

## NOTICE OF NSA DECISION

**Case File:** T2-2021-15126      **Permit:** National Scenic Area (NSA) Site Review

**Applicant:** Dale Burkholder      **Owner:** Property 1: Randall and Linda Burbach Living Trust  
Property 2: Sara Grigsby

**Location:** **Property 1:** 1525 NE Crestview Lane, Corbett Map, Tax Lot: 1N4E35AA -00300  
Alternate Account #: R944350460 Property ID #: R322726  
- and -  
**Property 2:** 37201 NE Benfield Road, Corbett Map, Tax Lot: 1N4E35A -01800  
Alternate Account #: R944350020 Property ID #: R322692

**Zoning:** Gorge General Agricultural (GGA-40)      **Overlays:** Geologic Hazards (GH)

**Key Viewing Areas (KVAs):** Columbia River, Historic Columbia River Highway, Interstate I-84 including rest stops, Larch Mountain Road, Sandy River, Sherrard Point on Larch Mountain, Washington State Route 14

**Landscape Setting:** Pastoral      **Recreation Intensity:** Recreation Class 2

**Proposal Summary:** The applicant requests a National Scenic Area (NSA) Site Review to authorize unpermitted ground disturbance activity conducted on the subject properties. The applicant also requests authorization of new ground disturbance activity to mitigate the previous unpermitted ground disturbance, new replacement fencing bordering the subject properties, and to construct an agricultural building on Property 1.

**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, January 27, 2023, at 4:00 pm.**

**Issued By:**

Rithy Khut, Planner

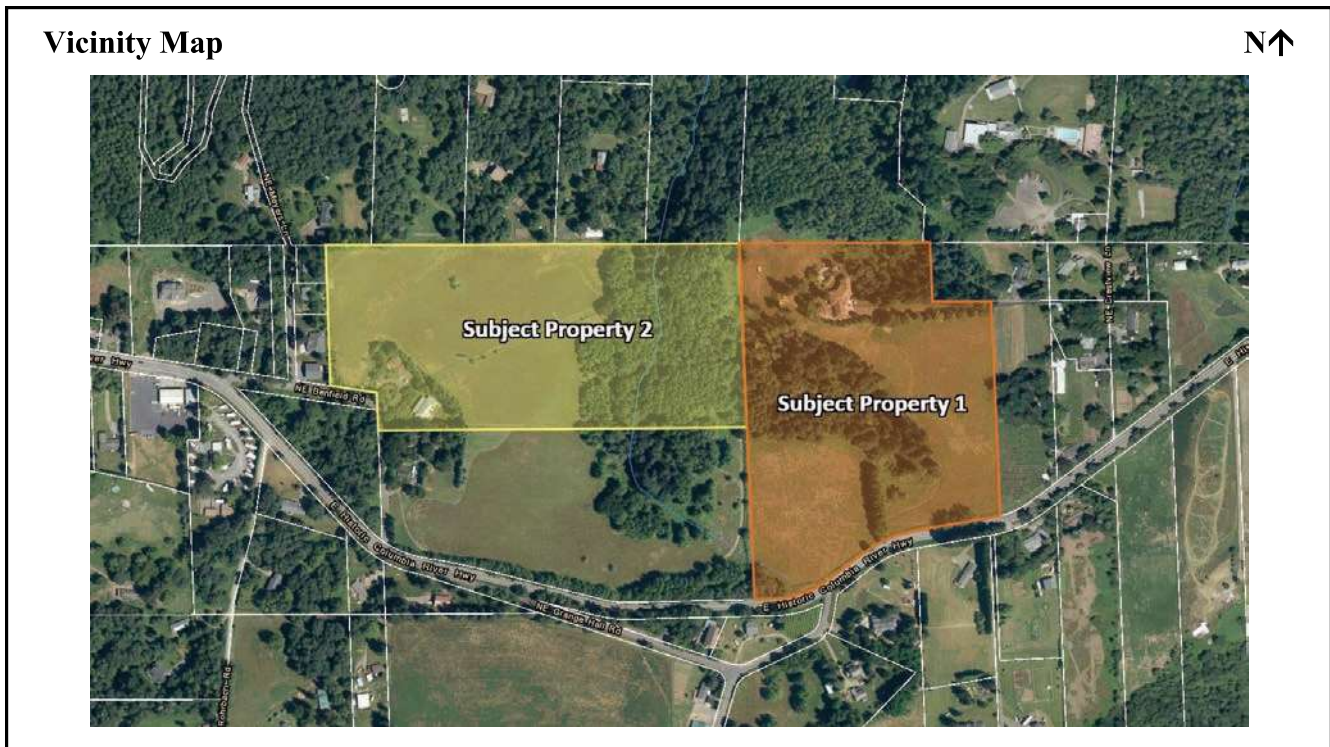
**For:** Adam Barber,  
Interim Planning Director

**Date:** Friday, January 13, 2023

Instrument Number for  
Recording Purposes:  
#2021-107089 and 01-038366

**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 Rithy Khut at 503-988-0176 or rithy.khut@multco.us. Paper 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.



### **Applicable Approval Criteria:**

**Multnomah County Code (MCC):** General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0560 Code Compliance and Applications

Agricultural Districts – Gorge General Agriculture (GGA): MCC 38.2225(A)(3) Review Uses - Agricultural buildings in conjunction with current agricultural use..., MCC 38.2225(A)(4) Review Uses - Accessory structures for an existing or approved dwelling that are not otherwise allowed outright..., MCC 38.2260 Dimensional Requirements, MCC 38.2290 Access

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

Special Uses – Approval Criteria and Submittal Requirements: MCC 38.7340 Agricultural Buildings

Ground Disturbing Activity and Stormwater: MCC 39.6210 Permits Required, MCC 39.6225 Erosion and Sediment Control Permit, MCC 39.6235 Stormwater Drainage Control

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** and **Chapter 39 – Zoning Code**.

## **Conditions of Approval**

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

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 shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to date of commencement. Work may commence once notice is completed. [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)]
    - ii. For purposes of Condition 1.b.i, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The notification and documentation of compliance with the conditions shall be sent to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) and reference case no.T2-2021-15126. [MCC 39.1185 and MCC 39.6210(G)]

**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 permit extension request 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 Exhibits A.5, A.6, A.13, A.17, A.18, A.27, and A.28, except as modified by the conditions of approval. It shall be the responsibility of the property owner(s) to comply with this decision and the conditions of approval. [MCC 38.0580 & MCC 38.0660(B)]

3. This permit authorizes the following ground disturbing activity:
    - a. The ground disturbing activities and vegetation removal completed in January of 2018 and outlined in ZV-2019-11941. [MCC 38.7035, MCC 39.6210 and MCC 39.6225(B)]
    - b. The proposed ground disturbing activities to return Property #2 and the area immediately adjacent to Property #2 back to its original condition prior to the ground disturbing activity associated with ZV-2019-11941. The proposed ground disturbance includes removal of fill earth materials, cutting of soil, recontouring of the area shown and described in Exhibit A.5, A.27, and A.28, and revegetation. An updated Erosion and Sediment Control plan is required per Condition of Approval #6 below. [MCC 38.7035, MCC 39.6210 and MCC 39.6225(B)]
  4. Within 30 days after the decision becomes final, the applicant(s), owner(s), or their representative(s) shall:
    - a. Record pages 1 through 9 of this Notice of Decision and Exhibits A.6 and A.27 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 at the applicant's expense. Evidence of recording shall be sent to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) and reference the case no. T2-2021-15126. [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]
5. Within ninety (90) days of the date of the final decision, the property owner(s) shall:
    - a. 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 [rithy.khut@multco.us](mailto:rithy.khut@multco.us). [MCC 38.0660(A) and (B)]
  6. Prior to land use sign-off for building plan check to authorize construction of the agricultural building, the property owner(s) or their representative(s) shall:
    - a. Submit an Agricultural "Farm" Building Application and obtain Zoning Approval to register the proposed Agricultural Building. [MCC 38.0560 and MCC 38.2225(A)(3)]
    - b. Submit an updated Erosion and Sediment Control plan demonstrating compliance with MCC 39.6225 and showing erosion control measures that align with Best Management Practices (BMP). BMPs may include sediment fences/barriers at the toe of all disturbed areas, the application of straw mulch, placement of erosion blankets and/or 6-mil plastic sheeting to provide erosion protection for exposed soils, and post construction re-establishment of ground cover. The updated Erosion and Sediment Control plan needs to show the location of proposed plantings. The updated Erosion and Sediment Control plan shall be sent to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) and reference the case no. T2-2021-15126. [MCC 38.0670, MCC 38.7035(A), MCC 38.7035(B), and MCC 39.6225(B)]



7. At the time of land use sign-off for building plan check to register and authorize construction of the agricultural building, the property owner(s) or their representative(s) shall:
  - a. Submit a lighting plan including cut sheets and specifications showing all exterior lighting supporting the agricultural building, if exterior lighting is proposed. All exterior lighting shall be a fixture type that is hooded and shielded.
    - i. “Fully shielded” means no light is emitted above the horizontal plane located at the lowest point of the fixture’s shielding. Shielding and hooding materials shall be composed of non-reflective, opaque materials. [MCC 38.7035(B)(2) and MCC 38.7035(B)(11)]
    - ii. Submit cut sheets and/or specifications for the windows. The windows must have a visible light reflectivity rating of less than 11%. [MCC 38.7035(B)(2) and MCC 38.7035(B)(10)]
8. The property owner(s) or their representative(s) shall comply with the following limitations on new development and ground disturbing activities:
  - a. No more than 5,000 square feet of total ground disturbance area is to be disturbed as described or shown in Exhibit A.2, A.6, A.27, and A.28. This area is shown as “Limits of Disturbance” on Property #2 and extends on to Property #1 in order to return the contours back to the pre-2018 state. [MCC 38.7035, MCC 39.6210 and MCC 39.6225(B)]
  - b. No more than 280 cubic yards of earth material that will be cut and 5 cubic yards of fill that will be disturbed, stored, disposed of, or used as fill as described or shown in Exhibit A.2, A.6, A.27, and A.28. [MCC 38.7035, MCC 39.6210 and MCC 39.6225(B)]
    - i. All fill used in this project shall be composed of earth materials as defined in MCC 38.0015. All fill shall not contain putrescible wastes, construction and demolition wastes, hazardous waste, and/or industrial solid wastes. Any excess soil not used as fill within the ground disturbance area shall be removed from the project area and taken to a location approved for the disposal of such material by applicable Federal, State and local authorities. [MCC 38.7035, MCC 39.6210, MCC 39.6225(B)(2), and MCC 39.6225(B)(20)]
9. When ground-disturbing activities authorized by this permit and the updated Erosion and Sediment Control plan are ready to commence the property owner(s) or their representative(s) shall:
  - a. Send an e-mail to [rithy.khut@multco.us](mailto:rithy.khut@multco.us) to provide a start date. Work may commence after written notice is completed and erosion control measures have been installed. The County’s inspector will be visiting the project site to ensure that Best Management Practices are occurring. [MCC 39.6210(F)(2) and MCC 39.6225(B)]
  - b. Post an Erosion and Sediment Control Permit notice card. The card will be sent once written notice as outlined above is completed.
    - i. The notice card shall be posted at the driveway entrance in a clearly visible location and is to remain posted until the ground disturbing work is completed.
    - ii. In the event the notice is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact the

Land Use Planning office to obtain a replacement. [MCC 39.6210(F)(2) and MCC 39.6225(B)]

10. After ground-disturbing activities are authorized and during construction, the property owner(s) or their representative(s) shall:

- a. Install erosion control measures consistent with the approved Updated Erosion and Sediment Control Plan. Flag, fence, or otherwise mark the project area as described in the approved Updated Erosion and Sediment Control Plan. [MCC 39.6225(B)(12) through (14) and MCC 39.6225(B)(18)]
- b. Maintain the erosion control measures consistent with the approved Updated Erosion and Sediment Control Plan. Erosion control measures shall be maintained through all phases of development. Erosion control measures are to include the installation of sediment fences/barriers at the toe of all disturbed areas and post construction re-establishment of ground cover. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. All erosion control measures are to be implemented using Best Management Practices (BMP). These measures shall remain in place and in good working order. Such flagging, fencing, and/or markings shall be maintained until construction is complete and all disturbed ground that is not developed with a structure/building is revegetated. [MCC 39.6225(B)(12) through (15) and MCC 39.6225(B)(18)]
  - i. The County may supplement described erosion control techniques, if turbidity or other down slope erosion impacts results, from on-site grading work. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects. [MCC 39.6210(F)(2)]
- c. Cover all stockpiled materials with plastic or other Best Management Practices (BMP) until the excess material is either contoured into the project area or removed from the subject properties. [MCC 39.6225(B)(11) and MCC 39.6225(B)(19)].
- d. Not dispose of construction debris on-site. Any construction debris and/or spoil materials removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities. This permit also does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum-based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects. [MCC 39.6225(B)(20)]
- e. Not import any new earth material to the subject properties from off-site. [MCC 39.6225(A)(2) and MCC 39.6225(B)]
- f. Remove any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality. [MCC 39.6210(E)(1) and (2)]
- g. Within five (5) days of finishing ground disturbance associated with each phase (example: excavation, contouring, fill removal, planting, etc.) as described in 4.a above, seed and mulch all disturbed soils for that phase of ground disturbance to prevent erosion and sedimentation. Monitor daily to ensure vegetation is sprouting and that no erosion or sedimentation is occurring. Monitoring may cease when vegetation on the

disturbed soils have stabilized the disturbed soils. Erosion control shall be maintained until disturbed soils are stabilized. [MCC 39.6225(B)(10) and MCC 39.6225(B)(12)]

