

14 DAY OPPORTUNITY TO COMMENT

Application for a National Scenic Area Site Review

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2021-14742

Location: 35821 E. Historic Columbia River Hwy., Corbett
Alternate Account #: R944341180

Map, Tax Lot: 1N4E34AA-01800
Property ID #: R322687

Applicant: Tyler Mowlds

Base Zone: Gorge General Rural Center (GGRC)

Key Viewing Areas: Columbia River, Larch Mt. Rd., Hist. Columbia River Hwy, State Route-14

Landscape Setting: Rural Residential in Pastoral

Proposal: Applicant requests a National Scenic Area Review for a new 30' x 48' accessory building to serve as a personal shop / storage. The proposal includes the removal of an existing shed.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on October 7, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting Chris Liu at chris.liu@multco.us. Copies of these materials may be purchased for \$0.40/per page.

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions: MCC 38.0015 Definitions – Parcel, MCC 38.0045 Review and Conditional Use Applications – Submittal Requirements, MCC 39.6235 Stormwater Drainage Control, MCC 38.0560 Code Compliance and Applications

GGRC Zone: MCC 38.2425(C) Review Uses, MCC 38.2460(E) & (F) Dimensional Requirements and Standards

NSA Site Review: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 38 – Columbia River Gorge National Scenic Area**.

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

Enclosures:
Site Plan
Floor Plan
Building Elevation

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

03-29-21

Tyler Mowbray



1" = 42'

35821 E Hist. Col.

River Hwy

Corbett, OR, 97019

.72 acres



