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## NOTICE OF NSA DECISION

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This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

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

**Permit:** National Scenic Area Site Review

**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

**Owner:** Thomas G. Rosenbarger's Rollover IRA

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

**Landscape Setting:** Rural Residential

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**Summary:** 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.

**Decision:** Approved with Conditions

Unless appealed, this decision is effective **Thursday, February 22, 2018, at 4:00 PM.**

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Thursday, February 22, 2018 at 4:00 pm.**

**Opportunity to Appeal:** This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 38.0640. 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 offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Columbia River Gorge Commission until all local appeals are exhausted.

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Issued by:

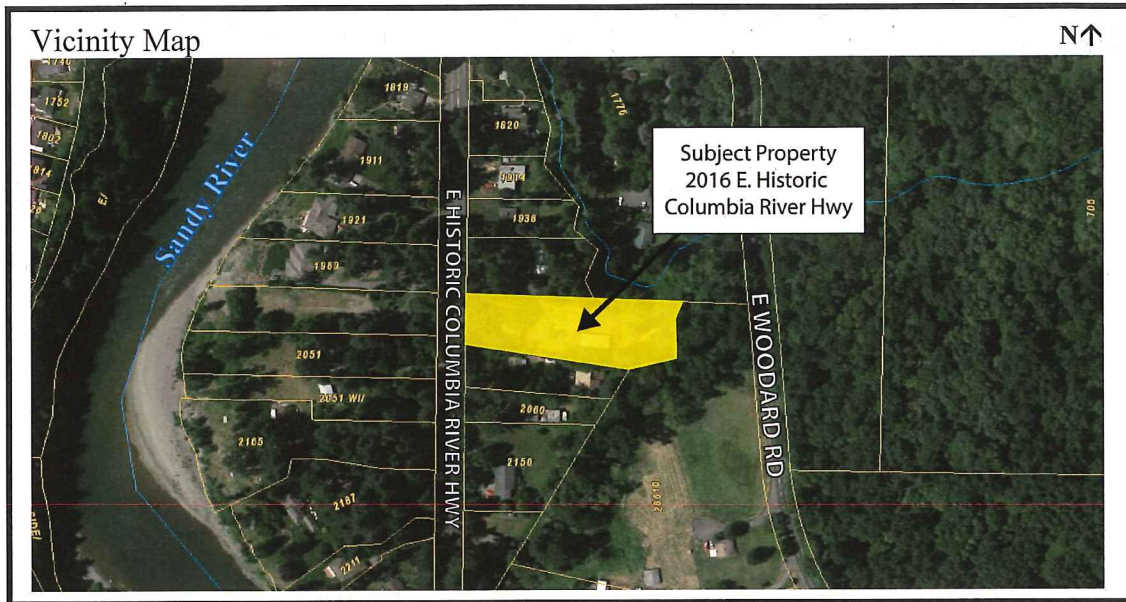
By: \_\_\_\_\_

Rithy Khut, Planner

For: Michael Cerbone, AICP  
Planning Director

Date: Thursday, February 8, 2018

Instrument Number for Recording Purposes: #2016136596



**Opportunity to Review the Record:** A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office (*Tuesday-Friday 8am-4pm*). Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Rithy Khut, Staff Planner at 503-988-0176 or at [rithy.khut@multco.us](mailto:rithy.khut@multco.us).

**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 (MCC) sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://multco.us/landuse/> under the link titled *Chapter 38 – Columbia River Gorge National Scenic Area*.

## **Conditions of Approval**

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

1. 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 these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. This land use permit shall expire, pursuant to MCC 38.0690, as follows:
  - a. When construction has not commenced within two (2) years of the date the final decision. Commencement of construction shall mean actual construction of the foundation or frame of the approved structure. For utilities and developments without a frame or foundation, commencement of construction shall mean actual development or actual excavation of trenches for an approved underground utility or development, or
  - b. When the structure has not been completed within two (2) years of the date of commencement of construction. 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]

**Note:** The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 38.0700, as applicable. A request for extension of the timeframe shall be submitted in writing before the applicable expiration date.

3. Prior to land use sign-off for building plan check, the property owners or their representative shall:
  - a. Record pages 1 through 5 of this Notice of Decision 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 filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 38.0670]
  - b. Provide paint samples for deck, stair, and railing that are dark earth tone colors that match the top two rows (A and B) or C14, C15, C16 of the third row of the from the Columbia River Gorge Commission *Scenic Resources Implementation Handbook* Color Chart. [MCC 38.7035(B)(2) and (B)(12)]
4. Prior to construction, the property owner(s) or their representative(s) shall obtain a Site Development Permit for erosion control from the City of Troutdale, if the work will involve more than 1,000 square feet of ground disturbance. [Exhibit B.4]
5. Prior to and during construction, the property owner(s) or their representative(s) shall ensure that:
  - a. All earth materials not used to refill the drainfield trench or around the tanks will be removed from the property and disposed of properly at an authorized fill location. [MCC 38.7035(B)(17)]
  - b. The area of the septic system drainfield is reseed or replanted lawn grasses after the installation of the drainfield [MCC 38.7035(B)(17)]
  - c. 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, the following procedures shall be implemented:

