

NOTICE OF NSA DECISION

Case File: T2-2020-13069 **Permit:** NSA Site Review

Applicant(s): Multnomah County Transportation, Attn: Jon Henrichsen

Owner(s): Oregon Park and Recreation & Multnomah County Transportation

Location: Bridge over Latourell Creek on NE Latourell Road
Map, Tax Lot #1N5E29BD-03400, 1N5E29BD-03300, and 1N5E29BD-03200
Tax Account #R475801980, R475801910 and R475800700
Property ID #R202205, R202204 and R202184

Zoning: Gorge Special Residential (GSR)

Key Viewing Areas: Bridal Veil, Columbia River, Historic Columbia River Hwy, Interstate – 84, Larch Mtn. Road, and State Route 14

Landscape Setting: Residential

Proposal Summary: The applicant is proposing to replace the structurally deficient bridge along NE Latourell Road over Latourell Creek in the Gorge Special Residential (GSR) zone. A NSA Site Review application must be reviewed and approved in order to allow the construction.

Decision: **Approved with Conditions**

This decision is final and effective at the close of the appeal period, unless appealed. The deadline for filing an appeal is **Friday, April 16, 2021, at 4:00 pm.**

Opportunity to Review the Record: The complete case file, including the Planning Director Decision containing Findings, Conclusions, Conditions of Approval, and all evidence associated with this application is available for review by contacting the case planner. Copies of all documents are available at the rate of \$0.35/per page. For further information, contact Lisa Estrin, Staff Planner at 503-988-0167 or lisa.m.estrin@multco.us

Opportunity to Appeal: 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 office at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision is not appealable to the Columbia River Gorge Commission until all local appeals are exhausted.

Issued By: _____
Lisa Estrin, Senior Planner

For: Carol Johnson, AICP
Planning Director

Date: Friday, April 2, 2021

Vicinity Map

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Applicable Approval Criteria:

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC):): General Provisions: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions

Gorge Special Residential (GSR) Zone: MCC 38.3025(B)(4) Review Uses – Road...Construction and Reconstruction,

Site Review Criteria: MCC 38.7040 SMA Scenic Review Criteria, MCC 38.7050 SMA Cultural Resource Review Criteria, MCC 38.7075 SMA Natural Resource Review Criteria, MCC 7085 SMA Recreation Resource Review Criteria

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link

Chapter 38: Columbia River Gorge National Scenic Area

Conditions of Approval

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. 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. Permit Expiration – This land use permit shall expire as follows
 - a. Within two (2) years of the date of the final decision, when construction has not commenced. [MCC 38.0690(B)(1)]
 - i. For purposes of Condition #1.a., 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 construction of support structures for an approved above ground utility, development, or actual excavation of trenches for an approved underground utility or development. For roads, commencement of construction shall mean actual grading of the roadway.
 - ii. Notification of commencement of construction will be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to date of commencement. Email notification shall be sent to lisa.m.estrin@multco.us. Work may commence once notice is completed. [MCC 38.0690(B)(3)]
 - b. When the structure has not been completed within two (2) years of the date of commencement of construction. [MCC 37.0690(B)(2)]
 - i. For purposes of Condition #1.b, 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(B)(4)]

Note: Expiration of the permit is automatic. Failure to give notice of expiration shall not affect the expiration of this approval. The property owner may request one (1) 12-month extension to the timeframe within which this permit is valid, as provided under MCC 38.0700, as applicable. The request for a permit extension must be submitted **prior to** the expiration of the approval period. [MCC 38.0700]

2. Flood Development Permit and Erosion and Sediment Control permit shall be applied for and approved before commencement of the bridge replacement [MCC 38.7075(P)]
3. The materials to be used on the replacement bridge are untreated Western Red Cedar that will be allowed to weather (Exhibit A.32 & A.43) and untreated fir that would be left without color treatment and be allowed to weather for the railings and posts (Exhibit A.32 & A.43). The steel posts and guardrails and backs of signs would be treated with non-reflective powder coating and the colors would be a dark brown (HEX#301212) and/or a medium dark brown (HEX #4a3323) (Exhibit A.32 & A.43). The bridge deck will be concrete slabs that are covered with asphalt on the roadway (Exhibit A.38, page 3). [MCC 39.7040(A)]
4. In Water Work Period shall be in compliance with the ODFW timeline of July 15th to August 31st. Work outside this time period can only occur if allowed by Department of State Lands and US Army Corps of Engineers in coordination with ODFW and National Marine Fishery Service. Work shall follow the guidelines in Exhibit A.34.
5. All staged equipment, construction materials, personnel parking, etc. shall be staged on the paved portion of NE Latourell Road (Exhibit A.47). No staged materials or equipment shall intrude into the 200-ft wide buffer area off of the pavement. [MCC 38.7075(Z)(2) & (6)(g)]
6. Multnomah County Transportation shall restore and enhance the portion of the Latourell Creek riparian area to the following conditions:

- a. There shall be no net loss of water quality, natural drainage, fish/wildlife/plant habitat within the disturbed and enhancement area.
 - b. The restoration and enhancement work described in the mitigation plan (Exhibit A.34) and Landscaping Plans (Exhibit A.45) shall be completed no later than one year after the commencement of the bridge replacement work. This timeline may be extended by the Planning Director at her sole discretion and after Transportation shows good cause.
 - c. The noxious weeds within the restoration and enhancement area shall be eradicated.
 - d. At the end of five years, at least 75% of the each type of replacement vegetation planted (trees, shrubs, herbaceous plants) must survive and the vegetation shall replicate or exceed the condition of the original natural condition sans the noxious weeds. [MCC 38.7075(Z)]
7. Multnomah County Transportation or its representative shall provide a Monitoring Report to Land Use Planning:
 - a. By September 30, 2022 documenting plantings have been completed, problems encountered, status of the recovery plantings after the first summer.
 - b. By September 30, 2023, a 2nd Monitoring Report shall be provided to Land Use Planning that documents the successes, problems with plantings, remediation action taken, and status of the surrounding stream corridor vegetation.
 - c. By September 30, 2024, a 3rd Monitoring Report shall be provided to Land Use Planning that documents the successes, problems with plantings, remediation action taken, and status of the surrounding stream corridor vegetation.
 - d. The yearly Monitoring Report shall continue five years or until such time as Land Use Planning and the US Forest Service determine that the mitigation plantings are successful and the area restored and enhanced to better than pre-bridge replacement quality.
 - e. Upon receipt of the Monitoring Reports, Land Use Planning will consult with the US Forest Service for technical assistance to evaluate the quality and condition of the mitigation plantings. Multnomah County Transportation shall incorporate any technical guidance or corrective actions provided into their yearly site maintenance, weed control, supplemental plantings as necessary.
 - f. Once it is determined by Land Use Planning and US Forest Service that the mitigation activities are completed, Land Use Planning shall advise Multnomah County Transportation that no more monitoring reports and restoration activities are necessary. [MCC 38.7075(X) and (Y)]
8. If **Cultural Resources** are discovered during the construction activities, the following procedures shall be followed:
 - a. Halt Construction. All construction activities within 100 feet of the discovered cultural resources shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b. Notification. The project manager shall notify Land Use Planning and the Gorge Commission within 24 hours of discovery. If the cultural resources are pre-contact or otherwise associated with Native Americans, the project manager shall also notify the Indian Tribal Governments within 24 hours. The US Forest Service Heritage Program

Manager, Chris Donnemeyer shall be notified via email at Christopher.donnermeyer@usda.gov or via phone at 541-308-1711.

- c. Survey and Evaluation. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the State Historic Preservation Office (SHPO). The Gorge Commission shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the guidelines in the “Reconnaissance Survey Reports –Large-Scale Uses” and “Evaluation of Significance: Evaluation Criteria and Information Needs” sections within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2.
 - d. Submittal. All survey and evaluation reports and mitigation plans shall be submitted to Multnomah County Land Use Planning and SHPO. Indian Tribal Governments also shall receive a copy of all reports and plans if the cultural resources are pre-contact or otherwise associated with Native Americans.
 - i. After reviewing the submitted survey and evaluation report and any written comments, Land Use Planning shall make final decision on whether the resources are significant.
 - e. Mitigation Plan. If the cultural resources are determined to be significant, a Mitigation Plan shall be prepared according to the information, consultation, and report guidelines contained in the “Mitigation Plans: Mitigation Plan Criteria and Information Needs” section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2.
 - f. Construction Activities. Construction activities may recommence if Land Use Planning determines the cultural resources are not significant. If cultural resources are determined to be significant, construction activities may recommence when the conditions in the mitigation plan have been executed. [MCC 38.7050 SMA Cultural Resources Criteria]
9. If **Human Remains** are discovered, the following procedures shall be followed:
- g. Human Remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.
 - h. Halt Activities. All surveying, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.
 - i. Notification. Local law enforcement officials, Land Use Planning, the Gorge Commission, and the Indian Tribal Governments shall be contacted immediately.
 - j. Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are pre-contact, historic or modern. Representatives from the Indian Tribal Government shall have an opportunity to monitor the inspection.
 - k. Jurisdiction. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.
 - l. Treatment. In Oregon, pre-contact or historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in ORS 97.740 to 97.760.

- m. Mitigation Plan. 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 requirements specified in the “Mitigation Plans: Mitigation Plan Criteria and Information Needs” section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2.
 - i. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource process may conclude when the conditions set forth in the mitigation plan are met and the mitigation plan is executed. [MCC 38.7050 SMA Cultural Resource Criteria]

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.

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: Multnomah County Transportation is proposing to replace a structurally deficient bridge along NE Latourell Road over Latourell Creek in the Gorge Special Residential zone. A NSA Site Review application is required to be approved before the replacement can be built.

