

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: T2-2021-15220

Location: Address: 1230 NE 365th Ave., Corbett
Alternate Account #: R944351170

Map, Tax Lot: 1N4E35BB -01700
Property ID #: R322794

Applicant: Adam & Kylie Pomante

Base Zone: Gorge General Rural Center (GGRC)

Key Viewing Areas: Historic Columbia River Highway (HCRH), Larch Mountain Road, Larch Sherrard

Landscape Setting: Village Setting

Proposal: The applicant requests a National Scenic Area Site Review for a replacement dwelling.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Wednesday, June 1, 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 \$0.40/per page.

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

Multnomah County Code (MCC): MCC 38.0015 Definitions, MCC 38.0045 Review and CU Application Submittal Requirements, MCC 38.0560 Code Compliance and Applications.

GGRC Zone: MCC 38.3425 Review Uses, MCC 38.2460 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

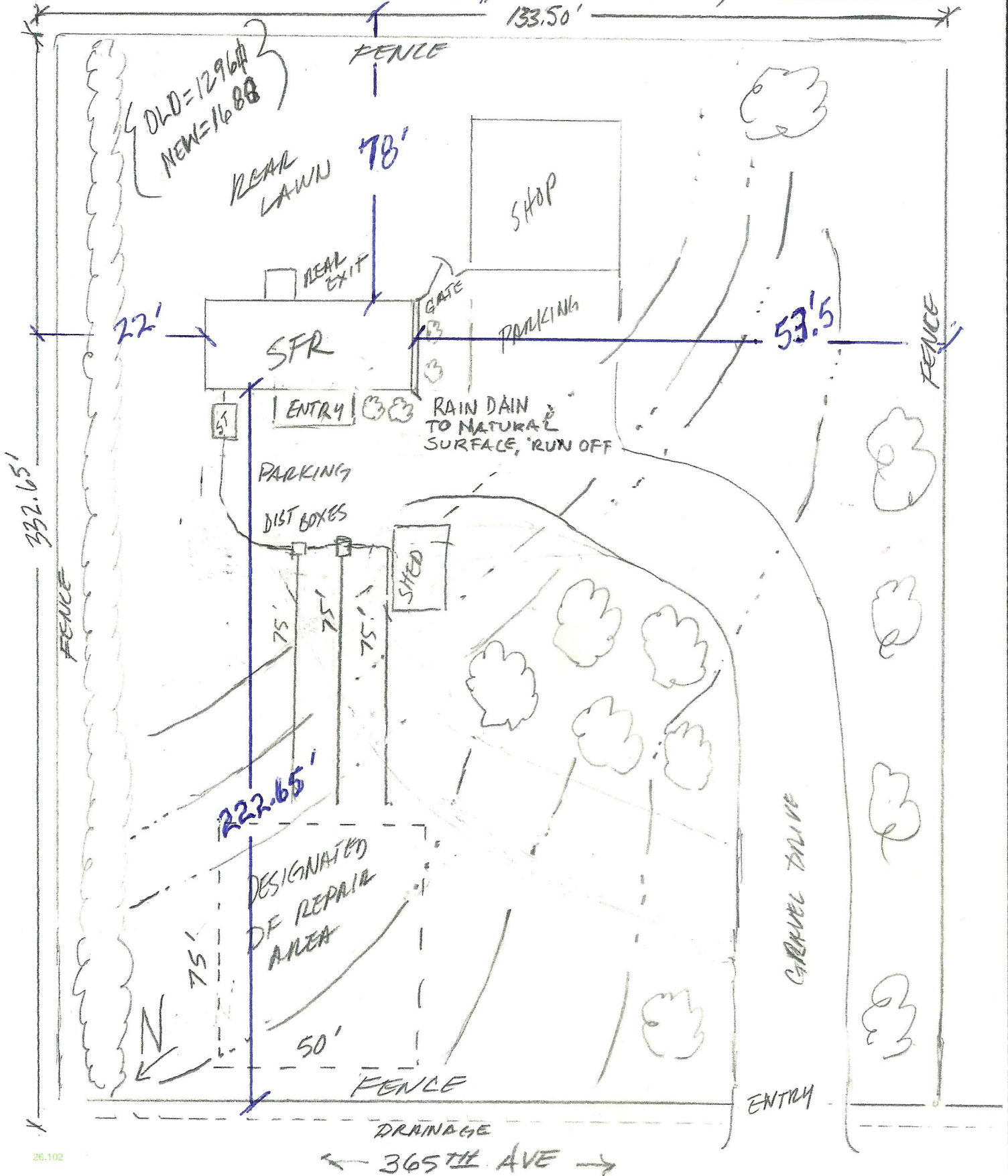
Building Elevation

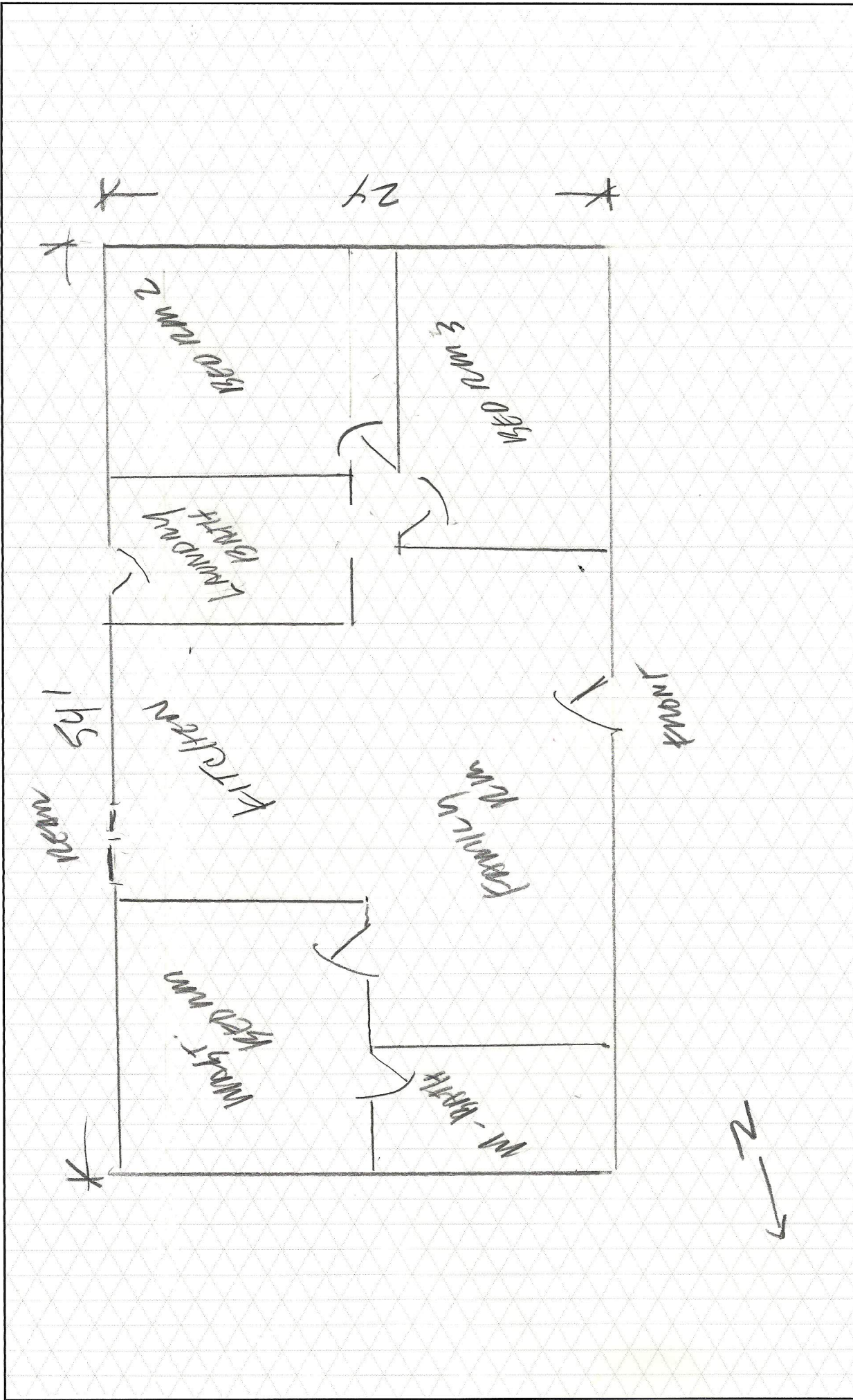
Landscape Plan

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.