- 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 SHPO (see ORS 273.705 and 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 38.7045(L)]

All survey and evaluation reports and mitigation plans for 6.a and 6.b shall be submitted to the Planning Director and the Oregon State Historic Preservation Office (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. [MCC 38.7045(M)]

- d. The following procedures shall be in effect 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 38.4045(M)]

6. As an on-going condition, the property owner(s) or their representative(s) shall:
  - a. Not remove any trees, unless reviewed by a subsequent permit, along the front property line to ensure that development is visually subordinate and the tree density of the property is retained [MCC 38.7035(B)(4), (B)(8)]

**Note:** Once this decision is final, application for building permits may be made. When ready to have building permits signed off, the applicant shall call the Staff Planner, Rithy Khut at (503) 988-0176 or e-mail at [rithy.khut@multco.us](mailto:rithy.khut@multco.us), for an appointment for review and approval of the conditions and to sign the building permit plans. After completion of building permit review, the property owner(s) or their representative(s) can proceed to the City of Troutdale for building permits and the City of Portland's On-Site Sanitation for on-site sewage disposal system installation permits.

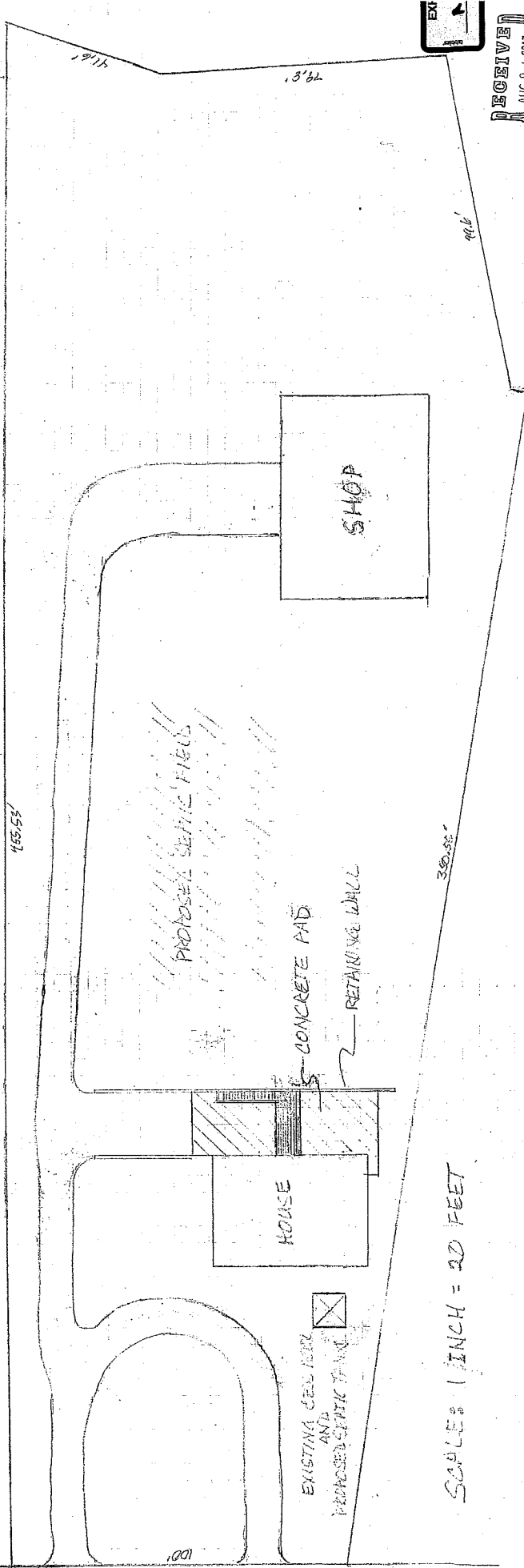
Please note, Multnomah County must review, and sign off the building permits before the applicant submits building plans to the City of Troutdale and sanitation plans to the City of Portland. Three (3) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a \$93.00 fee will be collected. Make sure that you have the required permits from the City of Troutdale include building permits and erosion control permits.