2.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 38.0530 as Exhibited in C.5. Staff did receive public comments during the 14-day comment period.

Staff: Friends of the Columbia Gorge provided comments regarding the applicable approval criteria. This decision addresses the approval criteria for the replacement of an existing bridge (Exhibit D.1).

US Forest Service, Land Management Planner Casey Gatz commented on the required standards and the need to use dark earth tone colors and have no reflective surfaces (Exhibit D.2).

Additional agencies comments were received (Exhibit D.3 through D.7). These comments were used as part of the findings in various sections below.

4.0 Code Compliance

MCC 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 standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming

into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

Importantly, a finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance. As such, an applicant has no initial burden to establish that all elements of the subject property are in full compliance with the Zoning Code and all previously approved permits; instead, in the event of evidence indicating or establishing one or more specific instances of noncompliance on the subject property, the applicant bears the burden to either rebut that evidence or demonstrate satisfaction of one of the exceptions in MCC 38.0560.

For purposes of the current application, staff is not aware of any open compliance cases on the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *This criterion is met.*

5.0 Existing Uses

MCC 38.0030 EXISTING USES AND DISCONTINUED USES

(B) Replacement of Existing Structures Not Damaged or Destroyed by Disaster: Except as provided in (C) below, an existing structure may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within one year of the date the use of the original structure was discontinued. The replacement structure shall comply with the following standards:

- (1) The replacement structure shall be used in the same manner and for the same purpose as the original structure.**
- (2) The replacement structure may have a different size and/or location than the original structure. An existing mobile home may be replaced with a framed residence and an existing framed residence may be replaced with a mobile home.**
- (3) The replacement structure shall be subject to the scenic, cultural, recreation and natural resources provisions; the treaty rights provisions; and the land use designations provisions involving agricultural buffer zones, approval criteria for fire protection, and approval criteria for siting of dwellings on forest land.**
- (4) The use of the original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the one year time frame.**

Staff: The NE Latourell Road bridge was originally constructed in 1913 and the current timber structure was built in 1968 and updated in 1989 when the deck was replaced. The existing bridge is becoming structurally deficient. The bridge is approximately 19-ft wide and spans Latourell Creek. The new bridge will be 24-ft wide and 38-ft long and the bottom of the bridge will be one foot higher to allow for a larger opening for when the stream is experiencing high flows.

Staff has addressed the scenic criteria in findings 7.1 through 7.19. The cultural criteria are addressed in finding 8.1. Recreation criteria are addressed in finding 10.1. Natural criteria are addressed in findings 9.1 through 9.23. The property is zoned Gorge Special Residential (GSR). The agricultural buffer zones and fire protection criteria are not applicable to the property or the area. *Criteria met.*

6.0 Gorge Special Residential (GSR) Zone Criteria:

6.1 MCC 38.3025 Review Uses

(B) The following uses may be allowed on lands designated GSR, 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:

(4) Road and railroad construction and reconstruction.

Staff: The applicant is requesting to replace an existing bridge over Latourell Creek. The bridge will be reconstructed. *Criterion met.*

7.0 NSA Site Review Criteria

7.1 MCC 38.7040 SMA SCENIC REVIEW CRITERIA

The following scenic review standards shall apply to all Review and Conditional Uses in the Special Management Area of the Columbia River Gorge National Scenic Area with the exception of rehabilitation or modification of historic structures eligible or on the National Register of Historic Places when such modification is in compliance with the national register of historic places guidelines:

(A) All Review Uses and Conditional Uses visible from KVAs. This section shall apply to proposed development on sites topographically visible from KVAs:

(1) New developments and land uses shall be evaluated to ensure that the scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from Key Viewing Areas.

(2) The required SMA scenic standards for all development and uses are summarized in the following table.

REQUIRED SMA SCENIC STANDARDS		
LANDSCAPE SETTING	LAND USE DESIGNATION	SCENIC STANDARD
Residential	Residential	VISUALLY SUBORDINATE

Staff: The replacement bridge is topographically visible from the Columbia River, Interstate-84, the Historic Columbia River Highway, Washington State Route 14 and Larch Mountain Viewing areas. The closest KVA is the Historic Columbia River Highway (HCRH). The replacement bridge is approximately 500 feet south of the highway. The next closest KVA is Interstate-84 which is approximately 2,500 feet north of the replacement bridge.

The replacement bridge is located in the Residential Landscape Setting for the little community of Latourell. The area is zoned Gorge Special Residential (GSR) meaning the land use designation is Residential. Based upon the land use designation and landscape setting, the proposed replacement bridge will need to meet the scenic standard of Visually Subordinate.

MCC 38.0015 Definitions defines “Visually Subordinate” as “The relative visibility of a structure or use where that structure or use does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings....”

There is a 90-ft+ elevation drop from the HCRH to the replacement bridge location. While the bridge will be larger and minimally taller than the existing structure it will still be level with NE Latourell Rd at its deck elevation. The materials to be used on the bridge are untreated Western Red Cedar that will be allowed to weather (Exhibit A.32 & A.43) and untreated fir that would be left without color treatment and be allowed to weather for the railings and posts (Exhibit A.32 & A.43). The steel posts and guardrails and backs of signs would be treated with non-reflective powder coating and the colors would be a dark brown (HEX#301212) and/or a medium dark brown (HEX #4a3323) (Exhibit A.32 & A.43). The bridge deck will be concrete slabs that are covered with asphalt on the roadway (Exhibit A.38, page 3).

After construction of the replacement bridge, Multnomah County Transportation will be restoring and enhancing the vegetation along Latourell Creek as outlined in Exhibit A.34 & A.45. The plantings will include a mixture of trees, shrubs and herbaceous mix.

Based on the colors, treatment and plantings, the replacement bridge will achieve Visual Subordination from the various Key Viewing Areas. *Criteria met.*

7.2 (3) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.

Staff: The surrounding natural vegetation is a mixture of native trees, shrubs and herbaceous forest plants (Exhibit A.37). The existing bridge sits in an area of heavy vegetative cover with minimal development. After installation of the restoration landscaping along Latourell Creek, the area should be restored to a vegetated area (Exhibit A.34 & A.45). *Criterion met.*

7.3 (4) Proposed developments or land use shall be sited to achieve the applicable scenic standards. Development shall be designed to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is needed to meet the scenic standard from key viewing areas, use of existing topography and vegetation shall be given priority over other means of achieving the scenic standard such as planting new vegetation or using artificial berms.

Staff: The location of the replacement bridge is set by the location of the road and existing bridge. The replacement bridge will tie into the surrounding roadway and its visibility will be minimized. The existing topography will not be altered for the use. While the area is heavily vegetated, it is not within Multnomah County Transportation's right-of-way to maintain. The surrounding forested area is owned by Oregon State Parks and is not under Transportation's control. Oregon State Parks has granted permission for the project and restoration plantings along Latourell Creek. *Criterion met.*

7.4 (5) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas.

(a) Decisions shall include written findings addressing the Primary factors influencing the degree of visibility, including but not limited to:

- 1. The amount of area of the building site exposed to key viewing areas,**
- 2. The degree of existing vegetation providing screening,**

3. The distance from the building site to the key viewing areas from which it is visible,
4. The number of key viewing areas from which it is visible, and
5. The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).

(b) Conditions may be applied to various elements of proposed developments to ensure they meet the scenic standard for their setting as seen from key viewing areas, including but not limited to:

1. Siting (location of development on the subject property, building orientation, and other elements),
2. Retention of existing vegetation,
3. Design (color, reflectivity, size, shape, height, architectural and design details and other elements), and
4. New landscaping.

Staff: The conditions included in this report ensure that the project will be visually subordinate from the nearby Historic Columbia River Highway and other key viewing areas.

- 7.5** **(6) Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources.**

Staff: The proposed replacement bridge is in the same location as the existing bridge constructed in 1968. The replacement bridge will demonstrate compliance with the approval criteria required for an Existing Use as specified in MCC 38.0030(B). The proposed project has complied with the approval criteria as discussed below. *Criterion met.*

- 7.6** **(7) Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas.**

Staff: The proposed replacement bridge will be a maximum of 4 feet tall from bottom of deck to top of railing (Exhibit A.38). The terrain climbs to the south by over 90 feet to the Historic Highway so the bridge will not protrude above the skyline. *Criterion met.*

- 7.7** **(8) Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that compliance with this standard is not feasible considering the function of the structure.**

Staff: Trees in the area are significantly higher than the proposed deck and its railing at 4 feet in height from finished grade (Exhibit A.37 & A.38). *Criterion met.*

- 7.8** **(9) The following guidelines shall apply to new landscaping used to screen development from key viewing areas:**

- (a) New landscaping (including new earth berms) to achieve the required scenic standard from key viewing areas shall be required only when application of all other available guidelines in this chapter is not sufficient to make the development meet the scenic standard from key viewing areas.

Development shall be sited to avoid the need for new landscaping wherever possible.

(b) If new landscaping is necessary to meet the required standard, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to meet the scenic standard within five years or less from the commencement of construction.

