

1600 SE 190th Ave, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF DECISION

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

Case File: T2-2017-9503

Permit: NSA Site Review for an Agricultural Building.

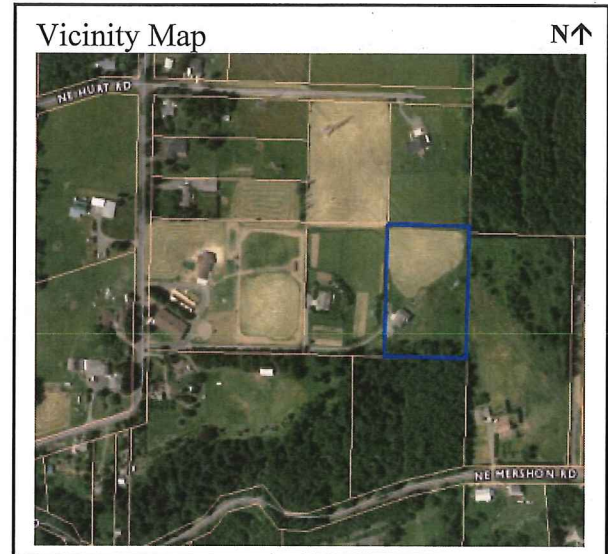
Location: 31708 NE Wand Rd #B
Tax Lot 2100 , Section 32A
Township 1N, Range 4E, W.M.
Tax Account #R053503880

Applicants: Aaron Holwege

Owners: Aaron Holwege

Base Zone: Gorge General Residential -10 (GGR - 10)

Overlays: None



Summary: Applicant is requesting a National Scenic Area Site Review to approve the construction of a 750 – 865 sq. ft. agricultural building to store hay, dry feed, and house livestock.

Decision: Approved with Conditions

Unless appealed, this decision is effective March 1, 2018, at 4:00 PM.

Issued by:

By: 
Chris Liu, Asst. Planner

For: Michael Cerbone, AICP
Planning Director

Date: February 15, 2018

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 during normal business hours. 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 Chris Liu, Staff Planner at 503-988-3043 or email chris.liu@multco.us

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.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is March 1, 2018 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC) MCC 38.0060 Agricultural Buffer Zones, MCC 38.0560 Code Compliance and Applications, MCC 38.3025 Review Uses, MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7300 (A) Review and Conditional Uses - Agricultural Buildings, MCC 38.7340 Agricultural Buildings.

Copies of the referenced Multnomah County Code sections may be obtained by contacting our office or by visiting our website at multco.us/landuse/zoning-codes under the link *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 parenthesis.

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. Pursuant to MCC 38.0690, this land use permit shall expire as follows:
 - a. When construction of the structure has not commenced within two years from the date the decision is final. Commencement of construction shall mean actual construction of the foundation or frame of the approved structure. For roads, commencement of construction shall mean actual grading of the roadway.
 - b. When the structure has not been completed within two 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.
 - c. Expiration under a. or b. above is automatic.

The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 38.0700. Such a request must be made prior to the expiration date of the permit.

3. Prior to the start of construction, the property owner shall record with the County Recorder the Notice of Decision including the Conditions of Approval of this decision (pages 1 through 4). The Notice of Decision shall run with the land and the conditions shall be met by the current and all future property owners unless amended through a later decision by an authorized authority. Proof of recording shall be submitted to Multnomah County Land Use Planning office prior to the issuance of any permits. Recording shall be at the applicant's expense. [MCC 38.0670]
4. 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:
 - a. 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.
 - b. 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.
 - c. 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).
 - d. 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)]
5. 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):
 - a. Halt Activities – All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.
 - b. Notification – Local law enforcement officials, the Multnomah County Planning Director, the Gorge Commission, and the Native American tribal governments shall be contacted immediately.
 - c. 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.
 - d. Jurisdiction – If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.

