



DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING AND DEVELOPMENT
2115 SE Morrison Street
Portland, Oregon 97214 (503) 248-3043

June 1, 1995

DECISION OF THE PLANNING DIRECTOR NSA 34-94

APPLICANT: Dan Huntington % Stan Wiley Inc.
316 SE 123rd Avenue, Suite A-1
Vancouver, WA 98884

REQUEST: To develop this property with a single family residence and two accessory buildings.

LOCATION: 1930 NE Corbett Hill Road

LEGAL DESCRIPTION: Tax Lot '83', Section 26, T1N, R4E

ZONING: General Management Area, Residential - GGR-5

COMMENTS FROM OTHER AGENCIES/INDIVIDUALS:

Notice of the subject request was mailed to the following agencies/individuals:

Columbia River Gorge Commission/Cultural Advisory Committee
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs
Nez Perce Tribe
OR State Historic Preservation Office
U.S. Forest Service NSA Office
Yakima Indian Nation
Friends of the Columbia Gorge
15 surrounding property owners

_____	Notices
_____ 6 _____	Decision Notices
mailed on _____	5-31-95
by _____	DFD

Comments were received from the U.S. Forest Service NSA Office, Friends of the Columbia Gorge, Confederated Tribes of the Umatilla Indian Reservation and two surrounding property owner.

FINDINGS OF FACT:

A. Applicants Request: Applicant requests NSA Site Review to develop this 2.70 acre parcel in the General Management Area zoned Residential with a single family residence and two acces-

sory buildings. This request was originally approved by the Gorge Commission on July 26, 1990 (File #C90-0146-M-G-11), but no development occurred and that approval expired.

B. Site and Vicinity Characteristics:

This 2.70 acre parcel is located on the east side of Corbett Hill Road across from the intersection of Chamberlain Road. The property slopes steeply from the east and south property lines toward Corbett Hill Road, and it is vegetated with a mixture of coniferous and deciduous vegetation. There is an abandoned road on the property that the applicant proposes to utilize as the driveway to the proposed building site.

Properties in the surrounding area range in size from two to 15 acres, with the majority being in the two to five acre range. All properties in the surrounding area, with the exception of the one adjoining to the east, are developed with single family residences.

C. Compliance with Ordinance Criteria:

1. Scenic Resources

This property is in a Rural Residential landscape setting and is visible from two Key Viewing Areas, the Columbia River and Washington State Route 14. As such, the proposal must satisfy the standards of MCC .3814(A) (B) & (C)(3).

The applicant proposes to place the residence and accessory buildings in the southeast corner of the property. There are no elevations of the proposed residence, nor an indication of the amount of ground disturbance or vegetation removal required to site the home. USGS topographic maps indicate the potential of an elevation difference of approximately 100 feet between Corbett Hill Road and the proposed building site.

MCC 11.15.3814 requires in pertinent part:

- (a) New buildings and roads shall be sited and designed to retain the existing topography and reduce necessary grading to the maximum extent practicable.
- (b) New buildings shall be generally consistent with the height and size of existing nearby development.
- (c) Project applicants shall be responsible for the proper maintenance and survival of any required vegetation.
- (d) For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan.
- (e) Size, height, shape, color, reflectivity, landscaping, siting or other aspects of proposed development shall be evaluated to ensure that such development is visually subordinate to its setting as seen from Key Viewing Areas.
- (f) In siting new buildings and roads, use of existing topography and vegetation to screen

such development from Key Viewing Areas shall be prioritized over other means of achieving visual subordination, such as planting of new vegetation or use of artificial berms to screen the development from Key Viewing Areas.

- (g) Driveways and buildings shall be designed and sited to minimize grading activities and visibility of cut banks and fill slopes from Key Viewing Areas.
- (h) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features.
- (i) 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.
- (j) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of colors specified in the landscape setting for the subject property.
- (k) 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.
- (l) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices.
- (m) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordination for new development and expansion of existing development:
 - (n) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.
 - (o) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
 - (p) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
 - (q) Structures' exteriors shall be dark and either natural or earth-tone colors.

Conclusion:

The submittal contains insufficient information regarding compliance with the Scenic Resource guidelines of the CRGNSA Management Plan. Building and grading plans that

demonstrate compliance with items (a) through (q) above must be submitted prior to the issuance of any development permits for this property.

2. Cultural Resources

Thomas Turck, archaeologist with the U.S.D.A. Forest Service National Scenic Area Office, indicates that a reconnaissance survey of this property found no indication of cultural remains, therefore the cultural review process is satisfied per MCC 11.15.3818(A)(1)(d).

MCC .3818(L) requires cessation of work and notification of the Planning Director and the Gorge Commission within twenty-four hours should a cultural resource be discovered during the course of the project.

Conclusion:

The proposed development would not affect known cultural resources. To protect unknown cultural resources, the applicant is required to immediately cease work and notify the Planning Director and the Gorge Commission in the event that cultural resources are inadvertently discovered during construction activity.

3. Recreation Resources

The proposed development is not recreational, nor is it adjacent to or visible from any existing recreation facility.

Conclusion:

The proposed development would not adversely affect recreation resources within the Scenic Area.

4. Natural Resources

Maps from the Gorge Commission indicate that:

1. The site is not within a wildlife area.
2. No known natural areas, endemic plant species or sensitive wildlife areas have been identified in the subject area.
3. No wetlands, streams, lakes, ponds or riparian areas would be effected by the use.
4. No rare, threatened or endangered plant or animal species have been identified on or in the vicinity of this property.

Conclusion:

The proposed development would not adversely affect any natural resources.

DECISION:

TENTATIVELY APPROVE NSA Site Review to develop this property in the General Management Area zoned Residential with a dwelling and two accessory buildings based upon the preceding Findings of Fact, subject to the following conditions:

1. Prior to the issuance of any development permits for this property the applicant must submit building and grading plans that demonstrate compliance with items (a) through (q) of Finding (C)(1) above.
2. Should any cultural resource, historic or prehistoric, be uncovered during construction of the proposed development, including site preparation, driveway construction, and installation of the septic system, construction activity shall stop immediately and the applicant or parties of interest shall notify the Planning Director and the Oregon State Office of Historic Preservation within 24 hours. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

DATED AND SIGNED THIS 1st day of June, 1995.



Robert N. Hall, *Senior Planner*

For: Director, Planning and Development

Note: Any new residential development, related accessory structures such as garages, workshops and satellite dishes, produce stands and parking areas, and additions or alterations not included in this approved site plan, will require a new application and review.

No development shall be undertaken or initiated within 14 days of the date of this decision, the time period within which this decision may be appealed.

This land use approval does not exempt the development from any other requirements, standards or permits required by the County or other jurisdictions. The developer should check with the City of Gresham regarding building regulations.

APPEAL PROCESS — The decision of the Director shall be final unless a notice of appeal is filed with the Division of Planning and Development within 14 working days of the date of this decision by the applicant or any person who submitted comment. Notice of Appeal forms may be obtained at the Multnomah County Division of Planning and Development offices.

The appeal period ends the June 16, 1995.