximum of 12 percent on short segments, except as provided below:
 - a. Rural Fire Protection District No. 14 requires approval from the Fire Chief for grades exceeding 6 percent;
 - b. The maximum grade may be exceeded upon written approval from the fire protection service provider having responsibility;
 6. Provide a turnaround with a radius of 48 feet or greater at the end of any access exceeding 150 feet in length;
 7. Provide for the safe and convenient passage of vehicles by the placement of:
 - a. Additional turnarounds at a maximum spacing of 500 feet along a private road; or
 - b. Turnouts measuring 20 feet by 40 feet along a driveway in excess of 200 feet in length at a maximum spacing of 1/2 the driveway length or 400 feet whichever is less.

[Amended and Renumbered 1992, Ord. 743 § 2]

11.15.2075 Exceptions to Secondary Fire Safety Zones and Forest Practices Setbacks

- A. The secondary fire safety zone and forest practices tract setbacks for dwellings and structures may be reduced pursuant to the provisions of MCC .2075(B) when:
- A. The tract on which the dwelling or structure is proposed has an average lot width or depth of 330 feet or less, or
 - B. The dwelling or structure is proposed to be located within 130 feet of the centerline of a public or private road serving two or more properties; or
 - C. The proposed dwelling or structure is proposed to be clustered with a legally existing dwelling or structure.
- B. Exceptions to secondary fire safety zones and forest practices setbacks shall only be granted upon satisfaction of the following standards:

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- A. If the proposed secondary fire safety zone is between 50 and 100 feet, the dwelling or structure shall be constructed in accordance with the *International Fire Code Institute Urban–Wildland Interface Code* Section 505 Class 2 Ignition Resistant Construction as adopted August, 1996, or as later amended, or
- B. If the proposed secondary fire safety zone is less than fifty feet, the dwelling or structure shall be constructed in accordance with the *International Fire Code Institute Urban–Wildland Interface Code* Section 504 Class 1 Ignition Resistant Construction as adopted August, 1996, or as later amended, and
- C. There shall be no combustible fences within 12 feet of the exterior surface of the dwelling or structure; and
- D. A dwelling shall have a central station monitored alarm system if the secondary fire safety zone equivalents of MCC .2075(B)(1) are utilized, or
- E. A dwelling shall have a central station monitored 13D sprinkler system if the secondary fire safety zone equivalents of MCC .2075(B)(2) are utilized. Exception: Expansions of existing single family dwellings as allowed by MCC .2048(D) shall not be required to meet this standard, but shall satisfy the standard of MCC .2074(B)(4) above.
- F. All accessory structures within the fire safety zone setbacks required by MCC .2074, and all accessory structures within 50 feet of a dwelling, shall have a central monitored alarm system.
- G. All accessory structures within 50 feet of a building containing shall:
 - a. Have a central monitored alarm system;
 - b. Have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction or constructed with noncombustible materials on the exterior side.
- H. When a detached accessory structure is proposed to be located so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5 of the *International Fire Code Institute Urban–Wildland Interface Code* Class 1 Ignition Resistant Construction as adopted August, 1996, or as later amended, or underfloor protection in accordance with Section 504.6 of that same publication.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction.

[Added 1998, Ord. 916 § II]