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

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



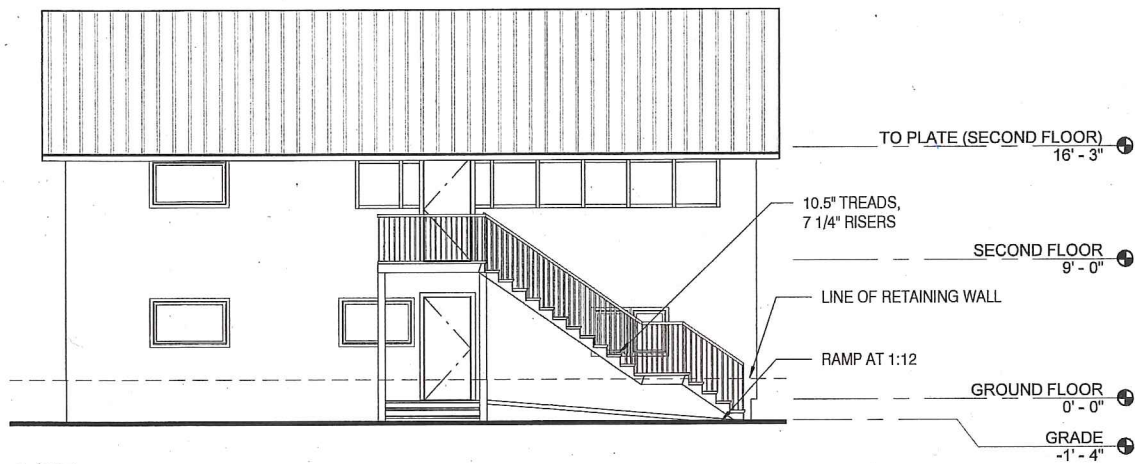
# SITE PLAN FOR 2016 E. HISTORIC COLUMBIA RIVER HIGHWAY



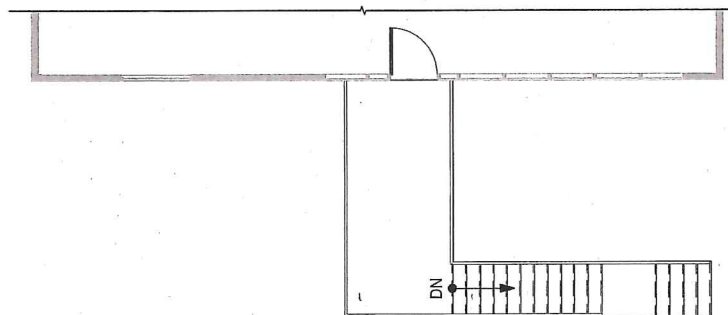
SCALE: 1 INCH = 20 FEET

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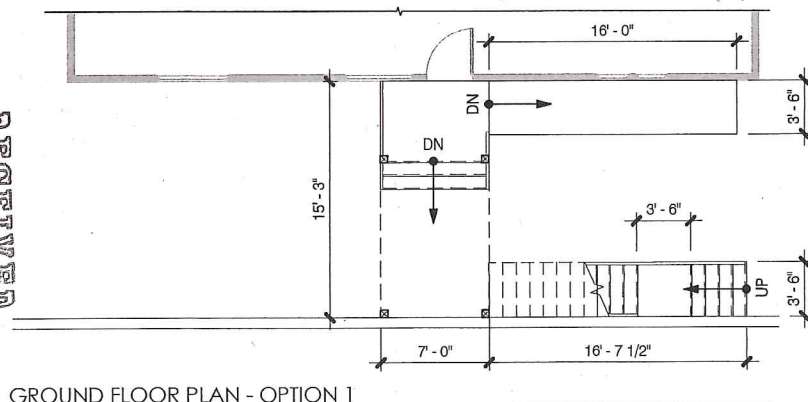
E. HISTORIC COLUMBIA RIVER HIGHWAY



**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"

## SCHEMATIC DESIGN



107 SE WASHINGTON STREET, SUITE 740  
PORTLAND, OR 97214 - HARKAHIQ.COM

**HOOD STAIR**

05.25.17



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BY: .....

## **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 is proposing to construct a second story deck to an existing single-family dwelling that was established in 1926 and to replace the septic system drainfield.

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

**Staff:** The proposed improvements are located on 2016 E. Historic Columbia River Highway within the Gorge General Commercial (GGC) zoning district in the Columbia River Gorge National Scenic Area. Originally owned George and Carole Klinger the property was eventually acquired by the applicant, Thomas Rosenbarger in 2016. At 1.20 acres, the property is a mixed of forested areas near the E. Historic Columbia River Highway and towards the rear of the property. The middle portions of the property contain the dwelling and a grassy field.

### **3.0 Administration and Procedures Criteria:**

#### **3.1 § 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.**

**(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.**

**Staff:** There are no active code compliance issues associated with the property; therefore, the County has the authority to issue this land use decision. *These criteria are met.*



#### **4.0 Gorge General Commercial Criteria:**

##### **4.1 § 38.3225 REVIEW USES**

The following review uses may be allowed on lands designated GGC, pursuant to the provisions of MCC 38.0045 and MCC 38.7300:

- (A) One single-family dwelling on a legally created parcel, pursuant to MCC 38.0530
- (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied.
- (C) Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed as accessory buildings larger than 200 square feet in area or 10 feet in height.

