

BUILDER/DEVELOPER PACKET



PROPERTY

1325 E Historic Columbia River Hwy
Troutdale, OR 97060

PREPARED FOR

Jason Mendell
eXp Realty, LLC

THIS PACKET INCLUDES

Trio
Contour Map
Flood Map Zoning Map
Zoning Code – GGC & GGR2, Columbia River
Gorge National Scenic Area

To ensure the latest zoning and development potential for this parcel, you should contact the city or county jurisdiction.

Prepared & Assembled by:
 **Lawyers Title**
Oregon



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Parcel Information		Assessment Information	
Parcel #:	R322383	Market Value Land:	\$117,440.00
Tax Lot:	1N4E30CC00600	Market Value Impr:	\$586,220.00
Site Address:	1325 E Hist Columbia River Hwy	Market Value Total:	\$703,660.00
	Troutdale OR 97060	Assessed Value:	\$443,150.00 (2025)
Owner:	Desmet, Lane A	Tax Information Levy Code Area: 242 Levy Rate: 18.1791 (2025) Tax Year: 2025 Annual Tax: \$8,131.05 Exemption:	
	1347 E Hist Col River Hwy		
	Troutdale OR 97060 - 9301		
Twn/Range/Section:	01N / 04E / 30 / SW		
	:		
Parcel Size:	0.80 Acres (34,848 SqFt)		
Plat/Subdivision:		Legal SECTION 30 1N 4E, TL 600 0.80 ACRES	
Lot/Block:			
Map Page/Grid:	599-H5		
Census Tract/Block:	010500 / 1042		

Land			
Cnty Land Use:	201 - Commercial, Commercial, Improved	County Bldg Use:	JC - Restaurant General
Land Use Std:	2000 - Commercial (General)	Recreation:	
Watershed:	Lower Sandy River	Neighborhood:	Beaver Creek
Zoning:	Multnomah Co.-GGC - Nsa, General Management Agriculture, Commercial	# Dwellings:	1
School District:	7 - Reynolds School District	Elementary School:	Troutdale Elementary School
Middle School:	Walt Morey Middle School	High School:	Reynolds High School

Improvement			
Year Built:	1947	Stories:	1
Bedrooms:		Garage:	Garage 3,800 SqFt
Baths, Total:		Baths, Full/Half:	
Roof Covering:	Composition Shingle	Exterior Walls:	
A/C:		Heat:	
Kitchen:		Porch/Patio:	
		Total Area:	6,988 SqFt
		First Floor:	3,584 SqFt
		Second Floor:	
		Basement:	
		Fin/Unfin:	
		Attic Fin/Unfin:	
		Deck:	

Transfer Information			
Rec. Date:	09/09/2021	Sale Price:	
		Doc Num:	2021136557
		Doc Type:	Personal Representatives Deed
Owner:	Lane A Desmet	Grantor:	JONES JUDITH W
Orig. Loan Amt:		Title Co:	NONE LISTED ON DOCUMENT
Finance Type:		Lender:	
		Loan Type:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

500 - Internal server error.



Server Error

500 - Internal server error.

Property	Owner	Property Address	2025 Assessed Value
R322383	DESMET,LANE A	1325 E HIST COLUMBIA RIVER HWY, TROUTDALE, OR 97060	\$443,150

[Details](#)

GENERAL INFORMATION

Property Status	A Active
Property Type	Commercial
Legal Description	SECTION 30 1N 4E, TL 600 0.80 ACRES
Alternate Account Number	R944300100
Neighborhood	CN16
Map Number	1N4E30CC -00600
Property Use	JC - RESTAURANT GENERAL
Levy Code Area	242

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	G3403
Grouped Properties	R322388
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

OWNER INFORMATION

Owner Name	DESMET,LANE A
Mailing Address	1347 E HIST COL RIVER HWY TROUTDALE, OR 97060

IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1	Improvement Type	Building Type	Class
	RESTAURANT	-	-

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	COM COMMERCIAL LAND	35,055 Sq. ft
TOTALS		35,055 Sq. ft / 0.80 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	MS VALUE	EXEMPTIONS	M50 ASSESSED
2025	\$586,220	\$117,440	- / -	\$703,660	\$703,660		\$443,150
2024	\$532,930	\$117,440	- / -	\$650,370	\$650,370		\$430,250
2023	\$592,130	\$117,440	- / -	\$709,570	\$709,570		\$417,720
2022	\$558,600	\$117,440	- / -	\$676,040	\$676,040		\$405,560
2021	\$507,820	\$117,440	- / -	\$625,260	\$625,260		\$393,750
2020	\$546,060	\$117,440	- / -	\$663,500	\$663,500		\$382,290
2019	\$505,610	\$112,930	- / -	\$618,540	\$618,540		\$371,160
2018	\$515,940	\$115,230	- / -	\$631,170	\$631,170		\$360,350
2017	\$419,450	\$93,680	\$0 / \$0	\$513,130	\$513,130		\$349,860
2016	\$388,380	\$86,740	- / \$0	\$475,120	\$475,120		\$339,670
2015	\$388,380	\$86,740	\$0 / \$0	\$475,120	\$475,120		\$329,780
2014	\$417,610	\$93,270	\$0 / \$0	\$510,880	\$510,880		\$320,180
2013	\$417,610	\$93,270	\$0 / \$0	\$510,880	\$510,880		\$310,860

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
PRD	JONES,JUDITH W	DESMET,LANE A	2021136557	9/9/2021	-
INST	JONES,JUDITH W	JONES,JUDITH W	BP14891777		-

DUES

Total Amount Due

Please enter proper payment amount

This property has been added to your cart.
[Remove from cart.](#)

