

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: T2-2021-15169

Location: Address: 2803 NE Corbett Hill Road, Corbett
Alternate Account #: R944260070

Map, Tax Lot: 1N4E26BC -00500
Property ID #: R322225

Applicant: Dale Burkholder

Base Zone: Gorge General Residential (GGR-5)

Key Viewing Areas: Columbia River, Historic Columbia River Highway, Interstate – 84, Larch Mountain Road, Larch Sherrard, State Route – 14, Sandy River

Landscape Setting: Rural Residential

Proposal: The applicant is requesting a National Scenic Area Site Review to construct a 392-square-foot addition onto the existing dwelling.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Monday, April 11, 2022**. 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 the planner, Izze Liu via email at isabella.liu@multco.us. Copies of these materials may be purchased for \$0.35/per page.

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

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

GGR-5 Zone: MCC 38.3025 Review Uses, (A)(2) Accessory Structures, MCC 38.3060 Dimensional Requirements

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 <https://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, 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

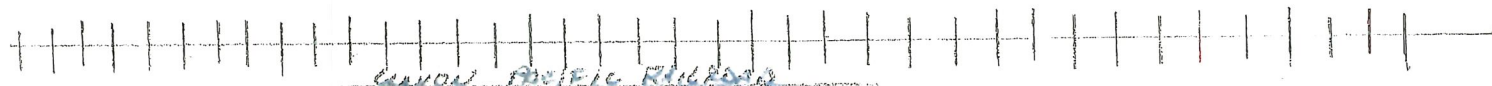
Floor Plan

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.

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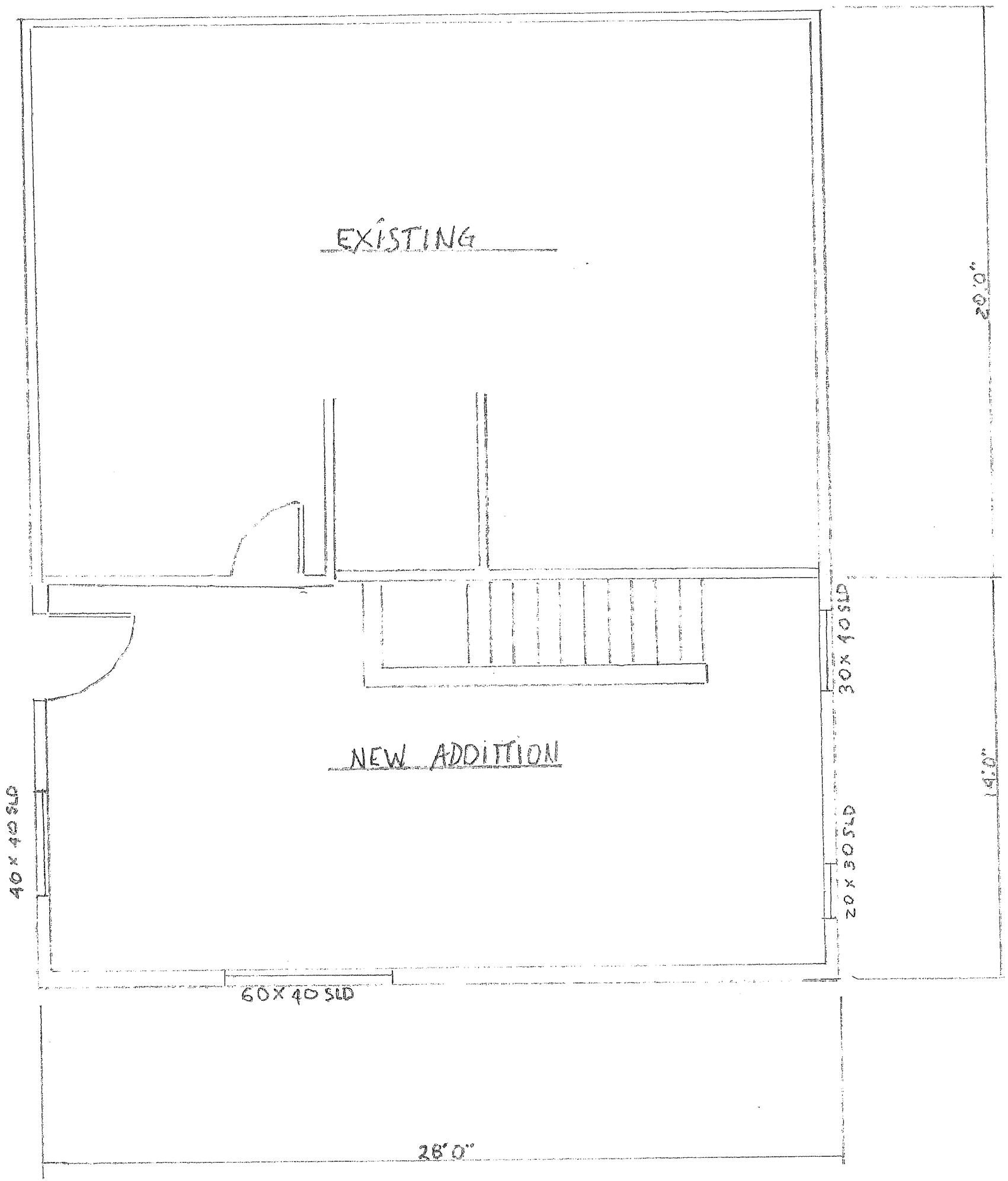
CANYON PACIFIC RAILROAD