ELEVATION AND SOIL REPORT

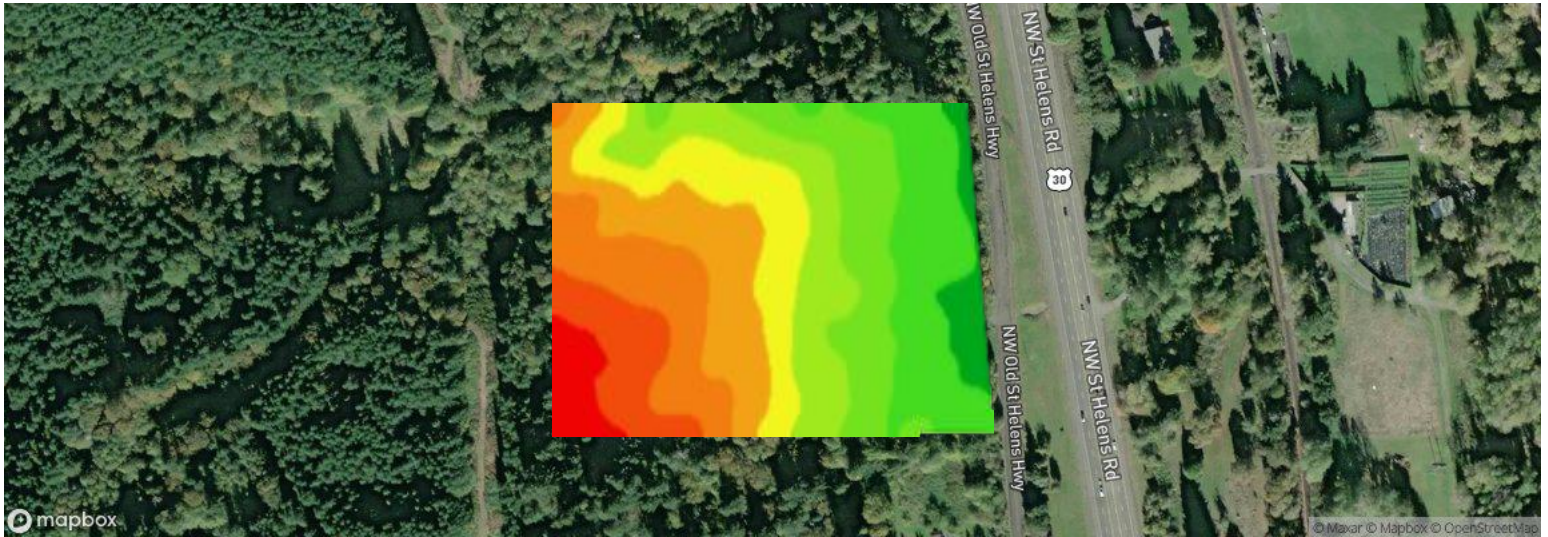
PROVIDED BY ACREVALUE

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



1 field, 14 acres in Multnomah County, OR

TOWNSHIP/SECTION 3N 2W - 25





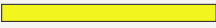






All fields

14 ac.

