Department of Community Services
Land Use Planning Division
www.multco.us/landuse

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF NSA DECISION

Case File: T2-2021-14764

Permit: National Scenic Area Site Review

Applicant: Shirleen Lanter **Owner:** Brandon Lanter

Location: **Address**: 1264 NE Evans Road, Corbett **Map, Tax Lot**: 1N4E35BB -00900
Alternate Account #: R944351200 **Property ID #**: R322797

Zoning: Gorge General Rural Center (GGRC)

Overlays: None

Key Viewing Areas: Larch Mountain, Historic Columbia River Hwy., Sherrard Point

Landscape Setting: Village

Proposal Summary: Applicant requests a determination that the subject parcel is legally created and National Scenic Area Site Review for a replacement dwelling.

Decision: **Approved with Conditions**

This decision is final and effective at the close of the appeal period, unless appealed. The deadline for filing an appeal is **Friday, April 01, 2022 at 4:00 pm**.

Opportunity to Review the Record: The complete case file, including the Planning Director Decision containing Findings, Conclusions, Conditions of Approval, and all evidence associated with this application are available for review by contacting Marisol Cervantes, Staff Planner via email at *marisol.cervantes@multco.us*. Copies of all documents are available at the rate of $0.40/per page.

Opportunity to Appeal: An appeal requires a $250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning office at (503) 988-3043. This decision is not appealable to the Columbia River Gorge Commission until all local appeals are exhausted.

Issued By: _____
Marisol Cervantes, Planner

For: Carol Johnson, AICP
Planning Director

Date: Friday, March 18, 2022

Instrument Number for Recording Purposes: #2020-123279

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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 38.0560 Code Compliance and Applications;

GGRC Zone: MCC 38.2425(A) Review Uses, MCC 38.2460 Dimensional Requirements;

NSA Site Review: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resources 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 are available by contacting our office at (503) 988-3043 or by visiting our website at *https://multco.us/landuse/zoning-codes/* under the link **Chapter 38: Columbia River Gorge National Scenic Area**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. Permit Expiration – This land use permit shall **expire** as follows:

a. Within **two (2) years** of the date of the final decision, when construction has not commenced. [MCC 38.0690(B)(1)]

   i. For purposes of Condition #1.a., commencement of construction shall mean actual construction of the foundation or frame of the approved structure.

   ii. Notification of commencement of construction will be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to date of commencement and shall state the date of commencement. Notification shall be given in writing and emailed to marisol.cervantes@multco.us and reference the case number. [MCC 38.0690(B)(3)]

b. When the structure has not been completed within **two (2) years** of the date of commencement of construction. [MCC 37.0690(B)(2)]

   i. For purposes of Condition #1.b., completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval. [MCC 38.0690(B)(4)]

Note: Expiration of the permit is automatic. Failure to give notice of expiration shall not affect the expiration of this approval. The property owner may request one (1) 12-month extension to the timeframe within which this permit is valid, as provided under MCC 38.0700, as applicable. The request for a permit extension must be submitted **prior to** the expiration of the approval period. [MCC 38.0700]

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 38.0660(B)]

3. Within 30 days after the decision becomes final, the applicant(s), owner(s), or their representative(s) shall:

   a. Record pages 1 through 6 (and Exhibit A.28) in this Notice of Decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 38.0670]

Note: The Planning Director may grant reasonable extensions for required recording, not to exceed an additional 30 days, in cases of practical difficulty. Failure to sign and record the Notice of Decision within the prescribed period shall void the decision. [MCC 38.0670]

4. **Prior to Land Use Approval for Building Plan Check**:

   a. The property owners shall acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be sent to *marisol.cervantes@multco.*us and shall reference the case number. [MCC 38.0660(B)].

5. **At the time of zoning plan review by County Land Use Planning the property owner or their representative shall**:

   a. Notate on the building elevations the approved colors for the replacement dwelling. The approved colors for the dwelling are Secret Garden [similar to B9 on the NSA

Recommended Color Chart] for the siding and Black Fox (similar to B16 on the NSA Recommended Color Chart) for the trim / doors. If the applicant wishes to change the approved color(s), they shall pick another color from row A or B of the NSA Recommended Color Chart and submit samples to the Land Use Planning Division for approval. [MCC 38.7035(B)]

b. Show the location of the approved exterior lighting (Option B, Exhibit A.19) on the building elevations for the replacement dwelling. Lighting details shall be included in the construction drawings. [MCC 38.7035(B)(11)]

c. The applicant shall provide a final landscaping site plan that addresses the required plantings [including the Mockorange Hedge] described in section 7.19 of this decision and shown in Exhibit A.28. Upon verification by Land Use Planning, the verified planting plan shall be the plan of reference for determining the satisfaction of condition of approval no. 9 of this decision

6. **Prior to and during construction**:

a. Erosion and Sediment control measures shall follow best management practices and as outlined in the Grading and Erosion Control plan submitted as Exhibit A.10. [MCC 38.7035(B)(25)]

i. Ground disturbing activity shall only occur during the dry season (April 30 – October 31) as noted in the Grading and Erosion Control plan.

b. **The following procedures shall be effected when cultural resources are discovered during construction activities**. All survey and evaluation reports and mitigation plans shall be submitted to the local government and the SHIPO. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are pre-contact or otherwise associated with Native Americas.

i. Halt of Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.

ii. Notification. The project applicant shall notify the local government and the Gorge Commission within 24 hours of the discovery. If the cultural resources are pre-contact or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments with 24 hours. The CRGNSA Heritage Program Manager, Chris Donnermeyer, should also be notified at (541) 308-1711, christopher.donnermeyer@usda.gov

iii. Survey and Evaluation. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from SHIPO. (See Oregon Revised Statue [ORS] 273.705, ORS 358.905 to 358.955, and Revised Code of Washington [RCW] 27.23). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the guidelines in the "Reconnaissance Survey Reports- Large Scale Uses" sections within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2.

Based on the survey and evaluation report and any written comments, the local government shall make a final decision on whether the resources are significant.

Construction activities may recommence if the cultural resources are not significant.

A mitigation plan shall be prepared if the affected cultural resources are significant.

iv. Mitigation Plan. Mitigation plans shall be prepared according to the information consultation, and report guidelines contained in the "Mitigation Plans: Mitigation Plan Criteria and Information Needs" section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2. Construction activities may recommence when the conditions in the mitigation plan have been executed.

c. **The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction**. Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.

i. Halt of Activities. All survey, excavation and construction activities shall cease. The human remains shall not be disturbed any further.

ii. Notification. Local law enforcement officials, the local government, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.

iii. Inspection. The coroner, or appropriate official, shall inspect the remains at the project site and determine if they are pre-contact/historic or modern. Representatives from the Indian tribal governments shall have an opportunity to monitor the inspection.

iv. Jurisdiction. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.

v. Treatment. In Oregon, pre-contact/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in RCW 27.44 and 68.05 shall generally be implanted if the remains are re-contact/historic.

If the human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements specified in the "Mitigation Plans: Mitigation Plan Criteria and Information Needs" section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2.

The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set for in the "Mitigation Plans: Conclusion of the Cultural Resource Protection Process" section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2 are met and the mitigation plan is executed.

7. By November 1, 2022, the property owner shall plant the required tree plantings outlined in the approved planting plan. If the property owner desires an extension, they shall contact staff planner, Marisol Cervantes, 30 days prior to the date in writing and request an extension of no more than six months. The applicant must explain why an extension is needed. It is at the sole discretion of the Planning Director to decide if an extension will be granted.