**Staff:** The proposal is to construct a 7-foot-by-15.25-foot deck and 3.5-foot-by-16.625-foot staircase on the eastern side of the existing single-family dwelling. The proposal also includes the installation of a new septic system drainfield. Prior to discussing whether the proposed construction is allowed, there must be a determination that the single-family dwelling is located on a legally created parcel. Under Multnomah County Code (MCC), a legally created parcel is defined as:

##### **§ 38.0015 DEFINITIONS - Parcel:**

- (a) Any unit of land legally created by a short division, partition, or subdivision, that was legally recognized under all state laws and local ordinances in effect on November 17, 1986. A unit of land that is eligible for consolidation as provided in the Management Plan shall not be considered a parcel.*
- (b) Any unit of land legally created and separately described by deed, or sales contract, or record of survey prior to November 17, 1986, if the unit of land complied with all planning, zoning, and land division ordinances or regulations applicable at the time of creation and up through November 16, 1986.*
- (c) A unit of land legally created and separately described by deed or sales contract after November 17, 1986 if the unit was approved under the Final Interim Guidelines or a land use ordinance consistent with the Management Plan, or by the U.S. Forest Service Office prior to the Final Interim Guidelines.*
- (d) A unit of land shall not be considered a separate parcel simply because it:*
  - 1. Is a unit of land created solely to establish a separate tax account;*
  - 2. Lies in different counties;*
  - 3. Lies in different sections or government lots;*
  - 4. Lies in different zoning designations; or*
  - 5. Is dissected by a public or private road.*

The subject property is located in Thompson Villa Tracts, a subdivision created on September 25, 1917 (Exhibit B.9). The property, Lot 46 was altered to include the northerly 5 feet of Lot 45. The applicant has provided a warranty deed, recorded on May 26, 1966 in Book 501 and page 521 that describes the alteration (Exhibit A.9). At that time the zoning was Single Family Residential District – 10 (R-10), which required a minimum lot size of 10,000 square feet, an average lot width of 70 feet, a minimum lot width at the building line of 70 feet, and a minimum average lot depth of 100 feet (Exhibit B.11). The property as it is described is 1.20 acres, has an average lot width of over 100 feet, a minimum lot width at the building line of 100 feet, and a minimum average lot depth of over 400 feet. All of which, exceeds the minimums of the R-10 zone.

*The property complied with all planning, zoning, and land division ordinances or regulations applicable at the time and was legally created and then altered prior to November 17, 1986; the lot is a legally created parcel.*

The proposed project includes the construction of a 7-foot-by-15.25-foot deck on the east side of the single-family dwelling and replacement of a septic system drainfield in a grassy field in the middle of the subject property. At 105 square feet, the deck would be eligible for Expedited Review, pursuant to MCC 38.0530(B). However, because the proposal will alter the exterior of a building that is over 50 years old a Cultural Resource Reconnaissance Survey is required pursuant to MCC 38.7045. Further MCC 38.7100 Expedited Development Review Criteria states:

***MCC 38.7100(2)(a)***

***The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey.***

***The GMA Cultural Resources Reconnaissance Survey Criteria in MCC 38.7045(A)(1), (2), and (3) shall be used to determine if a reconnaissance and/or historic survey is required for a proposed development.***

Therefore, the proposal to construct a deck and install a septic system drainfield will be required to demonstrate that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied. Those standards will be discussed below.

**4.2 § 38.3260 DIMENSIONAL REQUIREMENTS**

**(A) There is no minimum lot size for properties designated GGC.**

**(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.**

**Staff:** The subject lot is 1.20 acres. There is no minimum lot size for properties designated GGC; therefore, this standard does not apply. *These criteria are met.*

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

Front	Side	Street Side	Rear
30	10	30	30

**Maximum Structure Height – 35 feet**

**Minimum Front Lot Line Length – 50 feet.**

**Staff:** The subject property contains a single-family dwelling and a shop. The single-family dwelling with the proposed deck, stair, and railing is approximately 88 feet from the front property line, over 300 feet from the rear property line, 61 feet from north side property line, and approximately 7 feet from the south side property line (Exhibit A.8). The distance between the south side property line is less than the 10 feet and does not meet the side yard requirements, however, the single-family dwelling was constructed in 1926, and the footprint of the 1926 dwelling has not changed. Therefore, the single-family dwelling is allowed to maintain a side yard of less than 10 feet. The shop is approximately 18 feet from the south side property line and more than 30 feet from all other property lines. Both the single-family dwelling and shop are less than 35 feet in height and the front lot line length is larger than 50 feet (Exhibit A.11). *These criteria are met.*

**(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 yard abuts a street having sufficient right of way, therefore the minimum yard requirement does not need to be increased. *This criterion is met.*

**(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 site plan does not indicate that any barns, silos, windmills, antennae, chimneys, or similar structures are being proposed. *This criterion is met.*

#### **4.3 § 38.3290 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:** The subject property abuts East Historic Columbia River Highway, a street. *This criterion is met.*

### **5.0 Site Review Criteria**

#### **5.1 § 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:**

##### **5.1.1 (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.**

**(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.**

**(3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.**

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

**(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 is not proposing a building or road as part of this proposal. The applicant is not proposing new vehicular access to the East Historic Columbia River Highway. The deck and septic system drainfield are defined as accessory structures. The deck will be sited on a previously impacted concrete pad. The septic system drainfield will require minimal grading and after the

project is complete, the only component of the septic system that will be visible above ground will be a green plastic lid for the tank. *This criterion is met.*

**5.1.2 (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.**
- (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:** The proposed deck and septic system drainfield will not be topographically visible from the Key Viewing Areas (KVAs) of the Historic Columbia River Highway and Sandy River. The deck is located behind the single-family dwelling and is not visible from the Historic Columbia River Highway and Sandy River (Exhibit B.12). The septic system drainfield will be located underground and will not be visible from the Historic Columbia River Highway and Sandy River. Additionally, the deck and septic system will be built in an area that has significant vegetative (trees) screening from both KVAs (Exhibit B.12), and will be built with low reflective building materials (cedar wood) with dark earth tone colors, so the proposed structure will be visually subordinate. Natural wood tone colors do not always meet the dark earth tone standard. A condition will require dark earth-tones exterior colors for the deck, stairs and railing, that match the top two rows (rows A and B) or C14, C15 or C16 (row three) of dark earth tone colors (on pages 18 and 19) on the *Gorge Commission Scenic Resources Implementation Handbook* colors chart.