- h. Put into action the following procedures, if any Cultural Resources and/or Archaeological Resources are located or discovered on the property during this project, including but not limited to finding any evidence of historic campsites, old burial grounds, implements, or artifacts. Additionally all survey and evaluation reports and mitigation plans shall be submitted to the Planning Director and the SHPO. Native American tribal governments shall also receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.:
  - i. Halt 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 County Planning Director and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Native American tribal governments within 24 hours. Procedures required in MCC 38.7045(L) shall be followed.
  - iii. Survey and Evaluation – The Gorge Commission will survey the cultural resources after obtaining written permission from the landowner and appropriate permits from Oregon State Historic Preservation Office (SHPO) (see ORS 358.905 to 358.955). It will gather enough information to evaluate the significance of the cultural resources. The survey and evaluation will be documented in a report that generally follows the standards in MCC 38.7045(C)(2) and MCC 38.7045(E).
  - iv. Mitigation Plan – Mitigation plans shall be prepared according to the information, consultation, and report standards of MCC 38.7045(J). Construction activities may recommence when the conditions in the mitigation plan have been executed. [MCC 38.7050(H)]
- i. Put into action the following procedures, if human remains are discovered during excavation or construction (human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts):
  - i. Halt 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 Multnomah County Planning Director, the Gorge Commission, and the Native American tribal governments shall be contacted immediately.
  - iii. Inspection – The State Medical Examiner shall inspect the remains at the project site and determine if they are prehistoric/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 will assume jurisdiction and the cultural resource protection process may conclude.

- v. Treatment – Prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in Oregon Revised Statutes, Chapter 97.740 to 97.760.

- 1. 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 standards of MCC 38.7045(I).
- 2. The plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in the standards of MCC 38.7045(J) are met and the mitigation plan is executed. [MCC 38.7050(H)]

- j. Construct the exterior of the agricultural building using wood siding. The roof shall be a composition roof and have a dark earth tone color that matches the top two rows (A and B) or C14 through C16 of the third row from the Columbia River Gorge Commission *Scenic Resources Implementation Handbook* Color Chart. The windows shall have a visible light reflectivity rating of less than 11%. The exterior colors shall be as shown in Exhibit A.10. If the property owner decides to paint the entire building a color that is different from the colors in Exhibit A.10, the paint shall match the top two rows (A and B) or C14 through C16 of the third row from the Columbia River Gorge Commission *Scenic Resources Implementation Handbook* Color Chart [MCC 38.7035(B)(2), MCC 38.7035(B)(10) through (B)(12)]

- 11. After all ground-disturbing activity has concluded, the property owner(s) or their representative(s) shall:

- a. Shall seed with native grasses all disturbed areas within five (5) days of the date ground disturbing activities are concluded. [MCC 39.6225(B)(12)]
- b. Shall plant all proposed trees within thirty (30) days of the date ground disturbing activities are concluded or the next appropriate planting window, whichever occurs soonest. [MCC 38.7035(B), MCC 38.7035(C), and MCC 39.6225(B)(12)]
  - i. The trees shall be of a similar native species to the removed trees associated with ZV-2019-11941. The size and spacing of the trees shall follow the recommendations in Columbia River Gorge Commission *Scenic Resources Implementation Handbook - List of Recommended Plants* [MCC 38.7035(B)(2), MCC 38.7035(B)(8), MCC 38.7035(B)(17), MCC 38.7035(C)(1)]
- c. Within five (5) days of completion of all ground-disturbing activities, the property owner shall send an email to [lut.compliance@multco.us](mailto:lut.compliance@multco.us) to set up a site inspection to verify the site has been revegetated. [MCC 39.1170(A), MCC 39.1170(B), MCC 39.5050(B) and MCC 39.6210(G)]

- 12. As an on-going condition, the property owner(s) or their representative(s) shall:

- a. Direct all exterior lighting supporting the agricultural building downward such that it is not highly visible from Key Viewing Areas [MCC 38.7035(B)(2) and MCC 38.7035(B)(11)]
- b. Be responsible for the proper maintenance and survival of planted vegetation and trees as proposed in the updated Erosion and Sediment Control plan. Replacement of such



vegetation or trees that do not survive shall be replaced in the next growing season with the same native species. [MCC 38.7035(B)(17) and MCC 38.7035(C)(1)]

- c. Retain the existing tree cover as shown in Exhibit A.13 on the Property #1. If trees are removed due to safety purposes (i.e. to prevent or mitigate significant loss or damage to life, health, property, or essential public services), they shall be replaced at a ratio of 3:1 with a one-gallon-sized native species of similar species in the same area so that the density of tree cover is maintained. [MCC 38.7035(B)(8) and MCC 38.7035(C)(1)]

**Note:** Once this decision is final, application for building permits may be made with the City of Gresham, as applicable. When ready to have building plans signed off by land use planning, the applicant shall complete 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, “Within 30 days after the decision becomes final...” or “7. Prior to land use sign-off for building plan check...” Be ready to demonstrate compliance with the conditions.
2. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions on how to submit your building plans and related documents for staff to review the conditions of approval. 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, if applicable, from the City of Gresham.

## **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 (NSA) Site Review to authorize previous ground disturbance that was not previously reviewed by the County. The unpermitted work includes extensive ground disturbance and vegetation removal on both properties as shown in Exhibit A.27 and outlined in Notice of Violation #ZV-2019-11941.

The applicant also requests authorization of the following proposed development:

1. A new agricultural building on Property #1. New fencing placed along the property line between Property #1 and #2.
2. Filling and excavation to restore the contours on both properties prior to the ground disturbance outlined in ZV-2019-11941. Vegetation will also be planted to replace trees that were removed as shown in Exhibit A.27.

### **2.0 Property Description & History:**

**Staff:** This application is for 1525 NE Crestview Lane, Corbett (“Property #1”) and 37201 NE Benfield Road, Corbett (“Property #2”) or together known as the “subject properties.”

Property #1 is located on the south side of E. Historic Columbia River Highway in the Columbia River Gorge National Scenic Area. The subject property is zoned Gorge General Agriculture (GGA-40). The subject property is approximately 21.14 acres in size. The property has a Geologic Hazards (GH) overlay that covers a small portion of the property. Aerial photo review from 2020 and 2022 shows the presence of one large building on the subject property (Exhibit B.6 through B.8).

There has been previous land use/building permits associated with Property #1:

<b>Land Use / Building Permit #</b>	<b>Determination Date / Date Approved</b>	<b>Decision</b>	<b>Description</b>
C-0055-M-G-11	June 11, 1993	Approved	Single-family dwelling
NSA 26-97	November 25, 1997	Approved	In-ground swimming pool with attached spa
GEC 11-98	May 14, 1998	Approved	Grading & Erosion Control permit for a proposed swimming pool 70' x 50'

Property #2 is located on the east side of NE Benfield Road in the Columbia River Gorge National Scenic Area. The subject property is zoned Gorge General Agriculture (GGA-40). The subject property is approximately 21.82 acres in size. The property has a Geologic Hazards (GH) overlay that covers a small portion on the eastern side of the property. Aerial photo review from 2020 and 2022 shows the presence of two large buildings and one smaller building on the subject property (Exhibit B.6 through B.8).

There has been previous land use/building permits associated with the Property #2:

Land Use / Building Permit #	Date Approved	Decision	Description
T2-01-050	07-27-2001	Approved	NSA Site Review for a new front porch, sun room, and a conversion to the garage into a studio
T2-2011-2047	03-13-2012	Approved	NSA Site Review for solar PV system
BP-2012-2223	03-22-2012	Approved	Solar PV system associated with T2-2011-2047
T2-2019-11984	01-17-2020	Approved	NSA Site Review for solar PV system
BP-2020-13026	02-26-2020	Approved	New Accessory Alternative Energy System

### 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.5). Staff received the following public comments during the 14-day comment period.

#### 3.1 Cultural Resource Survey Determination from Brittney Cardarella, Heritage Resources Program Manager for the USDA Forest Service Columbia River Gorge National Scenic Area (Exhibit D.1 and D.2)

**Staff:** Brittney Cardarella sent an e-mail and a Cultural Resource Survey Determination written by Chris Donnermeyer on behalf of the United States Department of Agriculture: Forest Service ("USFS") on November 10, 2021 and then again on June 27, 2022. The Survey stated that, "A Cultural Resource Survey is: Not Required" and "A Historic Survey is: Not Required".

#### 3.2 E-mail and Letter from Sara Grigsby, owner of Property #2 (Exhibit D.3)

**Staff:** Sara Grigsby, owner of Property #2, submitted an e-mail and letter on July 5, 2022. The letter contained comments intended to reiterate the impact of caused by the owner of Property #1 on her property. The letter also discussed additional requests to amend the application to include additional ground disturbance to return contours to prior conditions, additional plantings, construction of new fencing along the property line.

#### 3.1 E-mail and Letter from Steven D. McCoy, Staff Attorney, Friends of the Columbia Gorge (Exhibit D.4)

**Staff:** Steven D. McCoy submitted an e-mail and letter on July 7, 2022 on behalf of the Friends of the Columbia Gorge. The letter contained comments intended to identify application requirements, procedural requirements, resource protection standards, and provide recommendations to the County and the public regarding legal requirements.

### 4.0 Administrative Procedures Criteria:

#### 4.1 MCC 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.**

\* \* \*

**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.

This standard was originally codified in the chapter related to land use application procedures and, by its terms, expressly applies to the application review process. Although now codified in the administration and procedures part of the Columbia River Gorge National Scenic Area Code this standard remains applicable to the application review process and not to the post-permit-approval enforcement process.

The County issued a Notice of Violation, ZV-2019-11941 on October 28, 2020. The violation resulted from ground disturbance activity and vegetation removal conducted on the subject properties without County review (Exhibit B.9). The Applicant and Property Owners responded with the submittal of this application to authorize the unpermitted work. This application also requests authorization for new filling, excavation, and vegetation planting to restore the contours on both properties to the conditions that existed prior to the unpermitted work.

*When the applicant meets all of the conditions of this Decision, the compliance issues identified in ZV-2019-11941 will be resolved. Therefore, the County is able to make a land use decision approving development on the subject property.*

## **5.0 Gorge General Agriculture (GGA) Criteria:**

### **5.1 MCC 38.2225 REVIEW USES**

**(A) The following uses may be allowed on lands designated GGA pursuant to the provisions of MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:**

\* \* \*

- (3) Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to MCC 38.7340.**



**Staff:** As discussed in Section 4.0, the Applicant is requesting authorization for development that occurred without review from the County. The development (ground disturbing activity), was conducted in preparation for the construction of an agricultural building. This application requests authorization of the previous ground disturbing activity in relation to a current agricultural use. This application also request authorization for a new agricultural building and additional ground disturbance (recontouring) to return Property #2 back to its original condition prior to 2020 and to stabilize soils and revegetate Property #2. To ensure that the building is properly permitted, a condition will be required that the agricultural building be registered. *As conditioned, this criterion is met.*

**(4) Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in MCC 38.2225 (A)(5) or MCC 38.2225 (A)(6).**

**Staff:** As discussed in Section 4.0, the Applicant is requesting authorization for development that occurred without review from the County. The Applicant is also proposing new fencing to replace fencing that was removed along the property line between Property #1 and #2.

**5.2 MCC 38.2260 DIMENSIONAL REQUIREMENTS**

\* \* \*

**(C) Minimum Yard Dimensions - Feet**

Front	Side	Street Side	Rear
30	10	30	30

**Maximum Structure Height – 35 feet**

\* \* \*

**(D) 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.**

**Staff:** The Figure below illustrates the lot lines for Property #1 and the Table below lists the setbacks for the proposed structures based on the site plan (Exhibit A.6 and A.13).

