



MEMO

AWI Project Number: 0838-1a

Date: July 31, 2008

P: 425.823.2244

F: 425.821.1715

E: info@awerks.com

To: Ben Hawes

Project Name: Wirtz Vineyard

Subject: Property Analysis/Summary for:

49690 NW Hillside Road

Forest Grove, Oregon 97116

Current total lot area:

1,239,717.6 square feet or 28.46 Acres (Based on figures from Washington County Assessor)

Current Zoning:

AF-20: [Agriculture & Forest]

Lot Area Restrictions:

Per Washington County Community Development Code, there is an 80 acre minimum size for new lots. The existing lot size is smaller than 80 acres, but is not affected by this restriction since it is an existing lot legally established prior to the regulation. (CDC Section 340 and 344). However the existing lot can not be subdivided into additional new lots as these would be none conforming.

Bldg. Size: 1,944 sq ft

Year Built: 1900 (from county)

Existing Structure Restrictions:

The existing structure is deemed historical by the "Local Historical Resource." (County)
This means that it falls under the regulated County Code Section 373 for "Historical and Cultural Overlay"

It is not on the National Historic Register

Process to allow for development and/or alterations:

In order to alter the existing building:

Under section county code 373-6.2, we would need to prove that the existing structure has been lawfully established and currently habitable through Land-Use. The structure can be deemed habitable through photos, billing statements and utilities.

"Any changes, alteration, rehabilitation, restoration and/or addition to the exterior design, material or external appearance of a designated historic cultural resource including but not limited to siding, windows, doors, and other architectural features or appurtenances, roofing materials or roof lines, and any other architectural components of the original resource shall be reviewed through Type II Procedure". (CDC Section: 373-6.2)

Cc: file

Prepared By Melissa

In order to build an accessory structure:

We will need to go through a land use exemption for accessory structure, which involves completing the Replacement Dwelling Application.

In order to tear down the existing structure and build new:

We would have to go through a process to remove the historic designation. This means going through a Plan Amendment Process (Type III or Type IV procedure) for the the Historic Cultural Overlay District. (CDC Section 373-10)

Which means that we must go through a plan review process to prove an unfair financial burden on the property as a result of keeping the existing structure.

(See attached CDC Section 373-4.3)