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	MULT-2550077	11-17-2025	\$7,887.12
2024	MULT-1997732	10-24-2024	\$7,450.56
2023	MULT-1692319	10-30-2023	\$7,253.87
2022	MULT-1377824	11-3-2022	\$7,078.77
2021	MULT-1075742	11-5-2021	\$6,916.18
2020	MULT-938717	11-19-2020	\$6,471.33
2019	MULT-417545	11-6-2019	\$6,210.28
2018	MULT-254791	11-27-2018	\$6,168.19
2017	8656234	11-9-2017	\$6,154.54
2016	8254976	11-2-2016	\$5,947.39
2015	7878498	10-28-2015	\$6,201.42
2014	7519620	10-28-2014	\$6,027.89
2013	7164171	10-25-2013	\$5,973.66
2012	6916962	11-8-2012	\$5,693.35
2011	6449021	10-28-2011	\$5,421.77
2010	6081562	10-29-2010	\$5,095.46
2009	5722921	11-3-2009	\$4,946.37
2008	5334990	10-23-2008	\$4,836.07

After Recording Return to:
Kevin J. Tillson
Tillson Law P.C.
39075 Proctor Blvd., Suite C
Sandy, OR 97055

Multnomah County Official Records
E Murray, Deputy Clerk

2021-136557

09/09/2021 09:13:40 AM

DEED-DEED Pgs=2 Stn=13 ATPV
\$10.00 \$11.00 \$10.00 \$60.00

\$91.00

Send All Tax Statements To:
Lane A. Desmet
713 SE Jackson Park Rd.
Troutdale, OR 97060

DEED OF PERSONAL REPRESENTATIVE

Lane A. Desmet, the duly appointed, qualified, and acting personal representative of the estate of Judith W. Jones, deceased, Multnomah County probate number 20PB03728, grantor, hereby conveys to Lane A. Desmet, grantee, Judith W. Jones' interest in that real property situated in Multnomah County, Oregon, described as follows:

Attached Exhibit "A".

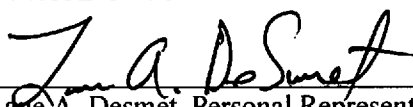
APN: R322383

The true consideration for this conveyance is \$ 0.00 (probate transfer).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

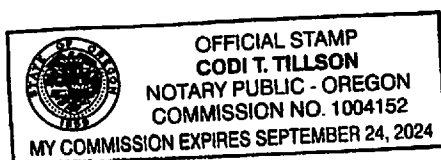
DATED: September 2, 2021

ESTATE OF JUDITH W. JONES


Lane A. Desmet, Personal Representative of the
Estate of Judith W. Jones, Grantor

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on September 2, 2021, by Lane A. Desmet, Personal Representative of the Estate of Judith W. Jones.



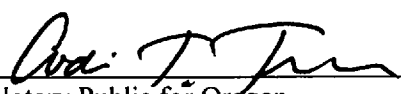

Notary Public for Oregon
My Commission Expires: 9/24/24

Exhibit A

The following described property in the southwest quarter of Section 30, Township 1 North, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon:
Beginning at an iron pipe on the westerly bank of the Sandy River, said iron pipe being north 89° 55' east 133.14 feet and north 21° 09' east 312.75 feet from the southwest corner of Section 30 in Township 1 North, Range 4 East of the Willamette Meridian; running thence from said point of beginning south 81° 57' east 107.03 feet to a 3/4 inch iron pipe in the west boundary line of the Columbia River Highway; thence northerly 178.41 feet along the west line of said Columbia River Highway on the arc of a curve to the left having a radius of 310.00 feet; thence continuing along the west line of said highway north 21° 57' 20" west 106.42 feet; thence on the arc of a curve to the left having a radius of 1402.00 feet, 42.00 feet to a 3/4 inch iron pipe; thence south 61° 58' west 52.25 feet to a 3/4 inch iron pipe; thence continuing south 41° 58' west 260.44 feet to a point in the west line of said Section 30; thence south along said west line 116.80 feet; thence south 81° 57' east 248.43 feet to the point of beginning; SUBJECT to the rights of the State of Oregon in and to that portion of said premises lying below the high water mark of the Sandy River.-----



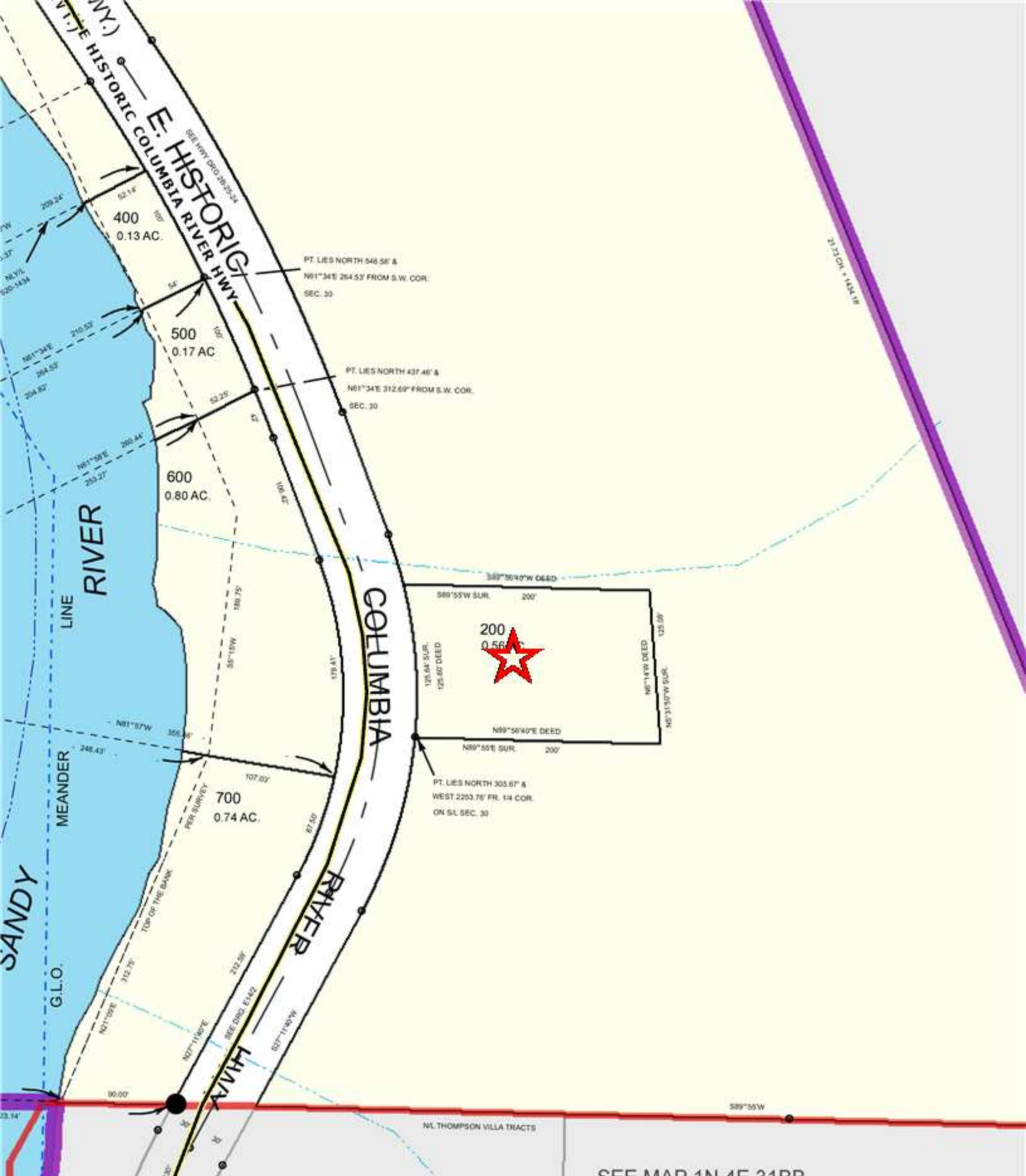
Parcel Information		Assessment Information	
Parcel #:	R322388	Market Value Land:	\$24,960.00
Tax Lot:	1N4E30CC00200	Market Value Impr:	\$2,390.00
Site Address:	1325 Wi/ E Hist Columbia River Hwy	Market Value Total:	\$27,350.00
	Troutdale OR 97060	Assessed Value:	\$22,430.00 (2025)
Owner:	Desmet, Lane A	Tax Information Levy Code Area: 242 Levy Rate: 18.1791 (2025) Tax Year: 2025 Annual Tax: \$462.11 Exemption:	
	1347 E Hist Col River Hwy		
	Troutdale OR 97060 - 9301		
Twn/Range/Section:	01N / 04E / 30 / SW		
	:		
Parcel Size:	0.56 Acres (24,394 SqFt)		
Plat/Subdivision:		Legal SECTION 30 1N 4E, TL 200 0.56 ACRES	
Lot/Block:			
Map Page/Grid:	599-H5		
Census Tract/Block:	010500 / 1035		