**Figure 1.0: Lot Lines**



**Table 1: Distance of the Agricultural Building from Property Lines**

Lot Line	Yard Requirement	Distance of building to Property Line
Front (adjacent to E. Historic Columbia River Highway)	30'	>1,000'
Side #1 (East Line)	10'	20'
Rear (line opposite of E. Historic Columbia River Highway)	30'	±87'
Side #2 (East Line)	10'	±579'
Side #3 (North Line)	10'	±588'
Side #4 (most easterly East Line)	10'	>790'

As the proposed fencing is less than 6 feet in height, the fencing may be located on the property line. *The agricultural building and fence meet the minimum yard requirements.*

As measured on the building plans, the proposed agricultural building is approximately 22.25 feet in height. *The agricultural building meets the maximum height requirements.*

**(E) 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 applicant is not proposing a structure that will exceed the maximum height requirement; therefore, this criterion is not applicable. *This criterion is not applicable.*

### 5.3 MCC 38.2290 ACCESS

**Any lot in this district shall abut a street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles.**

**Staff:** Each of the subject properties abuts a street. Property #1 abuts E. Historic Columbia River Highway and Property #2 abuts NE Benfield Road. *This criterion is met.*

## 6.0 Special Uses - Agricultural Buildings Criteria:

### 6.1 MCC 38.7340 AGRICULTURAL BUILDINGS

**(A) The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use.**

**(B) To explain how (A) above is met, applicants shall submit the following information with their land use application:**

- (1) A description of the size and characteristics of current agricultural use.**
- (2) An agricultural plan for any proposed agricultural use that specifies agricultural use (e.g., crops, livestock, products), agricultural areas and acreages (e.g., fields, pastures, enclosures), agricultural structures (e.g., irrigation systems, wind machines, storage bins) and schedules (e.g., plowing, planting, grazing).**
- (3) A floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock).**

**Staff:** The current agricultural use on Property #1 is the raising and grazing of cattle livestock. Typically 8 to 14 head of cattle are on the property at any given time and 4 to 5 are sold as beef as whole or half shares (Exhibit A.31). Based on Assessor data, 14.14 acres are classified as being used under farm use land assessment. The 14.14 acres would be appropriate if 1.5 to 2 acres are needed per beef cow according to United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). Further, the applicant included IRS Schedule F forms from 2008 to 2019 showing the income from those farming activities (Exhibit A.20).

The building will be approximately 60 feet by 54 feet (3,240 square feet) will accommodate the agricultural use. The enclosed portion of the building will be 60 feet by 41 feet and an area that is open on three sides and covered by roof will be 60 feet by 13 feet. The building will have five (5) stalls, areas of hay and grain storage, in addition to an area for equipment parking (Exhibit A.6 and A.18). *These 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:**

**Staff:** As discussed in Section 5.1, this application involves proposed and retroactive Review Uses. Staff addresses relevant GMA Scenic Review Criteria below.

#### **7.1.1 (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 development that occurred without review by the County and the proposed development are ground-disturbing activities that will alter the landscape. The grading and modifications of landforms are associated with the agricultural use and construction of a proposed agricultural building discussed in Section 6.0. The ground disturbance that occurred was designed to contour the land to create a plateau for residential portions of the property to sit on and flatten the land for agricultural uses and agricultural building (Exhibit A.27). The grading activities were the minimum necessary to clearly create a separation between the uses and create a flatter area for the agricultural uses. *This criterion is met.*

**(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 applicant is requesting a new agricultural building. Within the nearby area, 14 properties are located in the same GGA zoning district. Of those properties, only nine have agricultural buildings. The average square footage of the nearby agricultural buildings is 1,689 square feet, with a minimum of 256 square feet and a maximum of 6,020 square feet. The proposed agricultural building is 3,240 square feet, which is within the range of similar buildings that exist nearby (Exhibit B.10). *This criterion is met.*

**(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 properties take access from NE Crestview Lane and NE Benfield Road. Both of the roads are not identified as a Scenic Travel Corridor. There are no changes to the vehicular access point to the Scenic Travel Corridor. *This criterion is met.*

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

**Staff:** A condition will require proper maintenance and survival of existing and any proposed vegetation. *As conditioned, this criterion is met.*

**(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 applicant provided a site plan containing the necessary information to determine the compatibility with the Pastoral landscape setting (Exhibit A.5, A.8 – A.10, A.13, A.17, A.18, and A.27). The determination of compatibility is discussed in Section 7.1.3.

\* \* \*

**7.1.2 (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 development that occurred without review by the County and the proposed development are located in areas that are topographically visible from the following KVAs: Columbia River, Historic Columbia River Highway, Interstate I-84 including rest stops, Larch Mountain Road, Sandy River, Sherrard Point on Larch Mountain, Washington State Route 14.

To meet the not visually subordinate standard, the development must not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings

The proposed development is topographically visible from those KVAs, but is located in an area of significant vegetative screening. The landscape plan shows that there are substantial amounts of mature trees located around the development (Exhibit A.13). As shown in the most current aerial photo, the trees are established and the development and proposed agricultural building are surrounded by trees on all sides (Exhibit B.8). There is a small area to the south along the Historic Columbia River Highway that the agricultural building and other development could be potentially seen; however, the distance from the highway to the proposed agricultural building and fencing is almost 0.25 miles, which limits the dominance of the building in relation to its surroundings.

The narrative and building plan discuss and show that the proposed agricultural building will have exterior wood siding and a composition roof. The applicant is proposing earth tone colors for the body and trim. The colors provided meet the *Columbia River Gorge Commission Scenic*



*Resources Implementation Handbook Color Chart. The fencing is also comprised of wood posts and wire fencing. As conditioned, this criterion is met.*

**(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.**

**Staff:** As discussed above, proposed development is topographically visible from those KVAs, but is located in an area of significant vegetative screening. The visual impact of the development that has already occurred and the proposed development that will occur is minimal as long as the vegetation that currently exists is maintained. As discussed in this Section, various conditions of approval will be required to ensure that the scenic standard is met.

**(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 cumulative effect of the development that has already occurred and the proposed development that will occur will be minor. The proposed agricultural building is located on a property that has an agricultural use. The development is located in an area that is highly screened with vegetation and trees to the closest KVA, the Historic Columbia River Highway. To maintain this screening, a condition requires that the property owners shall be responsible for the proper maintenance and survival of the vegetation. Another condition requires that the tree density to the east, south, and west be maintained and that if trees die or are removed that they be replaced. *As conditioned, this criterion is met.*

**(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 provided a narrative and various plans containing the necessary information as required above. The narrative and plans discuss and provide descriptions of the proposed agricultural building (Exhibit A.5, A.8 – A.10, A.13, A.17, A.18, and A.27). *This criterion is met.*

**(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 and associated activities; therefore, this criterion is not applicable. *This criterion is not applicable.*

**(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:** As discussed above, the previous ground disturbance, the proposed ground disturbance, and the proposed agricultural building are sited on portions of the property that minimize visibility from KVAs. The development is located almost 0.25 miles from the nearest KVA. *This criterion is met.*

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

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

**Staff:** As discussed above, the previous ground disturbance, the proposed ground disturbance, and the proposed agricultural building are a substantial distance from the KVAs and are screened using existing vegetation. Additionally, the applicant is proposing to replace trees on Property #2. A condition requires that the exiting tree cover to the south be retained. *As conditioned, this criterion is met.*

**(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 agricultural building is designed and sited to minimize visibility of cut banks and fill slopes. The agricultural building is located in an area of relative gentle slope that is more than 0.24 miles from the nearest KVA. From that distance, any visible cut bank and fill slopes that can be seen from KVAs are minimized. *This criterion is met.*

**(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 subordination. Recommended**

**square footage limitations for such surfaces are provided for guidance in the Implementation Handbook**

**Staff:** The narrative and building plan discuss and show that the exterior of the proposed agricultural building will be surfaced with wood siding and a composition roof (Exhibit A.5 and A.18). Both materials are non-reflective. The elevation drawings show windows on the right elevation and rear elevation. A condition requires that the windows have a reflectivity rating of 11% or less for visible light. *As conditioned, this criterion is met.*

**(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 has not provided photos of the exterior lighting on the subject property. A condition requires that any exterior lighting installed on the agricultural building meet the requirements of this subsection. *As conditioned, this criterion is met.*

**(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:** The applicant included samples of the proposed exterior colors, which are dark earth-tones found at the specific site and surrounding landscape. The proposed fencing is comprised of wood posts and wire fencing. A condition requires that the proposed colors be used for the agricultural building and fencing. *As conditioned, this criterion is met.*

\* \* \*

**(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.**

**Staff:** The proposed agricultural building location is on a bluff at an elevation of approximately 724 feet above sea level (Exhibit A.5 and A.27). The building will be approximately 22.25 feet in height (Exhibit A.18). Between the agricultural building and skyline of a bluff, cliff, or ridge as seen from KVAs, the bluff is at an elevation of 760 feet above sea level. The elevation difference allows the agricultural building to be below the skyline of a bluff, cliff, and ridge. *This criterion is met.*

\* \* \*

**(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.**

**(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:** The applicant provided a landscaping plan showing the location of existing vegetation and trees used to screen the development from KVAs (Exhibit A.13). The development is sufficiently screened to be visually subordinate from the KVAs; however, the applicant is electing to plant new trees to replace the trees that were removed. Therefore, the landscaping requirements above will need to be met as a condition of approval. *As conditioned, these criteria are met.*

\* \* \*

**(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:** As discussed in the narrative and shown in the plans, the proposed agricultural building will be located in an area that is relatively flat. The slopes within the footprint of the agricultural building are less than 30 percent (Exhibit A.6 and A.27). *This criterion is met.*

**(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;**



- 4. Provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer or engineering geologist is recommended);**
- 5. A description of all plant materials used to revegetate exposed slopes and banks, including type of species, number of plants, size and location, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and**
- 6. A description of any other interim or permanent erosion control measures to be utilized.**

**Staff:** The development that occurred without review by the County and the proposed development are ground-disturbing activities involving more than 100 cubic yards of ground disturbance. The applicant provided a grading plan that meets the submittal requirements above (Exhibit A.27). The narrative discusses and describes the requirements of subsection (b) (Exhibit A.5 and A.28). As discussed above, the grading complies with the KVA policies contained in MCC 38.7035. *This criterion is met.*

\* \* \*

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

**(1) Pastoral**

- (a) Accessory structures, outbuildings and accessways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.**

**Staff:** The application is for authorization of previous development and new development that are Review Uses as discussed in Section 5.1. The subject property is located in the Pastoral landscape setting. As proposed, the agricultural building is located in area that is at a lower elevation near the residential uses (Exhibit A.5, A.6, A.13, and A.27). The proposed agricultural building and existing buildings are located in the northwest corner of the property at the edge of an existing pasture and farm field. The proposed fencing that replaces the fencing that was removed borders the property line to ensure that the agricultural use does not trespass and is adjacent to the proposed agricultural building. *This criterion is met.*

**(b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual sub-ordinance for new development and expansion of existing development:**

- 1. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.**
- 2. Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.**
- 3. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, Douglas fir, Lombardy poplar (usually in rows), Oregon white oak, bigleaf maple, and black locust (primarily in the eastern Gorge). The Scenic Resources Implementation Handbook includes recommended minimum sizes.**
- 4. At least one-quarter of any trees planted for screening shall be coniferous for winter screening.**

**Staff:** As discussed in the narrative and shown in the site plan, the existing vegetation and mature tree cover has been mostly retained between the development and KVAs. Between the development and the Historic Columbia River Highway KVA, there is mature trees and pasture. The trees screen the development and the pasture is used as part of the agricultural use on the property (Exhibit A.5, A.6, A.13, and A.27). Further, the applicant is electing to plant new trees to replace the trees that were removed. Therefore, the vegetative landscaping requirements above will need to be met as a condition of approval. Lastly, as pasture is retained, the area continues to have an open character. *As conditioned, these criteria are met.*

**(c) Compatible recreation uses include resource-based recreation uses of a very low or low-intensity nature, occurring infrequently in the landscape.**

**Staff:** The applicant is not proposing any resource-based recreation uses as part of this application; therefore, this criterion is not applicable. *This criterion is not applicable.*

**7.1.4 (D) All Review Uses and Conditional Uses within scenic travel corridors:**

**(1) For the purposes of implementing this section, the foreground of a Scenic Travel Corridor shall include those lands within one-quarter mile of the edge of pavement of the Historic Columbia River Highway and I– 84.**

**Staff:** The subject properties are both located within one-quarter mile from the edge of pavement of the Historic Columbia River Highway.