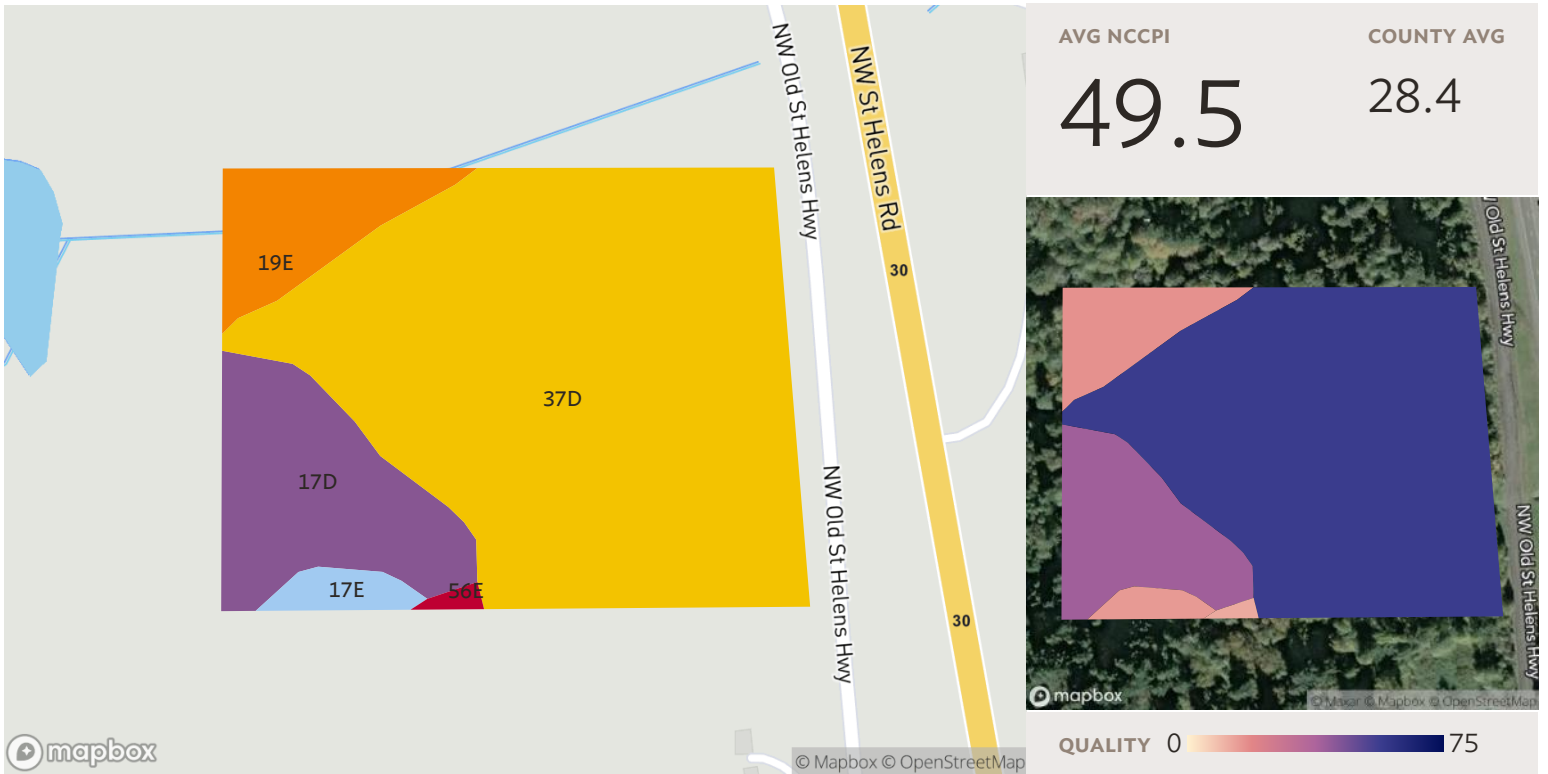
Avg. Elevation

171.59 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	251.03 ft - 271.82 ft	0.54	3.98%
	230.24 ft - 251.03 ft	1.06	7.77%
	209.45 ft - 230.24 ft	1.66	12.12%
	188.66 ft - 209.45 ft	1.93	14.09%
	167.87 ft - 188.66 ft	1.77	12.95%
	147.08 ft - 167.87 ft	1.89	13.82%
	126.29 ft - 147.08 ft	1.97	14.39%
	105.50 ft - 126.29 ft	2.25	16.45%
	84.71 ft - 105.50 ft	0.61	4.44%

1 field, 14 acres in Multnomah County, OR

TOWNSHIP/SECTION 3N 2W - 25



Source: NRCS Soil Survey

All fields

14 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
37D	Quatama loam, 15 to 30 percent slopes	9.96	72.9%	4	56.6	
17D	Goble silt loam, 15 to 30 percent slopes	2.22	16.3%	6	39.6	
19E	Haploxerolls, steep	1.13	8.2%	6	16.8	
17E	Goble silt loam, 30 to 60 percent slopes	0.29	2.1%	6	15.2	
56E	Wauld very gravelly loam, 30 to 70 percent slopes	0.06	0.4%	7	12.3	
					13.66	49.5

TIMBER CRUISE

PROVIDED BY WOODWARD FORESTRY

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Woodward Forestry LLC

Chris Woodward
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Silverton, Or 97381
chris@chriswoodward.org



Justin Winn

Timber cruise report

T03N R02W Sec 25 Tax lot 1400

Gross 13 acres

Net timber 12.00 acres

July 29, 2021

Description The purpose of this cruise and report is to quantify the volume and value of the standing merchantable timber that is located on the property. As well as identify any constraints or other considerations that may influence any land and timber management decisions or assessments.

Property lines The property lines were derived by tax lots maps that were available from county records. None of the property corners or property line markers were located. If a timber harvest was planned adjacent to a property line, then the location of the property line would need to be established. This could be accomplished by: locating an existing survey line, having the property line surveyed, or by engaging in a “cut line agreement” with the adjacent landowner. Because multiple options exist in regards to property lines, and some have almost no cost to them, no values were assigned to establishing property lines in the appraisal.

Cruise The intent of the timber cruise was to quantify the volume of the merchantable timber. The merchantable timber consisted of a mixture of Big leaf maple, Western red Cedar, and Douglas-fir. Some incidental volumes of W. Hemlock and Cottonwood were also onsite.

Timber cruise data was collected using SuperEasy cruise software and then downloaded into SuperAce cruise program. SuperAce was used to generate all volume calculations and cruise reports. No hidden defect or breakage was taken into account when calculating volumes. Top breakage was considered during the cruise, and the top log heights and diameter were estimates of what portion of the log will be utilized. A total of 19 variable radius plots were installed on this parcel using a BAF of 27.78

Timber The timber consists predominantly of Big leaf maple, Western red Cedar and Douglas-fir. There is a significant number of Big leaf maple throughout the property that are currently too small to make a commercial saw log. These are healthy and vigorous trees that will become merchantable timber within the next 5 years and will add to the volume and value. The overall health of the timber is very good and has very little defect.