8. **Prior to final occupancy of the replacement dwelling**:
    a. The property owner shall remove and demolish the existing shed identified on the site plan (Exhibit A.28). Upon removal of the shed, the applicant shall request a code compliance inspection by sending an email to LUP-submittals@multco.us and requesting an inspection. [MCC 38.0560]
9. **As an ongoing condition, the property owner and all future property owners shall**:
    a. Provide for the proper maintenance and survival of planted vegetation and the existing tree cover as shown on the approved planting plan. The property owners are responsible for the replacement of any vegetation that does not survive. If any of the trees become diseased, are removed or fail to thrive, they shall be replanted within the next planting season. The property owners should inform Land Use Planning if a tree needs to be replanted. [MCC 38.7035(A)(4), MCC 38.7035(B)(4) and MCC 38.7035(B)(17)]
    b. Maintain the approved development (landscaping, dwelling, lighting, etc.) in compliance with this land use approval.

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have zoning approval for the building permits signed off by Land Use Planning, the applicant shall compete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, "Prior to land use sign-off for building plan check…" Be ready to demonstrate compliance with the conditions.
2. Contact the City of Portland, Bureau of Development Services, On-site Sanitation via e-mail septic@portlandoregon.gov or by phone at 503-823-6892 for information on how to complete the Septic Evaluation or Permit process for the proposed development. All existing and/or proposed septic system components (including septic tank and drainfield) must be accurately shown on the site plan.
3. Visit https://www.multco.us/landuse/submitting-building-plan for current instructions regarding the submission of your building plans. Land Use Planning must sign off on the plans and authorize the building permit before you can go to the Building Department. At the time of this review, Land Use Planning may collect additional fees.

The above must be completed before the applicant can obtain building permits from the City of Gresham. At the time of building permit review, a fee may be collected and an erosion control inspection fee may be required.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as '**Staff**:' and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: The applicant requests a National Scenic Area Review for a 2,515 square foot replacement dwelling with an attached 3-car garage located in the same area as the existing Manufactured Home. Additionally, the applicant requests a Legal Parcel Determination that the subject property was legally created.

2.0 Property Description & History:

Staff: The subject property is zoned Gorge General Rural Center (GGRC) and is topographically visible from the following key viewing areas: Larch Mountain, Historic Columbia River Hwy., Sherrard Point. According to County tax records, the 1.14 acre-property currently has a Manufactured Dwelling, detached car garage, and a small shed.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 38.0530 (Exhibit C.3). Staff received one public comment during the 14-day comment period. Staff summarizes the comment below:

Friends of the Columbia River Gorge (Exhibit D.1)
The Friends provided written comments to ensure that they will obtain a full written decision when issued. No specific concerns were addressed.

4.0 Administrative Procedures Criteria:

4.1 § 38.0560 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.
(A) A permit or other approval, including building permit applications, may be authorized if:
(1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or
(2) It is necessary to protect public safety; or
(3) It is for work related to and within a valid easement over, on or under an affected property.
(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that

situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

Importantly, a finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance.

There is an existing shed on the north portion of the subject property, near the north property line (Exhibit A.28). Site plans from the 1984 SEC permit (Exhibit B.9) show the existing dwelling and a detached garage. A condition of approval requires the applicant to remove the shed prior to the issuance of the certificate of occupancy for the dwelling. *As conditioned, the above criteria are met*.

5.0 Parcel Determination Criteria:

5.1 MCC 38.0015 Definitions – Parcel,

(a) Any unit of land legally created by a short division, partition, or subdivision, that was legally recognized under all state laws and local ordinances in effect on November 17, 1986. A unit of land that is eligible for consolidation as provided in the Management Plan shall not be considered a parcel.

(b) Any unit of land legally created and separately described by deed, or sales contract, or record of survey prior to November 17, 1986, if the unit of land complied with all planning, zoning, and land division ordinances or regulations applicable at the time of creation and up through November 16, 1986.

(c) A unit of land legally created and separately described by deed or sales contract after November 17, 1986 if the unit was approved under the Final Interim Guidelines or a land use ordinance consistent with the Management Plan, or by the U.S. Forest Service Office prior to the Final Interim Guidelines.

(d) A unit of land shall not be considered a separate parcel simply because it:

1. **Is a unit of land created solely to establish a separate tax account;**
2. **Lies in different counties;**
3. **Lies in different sections or government lots;**
4. **Lies in different zoning designations; or**
5. **Is dissected by a public or private road.**

Staff: The applicant provided a copy of the current deed (with legal description) for the subject property (Exhibit A.3). A sales contract recorded on May 23, 1984 (Exhibit B.5), contains a legal description matching the current configuration of the subject property. Therefore, to be a legal parcel, the subject property must have met the applicable planning, zoning, and land division ordinances or regulations in effect on May 23, 1984.

In 1984, the subject property was zoned 'RC SEC' (Exhibit B.7). The RC zone required a minimum lot size of 1.0 acre; a minimum front lot line length of 50 feet; and the unit of land must abut a street (Exhibit B.8). The subject property is 1.14 +/- acres, has a front lot line length of 160.45 +/- feet, and abuts NE Evans Road (Exhibit B.2 and B.5). The creation of the parcel by the recordation of the sales contract complied with the land division regulations at the time.

The subject property is not a unit of land created solely to establish a separate tax account; does not fall within a different county, section, government lot, or zoning designation; and is not dissected by a public or private road (Exhibit B.2).

Based on the above, the subject property is a single legal parcel. Criteria met.

6.0 Gorge General Rural Center Criteria:

6.1 MCC 38.2425 Review Uses

The following uses may be allowed on lands designated GGRC, 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:

(A) A single-family dwelling on a legally created parcel.

Staff: The applicant is proposing a replacement dwelling on the subject property. As described in section 5.1 above, the subject property is a legally created parcel. The replacement dwelling and attached car garage is 2,515 square feet. Adjacent properties are zoned GGRC and GGR5 (Gorge General Residential). The NSA Site Review standards of MCC 38.7000 through 38.7085 are addressed below.

6.2 MCC 38.2460 Dimensional Requirements

(A) The minimum lot size for a single-family dwelling shall be one acre.
(B) The minimum lot size for a duplex dwelling shall be two acres.
(C) The minimum lot size for a conditional use permitted pursuant to MCC 38.2430, shall be based upon:
- **(1) The site size needs of the proposed use;**
- **(2) The nature of the proposed use in relation to the impacts on nearby properties; and**
- **(3) Consideration of the purposes of this district.**

(D) 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.

Staff: The subject property is 1.14 acres and the applicant proposes a replacement single-family dwelling. Therefore, subsection (A) criteria is met. Subsection (B), (C) and (D) are not applicable to the proposed development.

(E) 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.

(F) 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.

(G) 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.

Staff: The proposed replacement dwelling will be located approximately 102 feet from the front property line, 58 feet from the south property line, 142 feet from the east property line and 38 feet from the north property line (Exhibit A.9 & A.22). The applicant states the replacement dwelling is 2,515 square feet and approximately 29'2" in height at its highest point [south end] (Exhibit A.6, A.9 & A.14).

The County Right-of-way office did not determine that the property abuts a street with insufficient right-of-way (Exhibit A.26). The proposed replacement dwelling with attached garage is not a structure described in subsection (G). *The above criteria are met*.

7.0 National Scenic Area (NSA) Site Review Criteria:

7.1 MCC 38.7035 GMA Scenic Review Criteria

The following scenic review standards shall apply to all Review and Conditional Uses in the General Management Area of the Columbia River Gorge National Scenic Area:

(A) All Review Uses and Conditional Uses:

(1) New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

Staff: The applicant is proposing a replacement dwelling with an attached garage on the subject property. The proposed replacement dwelling will be sited in the same area as the existing dwelling and the existing driveway located on the north side of lot will be retained (Exhibit A.2). The subject property is relatively flat with a gentle slope on the south end of the proposed dwelling. According to the County's GIS data, the topography of the building envelope does not contain any slope hazards. Therefore, Staff finds that the proposed replacement dwelling location and attached garage will be sited to retain the existing topography and minimize grading activities to the maximum extent practicable. *This criterion is met.*

7.2 (2) New buildings shall be compatible with the general scale (height, dimensions and visible mass) of similar buildings that exist nearby (e.g. dwellings to dwellings). Expansion of existing development shall comply with this guideline to the maximum extent practicable. For purposes of applying this standard, the term nearby generally means buildings within ¼ mile of the parcel on which development is proposed.