*The land is located in the foreground of the Scenic Travel Corridor and therefore the standards of MCC 38.7035(D)(2) through (7) are applicable.*

**(2) All new buildings and alterations to existing buildings, except in a GGRC, shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway. A variance to this setback requirement may be granted pursuant to MCC 38.0065. All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway, to the maximum extent practicable.**

**Staff:** The closest portion of the proposed building is located more than 900 feet from the edge of pavement of the Historic Columbia River Highway. *This criterion is met.*

**(3) Additions to existing buildings or expansion of existing parking lots located within 100 feet of the edge of pavement of a Scenic Travel Corridor roadway except in a GGRC, shall comply with subsection (2) above to the maximum extent practicable.**

**Staff:** The applicant is not proposing an addition to an existing building or expansion of an existing parking lot; therefore, this criterion is not applicable. *This criterion is not applicable.*

\* \* \*

**7.2 MCC 38.7045 GMA CULTURAL RESOURCE REVIEW CRITERIA**

**7.2.1 (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:** Brittney Cardarella sent an e-mail and a Cultural Resource Survey Determination written by Chris Donnermeyer on November 10, 2021 and then again on June 27, 2022 stating that “A Cultural Resource Reconnaissance Survey is: Not required” as the proposed use or element of the propose use, “Would occur on a site that has been determined to be located within a low probability” and “Does not occur within 500 feet of a known cultural resource” (Exhibit D.1 and D.2). *These criteria are met.*

\* \* \*

**(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:** Brittney Cardarella sent an e-mail and a Cultural Resource Survey Determination written by Chris Donnermeyer on November 10, 2021 and then again on June 27, 2022. The Determination stated that “A Historic Survey is: Not required” as the proposed development, “Would not later the exterior architectural appearance of significant buildings and structures that are 50 years old or older” and “Would not compromise features of the surrounding area that are important in defining the historic or architectural character of significant buildings or structures that are 50 years old or older” (Exhibit D.1 and D.2). *These criteria are met.*

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

\* \* \*

**Staff:** As a cultural resource review is not required, these criteria are not applicable except for MCC 38.7045(L) and (M). Those criteria are required to be met as a condition. *As conditioned, these criteria are met.*

**7.2.3 (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.**

\* \* \*

**Staff:** A condition requires the property owner to follow the procedures of MCC 38.7045(L), if cultural resources are discovered during construction. *As conditioned, these criteria are met.*

**7.2.4 (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:** A condition requires the property owner to follow the procedures of MCC 38.7045(M), if human remains are discovered after construction begins. *As conditioned, these criteria are met.*

### **7.3 MCC 38.7055 GMA WETLAND REVIEW CRITERIA**

#### **7.3.1 (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:** In reviewing the National Wetland Inventory and soils, the maps indicate that the soils on the properties are classified as 27C and 27D (Mershon silt loam), which are not identified as hydric soils. The subject properties are not located adjacent to the main stem of the Columbia River or within a wetland buffer zone. No wetlands were identified on the project site during the site review. *These criteria are met.*

### **7.4 MCC 38.7060 GMA STREAM, LAKE AND RIPARIAN AREA REVIEW CRITERIA**

#### **7.4.1 (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:** Property #2 contains a stream known as Crusher Creek. The stream is classified as a perennial stream as shown in the Statewide Wetland Inventory map (Exhibit B.11). The buffer zone of a perennial stream is 100 feet. The proposed use and development are more than 100 from the buffer zone; therefore, these criteria are not applicable. *These criteria are not applicable.*

### **7.5 MCC 38.7065 GMA WILDLIFE REVIEW CRITERIA**

#### **7.5.1 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 United State Forest Service maps for Sensitive Wildlife, there does not appear to be any sensitive wildlife areas or sensitive wildlife sites within 1,000 feet of the subject properties. *These criteria are not applicable.*

### **7.6 MCC 38.7070 GMA RARE PLANT REVIEW CRITERIA**

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

**Staff:** Based on United State Forest Service maps, there does not appear to be any endemic plants or sensitive plant species within 1,000 feet of the subject properties. *These criteria are not applicable.*

**7.7 MCC 38.7080 GMA RECREATION RESOURCE REVIEW CRITERIA**

**7.7.1 The following uses are allowed, subject to compliance with MCC 38.7080 (E) and (F).**

\* \* \*

**Staff:** The subject property is located within the Recreation Intensity Class 2; however, the applicant is not proposing any recreation based uses. *These criteria are not applicable.*

**8.0 Ground Disturbing Activity and Stormwater Criteria:**

**8.1 MCC 39.6210 PERMITS REQUIRED.**

**(A) Unless exempt under this Code, whether under MCC 39.6215, 39.5080, 38.5510 or otherwise, no ground disturbing activity shall occur except pursuant to one of the following permits: a Minimal Impact Project (MIP) permit, an Erosion and Sediment Control permit (ESC), an Agricultural Fill permit (AF), a Geologic Hazards permit (GH), or a Large Fill permit (LF).**

**Staff:** The applicant is requesting review of previous ground disturbance, proposing to establish an agricultural building, and return the area of previous ground disturbance back to its original condition. The development is not exempt under MCC 39.6215, 39.5080, or 38.5510 as the ground disturbance is a listed action in MCC 39.6215. The subject property is not located within an area of Geologic Hazards and exceeds the standards within Minimal Impact Project requirements. Therefore, the applicant is required to obtain an Erosion and Sediment Control permit, which is discussed below.

**(B) The permits referenced in subsection (A) are required in addition to and not in lieu of any other local, state or federal permit, including but not limited to permits required for ground disturbing activities within a water body regulated by the Oregon Department of State Lands, the U.S. Army Corps of Engineers or the Oregon Department of Fish and Wildlife.**

**Staff:** There does not appear to be any additional state or federal permit requirements that are needed as part of this application. Further, none of the ground disturbing activities is within a water body regulated by the Oregon Department of State Lands, the U.S. Army Corps of Engineers, or the Oregon Department of Fish and Wildlife. Therefore, the applicant complies with the applicable requirements. *This criterion is met.*

**(C) No ground disturbing activity shall occur except in support of a lawfully established use or in support of the lawful establishment of a use.**

**Staff:** As discussed in Section 5.0 through 7.0, if the applicant meets the Conditions of Approval, the ground disturbing activities will be in support of a lawfully established use. *As conditioned, this criterion is met.*

**(D) No permit identified in subsection (A) shall be issued in any case where the planning director or a building official determines that the proposed ground disturbing activity will be hazardous by reason of flood, geological hazard, seismic hazard, or unstable soils; or is liable to endanger any other adjacent property; or result in the deposition of debris on any public right-of-way or property or water body; or otherwise create a nuisance.**

**Staff:** Based on the information provided as part of this application and the findings, the applicant has carried the burden necessary for the National Scenic Area Site Review and an Erosion and Sediment Control permit. There are no indications that the previous ground disturbance or the proposed ground disturbance will be hazardous by reason of flood, geological hazard, seismic hazard, or unstable soils. The ground disturbing activity is located on two properties and each property owner has signed off on the application request. If the applicant meets the Conditions of Approval, the ground disturbance will not result in the deposition of debris on any public right-of-way, property, or waterbody; otherwise create a nuisance. *As conditioned, this criterion is met.*

**(E) Responsibility. For any ground disturbing activity authorized under a permit listed in subsection (A):**

**(1) Whenever sedimentation is caused by ground disturbing activity, the person, corporation or other entity shall be responsible to remove that sedimentation from all adjoining surfaces and drainage systems prior to issuance of occupancy or final approvals for the project.**

**(2) It is the responsibility of any person, corporation or other entity doing ground disturbing activity on, in, under or around a water body, or the floodplain or right-of-way, to maintain as nearly as possible in its present state the water body, floodplain, or right-of-way during such activity, and to return the same to a functional condition equal to or better than the condition existing immediately prior to the ground disturbing activity.**

**Staff:** A condition requires the property owners or their representatives to comply with MCC 39.6210(E). *As conditioned, this criterion is met.*

**(F) Implementation.**

**(1) Performance bond. A performance bond may be required in the amount of the full cost of the establishment and maintenance of all erosion, sedimentation and stormwater control measures for activity authorized through any permit listed in subsection (A). The bond may be used to provide for the installation of the measures if not completed by the contractor. The bond shall be released upon determination the control measures have or can be expected to perform satisfactorily. The bond may be waived if the director determines the scale and duration of the project and the potential problems arising therefrom will be minor.**

**Staff:** Due to the scope and nature of this application, a performance bond will not be required.

**(2) Inspection and enforcement. The director may take steps to ensure compliance with the requirements of Part 6, Geologic Hazards permit requirements, and Large Fill permit requirements, including but not limited to, inspections, peer review of engineering analysis (at the applicant's expense), post construction certification of the work, and the posting of a notice providing County contact information in the event that questions arise concerning work occurring on-site.**



**The requirements of this subpart of MCC Chapter 39 shall be enforced by the planning director. If inspection by county staff reveals erosive conditions which exceed those prescribed by the permit, work may be stopped until appropriate correction measures are completed.**

**Staff:** The above standard is not an approval criterion; instead, it outlines the scope of inspection and enforcement that the County has to ensure compliance with the criterion within this Section.

**(G) Final approvals. A certificate of occupancy or other final approval shall be granted for development subject to the provisions of this subpart of MCC Chapter 39 only upon satisfactory completion of all applicable requirements.**

**Staff:** A condition requires the applicant demonstrate satisfactory completion of all applicable requirements of this Decision in order to obtain a certificate of occupancy or other final approval. *As conditioned, this criterion is met.*

## **8.2 MCC 39.6225 EROSION AND SEDIMENT CONTROL PERMIT.**

### **8.2.1 (A) An application for an Erosion and Sediment Control permit shall include two copies of each of the following:**

**(1) A scaled site plan showing the following, both existing and proposed:**

\* \* \*

**(2) Calculations of the total area of proposed ground disturbance (square feet), volume of proposed cut (cubic yards) and fill (cubic yards), total volume of fill...**

**(3) A written description of the ground disturbing activity and any associated development, including:**

\* \* \*

**Staff:** The Site Plan is included as Exhibit A.6 and A.27. Calculations and a written description of the proposal are included as Exhibit A.28. *These submittal requirements are met.*

**(2) Surcharges to sanitary drainfields have been reviewed by the City of Portland Sanitarian or other agencies authorized to review waste disposal systems; and**

**Staff:** The applicant provided a Septic Review Certification reviewed and approved by the Multnomah County Sanitarian on October 29, 2021 (Exhibit A.15 and B.5). The Septic Review Certification shows the proposed agricultural building on Property #1 does not pose any concerns to the septic system and drainfield on Property #1. *This criterion is met.*

**(3) Any new discharges into public right-of-ways have complied with the governing agencies discharge review process;**

**Staff:** The applicant provided a Storm Water Certificate and an ODOT Access Review. Kelli Grover, PE reviewed and signed the Storm Water Drainage Control Certificate (Exhibit A.30). The Certificate recommends use of gutter, downspout, and splash block drainage control system to ensure that no new discharges will occur into the right-of-way. The ODOT Access Review indicates that ODOT reviewed the storm water impacts and has no concerns about new discharges into the public right-of-way (Exhibit A.29). *This criterion is met.*

**(4) Written findings, together with any supplemental plans, maps, reports, or other information necessary to demonstrate compliance of the proposal with all applicable provisions of the Multnomah County code including Erosion and Sediment Control permit standards in subsection (B). Necessary reports, certifications, or plans may pertain to: engineering, soil characteristics, stormwater drainage control, stream protection, erosion and sediment control, and replanting.**

**Staff:** The applicant provided the submittal requirements as discussed above. No additional written findings are required. *This criterion is met.*

**(5) Approval of any new stormwater surcharges to sanitary drainfields by the City of Portland Sanitarian and any other agency having authority over the matter; and**

**Staff:** The applicant provided a Septic Review Certification reviewed and approved by the Multnomah County Sanitarian on October 29, 2021 (Exhibit A.15 and B.5). The Septic Review Certification shows the proposed agricultural building on Property #1 does not pose any concerns to the septic system and drainfield on Property #1. *This criterion is met.*

**(6) Approval of any new stormwater discharges into public right-of-ways by each governing agency having authority over the matter.**

**Staff:** The ODOT Access Review indicates that the ODOT reviewed the storm water impacts and has no concerns about new discharges into the public right-of-way (Exhibit A.29). *This criterion is met.*

**8.2.2 (B) An Erosion and Sediment Control (ESC) permit shall not be issued unless the application for such permit establishes compliance with MCC 39.6210 and satisfaction of the following standards:**

**(1) The total cumulative deposit of fill, excluding agricultural fill pursuant to an Agricultural Fill permit, on the site for the 20-year period preceding the date of the ESC permit application, and including the fill proposed in the ESC permit application, shall not exceed 5,000 cubic yards. For purposes of this section, the term “site” shall mean either a single lot of record or contiguous lots of record under same ownership, whichever results in the largest land area.**

**Staff:** As part of the ground disturbing activities that occurred and will occur, the applicant shows that approximately 75,000 square feet (1.72 acres) of total ground disturbance with upwards of approximately 2,036 cubic yards of cut and 2,239 of fill that was disturbed, excavated, stored, or used as fill. However, no fill was brought to the site from an off-site location.

