

AGENCY REVIEW

Attached is a site review permit application (as submitted). Please evaluate and comment on these materials so that we can incorporate your feedback into our completeness review. This is not a substitute for public notice of a complete application. Once we determine the application is complete an additional notice will be mailed (with any revised information), offering you the opportunity to comment or informing you of a date for public hearing, as appropriate.

National Scenic Area Site Review

- To:
- ☒ Gorge Commission/Cultural Advisory Committee
 - ☒ U.S. Forest Service NSA Office
 - ☒ Confederated Tribes of Warm Springs
 - ☒ Confederated Tribes of the Umatilla Indian Reservation
 - ☒ Nez Perce Tribe
 - ☒ Yakama Indian Nation
 - ☒ State Historic Preservation Office
 - ☐ Oregon Department of Transportation
 - ☐ PSU/Institute for Natural Resources
 - ☐ Oregon Department of Fish and Wildlife

From: George Plummer, Planner



Case File: T2-2018-10188

Location: 31926 NE Wand Rd.

Tax Lot 300, Section 32A, Township 1 North, Range 4 East, W.M.
Alternative Account #R053500130, Property Id. # R111597

Proposal: Bedroom addition to an existing single family dwelling

Your written comments are needed no later than **4:00 p.m., April 19, 2018.**

Zoning: Gorge General Residential – 10 (GGR-10), General Management Area (GMA)

National Scenic Area resources that may be impacted by this project include:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Key Viewing Areas | <input type="checkbox"/> Cultural Resource | <input type="checkbox"/> Wetland/Stream/Lake Buffer |
| <input type="checkbox"/> Sensitive Wildlife Habitat | <input type="checkbox"/> Rare Plants | <input type="checkbox"/> Deer/Elk Wintering Range |
| <input type="checkbox"/> Historic Uses/Structures | <input type="checkbox"/> Natural Area | <input type="checkbox"/> Adjacent to Recreational Uses |



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

03/23/2018 1:30PM 000001 #9120
0005 JACKIE
PERMITS-TYPE 2 \$1545.00
NOTICE FEE \$1.59
NOTICE FEE \$157.41
OR CARD \$1704.00

NSA Application Form

PROPERTY IDENTIFICATION

Property Address _____
State Identification# 1N4E32A - 00300
Site Size 129' X 466'
A&T Alternate Account Number R# 053500130

For Staff Use

CASE NUMBER

12-2018-10/88
505284
LAND USE PERMIT(S)
NSA Site Review

DATE SUBMITTED

3/23/18

Compliance
Related ☐

Potential
Transportation
Impact ☐

PF/PA No. _____

ZONING

Zoning District _____

Zoning Overlay. _____

PROPERTY OWNER(S) ☒ OR CONTRACT PURCHASER(S) ☐

Name GAELIC MA
Mailing Address PO BOX 292
City TROUTDALE State OR Zip Code 97060 Phone# 503-961-5033

I authorize the applicant below to make this application.

Gaelic Ma
Property Owner Signature #1 _____ Property Owner Signature #2 _____

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

If no owner signature above, a letter of authorization from the owner is required. ☐

APPLICANT'S NAME AND SIGNATURE

Applicant's Name GAELIC MA
Mailing Address PO BOX 292
City TROUTDALE State OR Zip Code 97060 Phone # 503-961-5033
Fax _____ e-mail gaelicma@yahoo.com

Gaelic Ma
Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

KEY VIEWING AREAS: Check all the following sites from which your property can be seen.

- | | | |
|--|--|---|
| <input type="checkbox"/> Cape Horn | <input type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Sandy River |
| <input type="checkbox"/> Crown Point | <input type="checkbox"/> Portland's Women's Forum State Park | <input type="checkbox"/> Pacific Crest Trail |
| <input type="checkbox"/> Larch Mountain | <input type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Larch Mountain Road (SMA only) |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Rooster Rock State Park | <input type="checkbox"/> Sherrard Point on Larch Mountain |
| <input type="checkbox"/> Columbia River | <input type="checkbox"/> Bonneville Dam Visitor Centers | (if in SMA) |
| <input type="checkbox"/> Beacon Rock | <input type="checkbox"/> Washington State Route 14 | |

NSA Application Narrative

Contact: Gaelic Ma

Map: 1N4E32A

Tax Lot: 00300

Address: 31926 NE Wand Road

Phone Number:

Proposal/Description of application: Building an addition to a single family dwelling, greater than 200 SF and less than 500 SF.



