

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Columbia River Gorge National Scenic Area Review

This notice serves as an invitation to comment on the application cited and described below.

**Case File:** T2-2017-7870

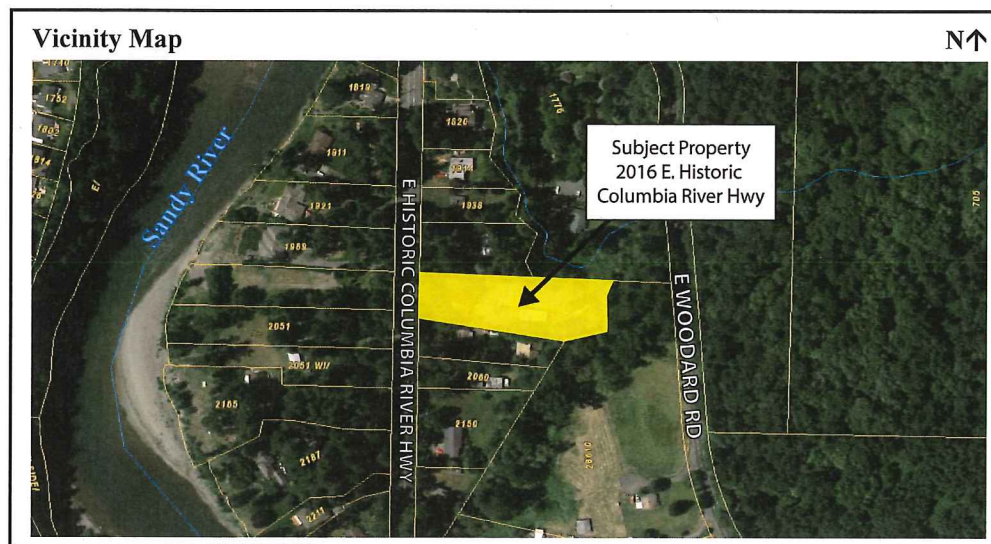
**Location:** 2016 E. Historic Columbia River Highway, Troutdale  
Tax lot 900, Sec 31BC, Township 1 North, Range 4 East, W.M.  
Tax Account #R831303500 Property ID #RR287124

**Applicant:** Thomas G. Rosenbarger

**Proposal** The applicant is requesting a National Scenic Area Site Review for a proposal to construct a second story deck, stair, and railing to an existing single-family dwelling that was established in 1926 and to replace the septic system drainfield.

**Base Zone:** Gorge General Commercial (GGC)

**Landscape Setting:** Rural Residential



**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC38.0015 Definitions, MCC 38.0560 Code Compliance and Applications

Commercial – GGC: MCC 38.3225 Review Uses, MCC 38.3260 Dimensional Requirements, MCC 38.3290 Access

National Scenic Area Site Review: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or on our website at: <https://multco.us/landuse/zoning-codes/> under the link titled Chapter 38 - Columbia River Gorge National Scenic Area.

**Comment Period:** Written comments regarding this application will be accepted if received at the address above by **4:00 p.m., Thursday, February 1, 2018**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, contact Rithy Khut, Staff Planner at 503-988-0176 or at [rithy.khut@multco.us](mailto:rithy.khut@multco.us).

**Decision Making Process:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties to the case, any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

**Important Note:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

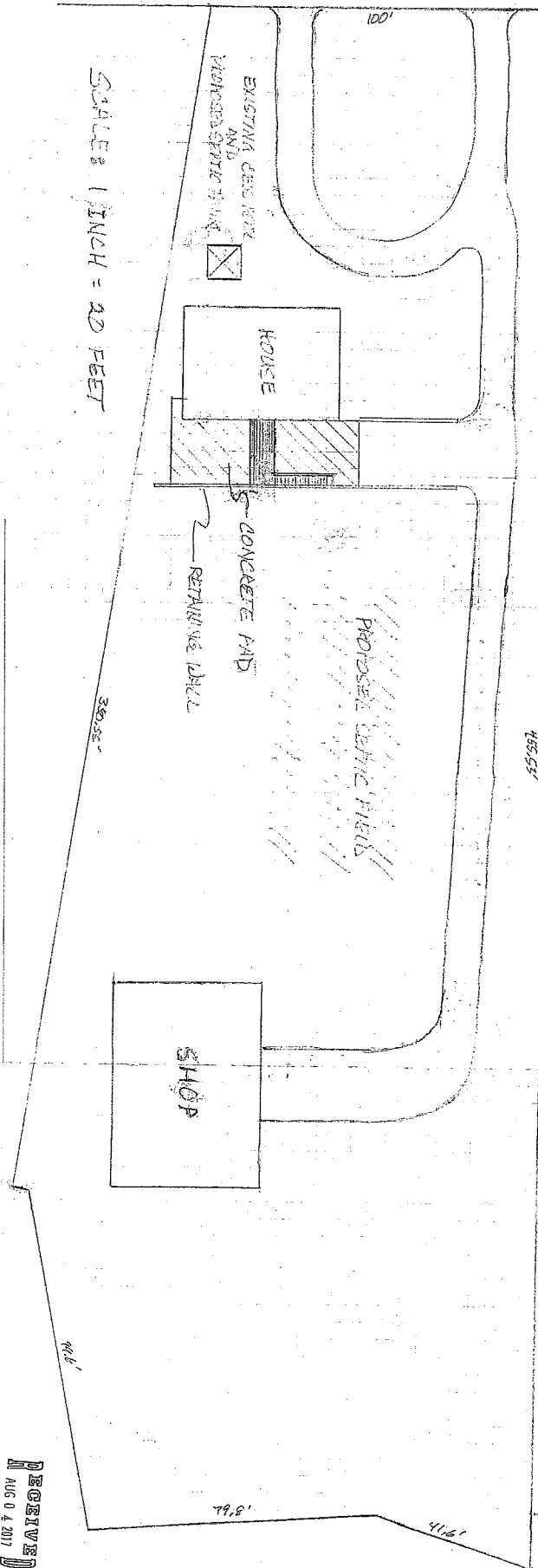
**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