Additionally, as proposed by the applicant, approximately an additional 5,000 square feet of ground disturbance with 208 cubic yards of cut and 5 cubic yards of fill will be generated to return Property #2 and the area immediately adjacent to the Property #2 back to its original condition prior to the ground disturbing activity that occurred without review from the County. *This criterion is met.*

**(2) Fill shall be composed of earth materials only.**

**Staff:** The applicant indicated that all fill composed of earth materials as the fill was generated on the site and no fill was brought to the site from an off-site location. Additionally, as proposed by the applicant, the fill will be used to return Property #2 and the area immediately adjacent to the Property #2 back to its original condition will use fill located on site. A condition requires compliance with this requirement. *As conditioned, this criterion is met.*

**(3) Cut and fill slopes shall not exceed 33 percent grade (3 Horizontal; 1 Vertical) unless a Certified Engineering Geologist or Geotechnical Engineer certifies in writing that a grade in excess of 33 percent is safe (including, but not limited to, not endangering or disturbing adjoining property), and suitable for the proposed development.**

**(4) Unsupported finished cuts and fills greater than 1 foot in height and less than or equal to 4 feet in height at any point shall meet a setback from any property line of a distance at least twice the height of the cut or fill, unless a Certified Engineering Geologist or Geotechnical Engineer certifies in writing that the cuts or fill will not endanger or disturb adjoining property. All unsupported finished cuts and fills greater than 4 feet in height at any point shall require a Certified Engineering Geologist or Geotechnical Engineer to certify in writing that the cuts and fills will not endanger or disturb adjoining property.**

**Staff:** The applicant's Grading Plan indicates that there are no cut and fill slopes that exceed 33 percent grade (3 Horizontal; 1 Vertical) and that there are no unsupported finished cuts and fills greater than 1 foot in height and less than or equal to 4 feet in height at any point. The steepest unsupported finished cut and fills is approximately 20% (Exhibit A.27). *These criteria are not applicable.*

**(5) Fills shall not encroach on any water body unless an Oregon licensed Professional Engineer certifies that the altered portion of the water body will continue to provide equal or greater flood carrying capacity for a storm of 10-year design frequency.**

**Staff:** The applicant's Grading Plan indicates the extent of the ground disturbance that occurred and will occur is more than 200 feet from the nearest water body (Exhibit A.27). *This criterion is met.*

**(6) Fill generated by dredging may be deposited on Sauvie Island only to assist in flood control or to improve a farm's soils or productivity, except that it may not be deposited in any SEC overlay, WRG overlay, or designated wetland.**

**Staff:** The development that has occurred and the proposed development that has yet to occur are not proposing to generate fill by dredging; therefore, this criterion is not applicable. *This criterion is not applicable.*

**(7) On sites within the Tualatin River drainage basin, erosion, sediment and stormwater drainage control measures shall satisfy the requirements of OAR 340-041-0345(4) and shall be designed to perform as prescribed in the most recent edition of the City of Portland Erosion and Sediment Control Manual and the City of Portland Stormwater Management Manual. Ground-disturbing activities within the Tualatin Basin shall provide a 100-foot undisturbed buffer from the top of the bank of a stream, or the ordinary high watermark (line of vegetation) of a water**

**body, or within 100 feet of a wetland: unless a mitigation plan consistent with OAR 340-041-0345(4) is approved for alterations within the buffer area.**

**Staff:** The proposed development is not located within the Tualatin River drainage basin. *This criterion is not applicable.*

**(8) Ground disturbing activity shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one time during construction.**

**Staff:** Based on the applicant's narrative, plans, and photographs, silt fencing was installed as part of the initial disturbance (Exhibit A.22). Subsequently, the area was revegetated after ground disturbing activities were concluded (Exhibit A.23). For the proposed ground disturbance, a condition of approval requires that a new erosion control plan be submitted to show the manner in which soil erosion will be minimized and that temporary seeding and mulch be applied over disturbed areas as soon as practical. *As conditioned, this criterion is met.*

**(9) Development plans shall minimize cut or fill operations and ensure conformity with topography so as to create the least erosion potential and adequately accommodate the volume and velocity of surface runoff.**

**Staff:** The applicant's narrative and plans show the cut and fill operations that occurred changed elevations to create an upper area and a lower area. The upper area contains the residential uses and the lower area contains the agricultural uses (Exhibit A.27 and A.28). The cut conforms to the topography, which ensures that the erosion potential is reduced and surface runoff is adequately accommodated. For the proposed ground disturbance, a condition of approval requires that a new erosion control plan be submitted to show the proposed cut or fill operations, so Staff can ensure conformity with topography so as to create the least erosion potential and adequately accommodate the volume and velocity of surface runoff. *As conditioned, this criterion is met.*

**(10) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.**

**Staff:** Based on the applicant's narrative, plans, and photographs, exposed areas were revegetated after ground disturbing activities were concluded (Exhibit A.23). For the proposed ground disturbance, a condition of approval requires that temporary vegetation and/or mulching shall be used to protect exposed critical areas during development. *As conditioned, this criterion is met.*

**(11) Whenever feasible, natural vegetation shall be retained, protected, and supplemented;**

- (a) A 100-foot undisturbed buffer of natural vegetation shall be retained from the top of the bank of a stream, or from the ordinary high watermark (line of vegetation) of a water body, or within 100 feet of a wetland;**
- (b) The buffer required in subsection (11)(a) may only be disturbed upon the approval of a mitigation plan which utilizes erosion, sediment and stormwater control measures designed to perform as effectively as those prescribed in the most recent edition of the City of Portland Erosion and Sediment Control Manual and the City of Portland Stormwater Management Manual and which is consistent with attaining equivalent**

**surface water quality standards as those established for the Tualatin River drainage basin in OAR 340-041-0345(4).**

**Staff:** The applicant's Grading Plan indicates the previous and proposed ground disturbance is more than 200 feet from the nearest water body (Exhibit A.22 and A.23). *This criterion is met.*

**(12) Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical.**

**Staff:** The applicant's photographs show structural erosion control and drainage measures. The only permanent plantings are grasses for pasture as the disturbed area contains agricultural uses (Exhibit A.22 and A.23). As shown in current aerial photographs, the pastureland has been established (Exhibit B.8). For the proposed ground disturbance, a condition of approval requires that a new erosion control plan be submitted to show the location of proposed permanent plantings and structural erosion control and drainage measures. Any proposed permanent plantings are required to be installed within 30 days once ground-disturbing activities conclude. *As conditioned, this criterion is met.*

**(13) Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary.**

**Staff:** Based on the applicant's narrative, plans, and photographs, silt fencing was installed as part of the initial disturbance (Exhibit A.22). Subsequently, the area was revegetated after ground disturbing activities were concluded (Exhibit A.23). Combined, these measures accommodated increase runoff caused by altered soil and surface conditions during and after conclusion of ground disturbing activities.

For the proposed ground disturbance, a condition of approval requires that a new erosion control plan be submitted to show what provisions will be used to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. *As conditioned, this criterion is met.*

**(14) Sediment in the runoff water shall be trapped by use of debris basins, silt traps, or other measures until the disturbed area is stabilized.**

**Staff:** Based on the applicant's narrative, plans, and photographs show, silt fencing was installed as part of the initial disturbance to trap sediment in runoff water (Exhibit A.22). Subsequently, the area was revegetated after ground-disturbing activities were concluded to stabilize disturbed areas (Exhibit A.23).

For the proposed ground disturbance, a condition of approval requires that a new erosion control plan be submitted to show what BMPs will be used to trap sediment in any runoff water until the disturbed areas are stabilized. *As conditioned, this criterion is met.*

**(15) Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching or seeding.**

**Staff:** Based on the applicant's photographs, seeding was undertaken to revegetate the area after ground disturbing activities were concluded (Exhibit A.23). The revegetation prevents surface water from damaging the cut face of excavations or sloping of fills.

For the proposed ground disturbance, a condition of approval requires that a new erosion control plan be submitted to show what provisions will be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills. *As conditioned, this criterion is met.*

**(16) All drainage measures shall be designed to prevent erosion and adequately carry existing and potential surface runoff to suitable drainageways such as storm drains, natural water bodies, drainage swales, or an approved drywell system.**

**Staff:** Based on the applicant's plans and photographs, the contouring of the disturbance area created a flat area where the agricultural building will be located and then revegetated after ground disturbing activities were concluded (Exhibit A.23). The contouring will allow surface runoff to sheet flow slowly as it infiltrates into the soil.

For the proposed agricultural building and ground disturbance, the applicant included a Stormwater Certificate. Kelli Grover, PE completed the certificate and indicated that the use of gutter, downspout, and splash block drainage control system will be needed for the agricultural building (Exhibit A.30). Construction of the storm water facility will ensure that existing and potential surface runoff resulting from the agricultural building will be directed to sheet flow slowly as it infiltrates into the soil. On Property #2 and the area immediately adjacent to the Property #2, a condition of approval requires that a new erosion control plan be submitted to show drainage measures will be utilized to prevent erosion and adequately carry existing and potential surface runoff. *This criterion is met.*

**(17) Where drainage swales are used to divert surface waters, they shall be vegetated or protected as required to minimize potential erosion.**

**Staff:** The applicant's plans and Stormwater Certificate do not show any drainage swales will be constructed. *This criterion is not applicable.*

**(18) Erosion and sediment control measures must be utilized such that no visible or measurable erosion or sediment shall exit the site, enter the public right-of-way or be deposited into any water body or storm drainage system. Control measures which may be required include, but are not limited to:**

- (a) Energy absorbing devices to reduce runoff water velocity;**
- (b) Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule;**
- (c) Dispersal of water runoff from developed areas over large undisturbed areas.**

**Staff:** Based on the applicant's narrative, plans, and photographs, silt fencing was installed as part of the initial disturbance (Exhibit A.22). Subsequently, the area was revegetated after ground disturbing activities were concluded (Exhibit A.23). Combined, these measures ensured that no visible erosion or sediment exited the site, entered the public right-of-way, deposited into any waterbody, or deposited into a storm drainage system.



For the proposed ground disturbance, a condition of approval requires that a new erosion control plan be submitted to show what measures will be used and that these measures are implemented and in good working order throughout the development. *As conditioned, this criterion is met.*

- (19) Disposed spoil material or stockpiled topsoil shall be prevented from eroding into water bodies by applying mulch or other protective covering; or by location at a sufficient distance from water bodies or by other sediment reduction measures.**
- (20) Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, continuous site monitoring and clean-up activities.**

**Staff:** For the proposed ground disturbance, a condition requires compliance with the above requirements. *As conditioned, these criteria are met.*

- (21) Ground disturbing activities within a water body shall use instream best management practices prescribed in the most recent edition of the City of Portland Erosion and Sediment Control Manual.**

**Staff:** The applicant's Grading Plan indicates the previous and proposed ground disturbance is more than 200 feet from the nearest water body (Exhibit A.22 and A.23). *This criterion is met.*

- (22) The total daily number of fill haul truck trips shall not cause a transportation impact (as defined in the Multnomah County Road Rules) to the transportation system or fill haul truck travel routes.**
- (23) Fill trucks shall be constructed, loaded, covered, or otherwise managed to prevent any of their load from dropping, sifting, leaking, or otherwise escaping from the vehicle. No fill shall be tracked or discharged in any manner onto any public right-of-way.**
- (24) No compensation, monetary or otherwise, shall be received by the property owner for the receipt or placement of fill.**

**Staff:** The applicant's Grading Plan does not include the use of fill from an off-site location. *These criteria are not applicable.*

### **8.3 MCC 39.6235 STORMWATER DRAINAGE CONTROL.**

- (A) Persons creating new or replacing existing impervious surfaces exceeding 500 square feet shall install a stormwater drainage system as provided in this section. This subsection (A) does not apply to shingle or roof replacement on lawful structures.**

**Staff:** The proposed agricultural building exceeds the 500 square feet threshold. Kelli Grover, PE, completed a Stormwater Certificate and calculations (Exhibit A.30). The certificate indicates that the use of gutter, downspout, and splash blocks for the agricultural building will ensure that the rate of runoff for the 10-year/24-hour storm event will be no greater than that which existed prior to development at the property line. *This criterion is met.*

\* \* \*

## 9.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the National Scenic Area (NSA) Site Review and an Erosion and Sediment Control (ESC) permit in the Gorge General Agricultural (GGA-40) for the development described below.