(c) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(d) The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

Staff: Due to the limited width of the public right-of-way, Multnomah County Transportation Planning will be using design, size and colors to achieve visual subordination. The vegetation to be planted is mitigation for encroachment into the riparian buffer zone but will also serve to blend the bridge into the surrounding landscape (Exhibit A.34, A37 & A.45). *Criterion met.*

- 7.9 (10) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earthtones found at the specific site or 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 as dark or darker than the colors in the shadows of the natural features surrounding each landscape setting.**

Staff: Multnomah County Transportation used the Scenic Resources Implementation Handbook to determine the colors in the shadows of the natural feature (Exhibit A.43). They have proposed two dark earthtone colors that are brown to use as part of powder coating the metal pieces and back of the signs. The wood railings and posts will be left untreated (Western Red Cedar and Fir) so that the wood will naturally weather (Exhibit A.32). The concrete deck will be paved with asphalt to darken it to its surroundings (Exhibit A.38). Condition No. 3 specifies the required dark earth tone colors for the bridge replacement. *As conditioned, criterion met.*

- 7.10 (11) The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The Scenic Resources Implementation Handbook will include a recommended list of exterior materials. These recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets approval 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 meeting the scenic standard. Recommended square footage limitations for such surfaces will be provided for guidance in the Implementation Handbook.**

Staff: The steel posts, guardrail, and back of signs will be treated with non-reflective powder coating. The powder coating shall be either dark brown (HEX #301212) or medium-dark brown (HEX #4a3323) (Exhibit A.32). HEX #4a3323 matches the dark earthtone color A-13 on the NSA Color Chart. HEX #301212 matches the darker brown A-15 on the NSA color chart (Exhibit A.43). These colors qualify as dark earthtone per the Scenic Resources Implementation Handbook. There will be no glass used on the bridge (Exhibit A.38). *Criterion met.*

- 7.11** **(12) Any exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting except for road lighting necessary for safety purposes.**

(13) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months duration.

Staff: Multnomah County Transportation will not be installing any exterior or seasonal lighting as part of this application for the bridge (Exhibit A.32). *Criteria met.*

- 7.12** **(B) The following shall apply to all lands within SMA landscape settings regardless of visibility from KVAs (includes areas seen from KVAs as well as areas not seen from KVAs):**

(5) Residential: The Residential setting is characterized by concentrations of dwellings.

(a) At Latourell Falls, new buildings shall have an appearance consistent with the predominant historical architectural style.

Staff: The proposed replacement bridge does not qualify as a “Building” as it does not have a roof structure supported by columns or walls. The replacement bridge is similar in style to the 1968 bridge structure currently over the stream. *Criterion met.*

- 7.13** **(b) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.**

Staff: The mitigation plantings (Exhibit A.34) will utilize native plantings that exist in the area and are appropriate for the conditions. *Criterion met.*

- 7.14** **(C) SMA Requirements for KVA Foregrounds and Scenic Routes**

(1) All new developments and land uses immediately adjacent to the Historic Columbia River Highway, Interstate 84, and Larch Mountain Road shall be in conformance with state or county scenic route standards.

Staff: The subject development area is approximately 500 feet north of the Historic Columbia River Highway (HCRH) and 2,540 feet south of Interstate-84. In the Special Management Area (SMA), the KVA Foreground in the area is one-half mile either side of a traveled road or trail (MCC 38.0015 Definitions). The HCRH Scenic Route Standards are administered by ODOT. ODOT was given opportunity to review and comment on the proposed bridge. No comments were received. The replacement bridge uses colors and materials that will blend in with its surroundings and not affect these scenic routes. *Criterion met.*

- 7.15** **(2) The following guidelines shall apply only to development within the immediate foregrounds of key viewing areas. Immediate foregrounds are defined as within**

the developed prism of a road or trail KVA or within the boundary of the developed area of KVAs such as Crown Pt. and Multnomah Falls. They shall apply in addition to MCC 38.7040(A).

(a) The proposed development shall be designed and sited to meet the applicable scenic standard from the foreground of the subject KVA. If the development cannot meet the standard, findings must be made documenting why the project cannot meet the requirements of 38.7040(A) and why it cannot be redesigned or wholly or partly relocated to meet the scenic standard.

(b) Findings must evaluate the following:

1. The limiting factors to meeting the required scenic standard and/or applicable provisions of 38.7040(A),
2. Reduction in project size;
3. Options for alternative sites for all or part of the project, considering parcel configuration and on-site topographic or vegetative screening;
4. Options for design changes including changing the design shape, configuration, color, height, or texture in order to meet the scenic standard.

(c) Form, line, color, texture, and design of a proposed development shall be evaluated to ensure that the development blends with its setting as seen from the foreground of key viewing areas:

1. Form and Line-Design of the development shall minimize changes to the form of the natural landscape. Development shall borrow form and line from the landscape setting and blend with the form and line of the landscape setting. Design of the development shall avoid contrasting form and line that unnecessarily call attention to the development.
2. Color-Color shall be found in the project's surrounding landscape setting. Colors shall be chosen and repeated as needed to provide unity to the whole design.
3. Texture-Textures borrowed from the landscape setting shall be emphasized in the design of structures. Landscape textures are generally rough, irregular, and complex rather than smooth, regular, and uniform.
4. Design-Design solutions shall be compatible with the natural scenic quality of the Gorge. Building materials shall be natural or natural appearing. Building materials such as concrete, steel, aluminum, or plastic shall use form, line color and texture to harmonize with the natural environment. Design shall balance all design elements into a harmonious whole, using repetition of elements and blending of elements as necessary.

Staff: The proposed replacement bridge is 500 feet north of the Historic Columbia River Highway and 2,540 feet from Interstate-84. The bridge is not within the developed prism of either road and is not located within the immediate foreground of these two Key Viewing Areas. *The above criteria are not applicable.*

- 7.16 (3) Right-of-way vegetation shall be managed to minimize visual impact of clearing and other vegetation removal as seen from Key Viewing Areas. Roadside vegetation management should enhance views out from the highway (vista clearing, planting, etc.).**

Staff: Multnomah County Transportation has provided a copy of its “Integrated Vegetation Management Plan for Right-of-Ways” (Exhibit A.46). In special maintenance areas, Transportation has guidelines for a Restricted Activity Zone which extends 150 feet on either side of stream. *Criterion met.*

- 7.17 (4) Encourage existing and require new road maintenance warehouse and stockpile areas to be screened from view from Key Viewing Areas.**

Staff: The proposed project is to replace an existing bridge over Latourell Creek. No new road maintenance warehouse or stockpile area will be developed. *Criterion not applicable.*

- 7.18 (5) Development along Interstate 84 and the Historic Columbia River Highway shall be consistent with the scenic corridor strategies developed for these roadways.**

Staff: The proposed development is setback 500 feet from the Historic Columbia River Highway and 2,540 feet from Interstate-84. The area is not part of the Scenic Corridor plans for either roadway. *Criterion not applicable.*

- 7.19 (D) SMA Requirements for areas not seen from KVAs**

Unless expressly exempted by other provisions in MCC 38.7040, colors of structures on sites not visible from key viewing areas shall be earthtones found at the specific site. The specific colors or list of acceptable colors shall be approved as a condition of approval, drawing from the recommended palette of colors included in the Scenic Resources Implementation Handbook.

Staff: The subject site is topographically visible from various Key Viewing Areas. The colors used for the structure all qualify as dark earthtones. *Criterion not applicable.*

8.0 CULTURAL RESOURCE REVIEW CRITERIA

8.1 MCC 38.7050 SMA CULTURAL RESOURCE REVIEW CRITERIA

(A) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the U.S. Forest Service or Planning Director does not require a cultural resource survey and no comment is received during the comment period provided in MCC 38.0530 (B).

Staff: Oregon State Historic Preservation Office (SHPO) reviewed the proposed bridge replacement and found that the existing bridge over Latourell Creek is not eligible for listing in the National Register of Historic Places (Exhibit A.26). In addition, SHPO is in concurrence that no archaeological resources will be affected (Exhibited A.25).

The US Forest Service reviewed an Archaeological Survey and a Historic Resource Baseline Report that had been prepared for the proposed project. The US Forest Service concurs that the existing bridge over Latourell Creek is not significant and that no archaeological resources will be affected (Exhibit D.3). The US Forest Service does include the stipulation for a condition regarding the inadvertent discovery of cultural resources requiring that the project be halted and notification be completed. These conditions of approval have been included. *Criterion met.*

9.0 NATURAL RESOURCE REVIEW CRITERIA

9.1 MCC 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA

All new developments and land uses shall be evaluated using the following standards to ensure that natural resources are protected from adverse effects. Proposed uses and development within wetlands, streams, ponds, lakes, riparian areas and their buffer zones shall be evaluated for cumulative effects to natural resources and cumulative effects that are adverse shall be prohibited. Comments from state and federal agencies shall be carefully considered.

(A) All Water Resources shall, in part, be protected by establishing undisturbed buffer zones as specified in MCC 38.7075(A)(2)(a) and (2)(b). These buffer zones are measured horizontally from a wetland, stream, lake, or pond boundary as defined in MCC 38.7075(A)(2)(a) and (2)(b).

(1) All buffer zones shall be retained undisturbed and in their natural condition, except as permitted with a mitigation plan.

(2) Buffer zones shall be measured outward from the bank full flow boundary for streams, the high water mark for ponds and lakes, the normal pool elevation for the Columbia River, and the wetland delineation boundary for wetlands on a horizontal scale that is perpendicular to the wetlands, stream, pond or lake boundary. 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) A minimum 200 foot buffer on each wetland, pond, lake, and each bank of a perennial or fish bearing stream, some of which can be intermittent.

(b) A 50-foot buffer zone along each bank of intermittent (including ephemeral), non-fish bearing streams.

(c) Maintenance, repair, reconstruction and realignment of roads and railroads within their rights-of-way shall be exempted from the wetlands and riparian guidelines upon demonstration of all of the following:

1. The wetland within the right-of-way is a drainage ditch not part of a larger wetland outside of the right-of-way.

2. The wetland is not critical habitat.

3. Proposed activities within the right-of-way would not adversely affect a wetland adjacent to the right-of-way.

(3) The buffer width shall be increased for the following:

(a) When the channel migration zone exceeds the recommended buffer width, the buffer width shall extend to the outer edge of the channel migration zone.

(b) When the frequently flooded area exceeds the recommended riparian buffer zone width, the buffer width shall be extended to the outer edge of the frequently flooded area.