CORDETT HILL RD



Approved
C. J. Ely
10-18-21

T2-2021-14767
2803 NE CORDETT HILL RD
1" = 20' SCALE



Approved
C. Bell
Dr
10-18-24

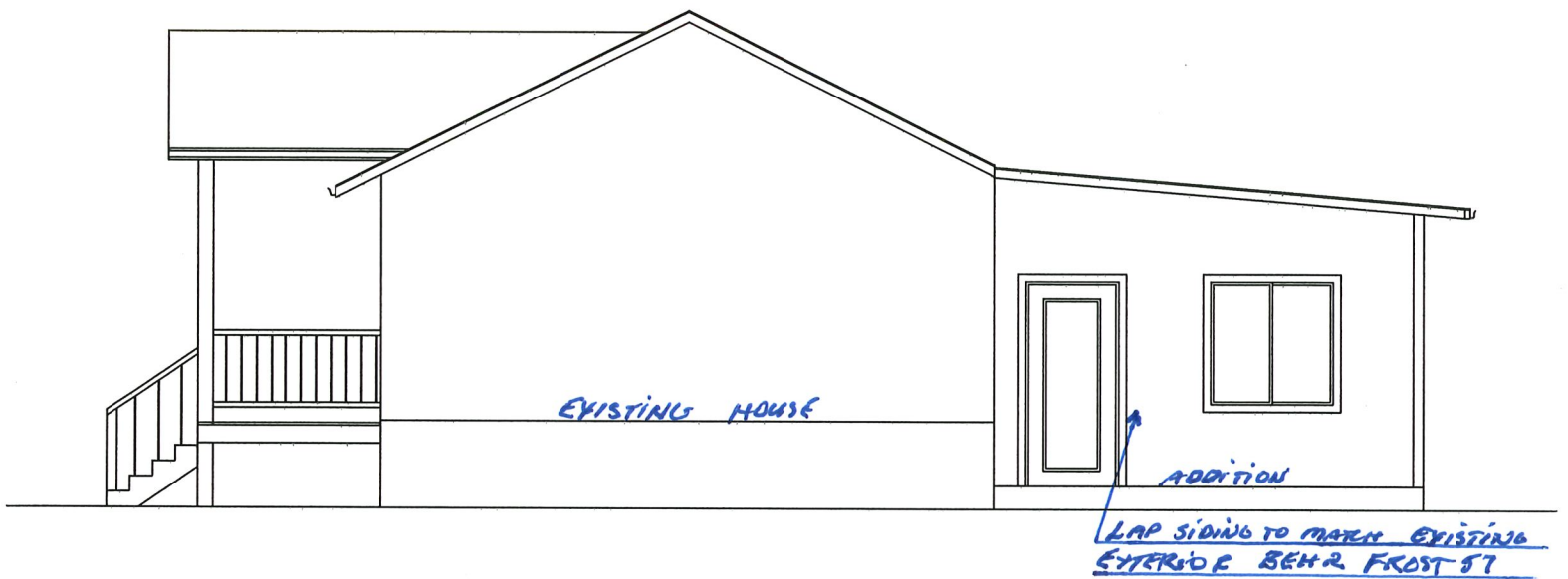
MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE: $1/4" = 1'-0"$