1. Authorize the unpermitted work outlined in ZV-2019-11941, which included extensive ground disturbance and vegetation removal on both properties as shown in Exhibit A.27.
2. Authorize a new agricultural building on Property #1 and new fencing placed along the property line between Property #1 and #2.
3. Authorize vegetation planting, filling, and excavation to restore portions of both properties to their conditions prior to the ground disturbance outlined in ZV-2019-11941.

This approval is subject to the conditions of approval established in this report.

## 10.0 Exhibits

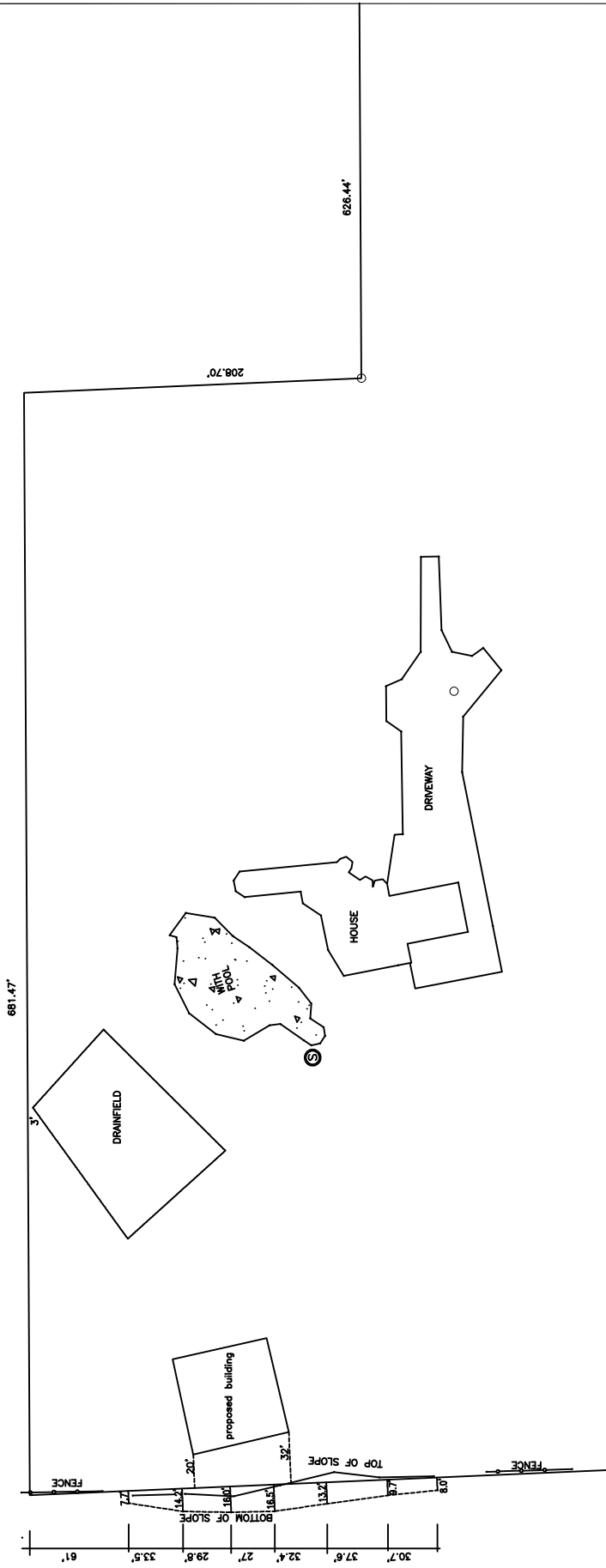
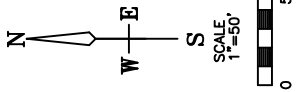
- ‘A’ Applicant’s Exhibits
- ‘B’ Staff Exhibits
- ‘C’ Procedural Exhibits
- ‘D’ Comments Received

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 T2-2021-15126 by contacting [rithy.khut@multco.us](mailto:rithy.khut@multco.us)

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	NSA Application Form	10/08/2021
A.2	1	Cover Letter	10/08/2021
A.3	7	Pre-Filing Notes for PF-2018-10025	10/08/2021
A.4	25	Columbia River Gorge Commission Development Review #C93-0055-M-G-11	10/08/2021
A.5	12	Narrative	10/08/2021
A.6*	1	Site Plan (reduced to 8.5” x 11”)	10/08/2021
A.7	1	Storm Water Certificate	10/08/2021
A.8	2	Building Floor Plan and Building Elevations	10/08/2021
A.9	1	Building Floor Plan	10/08/2021
A.10	1	Paint Color Samples	10/08/2021
A.11	5	Site Photos	10/08/2021
A.12	4	Aerial Photos from PRNavigator	10/08/2021
A.13	1	Site Plan showing landscaping	10/08/2021
A.14	4	Grading Plan	10/08/2021
A.15	5	On-Site Sanitation: Septic Review Certification	10/08/2021

A.16	1	Email from Property Owner, Sara Grigsby adding Peggy Hennessey as legal representative	02/23/2022
A.17	1	Site Plan (18" x 24")	02/23/2022
A.18*	3	Building Floor Plan and Building Elevations (11" x 17")	02/23/2022
A.19	6	Fire Service Form	02/23/2022
A.20	24	IRS Schedule F Form from 2008 through 2019	02/23/2022
A.21	2	Site Photos taken in September 13, 2006	02/23/2022
A.22	11	Site Photos taken in March 5, 2018	02/23/2022
A.23	13	Site Photos taken in September 21, 2018	02/23/2022
A.24	8	Site Photos taken in October 20, 2018	02/23/2022
A.25	2	Letter from Peggy Hennessey discussing the April 2019 Settlement Agreement between Randall & Peggy Burbach and Sara Grigsby	02/24/2022
A.26	2	April 2019 Settlement Agreement between Randall & Peggy Burbach and Sara Grigsby	02/24/2022
A.27*	4	Grading Plan (34" x 22") <ul style="list-style-type: none"> <li>• Sheet 1 of 4: Cover Sheet and Notes</li> <li>• Sheet 2 of 4: Post Grading Existing Conditions</li> <li>• Sheet 3 of 4: Pre Grading Existing Conditions</li> <li>• Sheet 4 of 4: Cross Sections</li> </ul>	02/24/2022
A.28	7	Erosion and Sediment Control Permit Narrative	03/09/2022
A.29	2	Email from Oregon Department of Transportation (ODOT) concerning review requirements	03/15/2022
<b>'B'</b>	<b>#</b>	<b>Staff Exhibits</b>	<b>Date</b>
B.1	2	Division of Assessment, Recording, and Taxation (DART): Property Information for 1N4E35AA -00300 (Alt Acct #R944350460)	10/08/2021
B.2	1	Division of Assessment, Recording, and Taxation (DART): Property Information for 1N4E35A -01800 (Alt Acct #R944350020)	10/08/2021
B.3	1	Division of Assessment, Recording, and Taxation (DART): Map with 1N4E35AA -00300 (Alt Acct #R944350460) highlighted	10/08/2021
B.4	1	Division of Assessment, Recording, and Taxation (DART): Map with 1N4E35A -01800 (Alt Acct #R944350020) highlighted	10/08/2021
B.5	8	Septic Review Certification	10/29/2021
B.6	1	Aerial Photo taken in Summer 2020 of Property #1	10/29/2021
B.7	1	Aerial Photo taken in Summer 2020 of Property #2	10/29/2021
B.8	1	Aerial Photo taken in March 2022	03/15/2022
B.9	9	Hearings Office Decision for ZV-2019-11941 signed on October 28, 2020	03/15/2022
B.10	1	Compatibility Calculations	11/23/2022
B.11	1	Wetland Inventory Map	11/29/2022

<b>‘C’</b>	<b>#</b>	<b>Administration &amp; Procedures</b>	<b>Date</b>
C.1	86	Agency Review	10/20/2021
C.2	7	Incomplete Letter	11/03/2021
C.3	1	Applicant’s Acceptance of 180 Day Clock	11/03/2021
C.4	3	Complete Letter (Day 1)	03/31/2022
C.5	17	Opportunity to Comment and mailing list	06/23/2022
C.6	44	Administrative Decision and mailing list	01/13/2023
<b>‘D’</b>	<b>#</b>	<b>Comments Received</b>	<b>Date</b>
D.1	2	Cultural Resource Survey Determination from Brittney Cardarella on behalf of Chris Donnermeyer, Heritage Resources Program Manager for the USDA Forest Service Columbia River Gorge National Scenic Area	11/10/2021
D.2	4	Cultural Resource Survey Determination from Brittney Cardarella on behalf of Chris Donnermeyer, Heritage Resources Program Manager for the USDA Forest Service Columbia River Gorge National Scenic Area	06/27/2022
D.3	4	E-mail and Letter from Sara Grigsby, owner of Property #2	07/05/2022
D.4	10	E-mail and Letter from Steven D. McCoy, Staff Attorney, Friends of the Columbia Gorge	07/07/2022



SYMBOLS  
Ⓢ = SEPTIC TANK

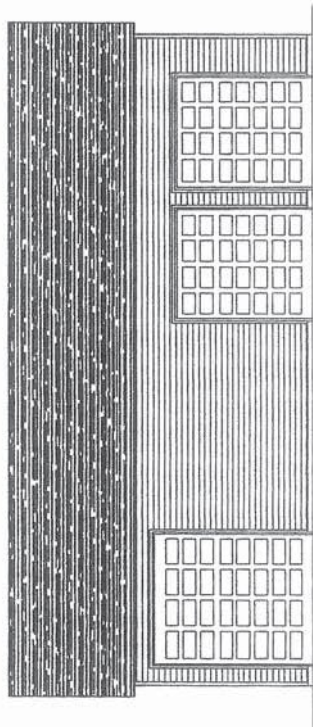
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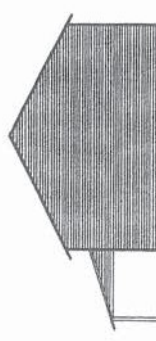
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**JOE H. FERGUSON**  
2445  
RENEWAL DATE 12/31/19



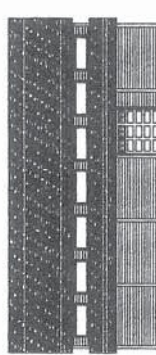
<b>Ferguson Land Surveying, Inc.</b> 646 SE 106TH AVE. PORTLAND, OR 97216 Phone (503) 408-0601 Fax (503) 408-0602 <a href="http://www.FergusonLandSurveying.com">www.FergusonLandSurveying.com</a>	<b>SITE PLAN</b> LOCATED IN THE NE 1/4, SECTION 14, T4N, R4E, W4M. MULTNOMAH COUNTY, OREGON	CLIENT: RANDY BURBACH 1525 NE CRESTVIEW LANE CORBETT, OREGON	DATE: FEBRUARY 1, 2018	JOB NO. 18-010
			REVISED	DRAFTED 2.1.18
			REVISED	SHEET 1 OF 1