(c) When an erosion or landslide hazard area exceeds the recommended width of the buffer, the buffer width shall be extended to include the hazard area.

(4) Buffer zones can be reconfigured if a project applicant demonstrates all of the following:

(a) The integrity and function of the buffer zones is maintained.

(b) The total buffer area on the development proposal is not decreased.

(c) The width reduction shall not occur within another buffer.

(d) The buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, manmade features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.

(5) Requests to reconfigure buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wild-life biologist, or hydrologist), hired by the project applicant (1) identifies the precise location of the sensitive wildlife/plant or water resource, (2) describes the biology of the sensitive wildlife/plant or hydro-logic condition of the water resource, and (3) demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wild-life/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function.

(6) The local government shall submit all requests to reconfigure sensitive wildlife/plant or water resource buffers to the U.S. Forest Service and the appropriate state agencies for review. All written comments shall be included in the project file. Based on the comments from the state and federal agencies, the local government will make a final decision on whether the reconfigured buffer zones are justified. If the final decision contradicts the comments submitted by the federal and state agencies, the local government shall justify how it reached an opposing conclusion.

Staff: The proposed replacement bridge is located within the riparian buffer zone for Latourell Creek. The stream's buffer zone is 200 feet on either side of creek. The replacement bridge crosses over the stream so it must encroach within the buffer zone. Latourell Creek is located in a well-defined channel (Exhibit A.30). Flooding events remain within the 200-ft wide buffer zone for the stream. No erosion or landslide hazards have been found that would require the riparian buffer to be extended beyond the required 200 feet. Multnomah County Transportation has not requested a reconfiguration of the buffer zone at this location. *Criteria met.*

9.2 (B) When a buffer zone is disturbed by a new use, it shall be replanted with only native plant species of the Columbia River Gorge.

Staff: Multnomah County Transportation has conducted a study to determine what native plant species exist currently at the site (Exhibit A.36). The proposed landscaping plan (Exhibit A.45) will remove all non-native invasive plant species and plantings will utilize only native trees, shrubs and herbaceous plants (Exhibit A.34). *Criterion met.*

9.3 (C) The applicant shall be responsible for identifying all water resources and their appropriate buffers.

Staff: Multnomah County Transportation conducted a wetland and watercourse field investigation of the area (Exhibit A.30). No adjacent wetlands were found in the project area. Only the one perennial stream known as Latourell Creek was located in the 1.05 acre study area. *Criterion met.*

9.4 (D) Wetlands Boundaries shall be delineated using the following:

(1) The approximate location and extent of wetlands in the Scenic Area is shown on the National Wetlands Inventory (U. S. Department of the Interior 1987). In addition, the list of hydric soils and the soil survey maps shall be used as an indicator of wetlands.

(2) Some wetlands may not be shown on the wetlands inventory or soil survey maps. Wetlands that are discovered by the local planning staff during an inspection of a potential project site shall be de-lineated and protected.

(3) The project applicant shall be responsible for determining the exact location of a wetlands boundary. Wetlands boundaries shall be delineated using the procedures specified in the '1987 Corps of Engineers Wetland Delineation Manual (on-line Edition)'.

(4) All wetlands delineations shall be conducted by a professional who has been trained to use the federal delineation procedures, such as a soil scientist, botanist, or wetlands ecologist.

Staff: Multnomah County Transportation conducted a wetland and watercourse field investigation of the area (Exhibit A.30). No adjacent wetlands were found in the project area. *Criteria met*

9.5 (E) Stream, pond, and lake boundaries shall be delineated using the bank full flow boundary for streams and the high water mark for ponds and lakes. The project applicant shall be responsible for determining the exact location of the appropriate boundary for the water resource.

(F) The local government may verify the accuracy of, and render adjustments to, a bank full flow, high water mark, normal pool elevation (for the Columbia River), or wetland boundary delineation. If the adjusted boundary is contested by the project applicant, the local government shall obtain professional services, at the project applicant's expense, or the county will ask for technical assistance from the U.S. Forest Service to render a final delineation.

Staff: Multnomah County Transportation conducted a wetland and watercourse field investigation of the area (Exhibit A.30). The investigation delineated the stream boundaries and documented them in Exhibit A.30, page 23. Land Use Planning agrees with the bank full flow boundaries marked in the report. *Criteria met.*

9.6 (G) Buffer zones shall be undisturbed unless the following criteria have been satisfied:

(1) The proposed use must have no practicable alternative as determined by the practicable alternative test. Those portions of a proposed use that have a practicable alternative will not be located in wetlands, stream, pond, lake, and riparian areas and/or their buffer zone.

(2) Filling and draining of wetlands shall be prohibited with exceptions related to public safety or restoration/enhancement activities as permitted when all of the following criteria have been met:

(a) A documented public safety hazard exists or a restoration/ enhancement project exists that would benefit the public and is corrected or achieved only by impacting the wet-land in question.

(b) Impacts to the wetland must be the last possible documented alternative in fixing the public safety concern or completing the restoration/enhancement project.

(c) The proposed project minimizes the impacts to the wetland.

(3) Unavoidable impacts to wetlands and aquatic and riparian areas and their buffer zones shall be offset by deliberate restoration and enhancement or creation (wetlands only) measures as required by the completion of a mitigation plan.

Staff: The proposed bridge replacement must be located in the same location as the existing bridge. The existing bridge connects two portions of NE Latourell Rd together and provides a secondary access to the small community of Latourell. NE Latourell Road and its existing bridge is the primary access point to the community. In addition, the Corbett Fire Department uses the Latourell Creek Bridge for access to water for both structural and wildland firefighting efforts (Exhibit A.49). NE Latourell Road is an existing road and cannot be replaced without significant ground disturbance, vegetation removal and cost. The replacement bridge has no practicable alternative location based on existing physical improvements. *Criteria met.*

9.7 (H) Protection of sensitive wildlife/plant areas and sites shall begin when proposed new developments or uses are within 1000 feet of a sensitive wildlife/plant site and/or area. Sensitive Wildlife Areas are those areas depicted in the wildlife inventory and listed in Table 2 of the Management Plan titled “Types of Wildlife Areas and Sites Inventoried in the Columbia Gorge”, including all Priority Habitats Table. Sensitive Plants are listed in Table 3 of the Management Plan, titled “Columbia Gorge and Vicinity Endemic Plant Species.” The approximate locations of sensitive wildlife and/or plant areas and sites are shown in the wildlife and rare plant inventory.

(I) The local government shall submit site plans (of proposed uses or development proposed within 1,000 feet of a sensitive wildlife and/or plant area or site) for review to the U.S. Forest Service and the appropriate state agencies (Oregon Department of Fish and Wildlife for wildlife issues and by the Oregon Natural Heritage Program for plant issues).

Staff: Multnomah County Transportation completed a Biological Study of plant and animal species in the area (Exhibit A.16). The study identified potential sensitive wildlife and sensitive plants that could be in the area. It then looked at the various habitats that exist within the project area and identified sensitive species that could exist. The study found that Coho salmon, steelhead and chinook salmon could be present in the area. There could be occurrence of other special status species such as Bald Eagle, Fisher, Cope’s giant salamander, Pileated woodpecker, and Pine marten. The Biological Study (Exhibit A.16) was provided to the US Forest Service, Oregon Department of Fish and Wildlife (ODFW) and Oregon Natural Heritage Program (ONHP) for review and comment. The US Forest Service reviewed the proposed project and found that the proposal appears to meet the applicable natural resource guidelines from the NSA Management Plan (Exhibit D.1). No comments were received from ODFW or ONHP. *Criteria met.*

9.8 (J) The U.S. Forest Service wildlife biologists and/or botanists, in consultation with the appropriate state biologists, shall review the site plan and their field survey records. They shall:

(1) Identify/verify the precise location of the wildlife and/or plant area or site.

(2) Determine if a field survey will be required.

(3) Determine, based on the biology and habitat requirements of the affected wildlife/plant species, if the proposed use would compromise the integrity and function of or result in adverse affects (including cumulative effects) to the wildlife or plant area or site. This would include considering the time of year when wildlife or plant species are sensitive to disturbance, such as nesting, rearing seasons, or flowering season. Cumulative effects that are adverse shall be prohibited.

(4) Delineate the undisturbed 200 ft buffer on the site plan for sensitive plants and/or the appropriate buffer for sensitive wildlife areas or sites, including nesting, roosting and perching sites.

(a) Buffer zones can be reconfigured if a project applicant demonstrates all of the following: (1) the integrity and function of the buffer zones is maintained, (2) the total buffer area on the development proposal is not decreased, (3) the width reduction shall not occur within another buffer, and (4) the buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, man made features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.

(b) Requests to reduce buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant, (1) identifies the precise location of the sensitive wildlife/plant or water resource, (2) describes the biology of the sensitive wildlife/plant or hydrologic condition of the water resource, and (3) demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wildlife/plant and their surrounding habitat that is vital to their long-term survival or water re-source and its long term function.

(c) The local government shall submit all requests to reconfigure sensitive wildlife/plant or water resource buffers to the U.S. Forest Service and the appropriate state agencies for review. All written comments shall be included in the record of application and based on the comments from the state and federal agencies, the local government will make a final decision on whether the reduced buffer zones is justified. If the final decision contradicts the comments submitted by the federal and state agencies, the local government shall justify how it reached an opposing conclusion.