(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.

See site plan and architectural drawings of addition.

No change in grade. Will retain existing topography and same grade as existing home/structure.

(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.

Current house is generally speaking smaller in mass, height and dimensions as neighboring homes and structures. Addition will not change this compatibility in general scale.

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

NA. No new driveway or vehicular access points.

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

No vegetation will be removed for this project. A 2-row buffer of trees (20 Hollywood Junipers) was planted last year as a screening from Wand Road and will be maintained.

(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.

Although MC Land Use has mentioned I-84, Historic Highway and the Columbia River as potential key viewing areas from this home and addition, none can be seen. That said, all aspects of this project will be in line with the existing home/structure and additionally a 2-row buffer of trees (20 Hollywood Junipers) was planted last year as a screening from Wand Road and this will serve to further assure visual subordination.

(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.

- **The amount of area of the building site exposed to Key Viewing Areas – None**
- **The degree of existing vegetation providing screening – No existing vegetation will be removed. Screening with Junipers is already in place**
- **The distance from the building site to the Key Viewing Areas – The Historic Highway, Columbia River and I-84 are each a mile or more away and blocked from view completely from this site/addition.**
- **Siting (location of development on the subject property, building orientation, and other elements) – The addition adds approximately 300 SF to the existing house (See site plan for exact dimensions) and will be compatible with the existing structure/home as to height, color (Grey), materials (hardy plank, asphalt roof), reflectivity (non-reflective windows), design details etc.**

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

Same as above. Less than 500 SF. Small impacts in all respects and less a small cumulative effect as to visual subordination from Key Viewing Areas

(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).

In addition to comments above, There will be no lighting added; and outside spigots already exist.

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

No trees or bushes will be cut or otherwise removed.

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

NA. Slope will be maintained. See site plan. Therefore, there will be no visibility of cut banks and fill slopes.

(10) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials. These recommended materials and other materials may be deemed consistent with this code, including those that meet recommended thresholds in the "visibility and Reflectivity Matrices" in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual sub-ordinance. Recommended square footage limitations for such surfaces are provided for guidance in the Implementation Handbook.

See site plan. Materials will match existing building/home. Color strips and material types and brands will be submitted with this application.

(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.

NA.

(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.

See comment above in (10).

(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.

This addition is smaller in SF than the existing building and therefore will be designed with similar materials and colors.

(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.

NA. The addition (and the existing home) are below the skyline of a bluff. No View will be blocked.

(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:

NA. And the existing home was built in 1965.

(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.

(17) The following standards shall apply to new landscaping used to screen development from key viewing areas:

Two rows for Hollywood Junipers are already in place for screening and these trees mature to 10 feet wide and 15 feet tall. The addition is single-story.

(a) New landscaping (including new earth berms) shall be required only when there is no other means to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual sub-ordinance. Development shall be sited to avoid the need for new landscaping wherever possible.

(b) If new landscaping is required, it shall be used to supplement other techniques for achieving visual sub-ordinance.

(c) Vegetation planted for screening purposes shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction.

(d) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicant. The property owner(s), and their successor(s) in interest are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(e) The Scenic Resources Implementation Handbook includes recommended species for each landscape setting consistent with MCC 38.7035(C) and the minimum recommended sizes for tree plantings (based on average growth rates expected for recommended species).