Staff: The proposed replacement dwelling and attached garage will have a height of 25' 8", a south end height of 29' 2", and will be 2,515 sq. ft. (Exhibit A.14). The applicant provided an analysis of dwellings within ¼ mile of the proposed replacement dwelling (Exhibit A.20). Per the dwelling analysis provided by the applicant, the average size of a dwelling on nearby properties is 3,888 +/- square feet. The largest dwelling in the area is 4,894 +/- square feet. Ten (10) dwellings within the ¼-mile analysis area are larger than the proposed dwelling. A majority of the dwellings are one or two stories. Based on the above, Staff finds that the proposed replacement dwelling will be compatible with the general scale of similar buildings that exist nearby. *This criterion is met.*

7.3 (3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.

Staff: The subject property is located on NE Evans Road, which is not a Scenic Travel Corridor. As defined in MCC 38.0015, the Scenic Travel Corridors are those portions of Interstate 84, the Historic Columbia River Highway, Oregon Highway 35, and Washington State Routes 14, 141, and 142 located in the Scenic Area. *This criterion is not applicable.*

(4) Property owners shall be responsible for the proper maintenance and survival of any required vegetation.

Staff: Section 7.19 discusses required vegetation for the proposal. A condition of approval requires the property owner to be responsible for maintenance of the required vegetation. *As conditioned, this criterion is met.*

7.4 (5) For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan.

Staff: The subject property is located within the Rural Center in Village Landscape setting. The compatibility of the proposed replacement dwelling in this landscape setting is discussed in sections 7.26 – 7.28 below.

7.5 (B) All Review Uses and Conditional Uses topographically visible from Key Viewing Areas:

(1) Each development shall be visually subordinate to its setting as seen from Key Viewing Areas.

Staff: The subject property is topographically visible from the following Key Viewing Areas (KVA): Larch Mountain, Historic Columbia River Hwy., Sherrard Point. The applicant is proposing to use earth tones and dark earth tones for the replacement dwelling. The proposed color for the dwelling's siding is Secret Garden [similar to B9 on the NSA Recommended Color Chart] (Exhibit A.15). The applicant is proposing trim color as Black Fox (similar to B16 on the NSA Recommended Color Chart). Secret Garden and Black Fox qualify as dark earthtones. A condition of approval ensures the proposed paint colors are used for the replacement home.

Additional tree plantings, discussed in section 7.19 below, are necessary to ensure adequate vegetative screening for the replacement home. A combination of dark earthtone colors, low reflective materials, and vegetative screening will ensure the development is visually subordinate from the various KVAs. *As conditioned, this criterion is met*.

7.6 **(2) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its potential visual impacts as seen from Key Viewing Areas. Decisions shall include written findings addressing the factors influencing potential visual impact including but not limited to: the amount of area of the building site exposed to Key Viewing Areas, the degree of existing vegetation providing screening, the distance from the building site to the Key Viewing Areas it is visible from, the number of Key Viewing Areas it is visible from, and the linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads). Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to siting (location of development on the subject property, building orientation, and other elements); retention of existing vegetation; design (color, reflectivity, size, shape, height, architectural and design details and other elements); and new landscaping.**

(3) Determination of potential visual effects and compliance with visual sub-ordinance policies shall include consideration of the cumulative effects of proposed developments.

Staff: The subject property is topographically visible from three Key Viewing Areas (KVAs). Using dark earthtone paint colors, low reflective materials, and new tree plantings, the replacement home can achieve visual subordinance. Conditions of approval ensure these measures are utilized to achieve visual subordinance. *As conditioned, the above criteria are met*.

7.7 **(4) In addition to the site plan requirements in MCC 38.0045 (A) applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).**

Staff: The applicant is proposing to place the replacement dwelling in the same location as the existing dwelling (Exhibit A.2 & A.6). Building plans and elevations for the replacement dwelling are included as Exhibit A.14. The replacement dwelling will not exceed 29' 2" in height (Exhibit A.2, A.9 & A.14). Section 7.13 below discusses proposed colors and exterior materials for the replacement dwelling. Section 7.19 discusses the landscaping details. *This criterion is met*.

7.8 **(5) For proposed mining and associated activities on lands visible from Key Viewing Areas, in addition to submittal of plans and information pursuant to MCC 38.7035 (A) (6) and subsection (4) above, project applicants shall submit perspective drawings of the proposed mining areas as seen from applicable Key Viewing Areas.**

Staff: The applicant is not proposing mining or any associated activities on the subject property. *This criterion does not apply.*

7.9 **(6) New development shall be sited on portions of the subject property which minimize visibility from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable.**

Staff: Per County maps, the subject property does not contain wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflicts with the protection of cultural resources. There is no location on the subject property that wouldn't be visible from the three key viewing areas. The applicant is proposing the replacement dwelling in the same location as the existing dwelling keeping the development in one area. *This criterion is met.*

7.10 **(7) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordinance from key viewing areas.**

Staff: As per the site plan (Exhibit A.28 & A.29), the proposed development will be located in the same area as the existing dwelling in order to minimize ground disturbance. The applicant removed 10 +/- dead trees and proposes to remove 15 +/- trees that would be directly adjacent to the replacement dwelling (Exhibit A.28). Per the preliminary site plan and landscaping plan narrative (Exhibit A.5 & A.11), five Douglas Firs, two Mountain Hemlocks, one Maple, and two Junipers would serve as replacement trees. Along the driveway, the property owner will plant a Mockorange Hedge to provide additional screening.

Staff identified additional tree plantings (Exhibit B.10) that will be necessary as described in section 7.19 below. The applicant shows the identified additional trees on the revised site plan (Exhibit A.28). Conditions of approval require the preservation of the remaining existing vegetation and the completion / maintenance of new plantings. *As conditioned, this criterion is met.*

7.11 **(8) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035(C).**

Staff: As noted in section 7.10 above, the property owner removed a number of trees that were dead or located immediately adjacent to the replacement dwelling. Conditions of approval ensure the property owner retains the remaining tree cover. Replacement trees, discussed in section 7.19 below, are required. *As conditioned, this criterion is met*.

7.12 **(9) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.**

Staff: The proposed design of the replacement dwelling does not require significant ground disturbance and minimal cut and fill (Exhibit A.10). The proposed total of cut will be 123.81 cubic yards and fill will be 218.25 cubic yards for the construction of the dwelling and extension of the driveway. Ground disturbance is limited to the installation of the development, and once revegetated, should not be visible. *This criterion is met.*

7.13 **(10) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features. The *Scenic Resources Implementation Handbook* includes a list of**

recommended exterior materials. These recommended materials and other materials may be deemed consistent with this code, including those that meet recommended thresholds in the "visibility and Reflectivity Matrices" in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual subordinance. Recommended square footage limitations for such surfaces are provided for guidance in the Implementation Handbook

Staff: Table 1 below summarizes the proposed exterior materials and colors for the replacement dwelling. Proposed colors referenced in the table are dark earthtone colors. "Secret Garden" is similar to row B-9 of the NSA Scenic Resources Implementation Handbook Color Chart ("Color Chart"); "Black Fox" is similar to row B-16 of the Color Chart.