SITE PLAN & SETBACKS





QTY.	SIZE	DESCRIPTION
		DOMINANT RES.

2945 N.E. Argyle Street, Portland, OR 97211
PermaCold® (503) 249-8190 (800) 455-8585
 Engineering, Inc. Fax (503) 249-8322
www.permacold.com

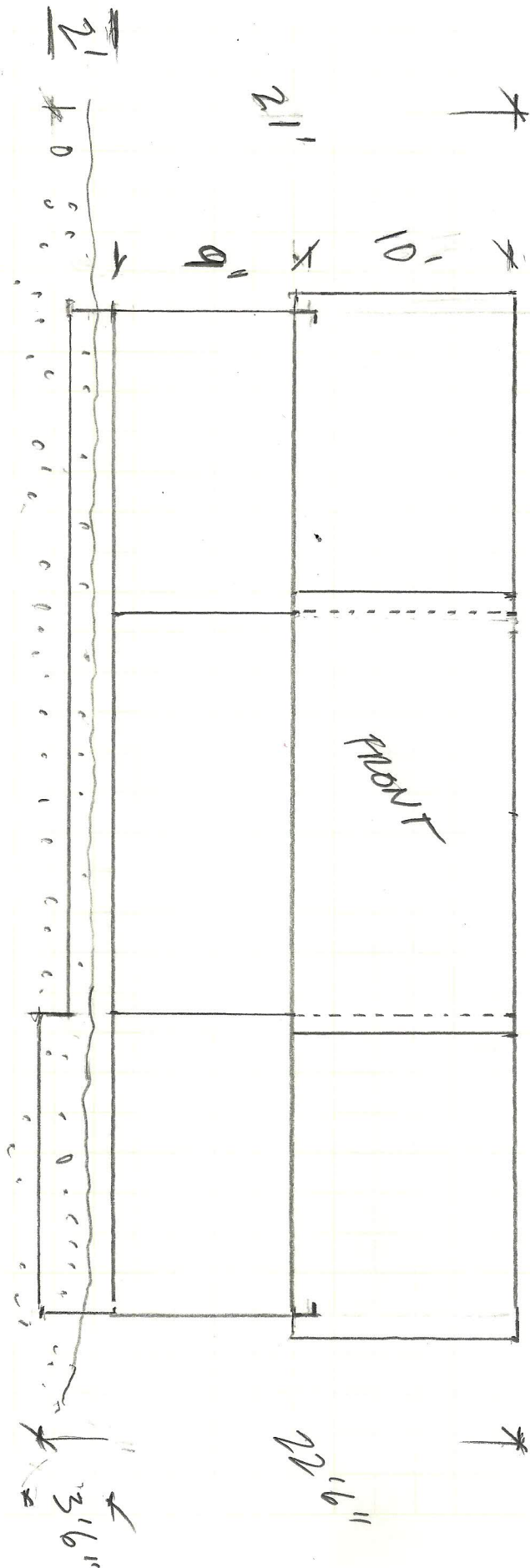
JOB NAME:	DATE:	PG. #
DRAWN BY:		