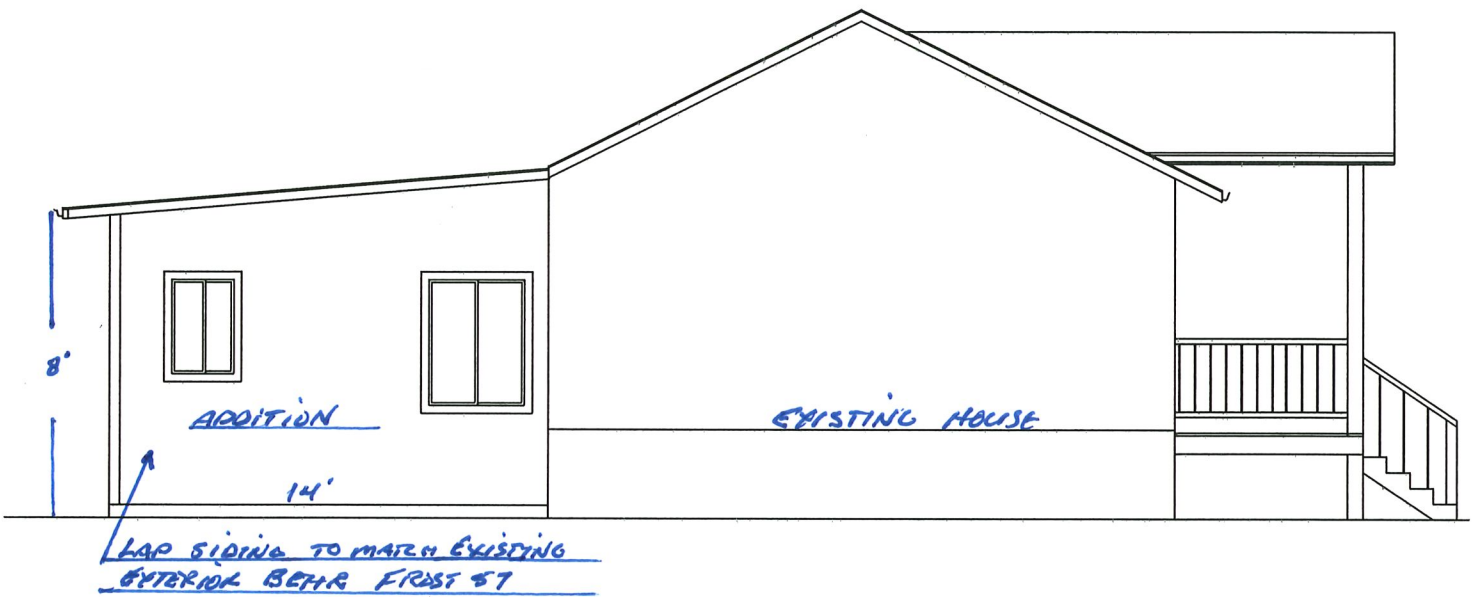
NORTH FRONT SIDE



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

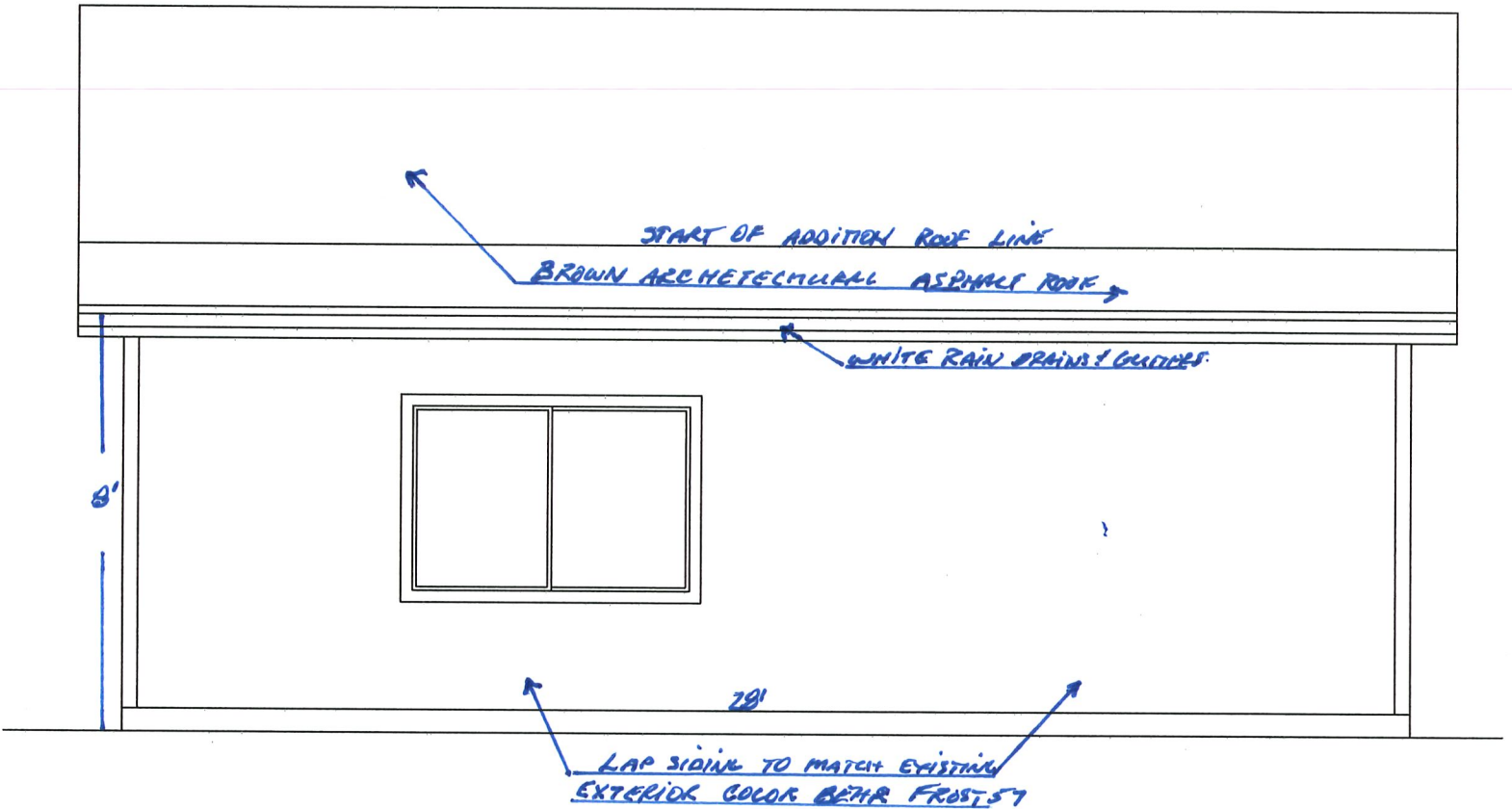
WEST SIDE



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

EAST SIDE



REAR ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH SIDE ADDITION