Land			
Cnty Land Use:	201 - Commercial, Commercial, Improved	County Bldg Use:	JC - Restaurant General
Land Use Std:	2000 - Commercial (General)	Recreation:	
Watershed:	Lower Sandy River	Neighborhood:	Beaver Creek
Zoning:	Multnomah Co.-GGR2 - Nsa, General Management, Residential, 2 Acre Min	# Dwellings:	1
School District:	7 - Reynolds School District	Elementary School:	Troutdale Elementary School
Middle School:	Walt Morey Middle School	High School:	Reynolds High School

Improvement			
Year Built:	1987	Stories:	
Bedrooms:		Garage:	
Baths, Total:		Baths, Full/Half:	
Roof Covering:		Exterior Walls:	
A/C:		Heat:	
Kitchen:		Porch/Patio:	
		Total Area:	
		First Floor:	
		Second Floor:	
		Basement Fin/Unfin:	
		Attic Fin/Unfin:	
		Deck:	

Transfer Information			
Sale Date:	09/09/2021	Sale Price:	
Doc Num:	2021136559	Doc Type:	PRD

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Server Error

500 - Internal server error.



Server Error

500 - Internal server error.

Property	Owner	Property Address	2025 Assessed Value
R322388	DESMET,LANE A	1325 WI/ E HIST COLUMBIA RIVER HWY, TROUTDALE, OR 97060	\$22,430

[Details](#)

GENERAL INFORMATION

Property Status	A Active
Property Type	Commercial
Legal Description	SECTION 30 1N 4E, TL 200 0.56 ACRES
Alternate Account Number	R944300150
Neighborhood	CN16
Map Number	1N4E30CC -00200
Property Use	JC - RESTAURANT GENERAL
Levy Code Area	242

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	G3403
Grouped Properties	R322383
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

OWNER INFORMATION

Owner Name	DESMET,LANE A
Mailing Address	1347 E HIST COL RIVER HWY TROUTDALE, OR 97060

IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1	Improvement Type	Building Type	Class
	MISC YARD IMPROVEMENTS	-	-

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	CVCL CONVERTED COMMERCIAL SEGMENT	24,440 Sq. ft
TOTALS		24,440 Sq. ft / 0.56 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	MS VALUE	EXEMPTIONS	M50 ASSESSED
2025	\$2,390	\$24,960	- / -	\$27,350	\$27,350		\$22,430
2024	\$2,170	\$24,960	- / -	\$27,130	\$27,130		\$21,780
2023	\$2,420	\$24,960	- / -	\$27,380	\$27,380		\$21,150
2022	\$2,280	\$24,960	- / -	\$27,240	\$27,240		\$20,540
2021	\$2,070	\$24,960	- / -	\$27,030	\$27,030		\$19,950
2020	\$2,230	\$24,960	- / -	\$27,190	\$27,190		\$19,370
2019	\$2,060	\$24,000	- / -	\$26,060	\$26,060		\$18,810
2018	\$2,100	\$24,490	- / -	\$26,590	\$26,590		\$18,270
2017	\$1,710	\$19,910	\$0 / \$0	\$21,620	\$21,620		\$17,740
2016	\$1,580	\$18,430	- / \$0	\$20,010	\$20,010		\$17,230
2015	\$1,580	\$18,430	\$0 / \$0	\$20,010	\$20,010		\$16,730
2014	\$1,700	\$19,820	\$0 / \$0	\$21,520	\$21,520		\$16,250
2013	\$1,700	\$19,820	\$0 / \$0	\$21,520	\$21,520		\$15,780

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
PRD	JONES,JUDITH W	DESMET,LANE A	2021136559	9/9/2021	-
INST	JONES,JUDITH W	JONES,JUDITH W	BP14891775		-