FRONT ELEVATION

$$\frac{\partial C_A}{\partial t} = \frac{1}{4} = 1.0^\circ$$


LEFT ELEVATION

$$H^1(\mathcal{A}) = H^1(\mathcal{A}^*) = 1^*(\mathcal{A})$$


REAR ELEVATION

800-441-1111

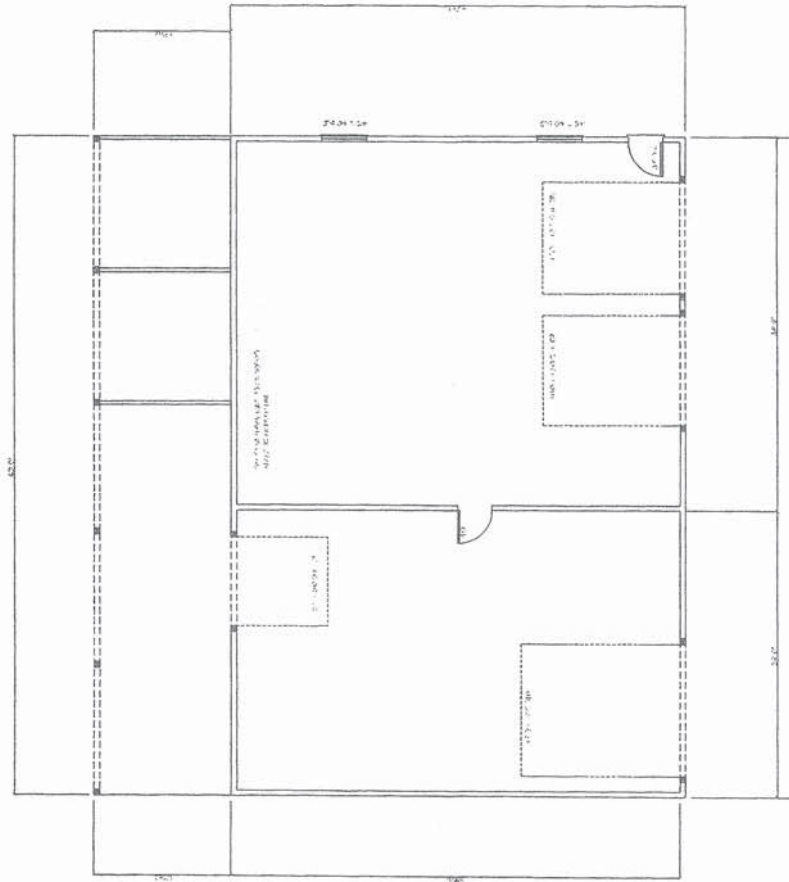


RIGHT ELEVATION

$$\text{SCALE} = 1/A' = 1/Q'$$

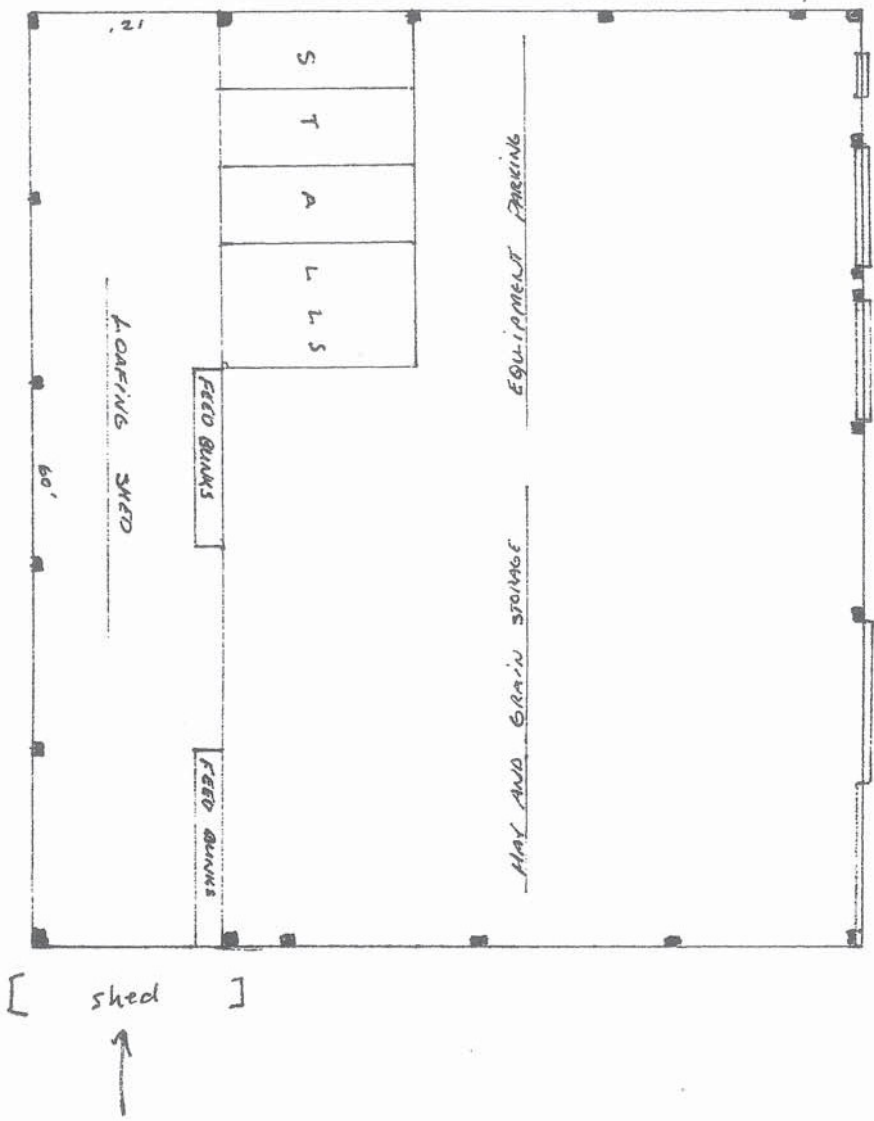
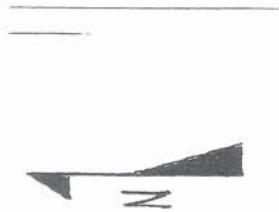
**TROXEL'S HOME DESIGN**  
 12345 MAIN ST.  
 SUITE 100  
 SEASIDE, CA 92083  
 (619) 444-1234  
 FAX: (619) 444-5678  
 TROXEL'S HOME DESIGN  
 12345 MAIN ST.  
 SUITE 100  
 SEASIDE, CA 92083  
 (619) 444-1234  
 FAX: (619) 444-5678





TROXEL'S HOME DESIGN  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/10/11  
 DRAWN BY: J. TROXEL  
 CHECKED BY: J. TROXEL  
 TOTAL SHEETS: 4  
 SHEET: 4  
 1/8" = 1'-0"

# MAIN FLOOR PLAN SCALE: 1/8" = 1'-0"



1" = 10'

1525 NE CRESTVIEW LN  
CORVALLIS, OR 97331

Floor Plan

# RANDALL BURBACH SITE GRADING PLAN

LOCATED AT 1525 NE CRESTVIEW LANE, CORBETT, OREGON

## GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE APPLICABLE PROVISIONS OF THE MULTNOMAH COUNTY PUBLIC WORKS STANDARDS.
- IN ORDER TO PROTECT UNDERGROUND FACILITIES, EXCAVATORS PERFORMING THE WORK SET FORTH ON THESE PLANS MUST COMPLY WITH THE MULTNOMAH COUNTY PUBLIC WORKS STANDARDS. THE CONTRACTOR TO NOTIFY UTILITIES AT LEAST 48 HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, PRIOR TO ANY EXCAVATION.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOWN FOR INFORMATION PURPOSES ONLY. COMMENCING CONSTRUCTION, NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

VERTICAL DATUM: NAVD 88

- TRENCHES WITHIN PUBLIC RIGHT OF WAYS SHALL BE BACKFILLED WITH ASPHALT PAVEMENT OR EQUIVALENT.
- TRENCHES OUTSIDE PUBLIC RIGHT OF WAYS MAY BE BACKFILLED IN ACCORDANCE WITH NATIVE MATERIAL AND COMPACTION SPECIFICATIONS FOR APWA CLASS A BACKFILL.
- VEGETATION AND TOPSOIL ARE TO BE STRIPPED TO MINERAL EARTH AND INSPECTED PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS.
- ADDITION TO ANY REQUIRED COMPACTION TESTING, THE ENGINEER REQUESTS A FIELD ROLLER BE USED TO COMPACT THE 10-YARD DUMP TRUCK TO CHECK SUBGRADE COMPACTION PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS. THE FIRST 10-YARD DUMP TRUCK TO CHECK SUBGRADE COMPACTION SHALL BE PLACED ON THE BASE ROCK PRIOR TO PAVING THE FIRST LIFT OF ASPHALT.
- ASPHALTIC CONCRETE MIX IS TO BE BATCHED FROM A MIX FORMULA APPROVED BY MULTNOMAH COUNTY FOR MATERIAL USED. FORMULA APPROVED BY MULTNOMAH COUNTY FOR COMPLIANCE FROM ASPHALT PAYMENT PLANT.
- SUBSEQUENT SETTLEMENT OR CRACKING OF FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A FAILURE OF THE SUBGRADE AND REPAIRED AT NO COST TO THE CONTRACTOR. THE CONTRACTOR SHALL GUARANTEE REPAIRS UNDER THE WARRANTY PERIOD, UNLESS WAIVED BY THE OWNER.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL THAT MEETS THE REQUIREMENTS OF MULTNOMAH COUNTY AND SUPPLEMENT OREGON TEMPORARY TRAFFIC CONTROL HANDBOOK.

- CONTRACTOR SHALL CAREFULLY MAINTAIN BENCHMARKS, PROPER CONE PENETRATION AND OTHER REFERENCE POINTS. IF ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY REMOVAL OF BENCHMARKS OR OTHER REFERENCE POINTS. A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.
- EXCESS EXCAVATED MATERIAL SHALL BE HAULED AND DISPOSED OF AT SITES PROVIDED BY THE OWNER AND APPROVED PURSUANT TO MULTNOMAH COUNTY DESIGN STANDARDS PART II CONSTRUCTION AND GRADED TO DRAIN. THE CONTRACTOR SHALL CORRECT ANY FILL RELATED CONDITIONS.
- FINAL CLEANUP - PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE CONTRACTOR SHALL CLEAN THE WORK SITE AND ADJACENT AREAS OF ALL EXCESS MATERIAL, DEBRIS, AND OTHER ITEMS DEPOSITED BY THE CONTRACTOR'S PERSONNEL DURING THE PERFORMANCE OF THIS CONTRACT.
- A PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM MULTNOMAH COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- A SEPARATE EROSION CONTROL PERMIT ISSUED BY THE MULTNOMAH COUNTY LAND USE PLANNING DEPARTMENT IS REQUIRED PRIOR TO COMMENCING ANY WORK (INCLUDING CLEARING) ON THE SITE.
- THE CONTRACTOR SHALL SUBMIT A GRADING SCHEDULE WITH THE GRADING AND EROSION CONTROL PERMIT.
- AN EROSION CONTROL INSPECTION IS REQUIRED BEFORE ANY GROUND-DISTURBING ACTIVITY IS COMMENCED ON THE SITE.
- ALL WORK MUST COMPLY WITH THE MULTNOMAH COUNTY EROSION CONTROL STANDARDS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN WITH BKE / PEDESTRIAN ACCOMMODATIONS

## GENERAL NOTES CONTINUED:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND ADJACENT PROPERTIES ARE PROTECTED FROM EXCESS DUST AND DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
- CONTRACTOR SHALL CONFORM TO REG STORM WATER PERMIT NO. 12005 FOR CONSTRUCTION ACTIVITIES WHERE 1 ACRE OR MORE ARE DISTURBED.
- CONTRACTOR SHALL CONSTRUCT HANDICAP ACCESS RAMPS AT ALL INTERSECTIONS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- SIDEWALKS SHALL BE A MINIMUM OF 4-INCHES THICK, ALL CONCRETE SHALL BE CURED WITH TYPE 1 OR TYPE 10 CLEAR CURING COMPOUND.
- WHERE TRENCH EXCAVATION REMOVAL OF PCC CURBS OR SIDEWALKS, CURES AND JOINTS SHALL BE MAINTAINED BY THE CONTRACTOR. ALL JOINTS SHALL BE OTHERWISE AUTHORIZED IN WRITING BY THE CITY AND COUNTY PER MCI30.
- THE CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS IN WRITING OF ANY SCHEDULED SHUTDOWNS, SUNDAYS, AND 48 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, SUNDAYS, AND HOLIDAYS.
- ANY INSPECTION BY THE CITY, ODOT, COUNTY OR OTHER AGENCY SHALL BE CONSIDERED AS PART OF THE CONTRACTOR'S OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH ALL APPLICABLE REGULATORY AGENCIES, CONTACT UTILITY OWNER AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- FOR PROTECTION OF CONSTRUCTION OF ALL NEW PUBLIC FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. IF FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION, ANY ERRORS OR DEVIATIONS ARE NOTED, AN AS-BUILT RECORD SHALL BE SUBMITTED TO THE ENGINEER AND LAND SURVEYOR SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- ASPHALT PAVEMENT AND AGGREGATE BASE SHALL BE PLACED IN MINIMUM LIFTS AND COMPACTED IN ACCORDANCE W/ MULTNOMAH COUNTY DESIGN STANDARDS PART II CONSTRUCTION AND GRADED TO DRAIN. THE CONTRACTOR SHALL CORRECT ANY FILL RELATED CONDITIONS.
- CONTRACTOR TO VERIFY QUANTITIES PRIOR TO BIDDING AND NOTIFY ENGINEER OF ANY DISCREPANCIES

## ENGINEER

FRWOOD DESIGN GROUP  
KELLI A. GROVER P.E.  
359 E. HISTORIC COLUMBIA RIVER HWY  
PORTLAND, OREGON 97206  
V 503-668-3737  
F 503-668-3788  
kg@frwooddesign.com

## OWNER

RANDALL BURBACH  
1525 NE CRESTVIEW LANE  
CORBETT, OREGON 97019

## SHEET INDEX

- SHEET 1 - COVER SHEET AND NOTES  
SHEET 2 - PRELIMINARY PLAN  
SHEET 3 - POST GRADING EXISTING CONDITIONS  
SHEET 4 - PRE GRADING EXISTING CONDITIONS

VICINITY MAP  
SCALE: 1"=600'