Given low reflective building materials, dark earth tone colors, and conditions of approval, the proposed development will be visually subordinate. *As conditioned, these criteria are met.*

**(3) Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.**

**Staff:** There is significant vegetation existing on the subject property providing significant screen of the existing building with the small deck addition (Exhibit B.12). In the surrounding area, there is significant vegetative cover and distance between existing development on other properties and the subject property (Exhibit B.13). Given that the Gorge General Commercial district does not have a minimum lot size for creating new lots, establishing a new single-family dwelling would be

difficult due to needing to locate a septic system, drainfield, and replacement drainfield. Due to the difficulty for development and the scope of development for this area, there is little potential for additional residential development and the area will remain about the same as what exists. Given the dwelling visible mass, dense vegetation in the area, and distance between developments mitigate potential cumulative effect. Given that the proposed development is visually subordinate and will be conditioned to reduce visual impact, there is no cumulative impact. *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 is not proposing any buildings; however, the application narrative and exhibits address proposed structure height, shape, color, and low reflective building materials (Exhibit A.11). The narrative is a bit sparse on building material description and exterior colors stating, "The deck, stairs, and railing will be constructed of sealed Cedar wood left in its natural color." A condition will require existing tree density of the property be retained and maintain. Additional tree planting is not needed. *As conditioned, this criterion is met.*

**(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:** The proposed development is sited on the portion of the property that has minimizes visibility from KVAs because it is obscured by the single-family dwelling. The location of the deck and septic system drainfield are not located within any buffers specified for protection of wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of cultural resources. *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.**

**Staff:** The proposed deck is sited in the southwest portion of the property with a single-family dwelling between the KVAs and the deck (Exhibit A.8). The septic system drainfield will be located underground and will not be visible after it is installed. *This criterion is met.*

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

**Staff:** The proposed deck is sited in the southwest portion of the property with a single-family dwelling between the KVAs and the deck (Exhibit A.8). There are trees to the west of the development between the KVAs and the deck. A condition will require retention of existing tree density on the property to screen the proposed development from KVAs. *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 driveway has existed for many years, and no work is proposed to change the driveway. *This criterion is met.*

**(10) 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. 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 applicant is not proposing any buildings; however, the application narrative and exhibits address the building material description and exterior colors stating, “The deck, stairs, and railing will be constructed of sealed Cedar wood left in its natural color.” The deck will also be fully screened from KVAs. *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:** No additional exterior lighting will be added to the property or single-family dwelling as part of this project. *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 proposes leaving deck, stairs, and railing in its natural wood toned color. Natural wood tones are often too light as are just earth tones to meet this criterion. The exterior colors for the deck, stairs, and railing need to be dark earth tone such as dark brown, dark gray, or dark green as shown on the *Gorge Commission Scenic Resources Implementation Handbook* colors chart, colors any colors matching the top two rows (rows A and B) or C14, C15 or C16 row three of dark earth tone colors (on pages 18 and 19).

A condition will allow the property owner to use these colors and submit the color chips or samples prior to building permit sign-off. *As conditioned, this criterion is met.*

**(13) 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 dark earth-tone colors 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 is not proposing a building therefore this criterion does not apply. *This criterion is met.*

**(14) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordination requirements for lands seen from Key Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures.**

**Staff:** The applicant is not rehabilitating or modifying an existing significant historic structure, therefore this criterion does not apply. *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 applicant is not proposing a new building; therefore, this criterion does not apply. *This criterion is met.*

**(16) An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Areas, may itself protrude above the skyline if:**

- (a) The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and**
- (b) There is no practicable alternative means of altering the building without increasing the protrusion.**

**Staff:** The applicant is proposing an alteration to a building built prior to November 17, 1986. The alteration is a deck addition that is considered as an accessory structure. However, there are no modifications to the single-family dwelling to increase the building height and will not protrude further above the skyline of a bluff, cliff, or ridge as seen from KVAs. *These criteria are 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 subordination. 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 subordination.

