



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** January 21, 2022  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
503.865.6517 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 21-085053 HR: SOLAR PANEL INSTALLATION**

#### **GENERAL INFORMATION**

**Applicant:** Jose Gallardo | Solgen Power LLC  
19461 SW 89th Ave | Tualatin OR 97062  
[permitting.wa@solgenpower.com](mailto:permitting.wa@solgenpower.com) | 509.413.0830

**Owner:** Eric and Danielle Deer  
2247 NE 9th Ave | Portland, OR 97212-4009

**Owner:** Dennise Barker  
2247 NE 9th Ave | Portland, OR 97212-4009

**Site Address:** 2247 NE 9<sup>th</sup> Avenue

**Legal Description:** BLOCK 106 LOT 1, WEST IRVINGTON  
**Tax Account No.:** R893602010  
**State ID No.:** 1N1E26CB 12800  
**Quarter Section:** 2831  
**Neighborhood:** Irvington, contact Dean Gisvold at [deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)  
**Business District:** Soul District Business Association, contact at [Info@nnebaportland.org](mailto:Info@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact at [info@necoalition.org](mailto:info@necoalition.org)  
**Plan District:** NONE  
**Other Designations:** Contributing Resource (both the house and garage) in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

**Zoning:** R5: Residential 5,000 with Historic Resource Overlay  
**Case Type:** HR: Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant seeks Historic Resource Review approval for alterations to the existing contributing resource on the 5000 square foot, corner lot, in the Irvington Historic District.

Proposed alterations include:

The installation of 19 solar panels to three roofs of the contributing resource. 3 panels are proposed on the west portion of the northern most roof - each of these panels is approximately 3'-6" x 4' in size. 14 panels are proposed on the south-facing gable of the dominant roof - these panels are approximately 2'-6" x 6' in size. 2 panels are proposed on the second story south facing shed roof - these panels are approximately 3' x 6' in size. All panels are proposed to be 1.4" in depth and offset 6" from the roof face. Ancillary equipment is proposed to be located on the north elevation at the sidewalk level and adjacent to the existing garage door and utility meter.

Historic Resource Review is required for proposals including non-exempt exterior alterations on a resource in the Irvington Historic District.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- 33.846.060.G – *Other Approval Criteria*

## ANALYSIS

**Site and Vicinity:**

The subject site is a standard 5000 square foot lot located in the south-west quadrant of the Irvington Historic District. The site contains one structure: a primary contributing resource (the house). The resource was built in 1900 in the Queen Anne Style.

Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. Other deed restrictions excluded minority groups, established uniform front setbacks, and required minimum expenditure on new buildings. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added within the historic period, were sometimes built at the sidewalk and/or out of architectural character with the house.

**Zoning:**

The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **December 7, 2021**. The following Bureaus have responded with no issues or concerns:

1. Bureau of Development Services Site Development: Jason Butler-Brown, December 12, 2021. With no concerns. (Exhibit E-1).
2. Fire Bureau: Dawn Krantz, December 22, 2021. With no concerns. (Exhibit E-2).
3. Bureau of Development Services Life Safety/Building Code Section: Chanel Horn, December 27, 2021. With the following comments. (Exhibit E-3).

*Building Permits have been applied for and are currently under review. A Life Safety plans examiner has been in contact with the applicant. Please refer to correspondence from the Life Safety plans examiner for building code-related comments.*

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on December 7, 2021. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Irvington Community Association, Dean Gisvold, Chair of Land Use Committee, with support for the proposal but with the following comments – in italics below: December 27, 2021. Exhibit F-1.

*Since the ICA has approved the solar panel code changes in HRCP, we are okay with the layout of panels so long as they comply with either the current code language of*

*First, the fact that this application was necessary means that it was not exempt under the current code. We all know that the Planning Commission has proposed a much more liberal exemption to the current code, but it is not in effect yet. However, we know that it will be approved when the Council takes up the matter in January.*

*Second, since I do not have the proposed code available to me I suggest the following. If the application would be exempt under the proposed code, meeting all of the proposed "guard rails" that go along with the exemption, then it should be approved. IF it does not meet the guardrails, then it should be approved but with conditions that it must meet such guard rail requirements in order to obtain a building permit.*