Table 1

Feature	Proposed Material	Proposed Color
Roof	Onyx Black Shingle (Ex. A.17)	Black
Siding	Hardiplank Lap Siding; and Cultured Stone Drystack Ledgestone	"Secret Garden" (Ex. A.2 & A.15 – A.16); "Suede" (Ex. A.2, A.14 & A.16)
Trim	Wood	"Black Fox" (Ex. A.2 & A.15)
Windows / Patio Doors	Vinyl; Bronze Low-E Glass	White [Grilles] (Ex. A.18)
Doors	Shaker	"Black Fox" (Ex. A.2)

Based on the above, the proposed materials with low-reflectivity comply with this section. A condition of approval ensures that the property owner uses the proposed materials and paint colors. *As conditioned, the above criterion is met.*

7.14 **(11) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.**

Staff: The applicant proposed two types of exterior lighting (Exhibit A.14), "Option A: Clear Glass Shade Wall Lantern" and "Option B: Matte Black Finish with Clearwater Glass". Option A is not dark sky compliant. Option B is fully shielded and directs light downwards. A condition of approval requires that the applicant utilize Option B for the dwelling's exterior lighting. A condition of approval requires the installation of the approved lighting option. *As conditioned, this criterion is met.*

7.15 **(12) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The *Scenic Resources Implementation Handbook* will include a recommended palette of colors.**

Staff: Section 7.13 above summarizes the proposed paint colors, which qualify as dark earthtones. *This criterion is met.*

7.16 **(13) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors found at the specific site or in the**

surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The *Scenic Resources Implementation Handbook* will include a recommended palette of colors.

Staff: The proposal is for a replacement dwelling and does not include an addition to an existing building (Exhibit A.28). *This criterion is not applicable*.

7.17 **(14) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual sub-ordinance requirements for lands seen from Key Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures.**

Staff: The proposal does not involve a modification or rehabilitation to an existing structure or historical significance (Exhibit B.3). *This criterion is not applicable*.

7.18 **(15) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. Variances may be granted if application of this standard would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use, and may be applied only after all reasonable efforts to modify the design, building height, and site to comply with the standard have been made.**

(16) An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Areas, may itself protrude above the skyline if:

* * *

Staff: The proposal does not include the construction or alteration of a building situated above the skyline of a bluff, cliff, or ridge (Exhibit A.28). *These criteria are not applicable*.

7.19 **(17) The following standards shall apply to new landscaping used to screen development from key viewing areas:**

(a) New landscaping (including new earth berms) shall be required only when there is no other means to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual sub-ordinance. Development shall be sited to avoid the need for new landscaping wherever possible.

(b) If new landscaping is required, it shall be used to supplement other techniques for achieving visual sub-ordinance.

Staff: The applicant removed 10 +/- dead trees and proposes to remove 15 +/- trees that would be directly adjacent to the replacement dwelling (Exhibit A.5). Per the preliminary plans (Exhibit A.5 and A.11), five Douglas Firs, two Mountain Hemlocks, one Maple, and two Junipers would serve as replacement trees. Along the driveway, the property owner will plant a Mockorange Hedge to provide additional screening.

Nine additional trees will be necessary in order to achieve visual subordinance. Staff marked the locations for these additional trees on a copy of the preliminary site plan (Exhibit B.10). The applicant shows the identified additional trees on the revised site plan (Exhibit A.28) and references these trees in the landscaping narrative (Exhibit A.31). The new trees will supplement the building materials (low-reflectivity) and dark earthtone paint colors to achieve visual subordinance. Conditions of approval require compliance with the above criteria. *As conditioned, these criteria are met*.

7.20 **(c) Vegetation planted for screening purposes shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction.**

(d) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicant. The property owner(s), and their successor(s) in interest are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(e) The Scenic Resources Implementation Handbook includes recommended species for each landscape setting consistent with MCC 38.7035(C) and the minimum recommended sizes for tree plantings (based on average growth rates expected for recommended species).

Staff: A condition of approval requires the property owner plant the new screening trees by November 1, 2022. A condition of approval requires ongoing maintenance of the screening vegetation and replacement of any screening trees that do not survive. *As conditioned, these criteria are met*.

7.21 **(18) Conditions regarding new landscaping or retention of existing vegetation for new developments on land designated GMA Forest shall meet both scenic guidelines and the fuel break requirements of MCC 38.7305(A).**

Staff: The subject property is zoned Gorge General Rural Center (GGRC). The new vegetation does not need to comply with the GMA Forest fuel break requirements. *This criterion is not applicable*.

7.22 **(19) New main lines on lands visible from Key Viewing Areas for the transmission of electricity, gas, oil, other fuels, or communications, except for connections to individual users or small clusters of individual users, shall be built in existing transmission corridors unless it can be demonstrated that use of existing corridors is not practicable. Such new lines shall be underground as a first preference unless it can be demonstrated to be impracticable.**

(20) New communication facilities (antennae, dishes, etc.) on lands visible from Key Viewing Areas, which require an open and unobstructed site shall be built upon existing facilities unless it can be demonstrated that use of existing facilities is not practicable.

(21) New communications facilities may protrude above a skyline visible from a Key Viewing Area only upon demonstration that:

* * *

(22) Overpasses, safety and directional signs and other road and highway facilities may protrude above a skyline visible from a Key Viewing Area only upon a demonstration that:

* * *

Staff: The applicant is proposing a replacement dwelling. The proposal does not include any of the facilities / improvements described in (19) – (22) above. *These criteria are not applicable.*

7.23 **(23) Except for water-dependent development and for water-related recreation development, development shall be set back 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam, unless the setback would render a property unbuildable. In such cases, variances to the setback may be authorized.**

(24) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. A variance may be authorized if the property would be rendered unbuildable through the application of this standard. In determining the slope, the average percent slope of the proposed building site shall be utilized.

Staff: The subject property is not within 100 feet of the Columbia River (Exhibit A.12 – A.13). Slopes on the property do not exceed 30 percent per the provided topographical information (Exhibit A.10). Slopes are less than 10%. *These criteria are not applicable*.

7.24 **(25) All proposed structural development involving more than 100 cubic yards of grading on sites visible from Key Viewing Areas shall include submittal of a grading plan. This plan shall be reviewed by the Planning Director for compliance with Key Viewing Area policies. The grading plan shall include the following:**

(a) A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail, with contour intervals of at least 5 feet, including:

1. Existing and proposed final grades;

2. Location of all areas to be graded, with cut banks and fill slopes delineated; and

3. Estimated dimensions of graded areas.

(b) A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:

1. Its purpose;

2. An estimate of the total volume of material to be moved;

3. The height of all cut banks and fill slopes;

* * *

Staff: The proposal involves grading within the 100 – 225 cubic yard range. As required, the applicant submitted the grading and erosion control plan (Exhibit A.10). Erosion control measures include silt fencing, gravel at the entrance for construction, using native seed to cover disturbed areas, and performing work during the dry season (April 30 – October 31). A condition of approval ensures the implementation of the erosion control plan. *As conditioned, these criteria are met*.

7.25 **(26) Expansion of existing quarries and new production and/or development of mineral resources proposed on sites more than 3 miles from the nearest Key Viewing Areas from which it is visible may be allowed upon a demonstration that:**

* * *

(27) Unless addressed by subsection (26) above, new production and/or development of mineral resources may be allowed upon a demonstration that:

* * *

Staff: The applicant is proposing a replacement dwelling. *These criteria are not applicable.*

7.26 **(C) All Review Uses and Conditional Uses within the following landscape settings, regardless of visibility from KVAs:**

* * *

(6) Village

(a) New development in this setting is exempt from the color and siting requirements of MCC 38.7035(B).

(b) New commercial buildings shall be limited in size to a total floor area of 5,000 square feet or less, and shall be limited in height to 2 and 1/2 stories or less.

(c) For new commercial, institutional (churches, schools, government buildings) or multi-family residential uses on parcels fronting a Scenic Travel Corridor (the Historic Columbia River Highway) and expansion of existing development for such uses, parking shall be limited to rear or side yards of buildings to the maximum extent practicable.

(d) New vehicular access points to the scenic travel corridors shall be limited to the maximum extent practicable, and access consolidation shall be required where feasible.

(e) New development proposals and expansion of existing development shall be encouraged to follow planned unit development approaches, featuring consolidated access, commonly-shared landscaped open areas, etc.

