



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

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

Case File: T1-07-008

Permit: Extention Of A Previously Issued Permit

Location: 1 sign: John B. Yeon State Park parking lot
T2N R6E Section 36AD Lot 100; #R95636-0010
2 signs: HCRH Trail; under westbound I-84 bridge over Tanner Creek
T2N R7E Section 28 Lot 900; #R95728-0010

Applicant: Oregon Department of Transportation (ODOT)
123 NW Flanders Street
Portland, OR 97209

Owner: ODOT	US Department of Agriculture, Forest
123 NW Flanders Street	Service
Portland, OR 97209	902 Wasco Avenue
	Hood River, OR 97031

Summary: The applicant is requesting an extension to National Scenic Area Site Review T2-04-100 to install three interpretive signs at two locations in the Columbia River Gorge National Scenic Area: one sign at the John B. Yeon State Park parking lot -- about John B. Yeon, Roadmaster, and two signs next to the Historic Columbia River Highway (HCRH) Trail where it passes under the Interstate 84 (I-84) bridge over Tanner Creek -- about Lancaster's Lodge and a "Poem in Stone."

Decision: Approved.

Approval of an extension to a previous permit in the NSA is a Type 1 Permit and is not a land use decision.

Issued by:

By: _____
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: April 27, 2007

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Don Kienholz, Staff Planner at 503-988-3043 extension 29270.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 38.0700 – Extension of Type II or Type III Decisions

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **Pursuant to MCC 38.0700, this extension of a land use permit expires twelve (12) months from the date the decision.**

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: Written findings are contained herein. The Multnomah County Code criteria are in **bold** font. Staff comments and analysis are identified as **Staff:** and follow Applicant comments identified as **Applicant:** to the applicable criteria. Staff comments include a conclusionary statement in *italic*.

1. **Project Description**

Applicant: Oregon Department of transportation is requesting an extension of the above approved land use permit per MCC 38.0690 and 38.0700. ODOT proposes to install three (3) interpretive signs at two locations in the Columbia River Gorge National Scenic Area. The project went to bid in December 2005. The bids came in higher than our budget allowed. Due to funding difficulties, the project was postponed until February 2007. We received an acceptable bid at that time.

The land use decision was effective March 14, 2007. The permit will expire before construction to commence in July 2007 and are requesting a time extension through March 2008.

Staff: The applicant is applying to extend the deadline of the above noted land use decision for a period of 12 months as allowed under MCC 38.0700. Permit T2-04-100 expired March 14, 2007.

2. **The Applicant Has Met the Extension Deadline**

MCC 38.0700 EXTENSION OF TYPE II OR TYPE III DECISIONS.

- A. **(B) A request for extension of the time frames in §38.0700 (D)(1), (D)(2), and (E) shall be submitted in writing before the applicable expiration date.**

Staff: The applicant notified the County in an email on January 5, 2007 of the need for a time extension to the previous permit (Exhibit 1).

Criterion met.

- B. **(C) Approval or denial of a request for extension shall state the reason why events beyond the control of the applicant warrant an extension.**

Staff: The applicant has indicated funding did not adequately cover bids for the project. High bids from contractors are beyond the control of the Oregon Department of Transportation.

Criterion met.

- C. **(D) The Planning Director may grant one 12-month extension to any approved decision if it determines that events beyond the control of the applicant prevented:**

(1) The commencement of the use or development within two years of the decision for a land use approval that does not include a structure; or

(2) commencement of construction within two years of the decision for a land use approval issued for a use or development that includes a structure.

Staff: Construction has not yet commenced according to the applicant. Funding was not available for the project but construction can commence in July 2007.

Criterion met.

Conclusion

Based on the findings and other information provided above, The Planning Director grants the applicant one twelve (12) month extension to permit T2-04-100. The extension shall begin March 15, 2007 and shall end on March 15, 2008.

Exhibits

1. January 5, 2007 Email Notifying County Of Need For Extension