Staff: Multnomah County Transportation has completed a Biological Study (Exhibit A.16) that involved field surveying for identified plants and animals. The applicant has not requested that the 200 feet wide buffer zone be reduced. The US Forest Service specialists have reviewed the biological report and the proposed mitigation plan (Exhibit A.34) and found that it provided the necessary information to state that the Natural Resource criteria were satisfied (Exhibit D.5). *Criteria met.*

9.9 (K) The local government, in consultation with the State and federal wildlife biologists and/or botanists, shall use the following criteria in reviewing and evaluating the site plan to ensure that the proposed developments or uses do not compromise the integrity and function of or result in adverse affects to the wildlife or plant area or site:

- (1) Published guidelines regarding the protection and management of the affected wildlife/plant species. Examples include: the Oregon Department of Forestry has prepared technical papers that include management guidelines for osprey and great blue heron; the Washington Department of Wildlife has prepared similar guidelines for a variety of species, including the western pond turtle, the peregrine falcon, and the Larch Mountain salamander (Rodrick and Milner 1991).**
- (2) Physical characteristics of the subject parcel and vicinity, including topography and vegetation.**
- (3) Historic, current, and proposed uses in the vicinity of the sensitive wild-life/plant area or site.**
- (4) Existing condition of the wildlife/plant area or site and the surrounding habitat and the useful life of the area or site.**
- (5) In areas of winter range, habitat components, such as forage, and thermal cover, important to the viability of the wildlife must be maintained or, if impacts are to occur, enhancement must mitigate the impacts so as to maintain overall values and function of winter range.**
- (6) The site plan is consistent with the "Oregon Guidelines for Timing of In-Water Work to Protect Fish and Wildlife Resources" (Oregon Department of Fish and Wildlife 2000).**
- (7) The site plan activities coincide with periods when fish and wildlife are least sensitive to disturbance. These would include, among others, nesting and brooding periods (from nest building to fledgling of young) and those periods specified.**
- (8) The site plan illustrates that new developments and uses, including bridges, culverts, and utility corridors, shall not interfere with fish and wildlife passage.**
- (9) Maintain, protect, and enhance the integrity and function of Priority Habitats (such as old growth forests, talus slopes, and oak woodlands) as listed in the Priority Habitats Table. This includes maintaining structural, species, and age diversity, maintaining connectivity within and between plant communities, and ensuring that cumulative impacts are considered in documenting integrity and function.**

	PRIORITY HABITATS TABLE
Priority Habitats	Criteria
Aspen stands	High fish and wildlife species diversity, limited availability, high vulnerability to habitat alteration.
Caves	Significant wildlife breeding habitat, limited availability, dependent species.
Old-growth forest	High fish and wildlife density, species diversity, breeding habitat, seasonal ranges, and limited and declining availability, high vulnerability.

Oregon white oak woodlands	Comparatively high fish and wildlife density, species diversity, declining availability, high vulnerability
Prairies and steppe	Comparatively high fish and wildlife density, species diversity, important breeding habitat, declining and limited availability, high vulnerability.
Riparian	High fish and wildlife density, species diversity, breeding habitat, movement corridor, high vulnerability, dependent species.
Wetlands	High species density, high species diversity, important breeding habitat and seasonal ranges, limited availability, high vulnerability.
Snags and logs	High fish and wildlife density, species diversity, limited availability, high vulnerability, dependent species.
Talus	Limited availability, unique and dependent species, high vulnerability.
Cliffs	Significant breeding habitat, limited availability, dependent species.
Dunes	Unique species habitat, limited availability, high vulnerability, dependent species.

Staff: Multnomah County Transportation completed a Biological Study that considered the various habitats in the project area. The habitat involved in mostly riparian. The report contained the items listed in (2) through (9). The proposed project is site specific and cannot be moved out of the buffer zone. The replacement bridge project will be subject to the No Practical Alternative test in (Q) below.

9.10 (L) The wildlife/plant protection process may terminate if the local government, in consultation with the U.S. Forest Service and state wildlife agency or Heritage program, determines (1) the sensitive wildlife area or site is not active, or (2) the proposed use is not within the buffer zones and would not compromise the integrity of the wildlife/plant area or site, and (3) the proposed use is within the buffer and could be easily moved out of the buffer by simply modifying the project proposal (site plan modifications). If the project applicant accepts these recommendations, the local government shall incorporate them into its development review order and the wildlife/plant protection process may conclude.

(M) If the above measures fail to eliminate the adverse affects, the proposed project shall be prohibited, unless the project applicant can meet the Practicable Alternative Test and prepare a mitigation plan to offset the adverse effects by deliberate restoration and enhancement.

Staff: The proposed replacement bridge is located in the buffer zone for Latourell Creek. Its location is site dependent and cannot be moved to a different location and still serve the purpose of crossing Latourell Creek. The project is subject to the Practicable Alternative Test and requires a mitigation plan. See the finding under (Q) for the Practicable Alternative Test. The mitigation plan is reviewed under (R).

9.11 (N) The local government shall submit a copy of all field surveys (if completed) and mitigation plans to the U.S. Forest Service and appropriate state agencies. The local government shall include all comments in the record of application and address any

written comments submitted by the state and federal wildlife agency/heritage programs in its development review order. Based on the comments from the state and federal wildlife agency/heritage program, the local government shall make a final decision on whether the proposed use would be consistent with the wildlife/plant policies and guidelines. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the local government shall justify how it reached an opposing conclusion.

Staff: All studies including the Biological Study (Exhibit A.16) were provided to the US Forest Service, Oregon Natural Heritage Program and Oregon Department of Fish and Wildlife for review and comment. The US Forest Service found the Biological Study and mitigation plan to be in compliance with the NSA Management Plan (Exhibit D.5). The Oregon agencies did not comment on the reports.

9.12 (O) The local government shall require the project applicant to revise the mitigation plan as necessary to ensure that the proposed use would not adversely affect a sensitive wildlife/plant area or site.

Staff: The US Forest Service found the mitigation plan (Exhibit A.34) to be acceptable and did not request any revisions (Exhibit D.5).

9.13 (P) Soil productivity shall be protected using the following guidelines:

- (1) A description or illustration showing the mitigation measures to control soil erosion and stream sedimentation.**
- (2) New developments and land uses shall control all soil movement within the area shown on the site plan.**
- (3) The soil area disturbed by new development or land uses, except for new cultivation, shall not exceed 15 percent of the project area.**
- (4) Within 1 year of project completion, 80 percent of the project area with surface disturbance shall be established with effective native ground cover species or other soil-stabilizing methods to prevent soil erosion until the area has 80 percent vegetative cover.**

Staff: Multnomah County Transportation has submitted Grading and Erosion Control Plans (Exhibit A.17) as part of the submittal. The proposed project will also need to obtain a Flood Development Permit and an Erosion Sediment Control Permit prior to commencement of the project. A condition of approval will ensure that any potential soil movement will be controlled through the Erosion Control Plans and permit. *As conditioned, criteria met.*

9.14 (Q) An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes. A practicable alternative does not exist if a project applicant satisfactorily demonstrates all of the following:

- (1) The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites.**
- (2) The basic purpose of the use cannot be reasonably accomplished by reducing its proposed size, scope, configuration, or density, or by changing the design of the**

use in a way that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites..

(3) Reasonable attempts were made to remove or accommodate constraints that caused a project applicant to reject alternatives to the proposed use. Such constraints include inadequate infrastructure, parcel size, and land use designations. If a land use designation or recreation intensity class is a constraint, an applicant must request a Management Plan amendment to demonstrate that practicable alternatives do not exist.

Staff: NE Latourell Road is an existing constructed roadway. It crosses Latourell Creek. The existing bridge over Latourell Creek needs to be replaced in order for fire protection services to have access to the small community of Latourell (Exhibit A.49). If the existing bridge site was abandoned, the two existing road segments of NE Latourell Road would not connect. Moving NE Latourell Road would still require the roadway to cross over Latourell Creek (Exhibit A.20). The movement would have adverse effects on other portions of Latourell Creek. A bridge has been crossing Latourell Creek at this location since 1968 (over 50 years). There are no reasonable alternatives to the location for the replacement bridge that will serve its purpose and not cross over Latourell Creek. *No Practicable Alternative exists for the subject project.*

9.15 (R) The Mitigation Plan shall be prepared when:

(1) The proposed development or use is within a buffer zone (wetland, pond, lakes, riparian areas, wildlife or plant areas and/or sites).

(2) There is no practicable alternative as determined by MCC 38.7075 (Q).

Staff: A mitigation plan has been prepared (Exhibit A.34). A finding of no practicable alternative was made under (Q). *Criterion met.*

9.16 (S) In all cases, Mitigation Plans are the responsibility of the applicant and shall be prepared by an appropriate professional (botanist/ecologist for plant sites, a wildlife/fish biologist for wildlife/fish sites, and a qualified professional for water resource sites).

Staff: The mitigation plan (Exhibit A.34) was prepared by wetland scientist, Irina Lapina, for Multnomah County Transportation. *Criterion met.*

9.17 (T) The primary purpose of this information is to provide a basis for the project applicant to redesign the proposed use in a manner that protects sensitive water resources, and wildlife/plant areas and sites, that maximizes his/her development options, and that mitigates, through restoration, enhancement, and replacement measures, impacts to the water resources and/or wildlife/plant area or site and/or buffer zones.

Staff: Based on the Biological Study (Exhibit A.37) and the Wetland Delineation (Exhibit A.29) completed by the applicant, the wetland scientist was able to prepare a mitigation plan (Exhibit 34) to offset any adverse impacts to Latourell Creek and recommend invasive species removal for enhancement measures. *Criterion met.*

9.18 (U) The applicant shall submit the mitigation plan to the local government. The local government shall submit a copy of the mitigation plan to the U.S. Forest Service, and appropriate state agencies. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the local government shall justify how it reached an opposing conclusion.

Staff: The mitigation plan was made available to the US Forest Service, Oregon Department of Fish and Wildlife (ODFW), and Oregon Natural Heritage Program (ONHP). The US Forest Service provided comments (Exhibit D.5). The US Forest Service found the mitigation plan acceptable. No comments were received from ODFW or ONHP.