*Staff Response: Responding to ICA concerns, the applicant made alterations to panel layout to comply with the new dimensional provisions in the solar panel exemption in the HRCP.*

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.846.060 - Historic Resource Review**

#### **Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

### **Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

*Staff has considered all guidelines and addressed only those applicable to this proposal.*

### **33.846.060 G - Other Approval Criteria**

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

#### **Findings for 1, 2, 3, 4 and 5:**

Proposed alterations to the contributing resource are to add solar panels to the resource's roof. No alterations will be made that create a false sense of historic development. The proposed nineteen (19) solar panels are proposed to be located on the contributing resource's roof: 3 on the west facing roof pitch of the large northern dormer; 14 on the south facing roof pitch of the primary roof; and 2 on the west facing roof pitch of the small southern dormer. The 5 panels proposed to be located on the two dormers will face the rear lot line while the 14 panels to be located on the main roof will face the side lot line to the south. No panels to be installed on this corner lot will face either street facing lot line: NE Thompson Street to the north, or NE 9<sup>th</sup> Avenue to the east. Note: In addition, the site grade is approximately 3.5-feet higher than the adjacent right of way to the north and east putting the proposed panels further away from the sidewalk right-of-way. Also, in response to ICA concerns (see Exhibits F-1) proposed solar panels will be mounted flush with the roof plane and set back a minimum of 8-inches from roof edges and ridgelines. Proposed panels are clearly a removable contemporary exterior addition and do not impact, degrade or detract from the historic character of the home.

Proposed ancillary equipment will be located on the north elevation of the primary resource along the utilitarian portion of the site adjacent to the garage entry and the existing utility meter. Specifically, the proposed AC disconnect and PV Combiner Panel will be located on a small portion of concrete fountain between the existing garage door (to the east) and existing wood skirting for the existing porch to the west. Incidentally, this ancillary equipment will be mounted on the exterior wall directly above an existing raised

planter, because of this a *Condition of Approval* has been added that landscaping (specifically, evergreen shrubs) be added to the area of the raised planter directly below the proposed ancillary equipment so that it is screened from the adjacent sidewalk.

There are no historic changes or historic features that will be impacted as a result of the proposed solar panel addition to the primary resource or the garage. Historic materials will be protected and no chemical or physical treatments, such as sandblasting, that cause damage to historic materials will be used.

Note: The applicant also stated that all existing trees will be preserved and that no trees on site will be removed or altered as a result of the proposed solar panel installation (see Exhibit A-5).

*Therefore, with the Condition of Approval that landscaping (specifically, evergreen shrubs) be added to the area of the raised planter directly below the proposed ancillary equipment so the equipment is screened from the adjacent sidewalk, these criteria have been met.*

**6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

**Findings:** No ground disturbance is proposed.

*Therefore, this criterion does not apply.*

**7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

**8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

**10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings for 7, 8, 9 and 10:**

The proposed alterations including the installation of 19 solar panels to the contributing resource's roof and supporting ancillary equipment to the exterior of the north facing elevation of the contributing resource, will not affect the form, footprint or architectural integrity of the house. Proposed solar panels will be mounted to the existing roof using "Ironridge Flashfoot2" attachments, approximately two per panel, that will leave the existing composition roof intact. Each attachment is approximately 9" x 12", is secured to the existing composition roof, and is further attached to existing roof rafters with 5/16" x 4-1/2" stainless steel lag screws. Proposed panels will be mounted parallel to the roof and set approximately (but in no case less than) 8" (from roof to face of solar panel) off the existing composition roof.

In addition, while the proposed 19 solar panels are new feature to the roofs, they are removable and do not permanently impact the architectural character of the building, and by extension, the character of the historic district that the building is in. As mentioned previously, in response to ICA concerns (see Exhibits F-1) proposed solar panels will be mounted flush with the roof plane and set back a minimum of 8-inches from roof edges and ridgelines.

Collectively, this proposal preserves the form and integrity of the contributing historic resource, and if removed in the future, the essential form and integrity of the historic resource and its environment will be unimpaired. In addition, the proposed alterations will not negatively impact the contributing resource on site, adjacent neighbors or the Irvington Historic District as a whole.

*Therefore, these guidelines are met.*

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## **CONCLUSIONS**

The proposed alterations to add solar panels to the primary contributing resource on site maintains the historic integrity and architectural character of the building and site.