DUES

Total Amount Due

Please enter proper payment amount

This property has been added to your cart.
[Remove from cart.](#)

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	MULT-2550076	11-17-2025	\$448.25
2024	MULT-1997731	10-24-2024	\$430.29
2023	MULT-1688103	10-30-2023	\$428.62
2022	MULT-1387051	11-4-2022	\$424.29
2021	MULT-1075780	11-5-2021	\$414.87
2020	MULT-972198	2-4-2021	\$400.28
2019	MULT-417546	11-6-2019	\$369.96
2018	MULT-254790	11-27-2018	\$367.97
2017	8656233	11-9-2017	\$351.30
2016	8254977	11-2-2016	\$330.17
2015	7878495	10-28-2015	\$327.26
2014	7519619	10-28-2014	\$337.90
2013	7164172	10-25-2013	\$340.28
2012	6916961	11-8-2012	\$335.20
2011	6527899	11-9-2011	\$321.55
2010	6081563	10-29-2010	\$303.17
2009	5722920	11-3-2009	\$292.85
2008	5334989	10-23-2008	\$278.21

After Recording Return to:
Kevin J. Tillson
Tillson Law P.C.
39075 Proctor Blvd., Suite C
Sandy, OR 97055

Multnomah County Official Records
E Murray, Deputy Clerk

2021-136559

09/09/2021 09:13:40 AM

DEED-DEED Pgs=2 Stn=13 ATPV
\$10.00 \$11.00 \$10.00 \$60.00

\$91.00

Send All Tax Statements To:
Lane A. Desmet
713 SE Jackson Park Rd.
Troutdale, OR 97060

DEED OF PERSONAL REPRESENTATIVE

Lane A. Desmet, the duly appointed, qualified, and acting personal representative of the estate of Judith W. Jones, deceased, Multnomah County probate number 20PB03728, grantor, hereby conveys to Lane A. Desmet, grantee, Judith W. Jones' interest in that real property situated in Multnomah County, Oregon, described as follows:

Attached Exhibit "A"

APN: R322388

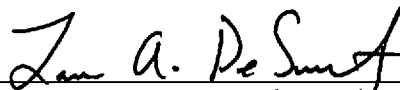
This property is free from encumbrances except for those of record.

The true consideration for this conveyance is \$ 0.00 (probate transfer).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

DATED: September 2, 2021

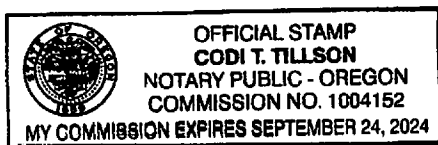
ESTATE OF JUDITH W. JONES



Lane A. Desmet, Personal Representative of the
Estate of Judith W. Jones, Grantor

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on September 2, 2021, by Lane A. Desmet, Personal Representative of the Estate of Judith W. Jones.