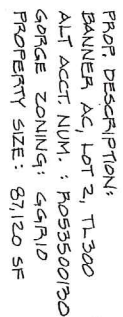
BY:

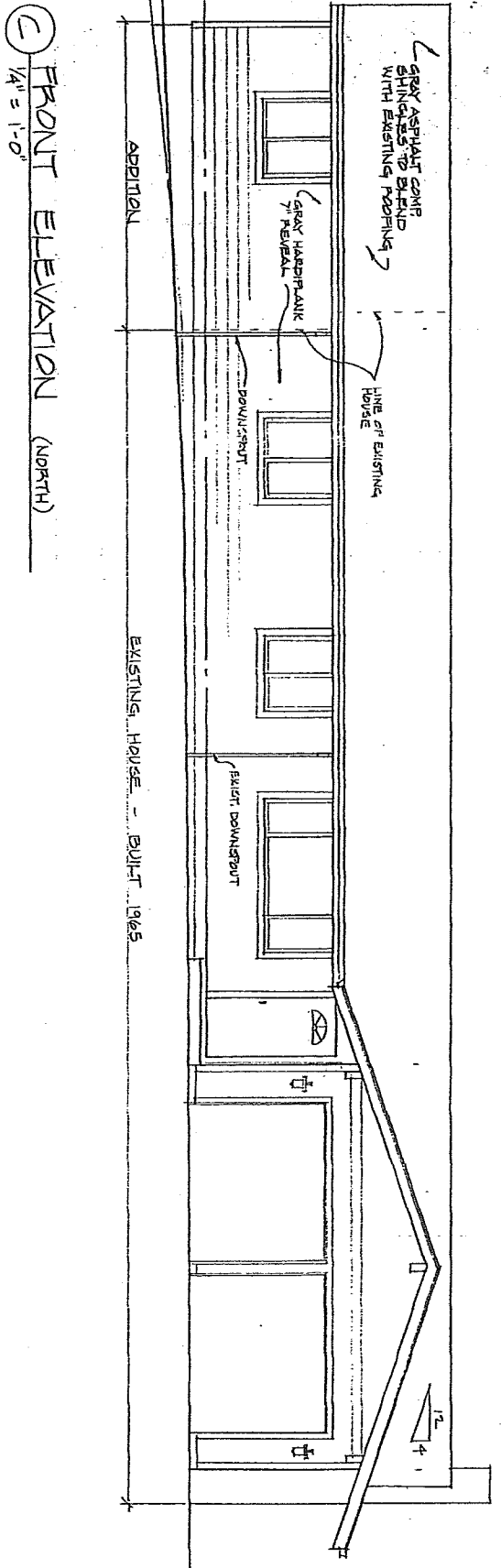
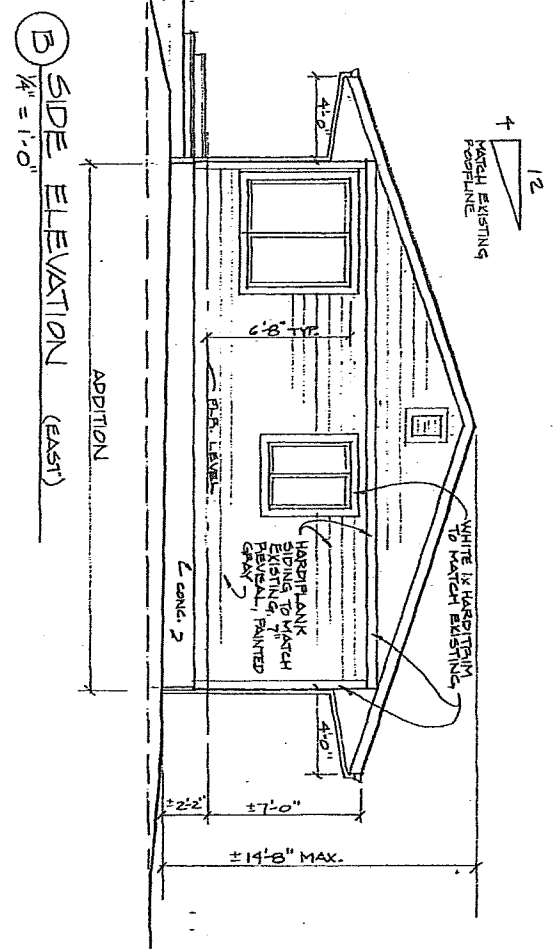
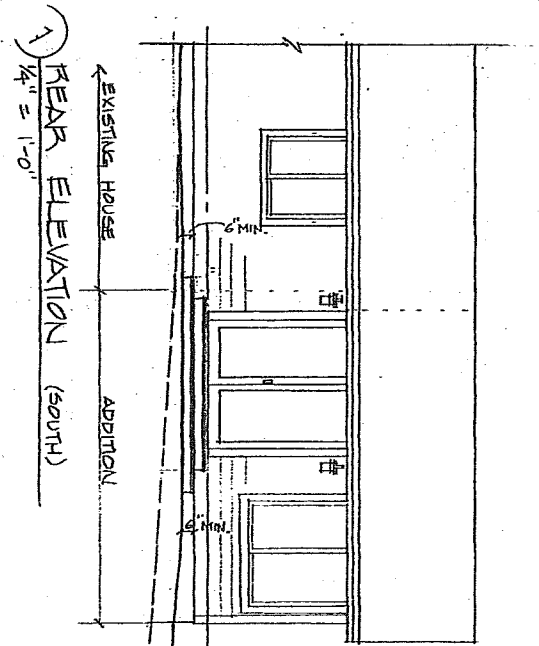
IN 4E 32A