(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 has not indicated that existing landscaping will be removed or replaced. The proposed septic system drainfield will be located in a grassy field east of the single-family dwelling. To ensure that the proposed development is screened a condition will be required that the applicant reseed or replant lawn grasses after the installation of the drainfield. *As conditioned, these criteria are met.*

**(18) Conditions regarding new landscaping or retention of existing vegetation for new developments on land designated GMA Forest shall meet both scenic guidelines and the fuel break requirements of MCC 38.7305(A).**

**Staff:** The subject property is not located on land designated as GMA Forest; therefore, this criterion does not apply. *This criterion is met.*

**MCC 38.7035(B)(5), (B)(10), (B)(18) through (B)(23), and (B)(24) through (B)(29).**

**Staff:** The above listed criteria are not applicable to the proposed development. Criteria not applicable.

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

**(3) Rural Residential**

**(a) 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.**

**Staff:** The applicant is not proposing to remove any trees as part of the construction of the deck, stairs, railing, or installation of the septic system drainfield; therefore, this criterion is not applicable. *This criterion is met.*

**(b) 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:**

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. At least half of any trees planted for screening purposes shall be species native to the setting or com-only found in the area.
3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

**Staff:** The applicant is not proposing to remove any trees as part of the construction of the deck, stairs, railing, or installation of the septic system drainfield; therefore, these criteria are not applicable. *These criteria are met.*

**(c) Compatible recreation uses include should be limited to small community park facilities, but occasional low-intensity resource-based recreation uses (such as small scenic overlooks) may be allowed.**

**Staff:** The applicant is not proposing any recreation uses as part of the construction of the deck, stairs, railing, or installation of the septic system drainfield; therefore, this criterion is not applicable. *This criterion is met.*

#### **5.1.4 (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.
- (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.
- (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 existing single-family dwelling was constructed in 1926. The proposed alteration to the existing single-family dwelling is occurring on the furthest point to the Historic Columbia River Highway (Exhibit A.8). The deck, stair, and railings will be located almost 100 feet and far as practicable from the Historic Columbia River Highway. *These criteria are met.*

**MCC 38.7035(C)(4) through (C)(7).**

**Staff:** The above listed criteria are not applicable to the proposed development. Criteria not applicable.

## **5.2 § 38.7045 GMA CULTURAL RESOURCE REVIEW CRITERIA**

### **5.2.1 (A) Cultural Resource Reconnaissance Surveys**

- (1) A cultural reconnaissance survey shall be required for all proposed uses, except:

- (a) The modification, expansion, replacement, or reconstruction of existing buildings and structures.
- (c) Proposed uses that involve minor ground disturbance, as defined by depth and extent, including repair and maintenance of lawfully constructed and serviceable structures; home gardens; livestock grazing; cultivation that employs minimum tillage techniques, such as replanting pastures using a grassland drill; construction of fences; new utility poles that are installed using an auger, posthole digger, or similar implement; and placement of mobile homes where septic systems and underground utilities are not involved. The Gorge Commission will review all land use applications and determine if proposed uses would have a minor ground disturbance.

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- (3) 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:** The proposed modification of an existing single-family dwelling does not qualify as being exempt of the requirements of a Cultural Resource Reconnaissance Survey because the deck, stair, and railings will alter the exterior architectural appearance of a building that is greater than 50 years old. Additionally the installation of a septic system drainfield is not exempt from the requirements below because the installation of a septic system drainfield is not considered minor ground disturbance. The Cultural Resource Reconnaissance Survey and Review is discussed below.

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

- (1) The project is exempted by MCC 38.7045 (A) (1), no cultural resources are known to exist in the project area, and no substantiated comment is received during the comment period provided in MCC 38.0530 (B).

- (3) A historic survey demonstrates that the proposed use would not have an effect on historic buildings or structures because:

- (a) SHPO concludes that the historic buildings or structures are clearly not significant, as determined using the criteria in the National Register Criteria for Evaluation ("36 CFR Part 60.4); or
- (b) The proposed use would not compromise the historic or architectural character of the affected buildings or structures, or compromise features of the site that are important in defining the overall historic character of the affected buildings or structures, as determined by the guidelines and standards in The Secretary of the Interior's Standards for Rehabilitation (U.S. Department of the Interior 1990) and The Secretary of the Interior's Standards for Historic Preservation Projects (U.S. Department of the Interior 1983).

1. The historic survey conducted by the Gorge Commission may provide sufficient information to satisfy these standards. If it does not, architectural and building plans, photographs, and archival research may be required. The project applicant shall be responsible for

providing information beyond that included in the survey conducted by the Gorge Commission.

**2. The historic survey and report must demonstrate that these standards have been clearly and absolutely satisfied. If SHPO or the Planning Director question whether these standards have been satisfied, the project applicant shall conduct an Evaluation of Significance.**

**Staff:** The United States Forest Service (USFS) determined that a Cultural Resources Reconnaissance Survey is, "Not required," however a Historic Survey is, "Required" (Exhibit B.5). The Oregon State Historic Preservation Office (SHPO) and the United States Forest Service found that the existing single-family dwelling that was constructed in 1926 was no eligible for listing in the national Register of Historic Places and therefore not significant. *Cultural Review Completed and these criteria are met.*

#### **5.2.4 (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.**

**(1) 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.**

**(2) Notification – The project applicant shall notify the 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 Indian tribal governments within 24 hours.**

**(3) Survey and Evaluation – The Gorge Commission will survey the cultural resources after obtaining written permission from the landowner and appropriate permits from 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).**