TRANE BUILDING
ADVANTAGE

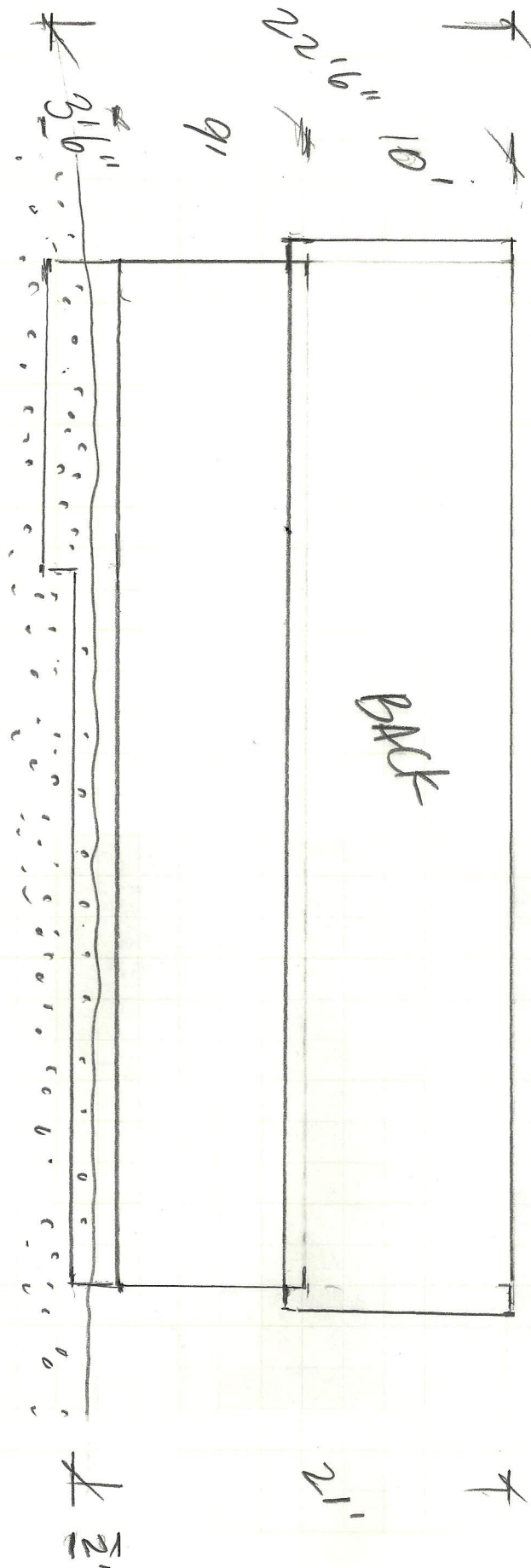
For ROMANTE
Location 1230 NE 365 AVE
Subject ELEVATION