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. As indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## **ADMINISTRATIVE DECISION**

Approval of proposed alterations including the addition of 19 solar panels to the contributing resource within the Irvington Historic District, per the approved site plans, Exhibits C-1 through C-10, signed and dated January 18, 2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-085053 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. Landscaping (specifically, evergreen shrubs) shall be added to the area of the raised planter directly below the proposed ancillary equipment, so the equipment is screened from the adjacent sidewalk.
- D. NO FIELD CHANGES ALLOWED.

**Staff Planner: Arthur Graves**



**Decision rendered by:** \_\_\_\_\_ **on January 18, 2022.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: January 21, 2022.**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on September 8, 2021, and was determined to be complete on December 1, 2021.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on September 8, 2021.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 31, 2022.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Landmarks Commission, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on February 04, 2022. The completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized

organizations for the appeal of Type II and IIX decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **February 07, 2022** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**  
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  - 1. Initial Submittal: September 09, 2021
  - 2. Revised Drawings: November 18, 2021
  - 3. Revised Drawings: December 12, 2021
  - 4. Revised Drawings: January 04, 2022
  - 5. Email from Applicant stating trees will be maintained: December 28, 2021
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Cover Sheet/Vicinity Map
  - 2. Site Plan (Schematic) see C-3 for exact layout (attached)
  - 3. Roof Plan with Modules
  - 4. Elevation: East (attached)
  - 5. Elevation: North (attached)
  - 6. Section/Details
  - 7. Section/Details
  - 8. Section/Details
  - 9. Mounting Details
  - 10. Manufactures Cut Sheets
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Development Services- Site Development: Jason Butler-Brown, December 12, 2021.
  - 2. Fire Bureau: Dawn Krantz, December 22, 2021.
  - 3. Bureau of Development Services Life Safety/Building Code Section: Chanel Horn, December 27, 2021.
- F. Correspondence:
  - 1. Irvington Community Association, Dean Gisvold, Chair of Land Use Committee: December 27, 2021.
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter: October 04, 2021
  - 3. Historic information

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



For Zoning Code in effect Post August 1, 2021

THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT



Site



Historic Landmark

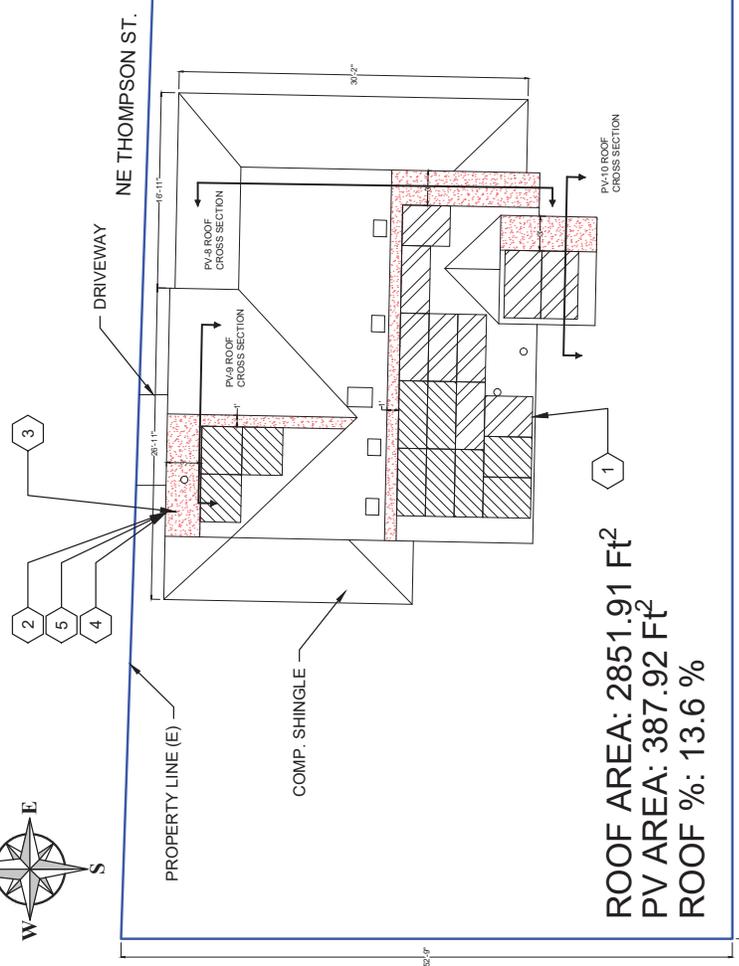
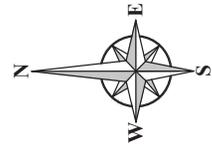
File No.	LU 21 - 085053 HR
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CB 12800
Exhibit	B Sep 09, 2021

