

14 DAY OPPORTUNITY TO COMMENT

Application for 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: T2-2022-15623

Location: Address: 31926 NE Wand Rd. Troutdale, OR Map, Tax Lot: 1N4E32A-00300
Alternate Account #: R053500130 Property ID #: R111597

Applicant: Beau James & Megan Snyder

Base Zone: Gorge General Residential (GGR-10)

Key Viewing Areas: Bridal Veil, Crown Point, Historic Columbia River Hwy, I-84, Larch Mountain Rd., Portland Women's Forum, Washington State Route -14 (SR-14)

Landscape Setting: Rural Residential in Pastoral

Proposal: Applicant requests a National Scenic Area Site Review for a proposed 165 square foot garage addition, a 12.24 kW roof-mounted photovoltaic (solar) system for the existing dwelling, and a 197 square foot storage shed.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Wednesday, July 6, 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, Marisol Cervantes at 503-988-9452 or Marisol.Cervantes@multco.us. Copies of these materials may be purchased for \$0.40/per page.

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

General Provisions: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions, Parcel, MCC 38.0045 Review Use Applications, MCC 38.0030(D) Changes to Existing Uses and Structures, MCC 38.0110 Indian Tribal Treaty Rights

Gorge General Residential (GGR-10): MCC 38.3025(A)(2) Accessory Structures, MCC 38.3025(A)(17)(a) – (b) Photovoltaic System, MCC 38.3060 Dimensional Standards

National Scenic Area Site Review (NSA): MCC 38.7035 GMA Scenic Review, MCC 38.7045 GMA Cultural Resource Review, 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 Plans

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.