Job No. CORBETT
Page 1 OF 3
Date 1/4/22
By _____



For POMANITE
Location 1230 NE 365 AVE
Subject ELEVATION

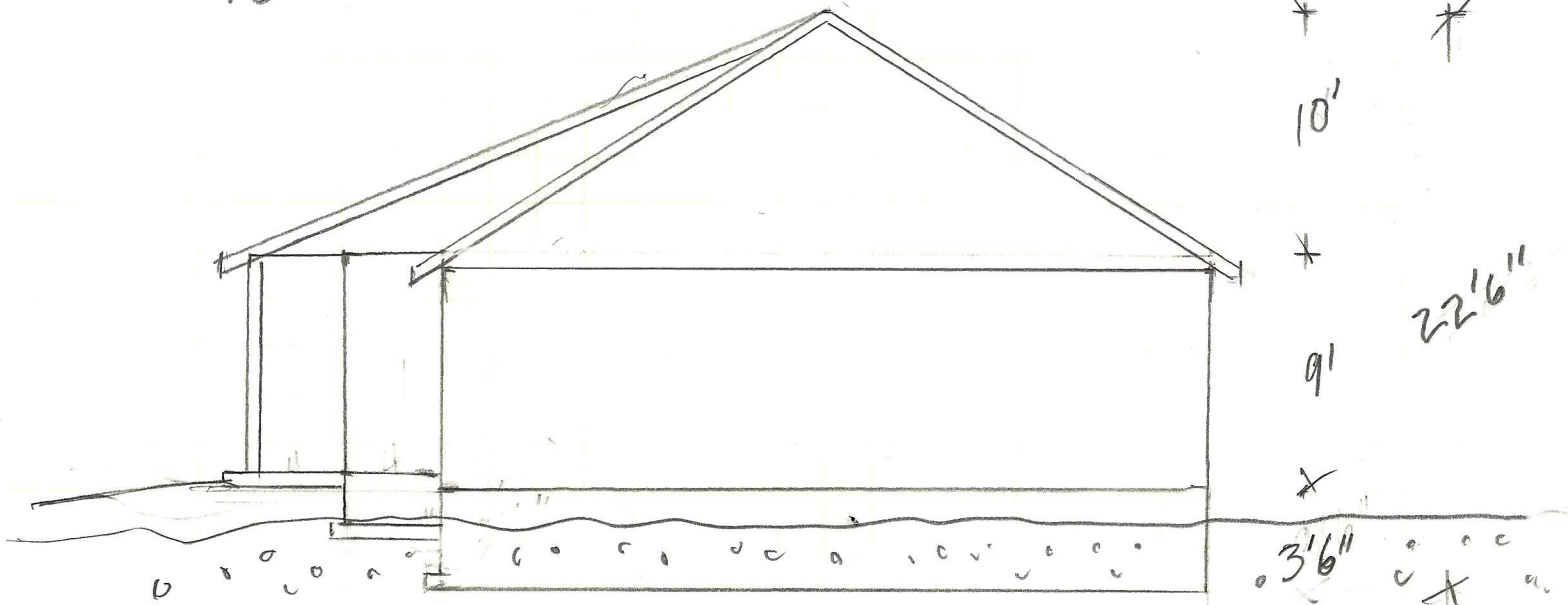
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Date 1/4/22
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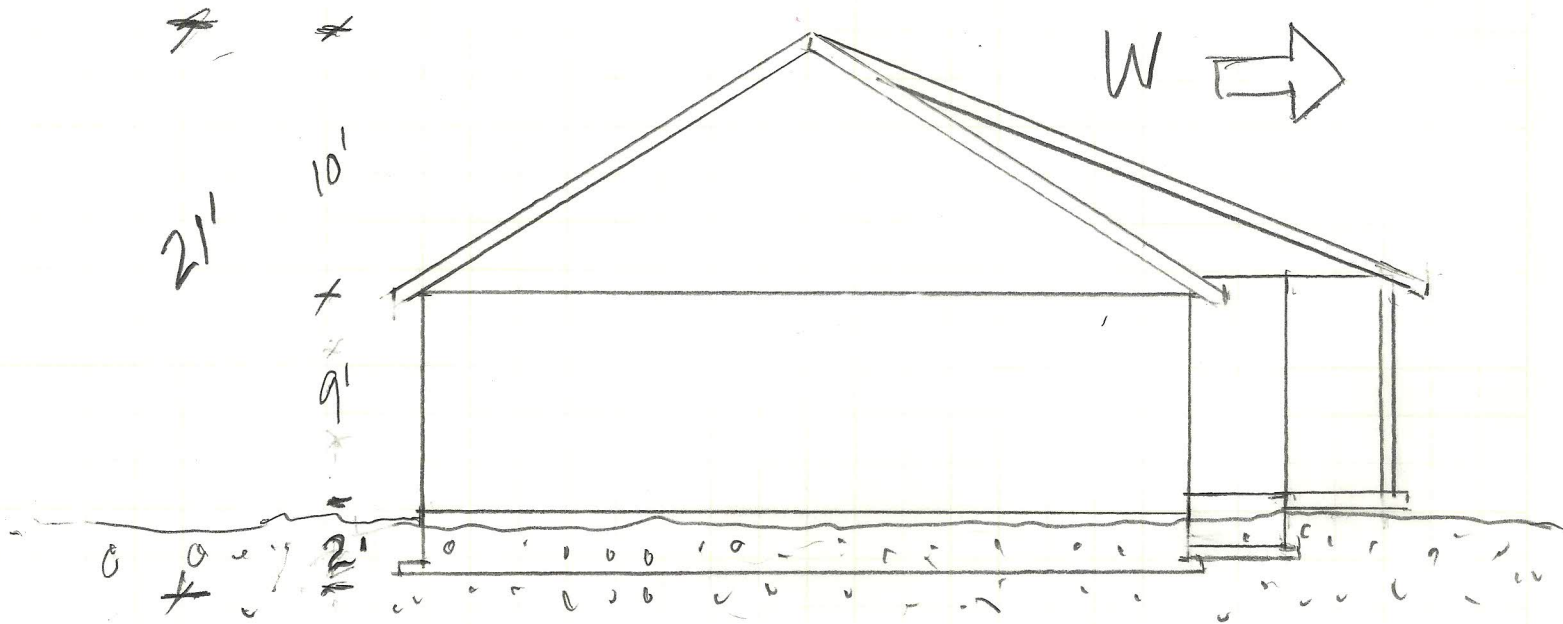
$\frac{1}{8}'' = 1'$

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E →



W →



Landscape plan For Pomante Home.

Trees in Red to be removed