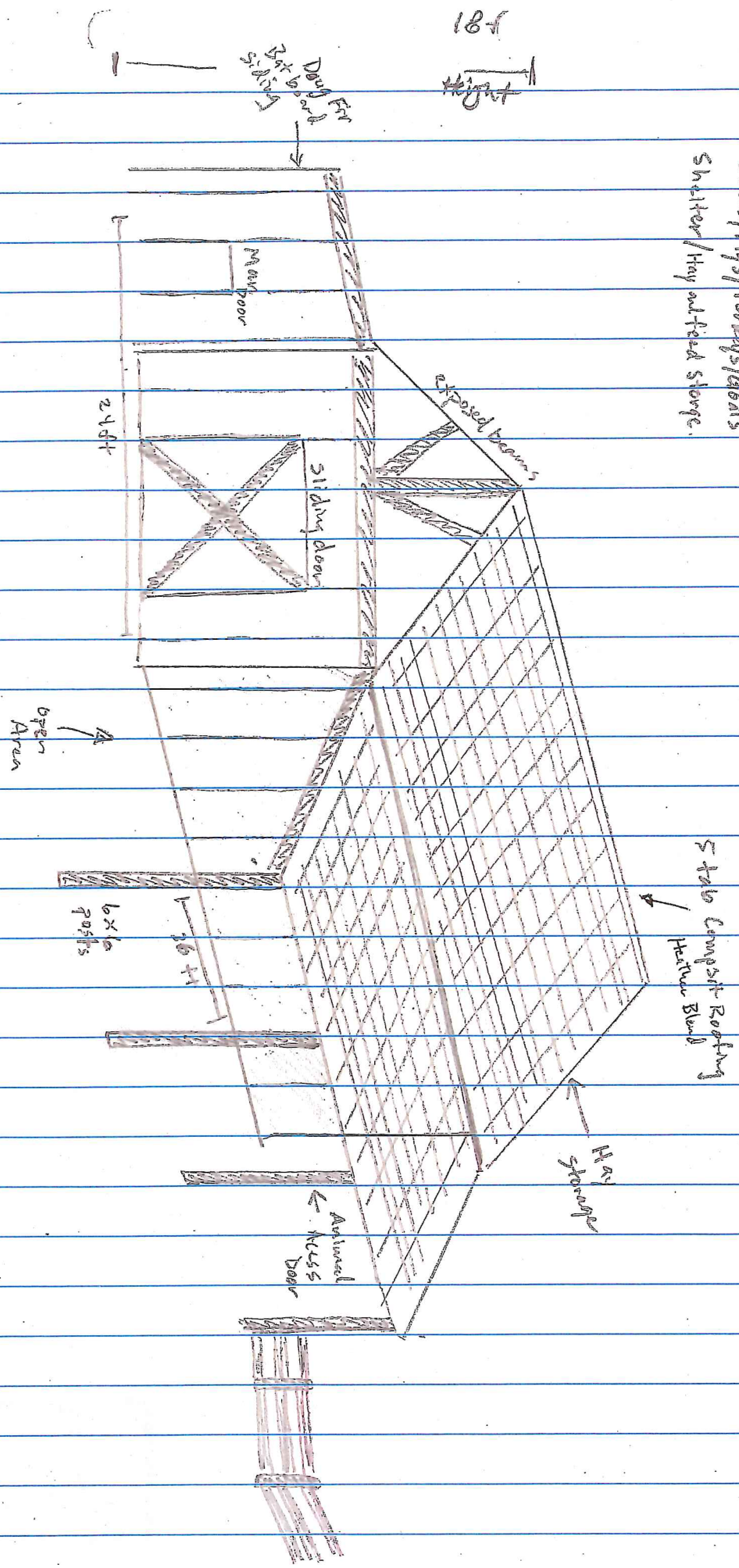
- e. Treatment – Prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in Oregon Revised Statutes, Chapter 97.740 to 97.760.
 - i. If the human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report standards of MCC 38.7045 (I).
 - ii. 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.
- 6. All survey and evaluation reports and mitigation plans 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)]
- 7. The applicant shall paint the exterior of the agricultural building to match the existing approved color of the residence approved via land use case # T2-07-105.