A B C D E F G H

DRAWING SCALE: 3/32" = 1'-0"

**INDEX:**

SYSTEM SIZE DC: 5.89KW	RAFTER SPACING: 24" O.C.
SYSTEM SIZE AC: 4.75KW	
NUMBER OF MODULES: 19	RAFTER SIZE: 2" x 4"
MODULE TYPE: ZNSHINE ZXM6-NH120-360M	
INVERTER: Hoymiles Series	
MODULES (1)	
UTILITY METER (2)	
MAIN SERVICE (3)	
COMBINER BOX (4)	
AC DISCONNECT (5)	



ROOF AREA: 2851.91 Ft<sup>2</sup>  
 PV AREA: 387.92 Ft<sup>2</sup>  
 ROOF %: 13.6 %

FIRE FIGHTER ACCESS PATHWAY  
 CIRCUIT 1  
 CIRCUIT 2

Approved\*  
 City of Portland  
 Bureau of Development Services  
 Engineer: [Signature]  
 Date: 01-18-2021  
\* This approval applies only to the review requested and does not constitute an approval of any other code requirements.

08/04/2021



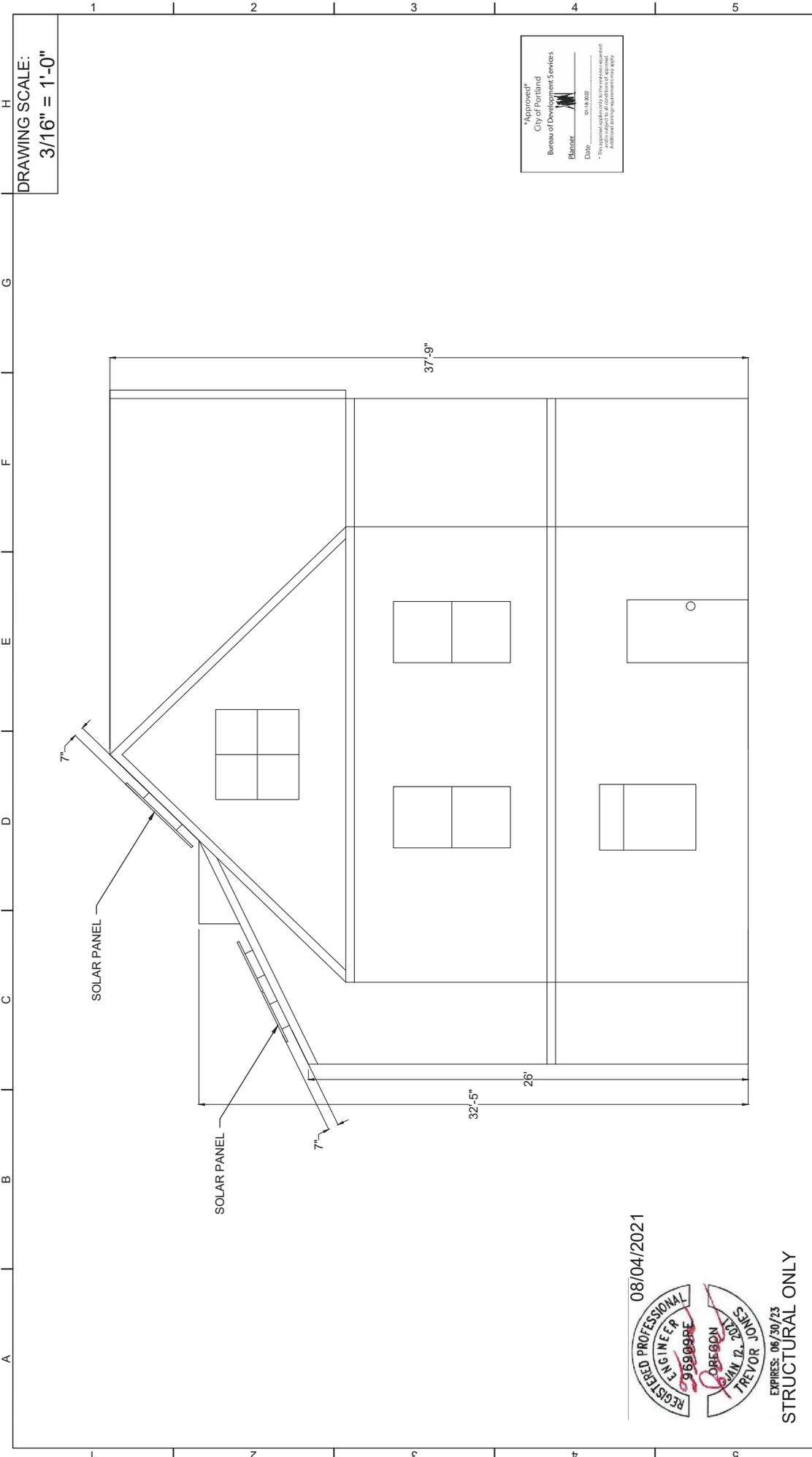
EXPIRES: 08/30/23  
 STRUCTURAL ONLY

DRAWN BY: <b>Eric Deer</b>	MJN	DRAWING SCALE: 3/32" = 1'-0"
DATE: 11/30/2021	DESIGN	
2247 NE 9th Ave. Portland, OR 97212		2
PAGE #	PV 2 - SITE PLAN	

SOLGEN POWER  
 5100 ELM RD,  
 PASCO, WA 99301  
 P: 509-931-1663

**CONFIDENTIAL** - THE INFORMATION CONTAINED IN THIS PACKET AND SUBSEQUENT CUTSHEETS SHALL NOT BE USED FOR THE BENEFIT OF ANYONE OUTSIDE SOLGEN POWER. NEITHER SHALL IT BE DISCLOSED TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT WRITTEN CONSENT FROM SOLGEN POWER.

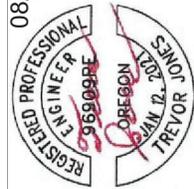




DRAWING SCALE:  
3/16" = 1'-0"