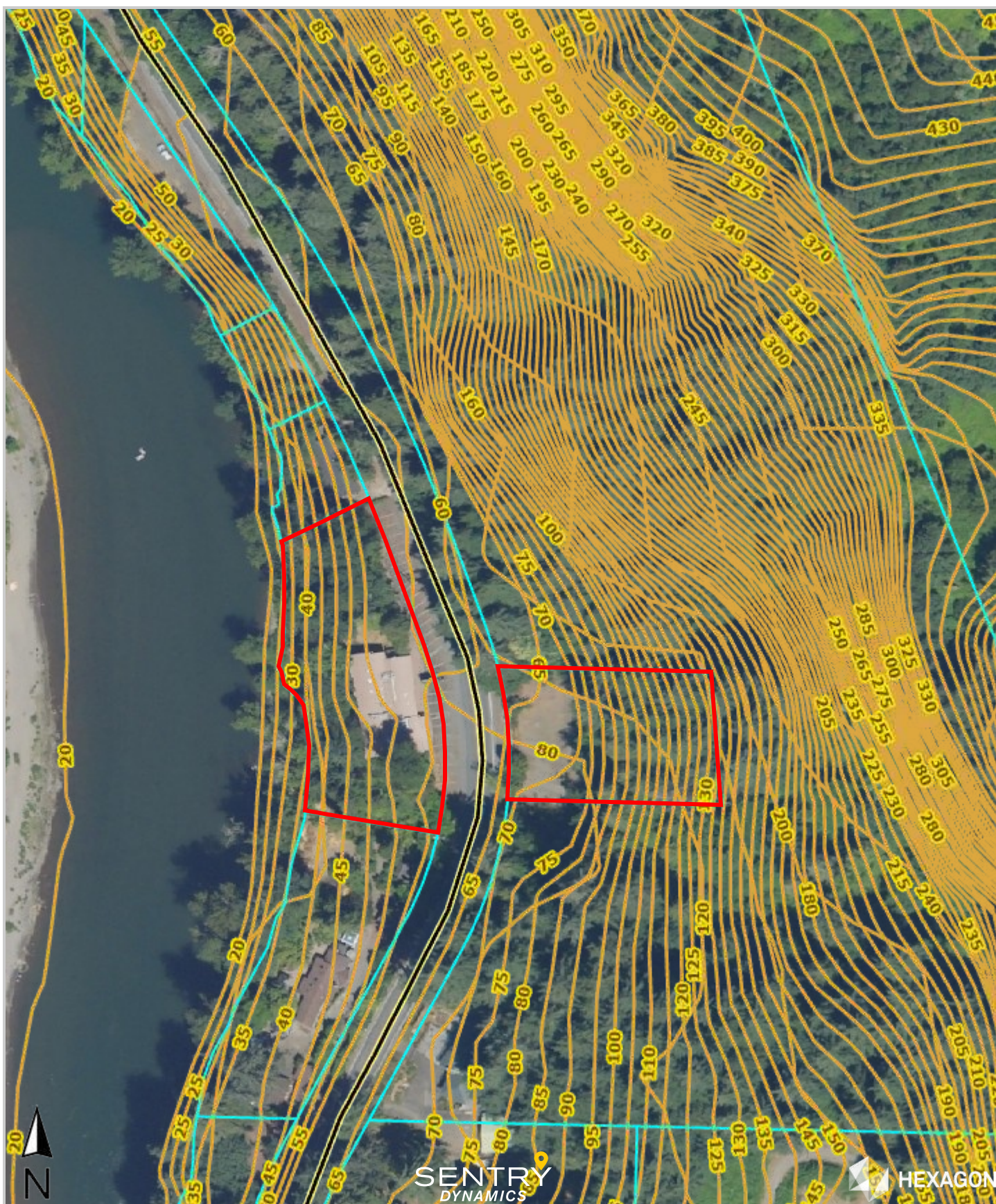


Notary Public for Oregon
My Commission Expires: 9/24/24

Exhibit A

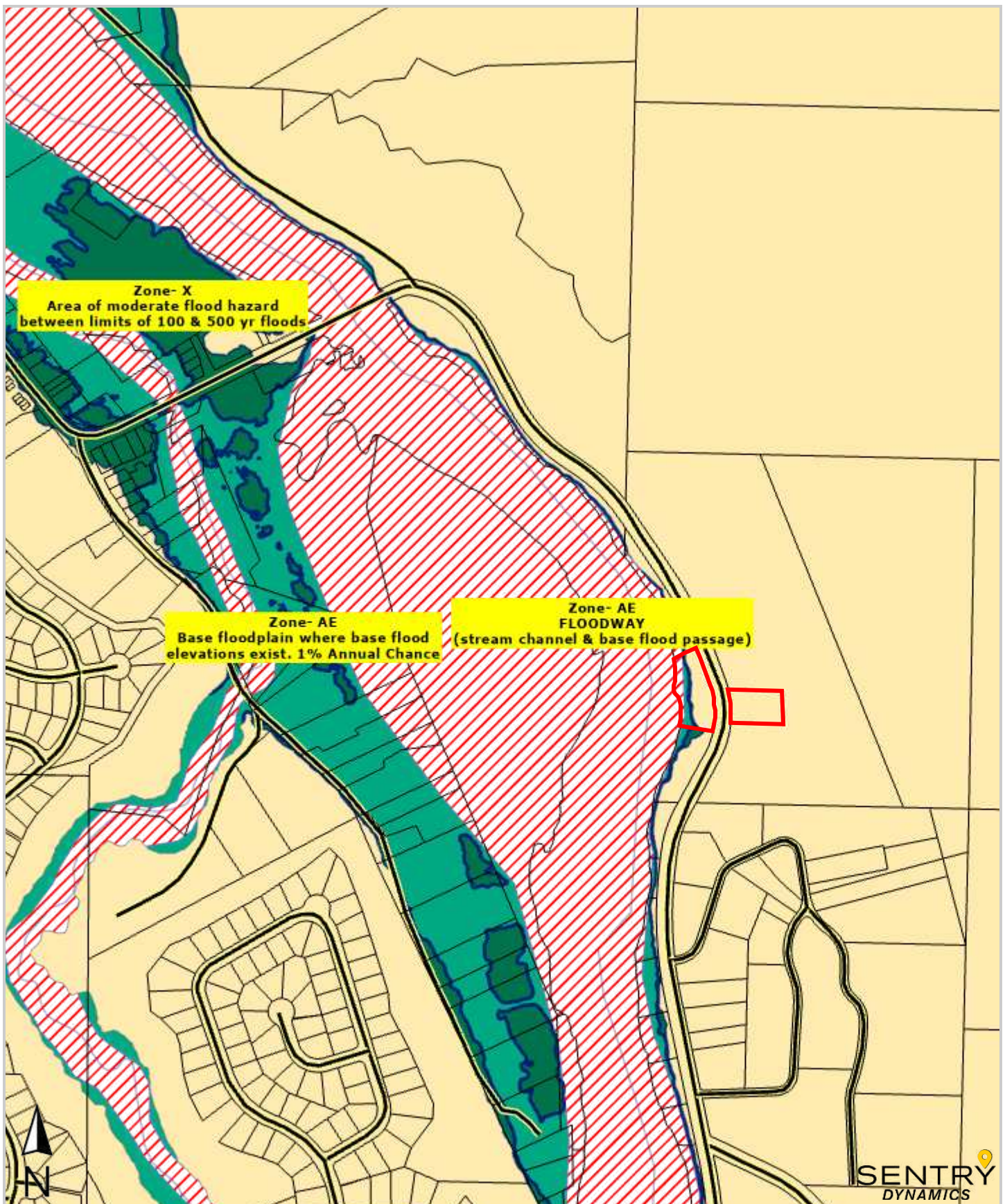
A portion of Government Lot 1 in the Southwest corner of Section 30, Township 1 North Range 4 East of the Willamette Meridian, in Multnomah County, Oregon, described as follows: Beginning at a point on the East line of Columbia River Highway said point being North 303.67 feet and West 2253.76 feet from the quarter corner on the South line of Section 30; thence North $89^{\circ} 56' 40''$ East, a distance of 200.0 feet; thence North $6^{\circ} 14'$ West a distance of 125.08 feet; thence South $89^{\circ} 56' 40''$ West a distance of 200.0 feet to the East line of said Columbia River Highway; thence on a 370 foot radius curve to the right through a central angle of $49^{\circ} 09'$ on an arc along the East line of said Columbia River Highway, a distance of 125.60 feet to the point of beginning.

Excepting conditions, restrictions, easements of record, an easement and right of way to Pacific Telephone and Telegraph for maintenance of underground wires.