9.20 (V) A project applicant shall demonstrate sufficient fiscal, technical, and administrative competence to successfully execute a mitigation plan involving wetland creation.

Staff: Multnomah County Transportation is not proposing to create wetlands. The mitigation plan will remove invasive species and revegetate and enhance the area with native plants. *Criterion met.*

9.21 (W) Mitigation plans shall include maps, photographs, and text. The text shall:

- (1) Describe the biology and/or function of the sensitive resources (e.g. Wildlife/plant species, or wetland) that will be affected by a proposed use. An ecological assessment of the sensitive resource to be altered or destroyed and the condition of the resource that will result after restoration will be required. Reference published protection and management guidelines.**
- (2) Describe the physical characteristics of the subject parcel, past, present, and future uses, and the past, present, and future potential impacts to the sensitive resources. Include the size, scope, configuration, or density of new uses being proposed within the buffer zone.**
- (3) Explain the techniques that will be used to protect the sensitive resources and their surrounding habitat that will not be altered or destroyed (for examples, delineation of core habitat of the sensitive wildlife/plant species and key components that are essential to maintain the long-term use and integrity of the wildlife/plant area or site).**
- (4) Show how restoration, enhancement, and replacement (creation) measures will be applied to ensure that the proposed use results in minimum feasible impacts to sensitive resources, their buffer zones, and associated habitats.**
- (5) Show how the proposed restoration, enhancement, or replacement (creation) mitigation measures are NOT alternatives to avoidance. A proposed development/use must first avoid a sensitive resource, and only if this is not possible should restoration, enhancement, or creation be considered as mitigation. In reviewing mitigation plans, the local government, appropriate state agencies, and U.S. Forest Service shall critically examine all proposals to ensure that they are indeed last resort options.**

Staff: The Mitigation Plan (Exhibit A.34), Biological Study (Exhibit A.37), Wetland and Water Delineation Study (Exhibit A.29), Staging Plan (Exhibit A.47) and Landscaping Plans (Exhibit A.45) provides the required listed information above. *Criteria met.*

9.22 (X) At a minimum, a project applicant shall provide to the local government a progress report every 3-years that documents milestones, successes, problems, and contingency actions. Photographic monitoring stations shall be established and photographs shall be used to monitor all mitigation progress.

(Y) A final monitoring report shall be submitted to the local government for review upon completion of the restoration, enhancement, or replacement activity. This monitoring report shall document successes, problems encountered, resource recovery,

status of any sensitive wildlife/plant species and shall demonstrate the success of restoration and/or enhancement actions. The local government shall submit copies of the monitoring report to the U.S. Forest Service; who shall offer technical assistance to the local government in helping to evaluate the completion of the mitigation plan. In instances where restoration and enhancement efforts have failed, the monitoring process shall be extended until the applicant satisfies the restoration and enhancement guidelines.

Staff: The Mitigation Plan (Exhibit A.34) specifies that on Year 2 after completion of the project a progress report will be provided to Land Use Planning. They are proposing a Final Progress Report in year 3. The above criteria does not provide a time limit on reporting. The end of progress reporting is dependent on the resource recovery and enhancement occurring. If problems are encountered, they must be fixed and the reporting timeline extended. A condition of approval has been included requiring the 2nd and 3rd year reporting and evaluation. The monitoring program will be extended if it is determined by either Land Use Planning or the US Forest Service it is needed to ensure success with the mitigation plan. *Through a condition, these criteria will be met.*

9.23 (Z) Mitigation measures to offset impacts to resources and/or buffers shall result in no net loss of water quality, natural drainage, fish/wildlife/plant habitat, and water resources by addressing the following:

- (1) Restoration and enhancement efforts shall be completed no later than one year after the sensitive resource or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.**
- (2) All natural vegetation within the buffer zone shall be retained to the greatest extent practicable. Appropriate protection and maintenance techniques shall be applied, such as fencing, conservation buffers, livestock management, and noxious weed control. Within five years, at least 75 percent of the replacement vegetation must survive. All plantings must be with native plant species that replicate the original vegetation community.**
- (3) Habitat that will be affected by either temporary or permanent uses shall be rehabilitated to a natural condition. Habitat shall be replicated in composition, structure, and function, including tree, shrub and herbaceous species, snags, pool-riffle ratios, substrata, and structures, such as large woody debris and boulders.**
- (4) If this standard is not feasible or practical because of technical constraints, a sensitive resource of equal or greater benefit may be substituted, provided that no net loss of sensitive resource functions occurs and provided the County, in consultation with the appropriate State and Federal agency, determine that such substitution is justified.**
- (5) Sensitive plants that will be destroyed shall be transplanted or replaced, to the maximum extent practicable. Replacement is used here to mean the establishment of a particular plant species in areas of suitable habitat not affected by new uses. Replacement may be accomplished by seeds, cuttings, or other appropriate methods. Replacement shall occur as close to the original plant site as practicable. The project applicant shall ensure that at least 75 percent of the replacement plants survive 3 years after the date they are planted**
- (6) Nonstructural controls and natural processes shall be used to the greatest extent practicable.**

- (a) Bridges, roads, pipeline and utility corridors, and other water crossings shall be minimized and should serve multiple purposes and properties.**
- (b) Stream channels shall not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for water crossings to reduce disruption to hydrologic and biologic functions. Culverts shall only be permitted if there are no practicable alternatives as determined by MCC 38.7075 (Q).**
- (c) Fish passage shall be protected from obstruction.**
- (d) Restoration of fish passage should occur wherever possible.**
- (e) Show location and nature of temporary and permanent control measures that shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems, and culverts.**
- (f) Groundwater and surface water quality will not be degraded by the proposed use. Natural hydrologic conditions shall be maintained, restored, or enhanced in such a manner that replicates natural conditions, including current patterns (circulation, velocity, volume, and normal water fluctuation), natural stream channel and shoreline dimensions and materials, including slope, depth, width, length, cross-sectional profile, and gradient.**
- (g) Those portions of a proposed use that are not water-dependent or that have a practicable alternative will be located outside of stream, pond, and lake buffer zones.**
- (h) Streambank and shoreline stability shall be maintained or restored with natural revegetation.**
- (i) The size of restored, enhanced, and replacement (creation) wetlands shall equal or exceed the following ratios. The first number specifies the required acreage of replacement wetlands, and the second number specifies the acreage of wetlands altered or destroyed.**

Restoration: 2: 1

Creation: 3: 1

Enhancement: 4: 1

(7) Wetland creation mitigation shall be deemed complete when the wetland is self-functioning for 5 consecutive years. Self-functioning is defined by the expected function of the wetland as written in the mitigation plan. The monitoring report shall be submitted to the local government to ensure compliance. The U.S. Forest Service, in consultation with appropriate state agencies, shall extend technical assistance to the local government to help evaluate such reports and any subsequent activities associated with compliance.

(8) Wetland restoration/enhancement can be mitigated successfully by donating appropriate funds to a non-profit wetland conservancy or land trust with explicit instructions that those funds are to be used specifically to purchase protection easements or fee title protection of appropriate wetlands acreage in or adjacent to the Columbia River Gorge meeting the ratios given above in MCC 38.7075 (Z) (6)
(i). These transactions shall be explained in detail in the Mitigation Plan and shall be fully monitored and documented in the monitoring report.

Staff: Multnomah County Transportation has proposed a mitigation plan for the replacement of the bridge over Latourell Creek. Conditions of approval will ensure that at the end of the mitigation program, the project area will have no net loss of water quality, natural drainage, fish/wildlife/plant habitat within the disturbed and enhancement area. In addition, at the end of five years at least 75 percent of the trees, shrubs and herbaceous plants have survived or the mitigation work shall continue until the goals of the condition is met. No wetlands will be affected by the project and the project will maintain or improve the natural processes of fish passage and the riparian habitat. *As conditioned, these criteria will be met.*

10.0 Recreation Resource Review Criteria

10.1 MCC 38.7085 SMA Recreation Resource Review Criteria

The following shall apply to all new developments and land uses shall be natural resource-based and not displace existing recreational use.

Staff: The proposed project is to replace an existing vehicle bridge that connects two segments of NE Latourell Road over Latourell Creek. No recreational uses exist on this public road. No existing recreational uses will be affected by the proposed project. *Criteria met.*

11.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the NSA Site Review approval to allow the replacement of an existing bridge over Latourell Creek in the GSR zone. This approval is subject to the conditions of approval established in this report.