(f) New commercial, institutional or multi-family residential uses fronting a Scenic Travel Corridor shall comply with the following landscape requirements:

1. Parking or loading areas for 10 or more spaces shall include a landscaped strip at least 5 feet in width between the new use and the Scenic Travel Corridor roadway.

2. The landscape strip required in subsection (f) 1. above shall include shrubs, vegetative ground cover and, at minimum, one tree spaced as appropriate to the species and not to exceed 25 feet apart on the average.

Staff: The proposal is for a replacement dwelling and does not include commercial, institutional, or multi-family uses (Exhibit A.30). No new vehicular access points are proposed and no existing development is proposed for expansion (Exhibit A.28). Therefore, (6)(b) – (6)(f) are not applicable.

7.27 **(g) The use of building materials reinforcing the Village Setting's character, such as wood, logs or stone, and reflective of community desires, should be encouraged.**

(h) Architectural styles characteristic of the area (such as 1½ story dormer roof styles in Corbett), and reflective of community desires, should be encouraged. Entry signs should be consistent with such architectural styles.

(i) Design features which create a "pedestrian friendly" atmosphere, such as large shop windows on the ground floor of commercial buildings, porches along ground floors with street frontage, etc. should be encouraged.

(j) Pedestrian walkways and bicycle paths should be encouraged and integrated into new developments wherever feasible.

Staff: Section 7.13 discusses the proposed building materials. Preliminary building plans are included as Exhibit A.14. The proposal does not include a commercial building, limiting the considerations of pedestrian walkways and bicycle paths. *These criteria are met.*

7.28 **(k) Where feasible, existing tree cover of species native to the region or commonly found in the area shall be retained when designing new development or expanding existing development.**

(l) Compatible recreation uses may include community parks serving the recreation needs of local residents, and varying intensities of other recreation uses.

Staff: Existing tree cover will be retained to the extent practicable, as described in section 7.19 above. The proposal does not include any recreation uses. *These criteria are met.*

8.0 National Scenic Area (NSA) Resource Review Criteria:

8.1 MCC 38.7045 GMA Cultural Resource Review Criteria

(A) Cultural Resource Reconnaissance Surveys
Each proposed use or element of a proposed use within an application shall be evaluated independently to determine whether a reconnaissance survey is required; for example, an application that proposes a land division and a new dwelling would require a reconnaissance survey if a survey would be required for the dwelling.

(1) A cultural reconnaissance survey shall be required for all proposed uses, except:

* * *

Staff: Chris Donnermeyer, Columbia River Gorge Scenic Area Heritage Resources Program Manager, submitted a Cultural Resource Survey Determination on 07.14.2021, stating that a cultural reconnaissance survey is not required (Exhibit B.3). *This criterion is met.*

8.2 **(4) A historic survey shall be required for all proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or compromise features of the surrounding area that are important in defining the historic or architectural character of the buildings or structures that are 50 years old or older.**

Staff: Chris Donnermeyer, Columbia River Gorge Scenic Area Heritage Resources Program Manager, submitted a Cultural Resource Survey Determination on 07.14.2021, stating that a historic survey is not required (Exhibit B.3). *This criterion is met.*

8.3 (B) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7045 (L) and (M), if:

(1) The project is exempted by MCC 38.7045 (A) (1), no cultural resources are known to exist in the project area, and no substantiated comment is received during the comment period provided in MCC 38.0530 (B).

Staff: As stated above a cultural resource review not required. Section 8.4 below discusses the requirements of (L) and (M). *This criterion is met.*

8.4 (L) Cultural Resources Discovered After Construction Begins
The following procedures shall be effected when cultural resources are discovered during construction activities. All survey and evaluation reports and mitigation plans shall be submitted to the Planning Director and SHPO. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.

* * *

(M) Discovery of Human Remains
The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction.
Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.

* * *

Staff: Conditions of approval require compliance with the above criteria. *As conditioned, these criteria are met.*

8.5 MCC 38.7055 GMA Wetland Review Criteria

(A) The wetland review criteria shall be deemed satisfied if:

(1) The project site is not identified as a wetland on the *National Wetlands Inventory* (U.S. Fish and Wildlife Service, 1987);

(2) The soils of the project site are not identified by the *Soil Survey of Multnomah County, Oregon* (U.S.D.A. Soil Conservation Service, 1983) as hydric soils;

(3) The project site is adjacent to the main stem of the Columbia River.

(4) The project site is not within a wetland buffer zone; and

(5) Wetlands are not identified on the project site during site review.

Staff: According to County G.I.S. data, there no wetlands or hydric soils identified on the subject property. The subject property is also not located adjacent to the main stem of the

Columbia River. The project site is not located in a wetland buffer zone as this and adjacent properties do not have wetlands on them. *These criteria are met.*

8.6 MCC 38.7060 GMA Stream, Lake, and Riparian Review Criteria

(A) The following uses may be allowed in streams, ponds, lakes and riparian areas, and their buffer zones, when approved pursuant to the provisions of MCC 38.0045, MCC 38.7060 (C), and reviewed under the applicable provisions of MCC 38.7035 through 38.7085:

* * *

Staff: According to County G.I.S. data, the subject property does not contain streams, ponds, lakes, and riparian areas. *These criteria are not applicable.*

8.7 MCC 38.7065 GMA Wildlife Review Criteria

Wildlife Habitat Site Review shall be required for any project within 1,000 feet of sensitive wildlife areas and sensitive wildlife sites (i.e., sites used by sensitive wildlife species).

* * *

Staff: Based on the maps provided by the United States Forest Service for Sensitive Wildlife, there does not appear to be any sensitive wildlife areas and sensitive wildlife sites within 1,000 feet of the subject property (Exhibit B.11). *These criteria are not applicable.*

8.8 MCC 38.7070 Rare Plant Review Criteria

Rare Plant Site Review shall be required for any project within 1,000 feet of endemic plants and sensitive plant species.

* * *

Staff: According to County G.I.S. information, there does not appear to be any endemic plants and sensitive plant species within 1,000 feet of the subject property. *These criteria are not applicable.*

8.9 MCC 38.7080 GMA Recreation Resource Review Criteria

* * *

Staff: The proposal does not include any recreation uses. *These criteria are not applicable*.

9.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Legal Parcel Determination and National Scenic Area Site Review to establish a replacement dwelling with attached garage in the GGRC zone. This approval is subject to the conditions of approval established in this report.

10.0 Exhibits

'A' Applicant's Exhibits

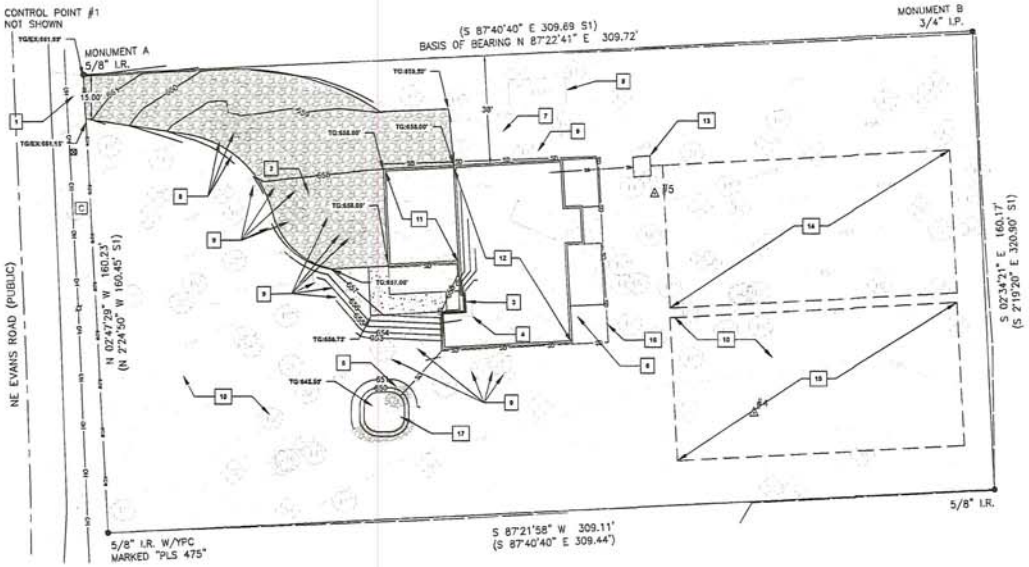
‘B’ Staff Exhibits
‘C’ Procedural Exhibits
‘D’ Public Comment