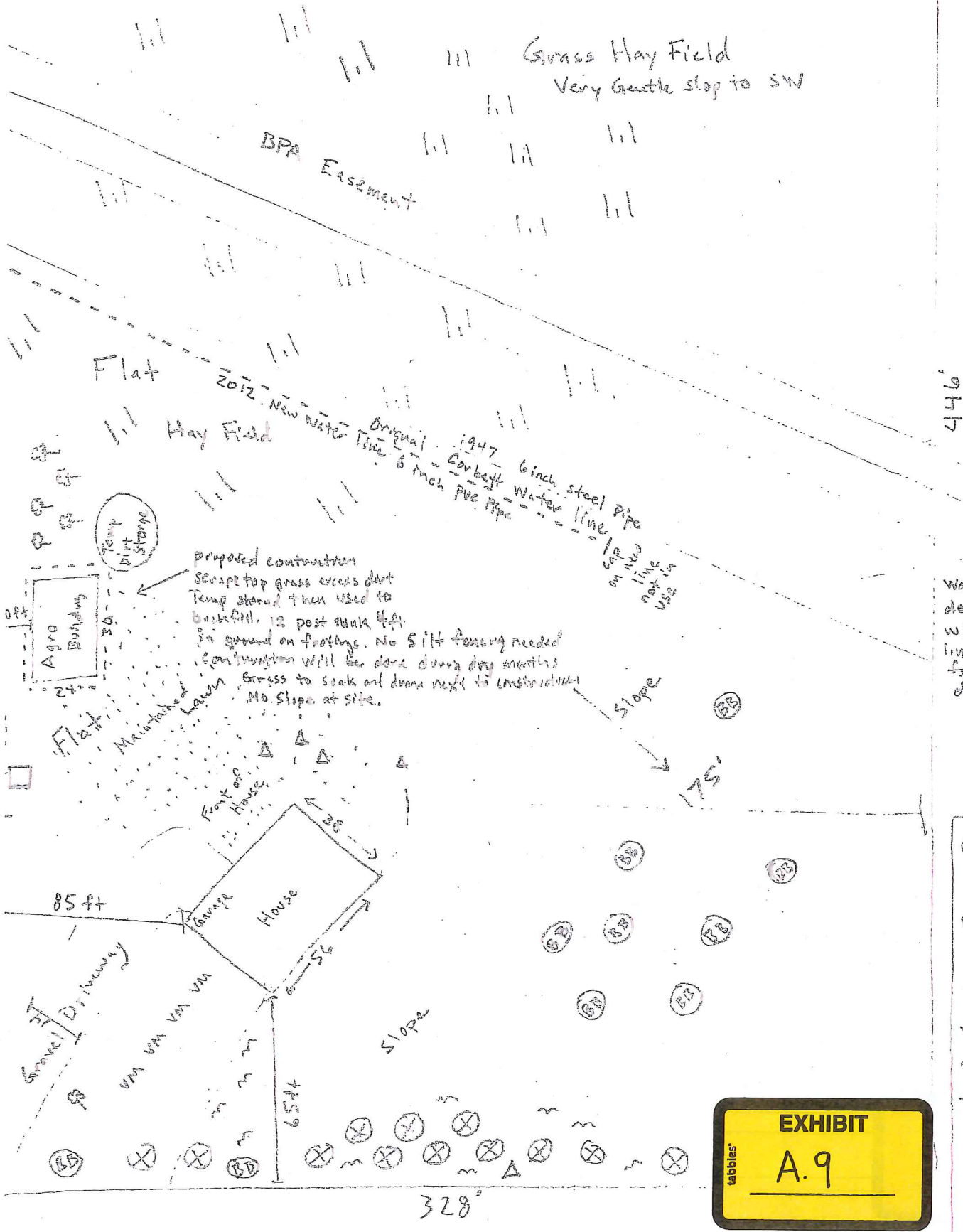
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

Building to be used
for cows/pigs/turkeys/boats
shelter/hay and feed storage.

31700B
NE WARD
Building





Water line is 36 inches deep back filled with native material lines are buried 1 to 2 feet apart at same depths.

- Legend
- ⊗ Alder trees
 - ⋯ Maintained lawn
 - Ⓟ Black Berry
 - ||| Hay Field
 - ⊙ Fruit Trees
 - VM Vine maple
 - M Sword Ferns
 - Site conservation
 - △ Douglas Fir

EXHIBIT
A.9

Erosion Control Plan

Scale: 1 inch = 50 feet

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*.

1.00 Project Description:

Staff: The applicant is proposing to construct a 750 – 865 sq. ft. agricultural building to store hay, dry feed, and house livestock in the Gorge General Residential -10 (GGR-10) zone.

2.00 Property Description & History:

Staff: The subject property is 3.67 acres in size. It is accessed from NE Wand Rd via private driveway. The subject property currently has a dwelling established via National Scenic Area Site Review in land use case # T2-07-105.

3.00 General Provisions:

3.01 § 38.0060 AGRICULTURAL BUFFER ZONES

All buildings, as specified, shall satisfy the following setbacks when proposed to be located on a parcel which is adjacent to lands designated GGA– 20 or GGA– 40:

Type of Agriculture	Type of Buffer		
	Open or fenced	Natural or created vegetation barrier	8 foot berm or terrain barrier
Orchard	250'	100'	75'
Row crops/ Vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

(A) Earth berms may be used to satisfy, in part, the setbacks. The berm shall be a minimum of 8 feet in height, and contoured at 3:1 slopes to appear natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of 15 feet.