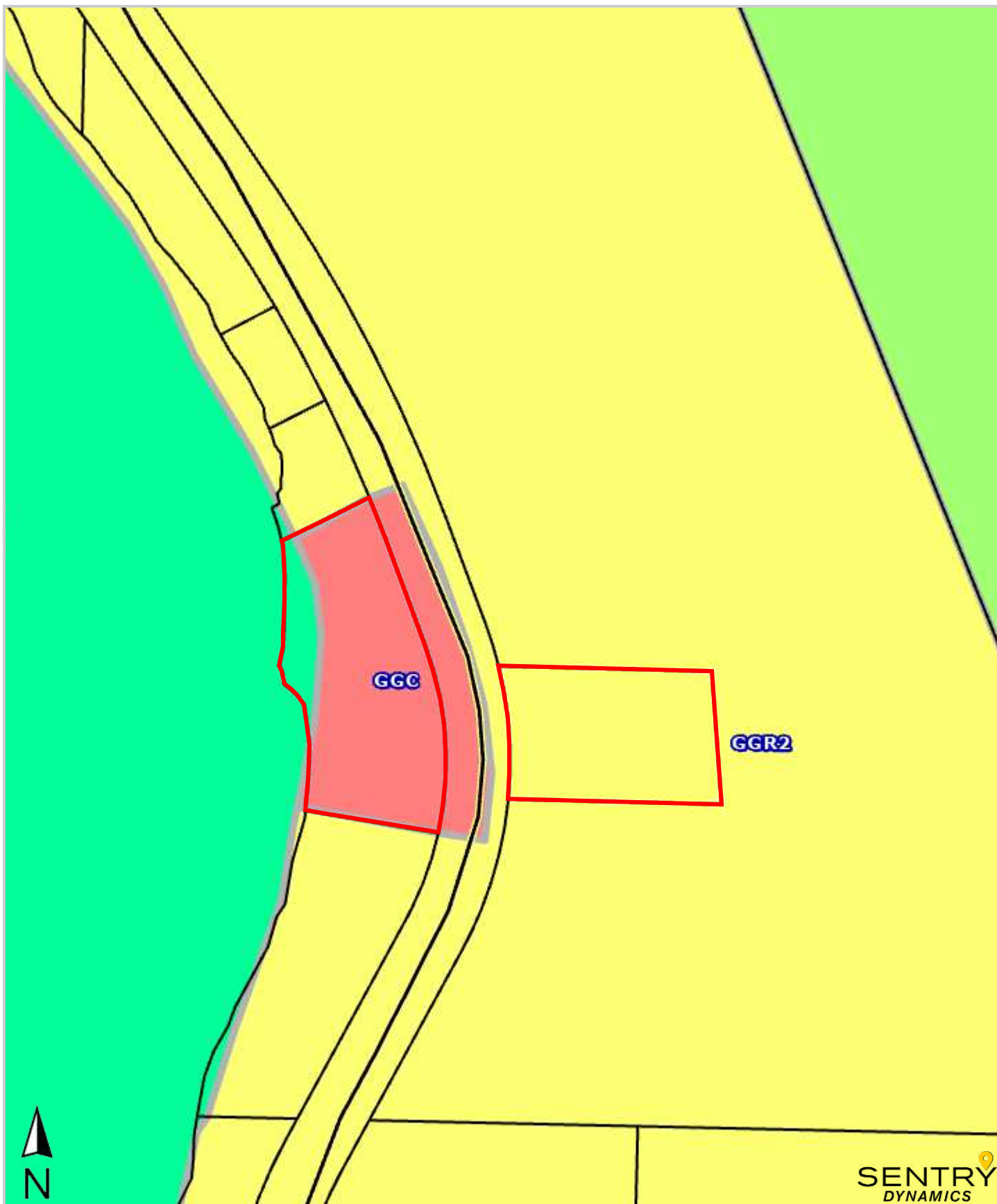
Contour Map

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Flood Hazard Map

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Zoning Map

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RESIDENTIAL DISTRICTS - GGR and GSR**§ 38.3000- PURPOSES**

The purposes of the Gorge General Residential and Gorge Special Residential districts are to ensure that residential development outside urban areas does not adversely affect the scenic, cultural, natural and recreation resources of the Columbia River Gorge National Scenic Area and to ensure that residential development outside of urban areas protects agricultural and forest land for agricultural and forest uses. (Ord. 1302, Amended, 12/16/2021; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.3005 AREA AFFECTED

MCC 38.3000 through 38.3095 shall apply to those areas designated GGR and GSR on the Multnomah County Zoning Map.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.3015 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 38.3020 through 38.3095.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.3020 ALLOWED USES

The uses listed in MCC 38.1005 are allowed on land designated GGR and GSR without review.

(Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002)

§ 38.3023 EXPEDITED USES

The uses listed in MCC 38.1010 may be allowed on land designated GGR and GSR, pursuant to MCC 38.7100.

(Ord. 1064, Add, 06/23/2005)

§ 38.3025 REVIEW USES

(A) The following uses may be allowed on lands designated GGR, pursuant to MCC 38.0530 (B) and upon findings that the NSA

Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(1) One single-family dwelling per legally created and existing parcel.

(a) If the subject parcel is located adjacent to lands designated GGA or GGF, the use shall comply with the buffer requirements of MCC 38.0060; and

(b) If the subject parcel is located adjacent to lands designated GGF, the placement of a dwelling shall also comply with the fire protection standards of MCC 38.7305.

(2) Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in (3) below.

(3) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards:

(a) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(b) The height of any individual accessory building shall not exceed 24 feet.

(4) A temporary dwelling for health hardship, pursuant to MCC 38.7320.

(5) Construction or reconstruction of roads.

(6) New cultivation, subject to compliance with MCC 38.7045, 38.7053, 38.7065 and 38.7070.

(7) Land divisions, pursuant to the provisions of MCC 38.7725 (A).

(8) 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.

(9) Property line adjustments that would result in the potential to create additional parcels through subsequent land divisions, subject to 38.7970.

(10) Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and natural resources, subject to MCC 38.7345. These projects may include new structures (e.g., fish ladders, sediment barriers) or activities (e.g., closing and revegetating unused roads, recontouring abandoned quarries).

(11) Agricultural structures in conjunction with agricultural use, including new cultivation.

(12) Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to MCC 38.7340.

(13) Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

(14) Docks and boathouses, subject to MCC 38.7325.

(15) Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.

(16) Consolidation of Parcels and Lots pursuant to MCC 38.7794 and Replatting of Partition and Subdivision Plats pursuant to MCC 38.7797.