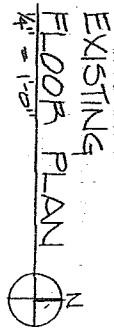


IN 4E 32A

EXISTING
UTILITIES
MAR 23 2018







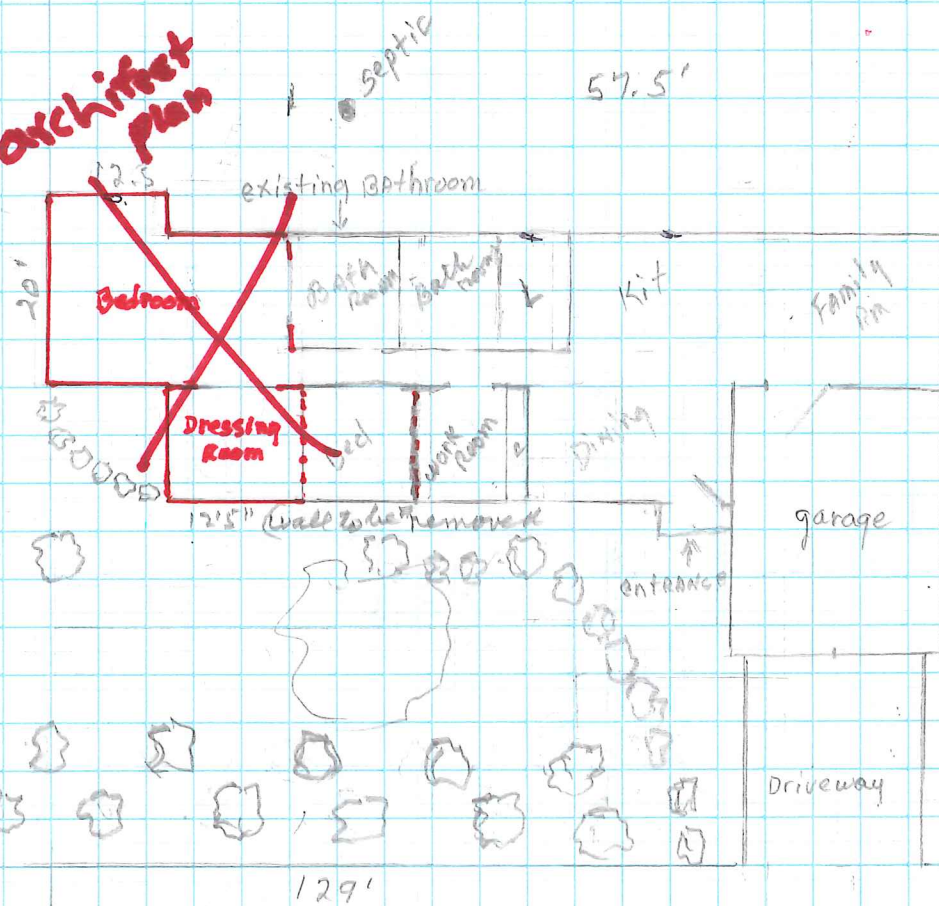
129'

RECEIVED

MAR 23 2018

BY:

see architect plan



Original submitted to Landuse. 9/14/2017

House 57'5" w/out addition

30' west side

60' east side