12.0 Exhibits

- ‘A’ Applicant’s Exhibits
- ‘B’ Staff Exhibits
- ‘C’ Procedural Exhibits
- ‘D’ Comments Received

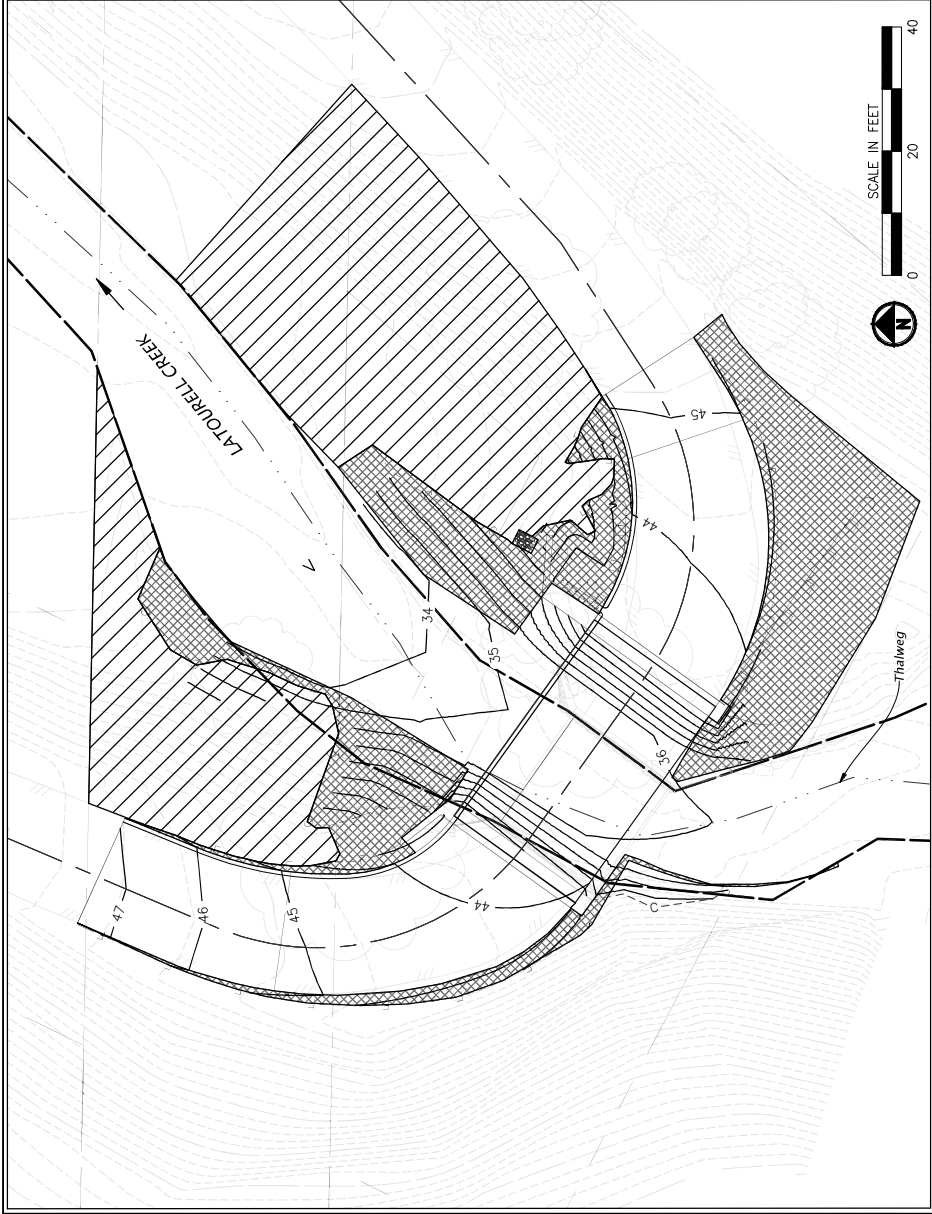
Exhibits with a “*” after the exhibit # have been included as part of the mailed decision. Those exhibits have been reduced to a size of 8.5” x 11” for mailing purposes. All other exhibits are available for review in Case File T2-2020-13069 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	NSA Application Form	3.11.2020
A.2	5	Oregon Parks and Recreation Dept and Mult Co Transportation Division Access Agreement	3.11.2020
A.3	32	Narrative Prepared by Parametrix	3.11.2020
A.4	1	Appendix A: Cultural Resources Report Cover Page	3.11.2020
A.5	1	SHPO Archaeological Letter dated October 8, 2019 No Adverse Effect	3.11.2020
A.6	1	SHPO Historic Determination dated October 7, 2019 Not Eligible	3.11.2020

A.7	23	Phase 1 Archaeological Survey for NE Latourell Road Bridge Replacement dated August 22, 2019 a. SHPO Report Cover Page – 2 pages	3.11.2020
A.8	20	Historic Resource Baseline Report for the NE Latourell Road Bridge Replacement a. SHPO Report Cover Page– 2 pages	3.11.2020
A.9	1	Appendix B: Wetlands and Waters Delineation Memorandum Cover Page	3.11.2020
A.10	23	Wetland & Waters Technical Memorandum dated July 1, 2019	3.11.2020
A.11	1	Appendix C: Scenic Resources Report Cover Page	3.11.2020
A.12	17	Latourell National Scenic Area Scenic Resources Report	3.11.2020
A.13	1	Appendix D: Conceptual Mitigation Plan Cover Page	3.11.2020
A.14	26	Conceptual Mitigation Plan Technical Memorandum dated January 10, 2020 a. Figures – 5 pages b. Attachment A – Site Photographs – 2 pages c. Attachment B - Native Plant List – 2 pages	3.11.2020
A.15	1	Appendix E Biological Baseline Memorandum Cover Page	3.11.2020
A.16	20	Biological Baseline and Noxious Weed Technical Memorandum dated November 25, 2019 – 7 pages a. Attachment A – Figures – 3 pages b. Attachment B – Site Photographs – 3 pages c. Attachment C – Plant Species List – 2 pages d. Attachment D – Special Status Species – 5 pages	3.11.2020
A.17	9	Appendix F Construction Plans Cover Page a. Title Page – Sheet A001 b. Typical Sections – Sheet BA01 c. Roadway Detail – Sheet BA02 d. Grading and Erosion Control Plan - Sheet C01A e. Alignment and General Construction – Sheet C01 f. Profile – Sheet C01B g. Traffic Control Details – Sheet EA01 h. Traffic Control Detail Plan – Sheet EB01	3.11.2020
A.18	1	Bridge Plan and Elevation – Sheet J01	3.11.2020
A.19	6	Preliminary NEPA Evaluation Scoring Results	3.11.2020
A.20	6	Cost of Alternatives	3.11.2020
A.21	1	NSA Application Form	5.20.2020
A.22	5	OPRD and Mult Co Transportation Agreement from March 2020 (duplicate)	5.20.2020
A.23	31	Latourell National Scenic Area Site Review Application	5.20.2020
A.24	1	Appendix A Cultural Resources Report Cover Sheet	5.20.2020
A.25	1	SHPO Archaeological Letter dated October 8, 2019 (Duplicate)	5.20.2020
A.26	1	SHPO Cultural Review Letter dated October 7, 2019 (Duplicate)	5.20.2020

A.27	21	Phase 1 Archaeological Survey for NE Latourell Bridge Replacement dated August 22, 2019 (Duplicate) a. SHPO Report Cover Page – 2 pages	5.20.2020
A.28	22	Historic Resource Baseline Report for the NE Latourell Road Bridge Replacement dated September 5, 2019 a. SHPO Report Cover Page – 2 pages	5.20.2020
A.29	1	Appendix B: Wetlands and Waters Delineation Memorandum Cover Page	5.20.2020
A.30	23	Wetland and Waters Delineation Technical Memorandum dated July 1, 2019	5.20.2020
A.31	1	Appendix C: Scenic Resources Report Cover Page	5.20.2020
A.32	17	Latourell National Scenic Area Scenic Resources Report	5.20.2020
A.33	1	Appendix D: Conceptual Mitigation Plan Cover Page	5.20.2020
A.34	22	Conceptual Mitigation Plan – 17 pages a. Figures Cover Page – 1 page b. Figure 1 Vicinity Map – 1 page c. Figure 2 – Site Plan - 1 page d. Figure 3 – Erosion and Sediment Control Plan – 1 page e. Planting Plan – 1 page	5.20.2020
A.35	2	Attachment A: Site Photographs	5.20.2020
A.36	2	Attachment B Native Plant List	5.20.2020
A.37	21	Appendix E Biological Baseline Memorandum – 8 pages a. Attachment A Figures Cover Page – 1 page b. Figure 1 Vicinity Map – 1 page c. Figure 2 Habitat Types – 1 page d. Attachment B Site Photographs – 3 pages e. Attachment C Plant Species List – 2 pages f. Attachment D Special Status Species – 5 pages	5.20.2020
A.38	11	Appendix F Construction Plans Cover Sheet – 1 page a. Title Sheet – 1 page b. Typical Sections – 1 page c. Roadway Detail – 1 page d. Erosion and Sediment Control Plan e. Alignment and General Construction f. Profile g. Traffic Control Details h. Traffic Control Detail Plan	5.20.2020
A.39*	1	Bridge Plan and Elevation	5.20.2020
A.40	2	ODOT Response Letter dated April 29, 2020	5.20.2020
A.41	9	Preliminary Title Report	5.20.2020
A.42	2	Quitclaim Deed ODOT to OPRD dated December 19, 1995	5.20.2020
A.43	6	Attachment 3 Materials and Colors	5.20.2020
A.44	1	Attachment 4 Landscaping Plan and Integrated Vegetation Management Plan for Right of Ways Cover Page	5.20.2020
A.45	3	Landscaping Plans	5.20.2020
A.46	16	Integrated Vegetation Management Plan for Right of Ways	5.20.2020

A.47	2	Attachment 5 Staging Plan	5.20.2020
A.48	30	Attachment 6 Filterra System	5.20.2020
A.49	3	Attachment 7 Fire Department Correspondence	5.20.2020
‘B’	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation Property Record for 1N5E29BD-03400 (R475801980)	
B.2	1	Assessment and Taxation Property Record for 1N5E29BD-03300 (R475801910)	
‘C’	#	Administration & Procedures	Date
C.1	2	Agency Review	3.25.2020
C.2	4	Incomplete Letter	4.09.2020
C.3	1	Applicant Response Letter	4.16.2020
C.4	1	Complete Letter (Day 1)	6.17.2020
C.5	3	Opportunity to Comment	8.3.2020
C.6	31	Administrative Decision	4.02.2021
‘D’	#	Comments Received	Date
D.1	2	SHPO Historic Resource Baseline Comment	4.07.2020
D.2	1	Confederated Tribes Comments	4.07.2020
D.3	3	USFS Cultural Response	4.07.2020
D.4	2	ODOT Response Letter dated April 7, 2020	4.08.2020
D.5	2	US Forest Service Natural Resource Comments	4.16.2020
D.6	6	Friends of the Columbia Gorge	8/12/2020
D.7	2	US Forest Service Comments regarding Visual Subordinance Standards	8.06.2020