(17) Solar, photovoltaic and wind turbine alternative energy production facilities accessory to uses permitted in the zoning district provided that the applicable renewable energy production provisions of 38.7390 are met, and:

(a) For all systems:

1. They are not a commercial power generating facility such as a utility;
2. The system meets all special district requirements;
3. The system is mounted to a ground mount, to the roof of the dwelling or accessory structure, or to a wind tower;

(b) The overall height of solar energy systems shall not exceed the peak of the roof of the building on which the system is mounted;

(c) For wind turbine systems:

1. They are set back to all property lines a distance equal to or greater than the combined height of the turbine tower and blade length. Height is measured from grade to the top of the wind generator blade when it is at its highest point. There is no height restriction for a wind turbine provided the wind turbine meets the NSA Site Review Criteria of MCC 38.7035 through 38.7080;

2. No lighting on wind turbine towers is allowed except as required by the Federal Aviation Administration or other federal or state agency and is consistent with the NSA Site Review approval criteria of MCC 38.7035 through 38.7080.

3. The land owner signs and records a covenant stating they are responsible for the removal of the system if it is abandoned. In the case of a sale or transfer of property, the new property owner shall be responsible for the use and/or removal of the system. Systems unused for one consecutive year are considered abandoned.

(18) A Type A home occupation in an existing dwelling unit, pursuant to MCC 38.7331.

(19) Overnight accommodations in single family dwellings in GGR-5 and GGR-10 zones only, pursuant to MCC 38.7337.

(B) The following uses may be allowed on lands designated GSR, pursuant to MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(1) One single-family dwelling per legally created lot or consolidated parcel 40 acres in size or larger, subject to the standards of MCC 38.7305.

(2) Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in (3) below.

(3) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards:

(a) The combined footprints of all accessory buildings on a single parcel

shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(b) The height of any individual accessory building shall not exceed 24 feet.

(4) Road and railroad construction and reconstruction.

(5) Forest practices, pursuant to the provisions of MCC 38.2025 (B).

(6) 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.

(7) Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation and natural resources, subject to MCC 38.7345. These projects may include new structures (e.g., fish ladders, sediment barriers) or activities (e.g., closing and revegetating unused roads, re-contouring abandoned quarries).

(8) On a parcel of 40 acres or greater with an existing dwelling, a temporary dwelling for health hardship, pursuant to MCC 38.7320.

(9) Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

(10) Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.

(11) Docks and boathouses, subject to MCC 38.7325.

(12) New cultivation or new agricultural use outside of previously disturbed and regularly worked fields or areas. Clearing trees for new agricultural use is subject to MCC 38.7365.

(13) Consolidation of Parcels and Lots pursuant to MCC 38.7794 and Replatting of Partition and Subdivision Plats pursuant to MCC 38.7797.

(14) Solar, photovoltaic and wind turbine alternative energy production facilities accessory to uses permitted in the zoning district provided that the applicable renewable energy production provisions of 38.7390 are met, and:

(a) For all systems:

1. They are not a commercial power generating facility such as a utility;
2. The system meets all special district requirements;
3. The system is mounted to a ground mount, to the roof of the dwelling or accessory structure, or to a wind tower;

(b) The overall height of solar energy systems shall not exceed the peak of the roof of the building on which the system is mounted

(c) For wind turbine systems:

1. They are set back to all property lines a distance equal or greater than the combined height of the turbine tower and blade length. Height is measured from grade to the top of the wind generator blade when it is

at its highest point. There is no height restriction for a wind turbine provided the wind turbine meets the NSA Site Review Criteria of MCC 38.7040 et. al.;

2. No lighting on wind turbine towers is allowed except as required by the Federal Aviation Administration or other federal or state agency and is consistent with the NSA Site Review approval criteria of MCC 38.7040 et al.

3. The land owner signs and records a covenant stating they are responsible for the removal of the system if it is abandoned. In the case of a sale or transfer of property, the new property owner shall be responsible for the use and/or removal of the system. Systems unused for one consecutive year are considered abandoned.

(15) A Type A home occupation in an existing dwelling unit, pursuant to MCC 38.7331.

(Ord. 1302, Amended, 12/16/2021; Ord. 1270, Amended, 03/14/2019; Ord. 1197, Amended 02/16/2013, Ord. 1192, Amended, 05/17/2012; Ord. 1186, Amended, 10/13/2011; Ord. 1176, Amended, 03/03/2011; Ord. 1125, Amended, 12/11/2008; Ord. 1097, Amended, 07/26/2007; Ord. 1064, Amended, 06/23/2005; Ord. 1007, Amended, 02/06/2003; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 994, Amended, 09/26/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.3030 CONDITIONAL USES

(A) The following conditional uses may be allowed on lands designated GGR, pursuant to the provisions of MCC 38.0045 and MCC 38.7300 (C):

- (1) An accredited child care center on land designated GGR– 2.
- (2) A child care center on land designated GGR– 5 or GGR– 10 within an existing church or community building.
- (3) A school within an existing church or community building.

(4) Expansion of existing primary or middle schools on land purchased prior to June 8, 1999. For purposes of this section, existing schools means public schools that existed prior to adoption of the original Management Plan on October 15, 1991.

(5) Utility facilities and railroads.

(6) Fire stations.

(7) Recreation development, subject to the Recreation Intensity Classes of MCC 38.7080.

(8) Community parks and playgrounds.

(9) Home occupations in an existing dwelling unit or accessory building pursuant to MCC 38.7330.

(10) Bed and breakfast inns in single family dwellings on lands designated GGR- 5 or GGR- 10, pursuant to 38.7335.

(11) Wineries and cideries, in conjunction with an on-site vineyard or orchard, upon a showing that processing of wine or cider is from fruits harvested on the subject farm and the local region.

(12) Wine or cider sales and tasting rooms in conjunction with an on-site winery or cidery, under the following conditions:

(a) The use shall comply with MCC 38.7330, with the following exceptions:

1. The use may employ an unlimited number of outside employees.
2. The wine or cider sales and tasting room may include interior and exterior space, provided the combined interior and exterior spaces shall not exceed 1,000 square feet.
3. The interior space may be located in an existing building or in a new building or addition to an existing building constructed for the primary

purpose of housing the wine or cider sales and tasting room.

4. The exterior space may be a veranda, patio, or other similar type of structure.

(13) Special uses in historic buildings, subject to MCC 38.7380.

(14) Boarding of horses or non-profit horse rescue facility on lands designated GGR-10, subject to MCC 38.7385.

(15) Small-Scale Fishing Support and Fish Processing Operations pursuant to MCC 38.7332.