(B) The planting of a continuous vegetative screen may be used to satisfy, in part, the setback standards. Trees shall be at least 6 feet high when planted and reach an ultimate height of at least 15 feet. The vegetation screen shall be planted along the appropriate parcel line(s), and be continuous.

(C) The necessary berming and/or planting must be completed during the first phase of development and maintained in good condition.

(D) If several crops or crop rotation is involved in the adjacent operation, the

greater setback shall apply.

(E) A variance to buffer setbacks may be granted upon a demonstration that the standards of MCC .0065 have been satisfied.

Staff: The subject property abuts another property in the northeast corner that is zoned GGA-40, an agricultural district. The proposed development is over 400-feet away from the property line of the GGA-40 property and therefore meets all the required setbacks notwithstanding what crop is being grown. *Criterion met.*

3.02 § 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: This property is associated with compliance case UR-2014-3361; a case regarding the installation of new piping through multiple private properties by the Corbett Water District without the necessary land use permits. A retroactive minimal impact project sign-off as part of this permit will resolve the outstanding compliance issue for this particular property. The sign-off does not correct the compliance issues for the remaining properties associated with the above mentioned compliance case. *Criteria met.*

4.00 Gorge General Residential – 10 (GGR-10) Criteria:

4.01 § 38.3025 REVIEW USES

(A) The following uses may be allowed on lands designated GGR, 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:

- (12) 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: The applicant has requested approval to construct an agricultural building; the property is currently in farm land deferral with the County Dept. of Assessment, Records & Taxation. Staff has found the subject tax lot, 1N4E32A – 02100 is a legally created parcel as discussed in Section 4.02. The approval criteria of MCC 38.7340 for Agricultural buildings are in Section 4.03. *Criteria met.*

4.02 § 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.**

Staff: Land use case # T2-07-105 found that the subject parcel was a legal parcel. *Criterion met.*

4.03 § 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: Building dimensions are proposed at 36' x 24' and the height will not exceed 25'. Construction materials include Douglas fir beams with five tab composite roofing; additional information regarding building materials are covered in section 5 below. The agricultural building will be used for storage of hay cut from the property which averages 75-100 bales per season (June to August); livestock (pigs, goats, and turkeys); dry feed for livestock; hay machines; and other farm equipment. The applicant provided a floor plan (Exhibit A.4).
Criteria Met.

5.00 Site Review Criteria

5.01 § 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:

(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 attached site plan illustrates the topography and work areas proposed to be disturbed. *Criterion met.*

5.02 (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:	Alt. Acct #	Address	Area (Sq. ft.)
	R053503780	31708 NE Wand Rd.	7200
	R053503780	31708 NE Wand Rd.	4176
	R053503480	31711 NE Wand Rd.	2688
	R053503480	31711 NE Wand Rd	672
	R944330850	32301 NE Mershon Rd	1200

The proposed agricultural building square footage is 700 – 865 sq. ft. According to property tax records, this is substantially less than nearby agricultural buildings in the area. *Criterion met.*

5.03 (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 property is accessed via private driveway from NE Wand Road. Wand Road is not a Scenic Travel Corridor. *Criterion met.*

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

Staff: The applicant has accepted responsibility for the maintenance and survival of existing vegetation. *Criterion met.*

- 5.05 (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 findings for compatibility with the landscape setting are based on information submitted in the site plans. See Sections 5.10 for findings of compliance with landscape setting criteria. *Criterion met.*

- 5.06 (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 property is topographically visible from three Key Viewing Areas (KVA) – Historic Columbia River Hwy (HCRH), Columbia River, and Larch Mountain Road. The proposed agricultural building will be located within the HCRH and Larch Mountain Road view-shed boundaries. Existing trees to the north support visual subordination from the HCRH and Larch Mountain Rd KVA. *Criterion met.*

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

Staff: There is no location on the property where the buildings can be screened from the key viewing areas by topography. Existing vegetation to the north of the property will be used to achieve visual subordination. *Criterion met.*

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

Staff: No trees or other vegetation are proposed to be removed as part of this project. *Criterion met.*

- 5.09 (9) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.**

Staff: No cuts or fill are proposed as part of this project. *Criterion met.*

- 5.10 (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 proposing to construct the building with Douglas fir planks and composite roofing. A condition of approval requires the exterior be painted to match the existing approved color of the residence approved via land use case # T2-07-105. *Criterion met.*