**(a) The Planning Director shall, based on the survey and evaluation report and any written comments, make a final decision within 10 days of the receipt of the report of the Gorge Commission on whether the resources are significant.**

**(b) The Planning Director shall require a Mitigation Plan if the affected cultural resources are found to be significant.**

**(c) Notice of the decision of the Planning Director shall be mailed to those parties entitled to notice by MCC 38.0530 (B).**

**(d) The decision of the Planning Director shall be final 14 days from the date notice is mailed, unless appealed as provided in MCC 38.0530 (B).**

**Construction activities may recommence if no appeal is filed.**

**(4) 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.**

**Staff:** To ensure that these criteria are met, a condition will be added that addresses the procedures that shall occur if cultural resources are discovered during construction activities. *As conditioned, these criteria are met.*

#### **5.2.5 (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.

(1) **Halt Activities** – All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.

(2) **Notification** – Local law enforcement officials, the Planning Director, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.

(3) **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.

(4) **Jurisdiction** – If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.

(5) **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.

(a) 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).

(b) 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.

**Staff:** To ensure that these criteria are met, a condition will be added that addresses the procedures that shall occur if human remains are discovered during construction activities. *As conditioned, these criteria are met.*

### **6.0 Resource Review Criteria**

#### **6.1 § 38.7055 GMA WETLAND REVIEW CRITERIA**

##### **6.1.1 (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:** The subject property is not identified as a wetland on the National Wetland Inventory and the within the project site the soils are listed as 13 (Dabney Loamy Sand), which is a soil formed in sandy alluvium with rapid permeability. The property is not adjacent to the main stem of the



Columbia River. No wetlands were identified on the site during review by the Sanitarian for installation of the drainfield on the site. *These criteria are met.*

**6.2 § 38.7060 GMA STREAM, LAKE AND RIPARIAN AREA REVIEW CRITERIA**

**6.2.1 (A) The following uses may be allowed in streams, ponds, lakes and riparian areas 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:**

**(1) The modification, expansion, replacement, or reconstruction of serviceable structures, provided that such actions would not:**

- (a) Increase the size of an existing structure by more than 100 percent,**
- (b) Result in a loss of water quality, natural drainage, and fish and wildlife habitat, or**
- (c) Intrude further into a stream, pond, lake, or buffer zone. New structures shall be considered intruding further into a stream, pond, lake, or buffer zone if any portion of the structure is located closer to the stream, pond, lake, or buffer zone than the existing structure.**

**(E) Stream, Pond, and Lake Buffer Zones**

**(1) Buffer zones shall generally be measured landward from the ordinary high water-mark on a horizontal scale that is perpendicular to the ordinary high water-mark. On the main stem of the Columbia River above Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer zone widths shall be required:**

- (a) Streams used by anadromous or resident fish (tributary fish habitat), special streams, intermittent streams that include year-round pools, and perennial streams: 100 feet.**
- (b) Intermittent streams, provided they are not used by anadromous or resident fish: 50 feet.**

**Staff:** The adjacent property to the north contains a drainage (stream or intermittent stream) that is approximately 30 feet from the common property line. The Oregon Department of Fish and Wildlife does not indicate that anadromous or resident fish use the stream. The Stream buffer zone is 50 feet. The proposed modification and expansion of the single-family dwelling will not intrude into the stream buffer zone. Neither will the construction of the septic system drainfield. *These criteria are met.*

**6.3 § 38.7065 GMA WILDLIFE REVIEW CRITERIA**

**6.3.1 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:** There are no known sensitive wildlife areas or sites within 1000 feet of the subject property according to maps listing such areas and sites provided to Multnomah County by the Columbia River Gorge Commission. During the completeness review process, the Oregon Department of Fish and Wildlife was also notified. No comments were received. This property is also not in a big game winter area. *This criterion is met.*

**6.4 § 38.7070 GMA RARE PLANT REVIEW CRITERIA**

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

**Staff:** There are no known rare plant species within 1000 feet of the subject property according to maps listing such areas and sites provided to Multnomah County by the Columbia River Gorge Commission. During the completeness review process, Portland State University/Institute for Natural Resources was notified. No comments were received. *This criterion is met.*

**6.5 § 38.7080 GMA RECREATION RESOURCE REVIEW CRITERIA**

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

**Staff:** The subject property contains a single-family dwelling and accessory building. The proposal is to construct a second story deck, stair, and railing and to replace the septic system drainfield. There are no recreational uses on or near the property. *This criterion is met.*