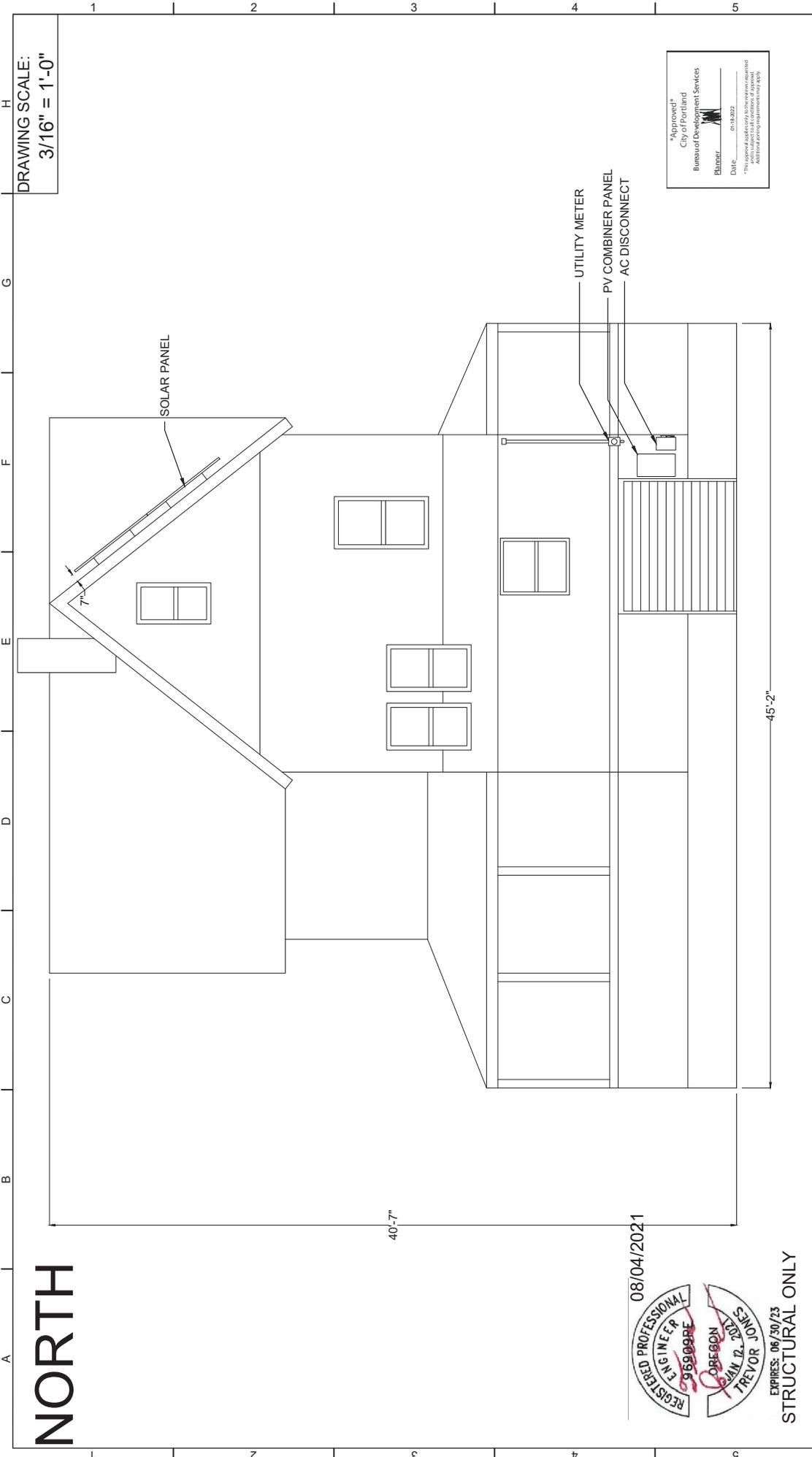
\*Approved\*  
City of Portland  
Bureau of Development Services  
Elevate  
Date: 01-18-2021  
\* This document applies only to the review requested. It does not constitute a contract. All work is subject to the conditions of approval. For more information, please contact the Bureau of Development Services.

08/04/2021



EXPIRES: 06/30/23  
STRUCTURAL ONLY

	SOLGEN POWER 5100 ELM RD, PASCO, WA 99301 P: 509-931-1663		DRAWN BY: MJN DATE: 11/30/2021	DRAWING SCALE: 3/16" = 1'-0" DESIGN
	CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS PACKET AND SUBSEQUENT CUTSHEETS SHALL NOT BE USED FOR THE BENEFIT OF ANYONE OUTSIDE SOLGEN POWER. NEITHER SHALL IT BE DISCLOSED TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT WRITTEN CONSENT FROM SOLGEN POWER.		Eric Deer 2247 NE 9th Ave. Portland, OR 97212	2
PAGE #		PV 5 - ELEVATION DIAGRAM		PV 5



DRAWING SCALE:  
3/16" = 1'-0"

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner  
DATE: 01-18-2021  
\*This approval is subject to the minimum requirements  
Additional zoning requirements may apply.

DRAWN BY:	MJN	DRAWING SCALE:	3/16" = 1'-0"
DATE:	11/30/2021	DESIGN	2
Eric Deer		2247 NE 9th Ave. Portland, OR 97212	
SOLGEN POWER 5100 ELM RD, PASCO, WA 99301 P: 509-931-1663		PAGE # <b>PV 6 - ELEVATION DIAGRAM</b>	

**CONFIDENTIAL** - THE INFORMATION CONTAINED IN THIS PACKET AND SUBSEQUENT CUTSHEETS SHALL NOT BE USED FOR THE BENEFIT OF ANYONE OUTSIDE SOLGEN POWER. NEITHER SHALL IT BE DISCLOSED TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT WRITTEN CONSENT FROM SOLGEN POWER.

**SOLGEN**  
POWER

08/04/2021

REGISTERED PROFESSIONAL ENGINEER  
OREGON  
TREVOR JONES  
959098E  
EXPIRES: 06/30/23

STRUCTURAL ONLY