Exhibits with a “*” after the exhibit # have been included as part of the mailed decision. Those exhibits have been reduced to a size of 8.5” x 11” for mailing purposes. All other exhibits are available for review in Case File T2-2021-14764 by contacting the case planner, Marisol Cervantes at *marisol.cervantes@multco.us*.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	General Application Form	06.16.2021
A.2	25	Applicant Narrative	06.16.2021
A.3	4	Deed Recorded 09.24.2020 as instrument #2020-123279	06.16.2021
A.4	2	Deed Recorded in 1984 in Bk. 1749, Pg. 992-993	06.16.2021
A.5	1	Preliminary Site Plan	06.16.2021
A.6	1	Site Plan Addendum	06.16.2021
A.7	1	Existing Conditions Survey	06.16.2021
A.8	4	Existing Conditions Photos and Narrative	06.16.2021
A.9	1	Proposed Dwelling Dimensions Description	06.16.2021
A.10*	2	Grading & Erosion Control Plan	06.16.2021
A.11	1	Preliminary Landscaping Plan Narrative	06.16.2021
A.12	1	Aerial Photo	06.16.2021
A.13	1	Metro Regional Topography Map	06.16.2021
A.14	11	Building Plans	06.16.2021
A.15	2	Proposed Paint Colors	06.16.2021
A.16	2	Proposed Siding	06.16.2021
A.17	2	Proposed Roofing and Gutters	06.16.2021
A.18	3	Proposed Windows, Sliding Doors, and Garage Doors	06.16.2021
A.19	1	Proposed Light Fixtures	06.16.2021
A.20	1	Comparable Dwellings Analysis	06.16.2021
A.21	1	Key Viewing Areas Aerial Photo	06.16.2021
A.22	2	Photos from potential KVAs	06.16.2021
A.23	1	Certification of Water Service	06.16.2021
A.24	6	Fire Service Agency Review	06.16.2021
A.25	22	Stormwater Drainage Control Certificate	06.16.2021
A.26	28	Transportation Planning Review	07.20.2021
A.27	6	Septic Review Certification	02.11.2022
A.28*	1	Revised Site Plan	02.28.2022
A.29*	1	Revised Site Plan Addendum	02.28.2022
A.30	26	Revised Applicant Narrative	02.28.2022
A.31	1	Revised Landscaping Plan Narrative	02.28.2022

'B'	**#**	**Staff Exhibits**	**Date**
B.1	2	Division of Assessment, Recording, and Taxation (DART): Property Information for Alt Acct# R944351200	06.16.2021
B.2	1	Division of Assessment, Recording, and Taxation (DART): Map for 1N4E35BB	06.16.2021
B.3	2	USFS Survey Determination	07.14.2021
B.4	3	Parcel Record Card for R944351200	12.10.2021
B.5	2	Contract Recorded May 28, 1984 in Bk. 1749, Pg. 992-993	12.10.2021
B.6	3	Deed Recorded November 22, 1991 in Bk. 2480, Pg. 621-623	12.10.2021
B.7	1	1983 Zoning Map for 1N4E35	12.10.2021
B.8	6	RC Zone Regulations from MCC 11.15 as adopted March 23, 1982	12.10.2021
B.9	23	Copy of case no. SEC 3-84	12.20.2021
B.10	1	Additional required plantings site plan	12.21.2021
B.11	1	Big Game Habitat Map	03.03.2021
'C'	**#**	**Administration & Procedures**	**Date**
C.1	48	Agency Review	06.30.2021
C.2	1	Complete Letter (Day 1)	07.22.2021
C.3	18	Opportunity to Comment	10.05.2021
C.4	23	Administrative Decision	03.18.2022
'D'	**#**	**Comments**	**Date**
D.1	7	Comments from Attorney Steve McCoy on behalf of the Friends of the Columbia River Gorge.	10.21.2021

Exhibit A.10



1 GRADING AND DRAINAGE PLAN

Scale: 1"=20'

MAP LEGEND

- RIGHT OF WAY
- PROPERTY LINE- EXISTING
- SEWER LINE- PROPOSED
- STORM DRAIN LINE- PROPOSED
- EXISTING OVERHEAD POWER LINES - EXISTING
- GRAVEL SURFACE - EXISTING
- GRAVEL SURFACE - PROPOSED
- CONCRETE SURFACE - PROPOSED

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

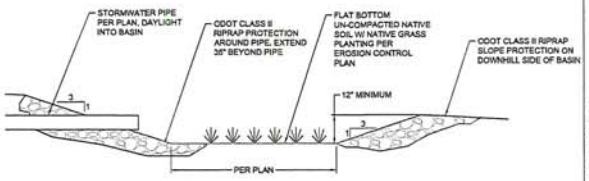
Dig Safely.
Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	
M-F 7am-6pm	503-226-4211 Ext.4313
AFTER HOURS	503-226-4211
PACIFIC POWER	800-375-7085
CENTURYLINK	1-800-573-1311
VERIZON	1-800-483-1000

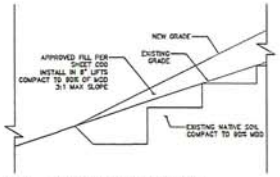
Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface4	1.00	1.00	7100.07 Sq. Ft.	123.81 Cu. Yd.	218.25 Cu. Yd.	94.44 Cu. Yd.<Fill>
Totals			7100.07 Sq. Ft.	123.81 Cu. Yd.	218.25 Cu. Yd.	94.44 Cu. Yd.<Fill>



2 BASIN SECTION

Scale: NTS



3 TYPICAL EMBANKMENT

Scale: NTS

SHEET NOTES:

1. RE-USE EXISTING DRIVEWAY ENTRANCE.
2. RELOCATE EXISTING YARD HYDRANT AND VALVE, CONTRACTOR TO CONFIRM LOCATION.
3. INSTALL NEW FOUNDATION RETAINING WALL, SEE BUILDING PLANS.
4. DECOMMISSION AND REMOVE EXISTING SEPTIC TANK, BACKFILL WITH COMPACTED AGGREGATE BASE PER C-00.
5. ABANDON EXISTING SEPTIC DRAINFIELD IN-PLACE.
6. DEMOLISH EXISTING HOUSE AND FOUNDATION.
7. DEMOLISH EXISTING ACCESSORY STRUCTURE.
8. PROTECT EXISTING ACCESSORY STRUCTURE.
9. REMOVE EXISTING TREES AS REQUIRED.
10. PROTECT EXISTING TREES, SEE EROSION CONTROL PLAN.
11. NEW GARAGE SLAB ON GRADE PER BUILDING PERMIT DRAWINGS. FINISH FLOOR ELEVATION = 658.00'
12. NEW STRUCTURE ON CONTINUOUS FOUNDATION WALL WITH CRAWLSPACE, SEE BUILDING PERMIT DRAWING FOR MORE INFORMATION.. CRAWLSPACE GRADE TO MATCH EXISTING. FINISH FLOOR ELEVATION = 659.00' +/-
13. NEW SEPTIC TANK UNDER SEPARATE PERMIT.
14. NEW SEPTIC PRIMARY SEPTIC DRAINFIELD UNDER SEPARATE PERMIT.
15. NEW SEPTIC REPLACEMENT DRAINFIELD UNDER SEPARATE PERMIT.
16. INSTALL NEW 6" HDPE STORM DRAIN LINE AROUND HOUSE, CONNECT ROOF DOWNSPOUTS TO STORM DRAIN LINE, SEE BUILDING PERMIT DRAWINGS FOR DOWNSPOUT LOCATIONS. INSTALL STORM DRAIN LINE WITH A 2% MINIMUM SLOPE.
17. INSTALL NEW 14'14' SQUARE FLA-BOTTOM DETENTION BASIN, SEE 2-C01 FOR SECTIN. DAYLIGHT STORM DRAIN LINE TO BASIN.