- 5.11** (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 proposed lighting (Exhibit A.8) will shield the lights from shining out and are directed downwards. *Criterion met.*

- 5.12** (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: As discussed in section 5.10 above, a condition of approval requires the exterior of the agricultural building be painted to match the existing color of the residence approved by land use case # T2-07-105. *Criterion met through a condition of approval.*

- 5.13** (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 is a single story and does not extend above the surrounding terrain (Exhibit A.4 and A.9). *Criterion met.*

- 5.14** (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: The proposed building site has an average slope of 0-10%. *Criterion met.*

- 5.15** MCC 38.7035(B)(5), (B)(13), (B)(14), (B)(16), (B)(17), (B)(18), (B)(19), (B)(20), (B)(21), (B)(22), (B)(23), (B)(25), (B)(26), (B)(27), (B)(28) and (B)(29).

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

- 5.16** (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.

(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 commonly found in the area.**
- 3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.**

(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: No vegetation is proposed to be removed or planted for screening purposes. Existing trees to the north of the property assist with obtaining visual subordiance from the HCRH and Larch Mountain Rd KVA. No recreational uses are proposed or exist on the site.

Criteria met.

6.00 Resource Review Criteria:

6.01 § 38.7300 REVIEW AND CONDITIONAL USES

(A) Agriculture

- (1) The use is compatible with agricultural uses and would not force a change in or significantly increase the cost of accepted agricultural practices on nearby lands devoted to agricultural use; and**
- (2) The use will be sited to minimize the loss of land suitable for the production of crops or livestock.**

Staff: The proposed agricultural building will be utilized for storage of hay cut from the property which averages 75-100 bales per season (June to August); livestock (pigs, goats, and turkeys); dry feed for livestock; hay machines; and other farm equipment. The subject property is zoned for residential purposes; there will be no adverse effects to the nearby agricultural lands nor a reduction in the existing land available for agricultural uses. *Criteria met.*

7.00 Transportation Criteria

7.01 Access and Impact to County Roads (Multnomah County Road Rules)

Staff: Multnomah County Transportation Planning and Development reviewed the proposal for transportation related impacts. In a memorandum from Eileen Cunningham, Transportation Planner (Exhibit D.3), Ms. Cunningham notes that the proposed use does not result in a transportation impact, access permit no. 66697 is on-file for the subject property and a recorded proof of access easement is included. *Multnomah County Road Rules Criteria Met.*

8.00 Public Comment

8.01 Attorney Steven McCoy submitted a letter on behalf of the Friends of the Columbia Gorge detailing relevant code criteria that must be addressed by the applicant (Exhibit D.1).

Staff: The relevant code criteria outlined in the letter are addressed in sections 3, 4, 5, and 6

of this decision. Findings indicate that the approval criteria have been met by the applicant.

8.02 Lori Moening submitted general comments regarding the project (Exhibit D.2).

Staff: The comments did not relate to specific approval criteria. Ms. Moening's comments have been included in the case file.

9.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the NSA Site Review to establish an agricultural building in the GGR-10 zone. This approval is subject to the conditions of approval established in this report.

10.00 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 T2-2017-9503 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	10/19/2017
A.2	10	Narrative	10/19/2017
A.3	1	Site Plan	10/19/2017
A.4*	2	Agricultural Building Sketches	10/19/2017
A.5	3	Septic Review Certification	10/19/2017
A.6	7	Storm Water Certificate, Calculations, and Site Plan	10/19/2017
A.7	1	Fire Service Agency Review	10/19/2017
A.8	2	Proposed Exterior Lighting Details	10/19/2017
A.9*	1	Revised Site Plan	1/26/2018
'B'	#	Staff Exhibits	Date
B.1	2	A&T Information for property	10/19/2017
B.2	1	SHPO Response Letter	11/20/2017
B.3	2	Cultural Resource Survey Determination	11/13/2017
B.4	1	Tax map of 1N4E32A	10/19/2017
'C'	#	Administration & Procedures	Date
C.1	1	Complete Letter (Day 1 – November 17, 2017)	11/17/2017
C.2	2	NSA Agency Review	10/26/2017
C.3	6	Opportunity to Comment	1/4/2018

C.4	13	Administrative Decision	2/15/2018
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'D'	#	Comments Received	Date
D.1	7	Friends of the Columbia River Gorge	1/18/2018
D.2	1	Lori Moening	1/18/2018
D.3	5	Memorandum from Eileen Cunningham, Transportation Planner	1/17/2018