**7.0 Agency Review and Public Comment**

- 7.1 Ryan Krueger, Associate Planner, City of Troutdale submitted a letter concerning the development permits that would be required by the City of Troutdale. They stated, "If the work will involve more than 1,000 square feet of ground disturbance, the applicant must obtain a Site Development Permit for erosion control from the City of Troutdale prior to commencing construction (Exhibit B.4).
- 7.2 Chris Donnermeyer, Heritage Resources Program Manager, United States Forest Service submitted a Cultural Resource Survey Determination stating that "A Cultural Resource Reconnaissance Survey is: Not Required" and "A Historic Survey is: Required" (Exhibit B.5).
- 7.3 Jessica Gabriel, Historian, Oregon Department of Parks and Recreation (ODPR) State Historic Preservation Office (SHPO) submitted a letter concurring that the property is not eligible for listing in the National Register of Historic Places (Exhibit B.7).
- 7.4 Ryan Krueger, Associate Planner, City of Troutdale submitted a letter concerning the development permits that would be required by the City of Troutdale. They stated, "If the work will involve more than 1,000 square feet of ground disturbance, the applicant must obtain a Site Development Permit for erosion control from the City of Troutdale prior to commencing construction (Exhibit B.14).
- 7.5 Letter from Steven D. McCoy, Staff Attorney, Friends of the Columbia Gorge detailing code sections that require a finding. Findings under Sections 4, 5 and 6 of this decision and conditions of approval address concerns raised in letter.

**8.0 Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the National Scenic Area Review permit to allow for the construction of a second story deck, stair, and railing and to replace the septic system drainfield in the Gorge General Commercial zone. This approval is subject to the conditions of approval established in this report.

## 9.0 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. All other exhibits are available for review in Case File T2-2017-7870 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	06/09/2017
A.2	1	Narrative	06/09/2017
A.3	1	Aerial photo of the subject property	06/09/2017
A.4	1	Exterior photos of the single-family dwelling	06/09/2017
A.5	1	Photos of the concrete pad located at the rear of the single-family dwelling	06/09/2017
A.6	1	Schematic Design of the deck, stair, and railing	06/09/2017
A.7	1	Revised Narrative	08/04/2017
A.8*	1	Site Plan	08/04/2017
A.9	1	Warranty Deed from Book 501, Page 521 recorded on May 29, 1966	08/04/2017
A.10	2	Statutory Warranty Deed recorded as 2016-136596 on October 31, 2016	08/04/2017
A.11*	1	Revised Schematic Design of the deck, stair, and railing	08/04/2017
A.12	2	E-mail from Thomas Rosenbarger, applicant to Chris Donnermeyer, Heritage Program Manager, United State Forest Service regarding the Historical Survey	08/04/2017
'B'	# of Pages	Staff Exhibits	Date Received/ Submitted
B.1	2	Department of Assessment, Records, and Taxation (DART): Property Information for 1N4E31BC -00900 (#R831303500)	06/09/2017
B.2	1	Department of Assessment, Records, and Taxation (DART): Map for 1N4E31BC -00900 (#R831303500)	06/09/2017
B.3	6	City of Portland Bureau of Development Services Site Evaluation #17-180114-SE / Report # SER 14-17	06/25/017
B.4	1	Letter from Ryan Krueger, Associate Planner, City of Troutdale concerning the development permits that would be required by the City of Troutdale dated July 10, 2017	07/12/2017
B.5	2	Columbia River Gorge National Scenic Area Cultural Resources Survey Determination dated August 30, 2017	08/30/2017
B.6	10	Oregon State Historic Preservation Office (SHPO) Clearance Form	08/30/2017

B.7	3	E-mail from Chris Donnermeyer, United States Forest Service (USFS) indicating that an OR SHPO case number had been assigned to the Rosenbarger House dated September 21, 2017.	09/21/2017
B.8	1	Letter from Jessica Gabriel, Historian, Oregon Parks and Recreation Department State Historic Preservation Office regarding SHPO Case No 17-1162 concurring with USFS that the property is not eligible for listing in the National Register of Historic Places dated September 27, 2017.	10/01/2017
B.9	1	Thompson Villa Tracts Subdivision Map	12/11/2017
B.10	1	Zoning Map showing zoning prior to Ordinance 149, which was adopted on October 5, 1977	12/11/2017
B.11	4	Single-family residential district (R-10) zoning code as adopted in June 6, 1964	12/11/2017
B.12	3	Google Street View dated June 2016	01/03/2018
B.13	1	Aerial Photo	01/03/2018
B.14	1	Letter from Ryan Krueger, Associate Planner, City of Troutdale concerning the Wildfire Hazard Zone Considerations dated January 26, 2017	01/26/2018
<b>Administration &amp; Procedures</b>			
C	# of Pages		Date Received/Submitted
C.1	2	Request for Waiver of Pre-Filing/Pre-Application Meeting Requirement	06/09/2017
C.2	2	Agency Review	07/06/2017
C.3	3	Incomplete Letter	07/07/2017
C.4	1	Applicant's Acceptance of 180 Day Clock	07/12/2017
C.5	1	Incomplete Letter #2	07/19/2017
C.6	1	Incomplete Letter #3	09/28/2017
C.7	1	Complete Letter (Day 1)	10/09/2017
C.8	6	Opportunity to Comment	01/18/2018
<b>Administrative Decision</b>			
<b>Comments Received</b>			
D	# of Pages		Date Received/Submitted
D.1	8	Letter from Steven D. McCoy, Staff Attorney, Friends of the Columbia River Gorge concerning various code requirements of Chapter 38 dated February 1, 2017	02/01/2018