REGISTERED PROFESSIONAL ENGINEER
87276PE
OREGON
JANUARY 28, 2021
WILLIAM COLE LATHROP
EXPIRES: 12/31/2022

WCL ENGINEERING, LLC
9428 N BRISTOL AVE
PORTLAND OREGON, 97203
541.954.3691

N/A

BROSS RESIDENCE

CHASE BROSS

1204 NE EVANS RAOD
CORBETT, OREGON

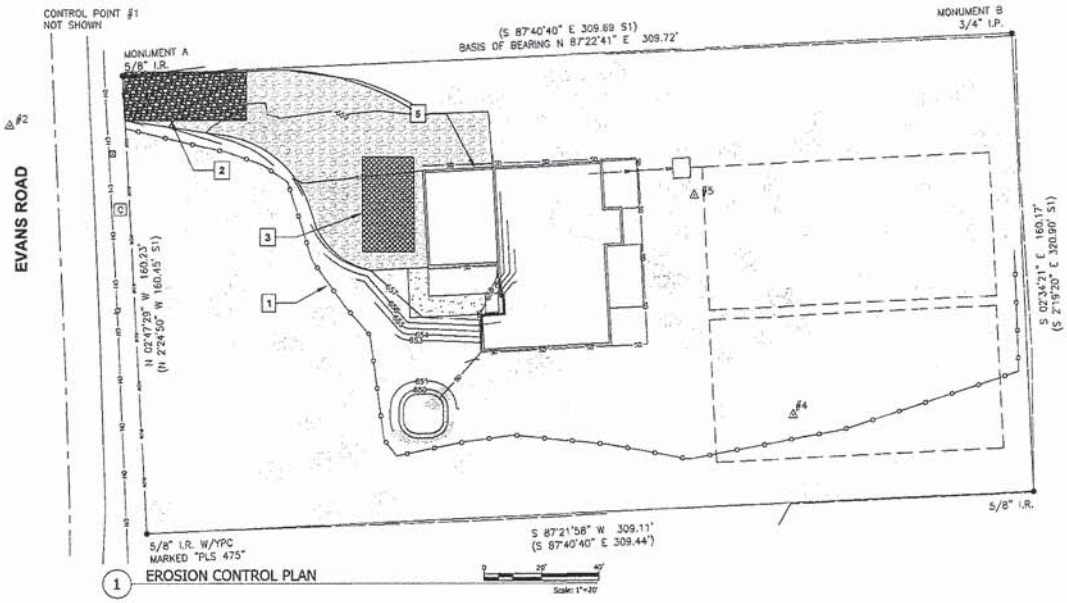
04.21.2021 PERMIT DOCUMENTS

PERMIT DOCUMENTS
21 APRIL 2021

SCALE:1"=20'

GRADING AND DRAINAGE PLAN

C01



1 EROSION CONTROL PLAN

SHEET NOTES:

1. INSTALL SILT FENCE PER DETAIL 4.3-A
2. INSTALL CONSTRUCTION GRAVEL ENTRANCE PER DETAILS 4-2A
3. CONSTRUCTION MATERIAL LAY-DOWN AREA

EROSION CONTROL GENERAL NOTES:

A. EROSION CONTROL PLAN TO CONFORM TO CITY OF PORTLAND'S EROSION CONTROL MANUAL, 2008.

B. 24-HOUR EMERGENCY CONTACT INFORMATION:
B.A. NAME: _____
B.B. COMPANY: _____
B.C. PHONE: _____
B.D. EMAIL: _____

C. CONSTRUCTION SEQUENCING TO BE PERFORMED AS SUCH:
C.A. PHASE 1- MASS GRADING, STORM DRAIN BASIN CONSTRUCTION SEPTIC TANK AND DRAINFIELD CONSTRUCTION.
C.B. PHASE 2- CONCRETE FOUNDATION AND SLAB CONSTRUCTION.
C.C. PHASE 3- STORM DRAIN LINE INSTALLATION AND FINISH GRADING.

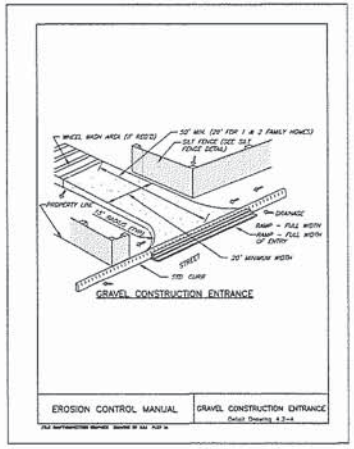
D. CONSTRUCTION TO BE PERFORMED DURING THE DRY SEASON BETWEEN APRIL 30TH AND OCTOBER 31ST.

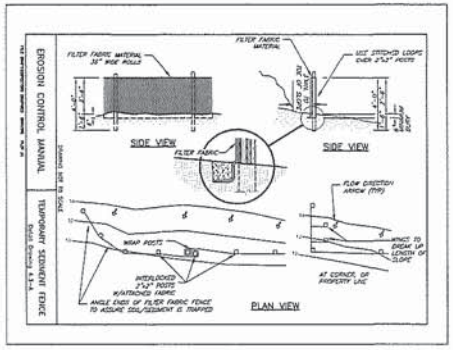
E. INSTALL SILT FENCE AND GRAVEL CONSTRUCTION ENTRANCE PRIOR TO PHASE 1 CONSTRUCTION

F. NO CONCRETE WASHOUTS ARE ALLOWED ON THIS SITE.

G. SEE ALL DISTURBED AREAS WITH NATIVE SEED MIX AT AN OVERALL SEEDING RATE OF 100 LBS PER ACRE. SEED MIX TO BE APPROVED BY CITY OF PORTLAND EROSION CONTROL MANUAL SECTION 4.5.2