(B) The following conditional uses may be allowed on lands designated GSR, pursuant to the provisions of MCC 38.0045 and 38.7300 (C):

(1) New utility facilities.

(2) Fire stations.

(3) Community parks and playgrounds.

(4) Home occupations in an existing dwelling unit or accessory building pursuant to MCC 38.7330.

(5) Bed and breakfast inns in structures that are included in, or eligible for inclusion in, the National Register of Historic Places, pursuant to 38.7335.

(Ord. 1302, Amended, 12/16/2021; Ord. 1197, Amended 02/16/2013; Ord. 1179, Amended, 04/21/2011; Ord. 1125, Amended, 12/11/2008; Ord. 1074, Amended, 05/04/2006; Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3060 DIMENSIONAL REQUIREMENTS

(A) Except as provided in MCC 38.3030 (A) (8), the minimum lot size shall be according to the short-title zone district designation on the Zoning Map, as follows:

GGR-2	2 acres
GGR-5	5 acres
GGR-10	10 acres
GSR	The size of all contiguous, individually owned parcels, as of November 17, 1986

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

(D) The minimum yard 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.

(E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3085 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as required by MCC 38.4100 through 38.4215.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3090 ACCESS

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

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3095 SIGNS

Signs, pursuant to the provisions of MCC 38.0080.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

COMMERCIAL - GGC**§ 38.3200- PURPOSES**

The purposes of the Gorge General Commercial district are to protect and support the economy of the Columbia River Gorge National Scenic Area by encouraging commercial activities in areas where the topography and proximity to transportation, commercial and industrial facilities and other amenities make them suited for commercial uses.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3205 AREA AFFECTED

MCC 38.3200 through 38.3295 shall apply to those areas designated GGC on the Multnomah County Zoning Map.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3215 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 38.3220 through 38.3295.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3220 ALLOWED USES

The uses listed in MCC 38.1005 are allowed on all lands designated GGC without review:

(Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)

§ 38.3223 EXPEDITED USES

The uses listed in MCC 38.1010 may be allowed on land designated GGC, pursuant to MCC 38.7100.

(Ord. 1064, Add, 06/23/2005)

§ 38.3225 REVIEW USES

The following review uses may be allowed on lands designated GGC, pursuant to the provisions of MCC 38.0045 and MCC 38.7300:

- (A) One single-family dwelling on a legally created and existing parcel, pursuant to MCC 38.0530 (B) and upon findings that the NSA

Site Review standards of MCC 38.7000 through 38.7085 have been satisfied.

(B) 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.

(C) Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed as accessory buildings larger than 200 square feet in area or 10 feet in height.

(D) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel, subject to the following standards:

(1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(2) The height of any individual accessory building shall not exceed 24 feet

(E) Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation or natural resources, subject to MCC 38.7345. These projects may include new structures (e.g., fish ladders, sediment barriers) or activities (e.g., closing and revegetating unused roads, recontouring abandoned quarries).

(F) Property line adjustments that would result in the potential to create additional parcels through subsequent land divisions, subject to MCC 38.7970.

(G) Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

(H) Docks and boathouses, subject to MCC 38.7325.

(I) Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks.

(J) Consolidation of Parcels and Lots pursuant to MCC 38.7794 and Replatting of Partition and Subdivision Plats pursuant to MCC 38.7797.

(K) Solar, photovoltaic and wind turbine alternative energy production facilities accessory to uses permitted in the zoning district provided that the applicable renewable energy production provisions of 38.7390 are met, and:

(1) For all systems:

(a) They are not a commercial power generating facility such as a utility;

(b) The system meets all special district requirements;

(c) The system is mounted to a ground mount, to the roof of the dwelling or accessory structure, or to a wind tower;

(2) The overall height of solar energy systems shall not exceed the peak of the roof of the building on which the system is mounted;

(3) For wind turbine systems:

(a) They are set back to all property lines a distance equal to or greater than the combined height of the turbine tower and blade length. Height is measured from grade to the top of the wind generator blade when it is at its highest point.

There is no height restriction for a wind turbine provided the wind turbine meets the NSA Site Review Criteria of MCC 38.7035 through 38.7080;

(b) No lighting on wind turbine towers is allowed except as required by the Federal Aviation Administration or other federal or state agency and is consistent with the NSA Site Review approval criteria of MCC 38.7035 through 38.7080.

(c) The land owner signs and records a covenant stating they are responsible for the removal of the system if it is abandoned. In the case of a sale or transfer of property, the new property owner shall be responsible for the use and/or removal of the system. Systems unused for one consecutive year are considered abandoned.

(L) A Type A home occupation in an existing dwelling unit pursuant to MCC 38.7331.

(M) Overnight Accommodations in single family dwellings pursuant to MCC 38.7337.

(Ord. 1302, Amended, 12/16/2021; Ord. 1197, Amended 02/16/2013, Ord. 1192, Amended, 05/17/2012; Ord. 1176, Amended, 03/03/2011; Ord. 1097, Amended, 07/26/2007; Ord. 1064, Amended, 06/23/2005; Ord. 1007, Amended, 02/06/2003; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 994, Amended, 09/26/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3230 CONDITIONAL USES

The following conditional uses may be allowed on lands designated GGC, pursuant to the provisions of MCC 38.0045 and MCC 38.7300:

(A) Bed and breakfast inns, subject to MCC 38.7335.

(B) Restaurants.

(C) Gift shops.

(D) Utility facilities, roads, and railroads.

(E) Home occupations in an existing dwelling unit or accessory building, pursuant to MCC 38.7330.

(F) Special uses in historic buildings, subject to MCC 38.7380.

(Ord. 1302, Amended, 12/16/2021; Ord. 1197, Amended 02/16/2013; Ord. 1074, Amended, 05/04/2006; Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3260 DIMENSIONAL REQUIREMENTS

(A) There is no minimum lot size for properties designated GGC.

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

(D) The minimum yard 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.

(E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3285 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as required by MCC 38.4100 through 38.4215.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3290 ACCESS

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

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

§ 38.3295 SIGNS

Signs, pursuant to the provisions of MCC 38.0080.

(Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Re-org&Renum, 11/30/2000)

(blank page)