RESTORATION INFORMATION	
Surface Area of Restoration:	6588 SF
Surface Area of Enhancement:	4140 SF

	Restoration (Table A and B)
	Enhancement (Table B)
	Existing Contours
	Proposed Contours

Table A

Riparian Forest Woody Plant

Common Name	Scientific Name	Plant Category	Quantity	Minimum Size	Spacing Format
Big-leaf maple	Acer macrophyllum	Tree	6	2 gallon, 3' tall	Single
Red alder	Alnus rubra	Tree	10	1 gallon, 3' tall	Single
Vine maple	Acer circinnatum	Tree	6	2 gallon, 2' tall	Single
		Total Tree	22		
Red elderberry	Sambucus racemosa	Shrub	25	1 gallon, 1.5' tall	Single
Red osier	Cornus alba	Shrub	25	1 gallon, 2' tall	Cluster
Oso-berry	Oenothera caesiiformis	Shrub	20	2 gallon, 2' tall	Cluster
Salmon raspberry	Rubus spectabilis	Shrub	70	1 gallon, 1.5' tall	Cluster
Silka willow	Salix alchenalis	Shrub	10	1 gallon, 3' tall	Cluster
Douglas' meadowweet	Spiraea douglasii	Shrub	10	1 gallon, 1.5' tall	Cluster
Snowberry	Symphoricarpos albus	Shrub	50	1 gallon, 1.5' tall	Cluster
		Total Shrub	210		

Table B

Riparian Forest Herbaceous Mix

	Adiantum aleuticum	Herb	to achieve 100% coverage	4" rooting size	Cluster
Aleutian maidenhair					
Western lady fern	Althium cyclosorum	Herb	to achieve 100% coverage	4" rooting size	Cluster
Sheridan springbeauty	Claytonia sibirica	Herb	to achieve 100% coverage	4" rooting size	Cluster
Piggyback- plant	Toimaea menziesii	Herb	to achieve 100% coverage	4" rooting size	Cluster
Flooding manna grass	Glyceria borealis	Grass	4lb	1 lb/1000sq.ft.	Mass

PLANTING NOTES

- All non-native invasive vegetation shall be removed from planting areas prior to installing native plantings. Invasive species control should be conducted at least seasonally during the monitoring period.
- In areas of grading, 12 inches of topsoil should be applied prior to installing native planting.
- Plantings should preferably be installed between October 1 and November 15 for containers and between February 1 and March 31 for bare roots and seeds. Plants may be installed at other times of the year; however, additional measures may be necessary to ensure 1 year plant establishment period.
- Deep rooting trees and shrubs shall not be planted on top of concrete pipes, or within 10 feet of structures.
- Trees and shrubs shall be placed in singles or clusters of the same species to provide a natural planting scheme.
- Irrigation may be necessary for the survival of the plantings. If needed, irrigation should be provided at a rate of at least 1 inch per week between June 15 and October 15.
- Plantings shall be mulched a minimum of 3 inches in depth and 18 inches in diameter to retain moisture and discourage weed growth around newly installed plant material.
- If necessary, tree and shrub plantings shall be protected from wildlife damage (e.g., beaver, elk) by installing tree-protector tubes or wire mesh cylinders around newly installed plantings.
- If any mortality is noted on the site, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. If mortality results in non-compliance with plant success performance standards, the plantings shall be replaced and other corrective measures, such as mulching or irrigation, may need to be implemented.

MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES
1620 S.E. 190th AVE. PORTLAND, ORE. 97233-5999

IAN B. CANNON P.E.
COUNTY ENGINEER

DATE: MARCH 2020
PROJECT NO.: #####

LANDSCAPING PLAN
MULTNOMAH COUNTY

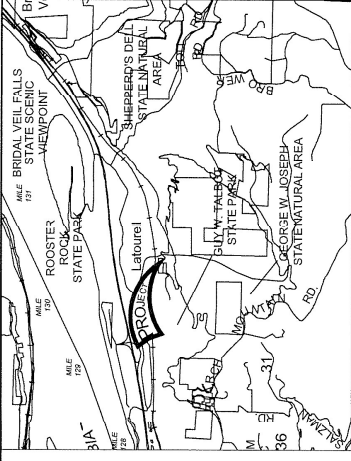
LATOURELL RD: LATOURELL CREEK BRIDGE

DESIGNED BY: CFC
CHECKED BY: ACH
DRAFTED BY: SNK

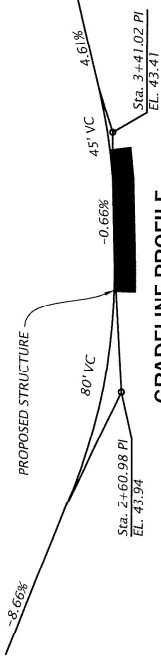
NO DATE:
Sheet No. FA01

REVISIONS

HYDRAULIC DATA TABLE					
ITEMS	UNITS	DESIGN FLOOD	BASE FLOOD	500 YR FLOOD	
DISCHARGE	CFS	494	627	782	
RECURRENCE INTERVAL	YEARS	25	100	500	
HIGHWATER ELEVATION	FEET	39.29	42.00	42.00	
BACKWATER	FEET	30.54	32.62	35.68	
BENT 1 SCOUR ELEVATION	FEET	38.25	37.11	35.57	
BENT 2 SCOUR ELEVATION	FEET	38.28	37.12	35.99	

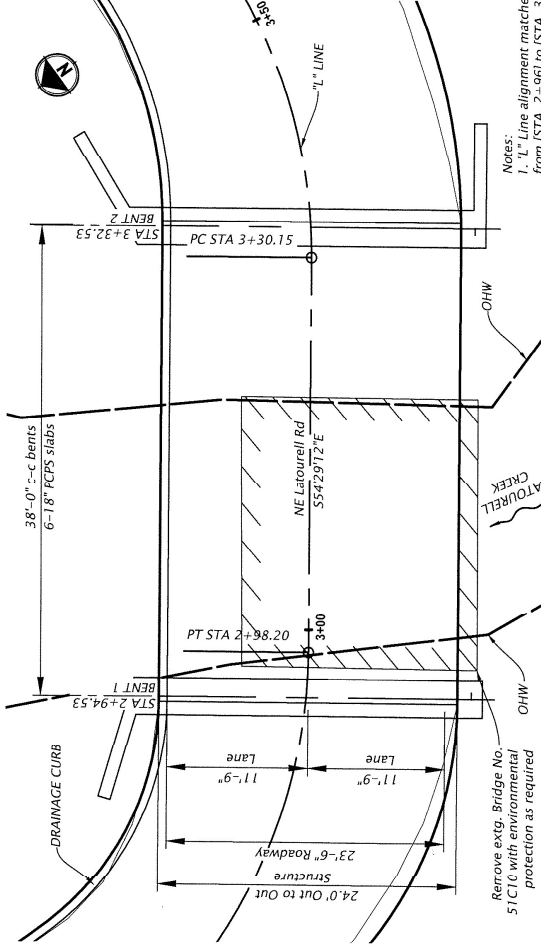


LOCATION MAP
NO SCALE

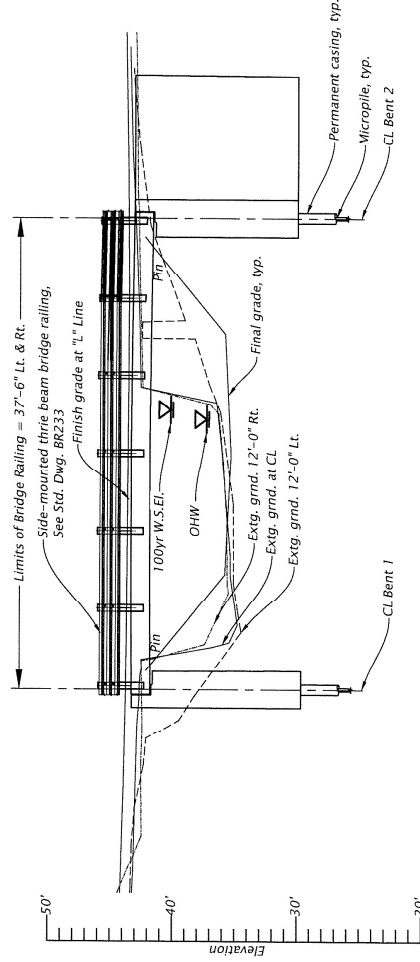


GRADELINE PROFILE
NO SCALE

- Notes:
1. "L" Line alignment matches structure centerline from [STA. 2+96] to [STA. 3+31].
 2. Elevations in plan view are for the finish grade of ACWS at the "L" Line and at 11'-9" Lt. and Rt.



PLAN
SCALE: 1"=10'-0"



ELEVATION
SCALE: 1"=10'-0"

- Notes:
1. Elevations based on [NAVD83].
 2. Elevation view developed at 12'-0" r. of CL.

STRUCTURE NO. XXX		DESIGN ACCEPTANCE PLANS FOR REVIEW	
BDS DWG NO. XXX		Parametrix	
CALC. BOOK XXX		MULTNOMAH COUNTY	
HWY: M.P.: X XX.XX		LATOURELL ROAD: LATOURELL CREEK BRIDGE NE LATOURELL ROAD MULTNOMAH COUNTY	
COUNTY Multnomah		Designer: A. Pradeepan Reviewer: A. Hnatshchuk Checker: S. Kisho	
DATE NOV/2019		BRIDGE PLAN AND ELEVATION	
		SHEET NO. J01	

FINAL & FURTHER REVISIONS