Appraisal Only the timber that was merchantable and that was economically viable to harvest was appraised. The total acres of the property were derived by the county tax lot information and compared to the maps generated for this report. The non-timbered areas were then mapped. These areas were deducted from the total acres to derive the net acres of merchantable timber. All harvesting costs that were applied reflect summer time harvesting under dry conditions.

The timber volumes were cruised as domestic saw logs, no export grades were identified.

The harvesting and hauling values that were applied were derived by comparing harvest operations that were either active at the time of this report or had been completed recently.

The cruise reports can be ran again to calculate volumes into different diameter sorts if desired. The appraisal spreadsheet is set up in a manner so, each variable can be updated and the net value will automatically be calculated.

The logging and hauling costs applied represented what would be expected if the timber was clear cut and comparing costs to similar harvesting operations. The logging costs assigned to This appraisal only takes into account the merchantable log values, harvesting and hauling values. The appraisal does NOT take into account: land value, administration, taxes, or replanting costs. The appraisal also does not consider “higher and better use”.

Logging Based on industry standards, the property would be logged using a conventional ground based logging system. This system consists of a mechanical processor and shovel for loading.

Streams two streams are located on the property, one is along the northern boundary and the other is adjacent to the southern boundary. It is unknown if these are fish-bearing streams that will require a harvest buffer per Oregon forest practices act. However, the presence of a stream buffer will not affect the available timber volume because little timber is located in the stream buffer. The non-timbered portion was deducted from the gross acres when calculating the net acres.

Threatened and Endangered species (T&E) No T&E species or habitat was observed during the cruise.

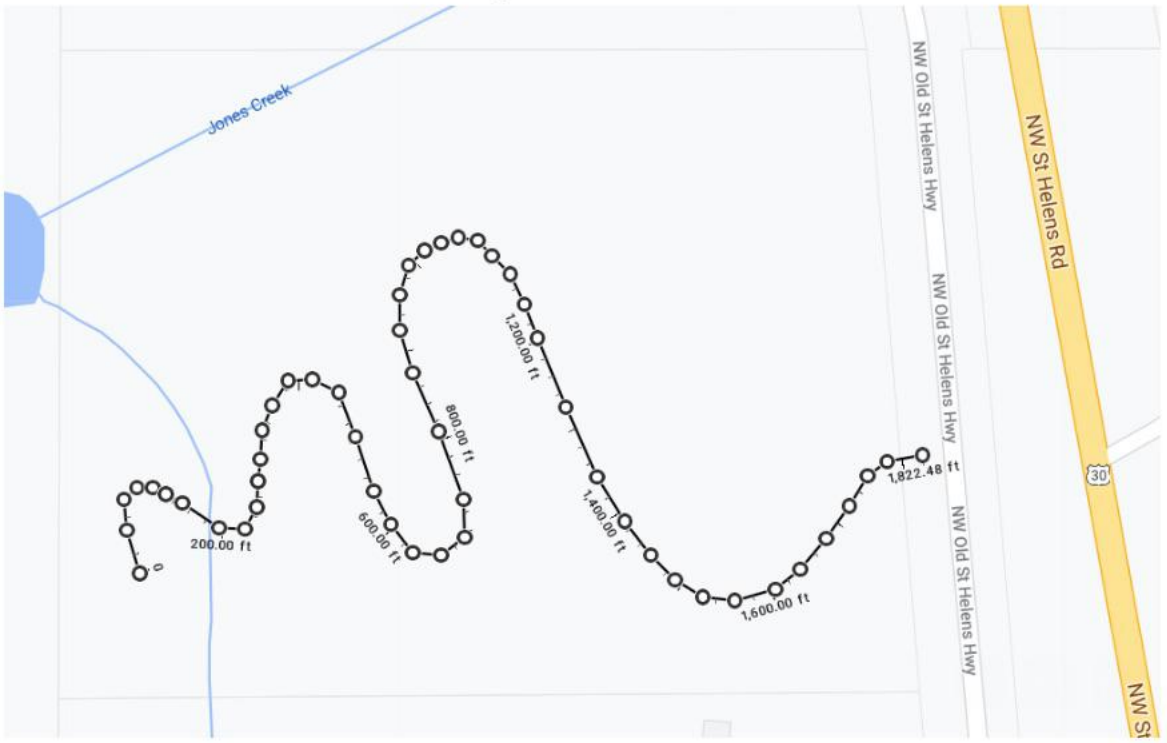
Reports The cruise reports and appraisal that are expected to be the most desired are provided with this report. If any additional reports are preferred, please contact Woodward Forestry.

DRIVEWAY

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Total Validation: \$400,200.00





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SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



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