E19-029 COVER SHEET.dwg 12-24 07/29/2019

DATE	NO.	REVISION



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
PORTLAND, OREGON 97206  
BUSINESS: (503) 668-3737  
FAX: (503) 668-3788

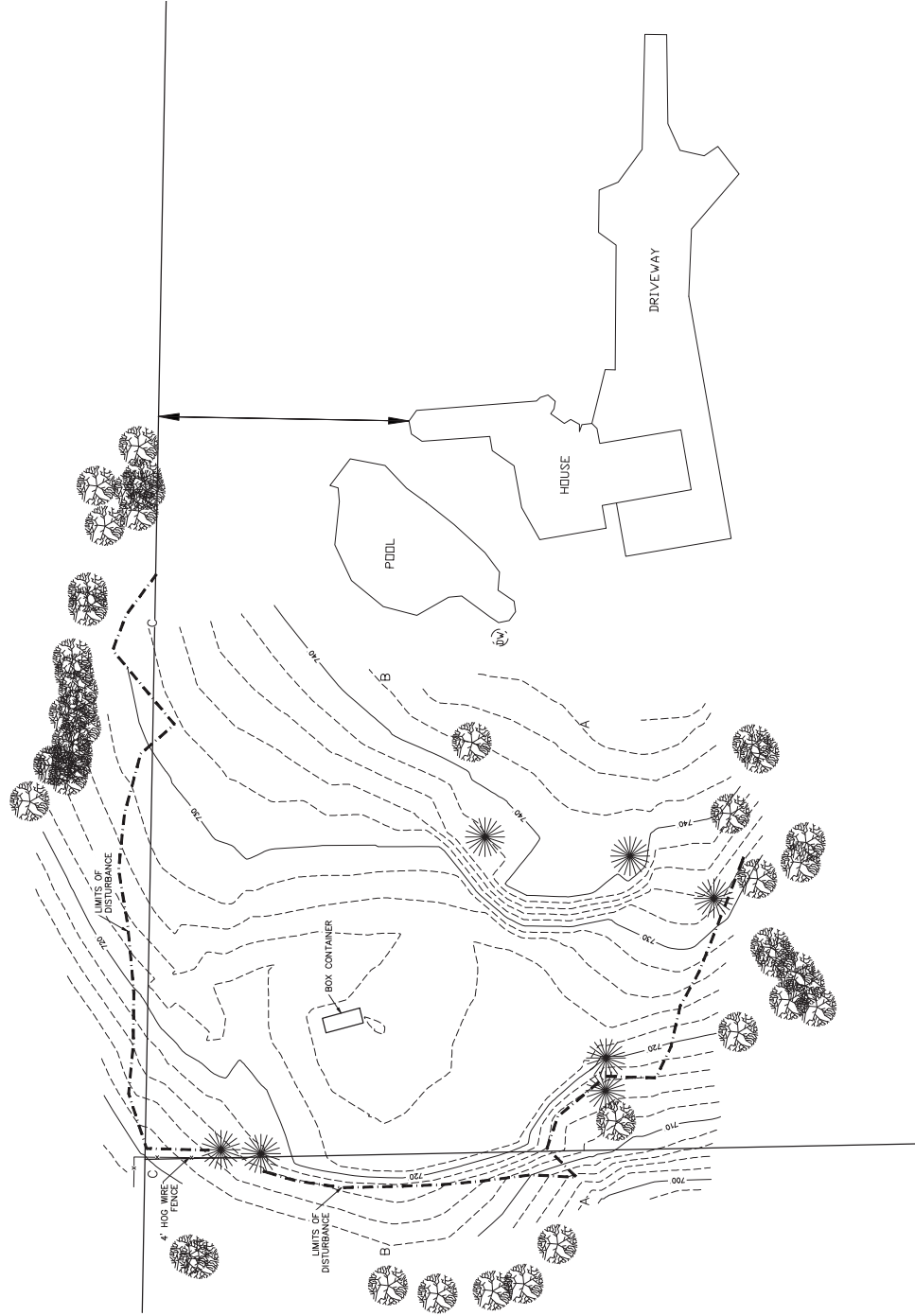
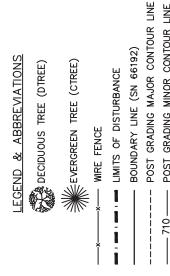
RANDALL BURBACH  
1525 NE CRESTVIEW LANE  
CORBETT, OR  
503-702-7000

COVER SHEET AND NOTES  
PRE AND POST CONSTRUCTION GRADING PLAN  
1525 NE CRESTVIEW LANE, CORBETT, OR

EXPRESS: 06/30/21  
SIGNATURE DATE: \_\_\_\_\_



EXHIBIT  
A.27



EXPIRES: 06/30/21  
SIGNATURE DATE: \_\_\_\_\_

POST GRADING EXISTING CONDITIONS  
PRE AND POST CONSTRUCTION GRADING PLAN  
1525 NE CRESTVIEW LANE, CORBETT, OR

**RANDALL BURBACH**  
1525 NE CRESTVIEW LANE, CORBETT, OR  
503-702-7000

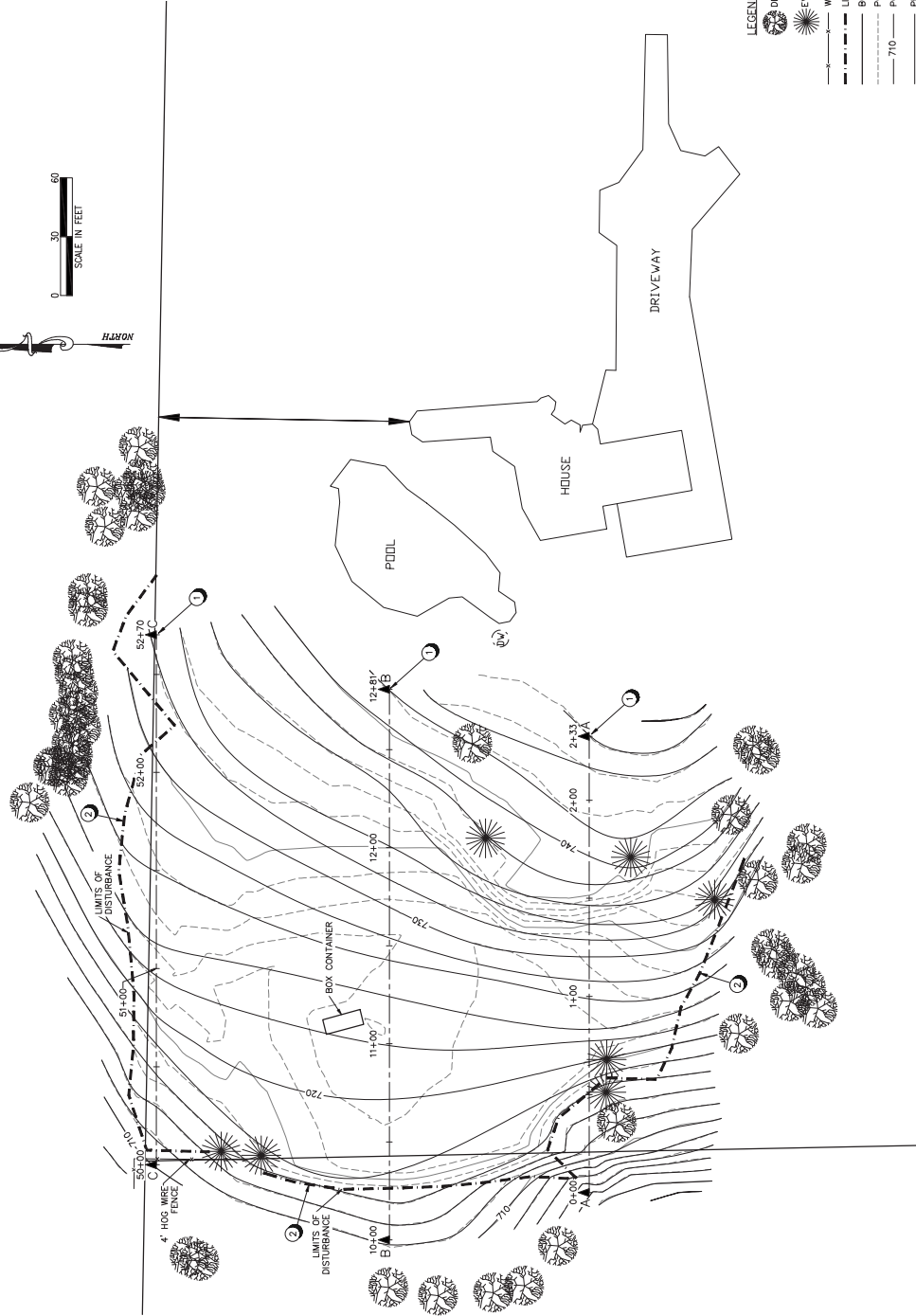
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

**FDG**  
Firwood Design Group, LLC  
SURVEYING ♦ ENGINEERING ♦ PLANNING

DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: JULY 201	
PROJECT NO. E19-029		

REVISION

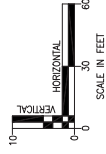
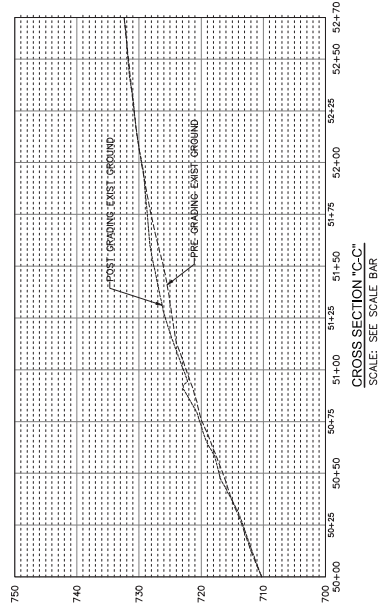
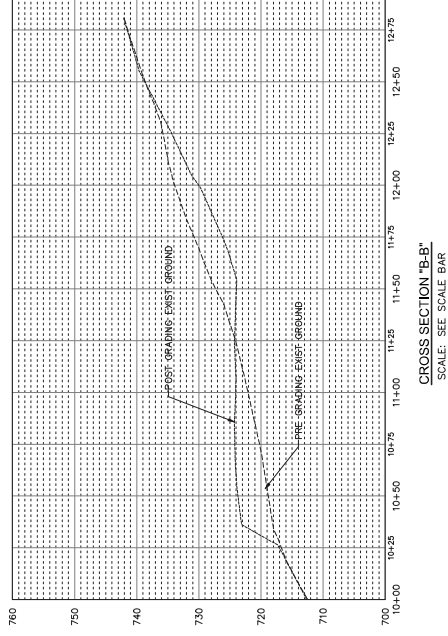
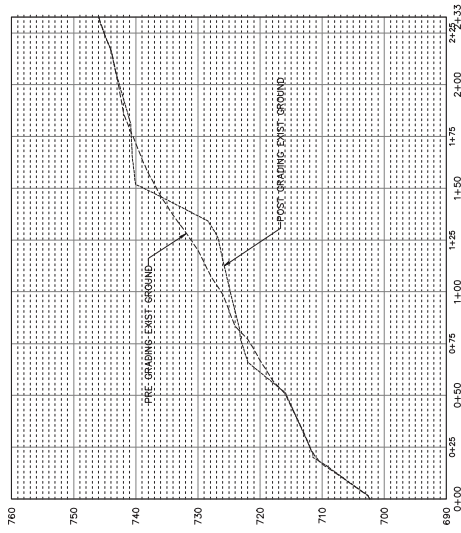
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PRE GRADING EXISTING CONDITIONS  
PRE AND POST CONSTRUCTION GRADING PLAN  
1525 NE CRESTVIEW LANE CORRETT OR



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SIGNATURE DATE: \_\_\_\_\_

**CROSS SECTIONS**

PRE AND POST CONSTRUCTION GRADING PLAN

1525 NE CRESTVIEW LANE, CORBETT, OR

4 / 4

**RANDALL BURBACH**  
1525 NE CRESTVIEW LANE, CORBETT, OR  
503-702-7000

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

**FDG**  
Finwood Design Group, LLC  
SURVEYING ♦ ENGINEERING ♦ PLANNING

PROJECT NO. E19-029	<table border="1"> <tr> <td>DRAWN:</td> <td>DESIGNED:</td> <td>CHECKED:</td> </tr> <tr> <td>SCALE: AS SHOWN</td> <td>DATE: JULY 2019</td> <td></td> </tr> </table>		DRAWN:	DESIGNED:	CHECKED:	SCALE: AS SHOWN	DATE: JULY 2019	
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SCALE: AS SHOWN	DATE: JULY 2019							

DATE:	NO.	REVISION	