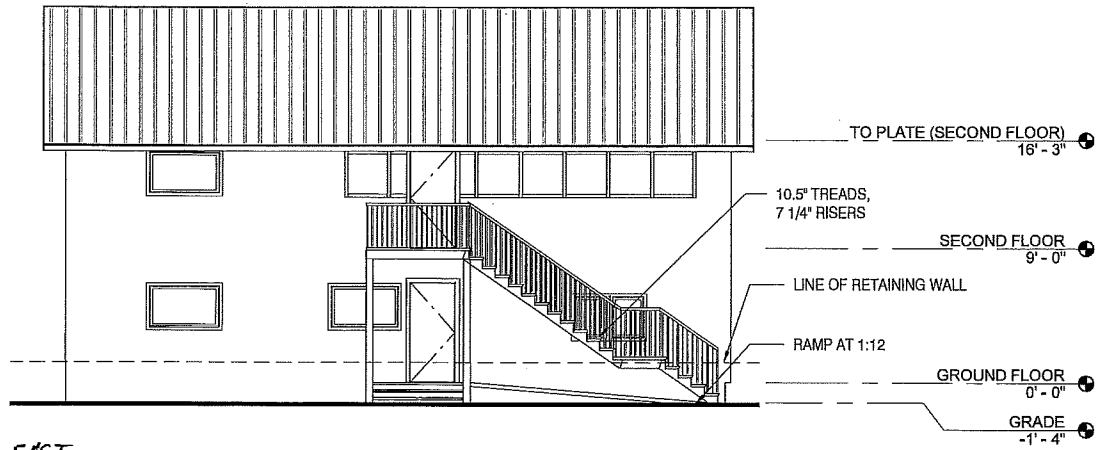
E. HIST. COLUMBIA RIVER HWY

SITE PLAN FOR 2016 E. HISTORIC COLUMBIA RIVER HWY

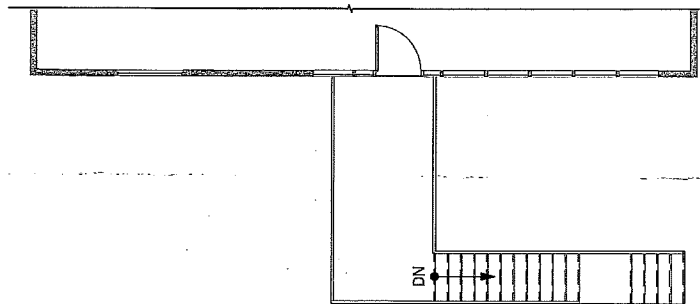
SCALE: 1 INCH = 20 FEET



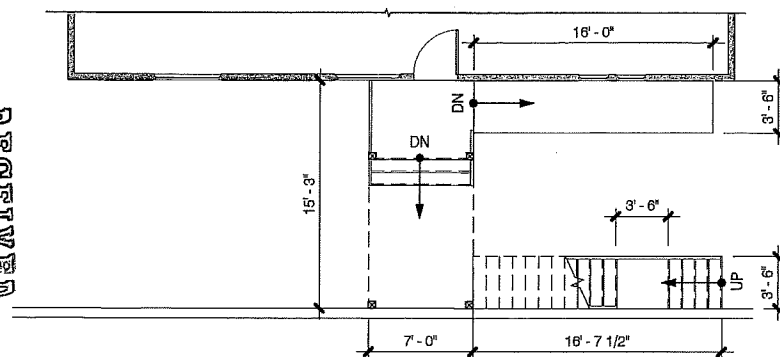
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**EAST**  
**SOUTH ELEVATION - OPTION 1**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN - OPTION 1**  
SCALE: 1/8" = 1'-0"



**GROUND FLOOR PLAN - OPTION 1**  
SCALE: 1/8" = 1'-0"

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## **SCHEMATIC DESIGN**



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