H. CONTRACTOR TO PROVIDE DUST CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.





WCL ENGINEERING, LLC
9426 N BRISTOL AVE
PORTLAND OREGON, 97203
541.954.3691

N/A

BROSS RESIDENCE

CHASE BROSS

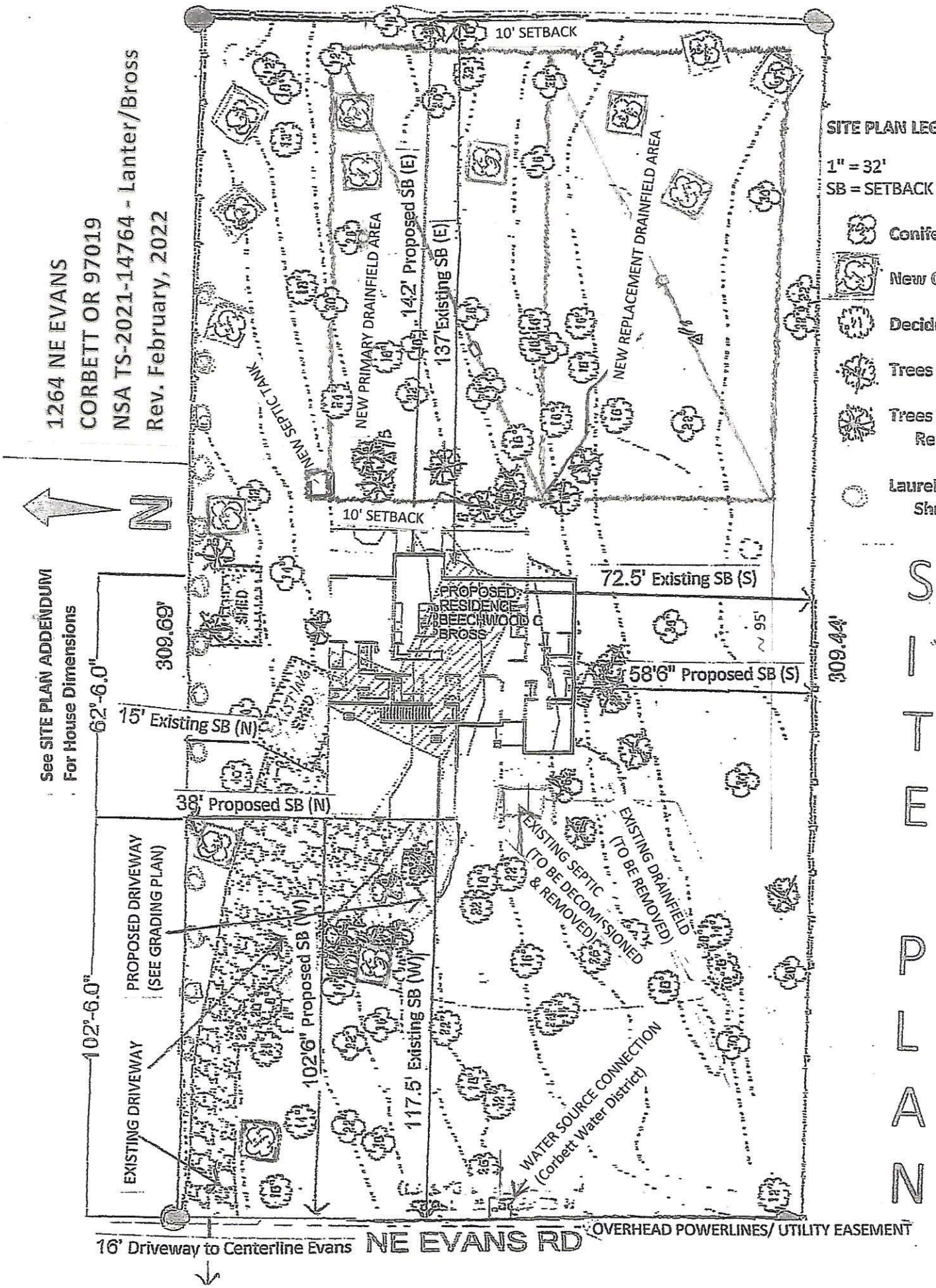
1204 NE EVANS RAOD
CORBETT, OREGON

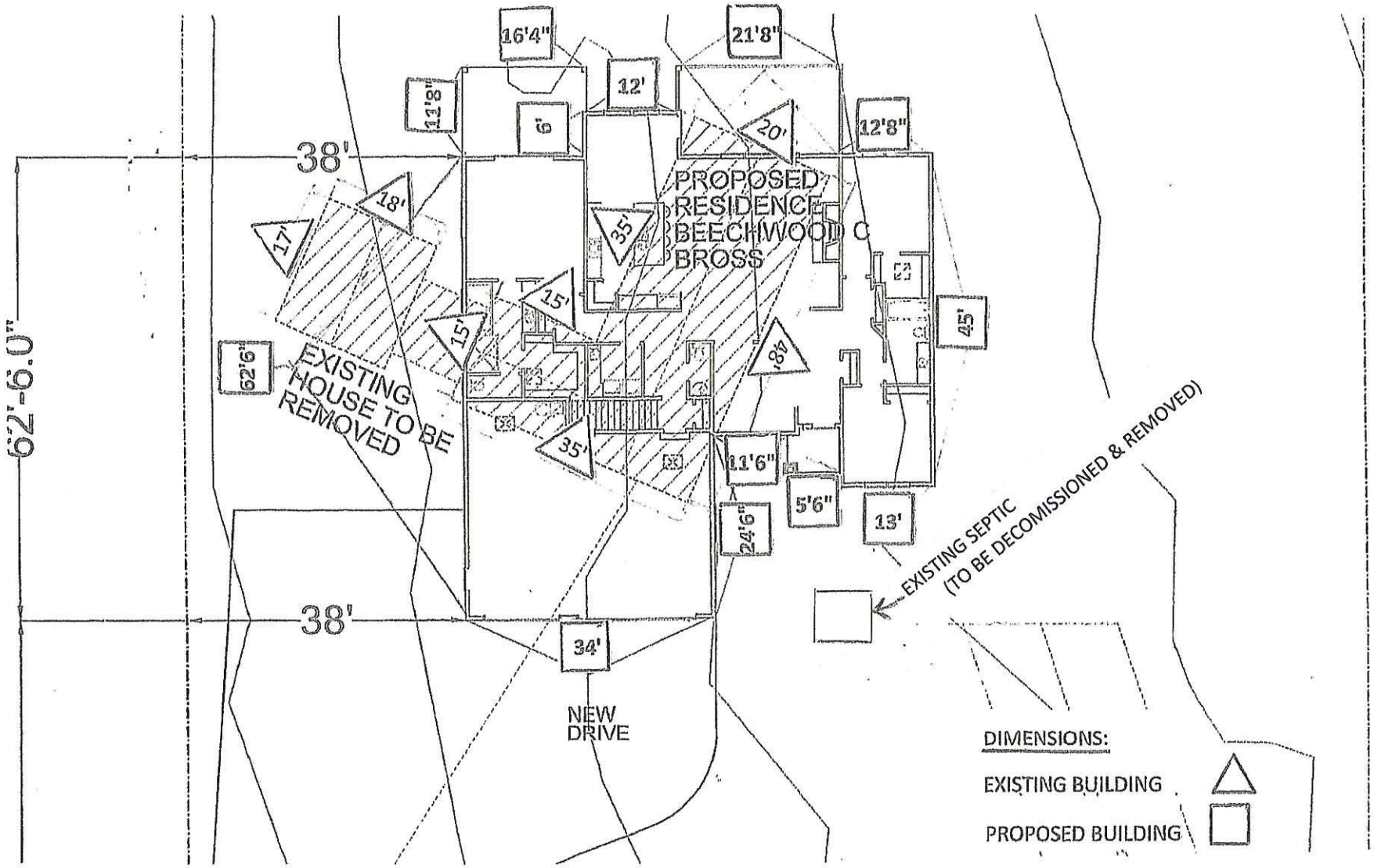
04.21.2021 PERMIT DOCUMENTS

PERMIT DOCUMENTS
21 APRIL 2021

EROSION CONTROL PLAN

EC1


1264 NE EVANS
CORBETT OR 97019
NSA TS-2021-14764 - Lanter/Bross
Rev. February, 2022
N
See SITE PLAN ADDENDUM
For House Dimensions
10' SETBACK
10' SETBACK
NEW SEPTIC TANK
NEW PRIMARY DRAINFIELD AREA
142' Proposed SB (E)
137' Existing SB (E)
NEW REPLACEMENT DRAINFIELD AREA
SITE PLAN LEGEND
1" = 32'
SB = SETBACK
Coniferous
New Coniferou
Deciduous
Trees Remove
Trees Pending Removal
Laurel Evergre Shrubs
PROPOSED RESIDENCE BEECHWOOD G BROSS
72.5' Existing SB (S)
58'6" Proposed SB (S)
309.69'
309.44'
62'-6.0"
102'-6.0"
15' Existing SB (N)
38' Proposed SB (N)
PROPOSED DRIVEWAY (SEE GRADING PLAN)
EXISTING DRIVEWAY
102'6" Proposed SB (W)
117.5' Existing SB (W)
EXISTING SEPTIC (TO BE DECOMISSIONED & REMOVED)
EXISTING DRAINFIELD (TO BE REMOVED)
WATER SOURCE CONNECTION (Corbett Water District)
16' Driveway to Centerline Evans
NE EVANS RD
OVERHEAD POWERLINES/ UTILITY EASEMENT
SITE PLAN



SCALE: 1" = 20'

SITE PLAN ADDENDUM

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CORBETT OR 97019
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