



MULTNOMAH COUNTY OREGON

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/dbcs/LUT/land_use

Correction Notice NOTICE OF DECISION

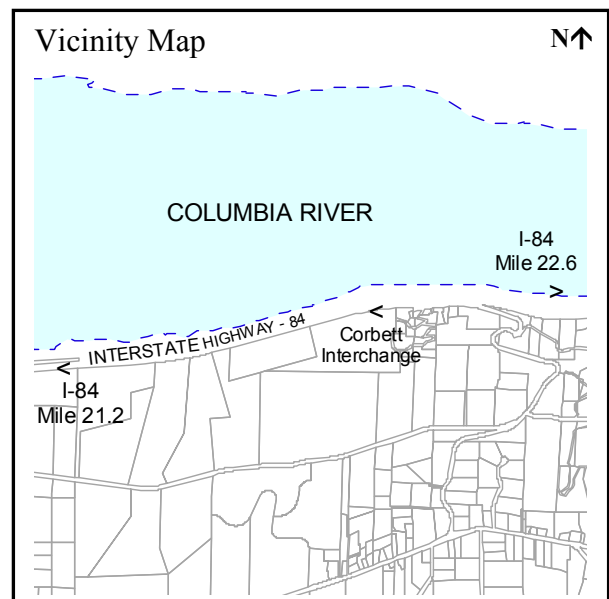
This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-03-066

Permit: National Scenic Area Site Review

Corrected Location: Three locations along Interstate – 84:
(1) Approximately Mile 21.2 eastbound lane (about 0.9 of a mile west of the Corbett Interchange;
(2) Corbett Interchange eastbound exit ramp; and
(3) Approximately Mile 22.6 westbound lane (about 0.5 mile east of the Corbett Interchange), see applicant provided map.

Applicant/Owner: Oregon Department of Transportation
123 NW Flanders Street
Portland, OR 97209



Summary: Install three traffic signs near Corbett Interchange to direct people to the Vista House. The signs will be located in the Gorge General Open Space and Gorge Special Open Space Zone Districts.

Decision: Approved with Conditions

Unless appealed, this decision is effective April 22, 2004 at 4:30 PM.

Issued by:

By: _____
George A. Plummer, Planner

For: Karen C. Schilling - Planning
Director

Date: April 8, 2004

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 George Plummer, Staff Planner at 503-988-3043.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 38.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals (LUBA) until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is April 22, 2004 at 4:30 PM.

Applicable Approval Criteria: Multnomah County Code (MCC): Multnomah County Code (MCC): MCC 38.0510 PART 3 et al: Administration and Procedures; MCC 38.2600: Open Space GGO and GSO and MCC 38.0080: Signs. Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at http://www.co.multnomah.or.us/dbcs/LUT/land_use.

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 38.0690, this land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 38.0690 and 38.0700. Such a request must be made prior to the expiration date of the permit.**

Conditions of Approval

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

1. **Within 30 days of this decision becoming final and prior to building permit sign-off, the applicant shall record the Notice of Decision including the Conditions of Approval (pages 1-5) of this decision) with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and filed with Multnomah County Land Use Planning. Recording shall be at the applicant's expense. Failure to record the Notice of Decision within the above 30 day time period shall void the decision (MCC 38.0670).**

2. The backs of all signs will be treated (painted brown) to be nonreflective. Support structures shall be wood or metal; metal supports will be painted brown to minimize their visual impact (MCC 38.0080(A)(1) and MCC 38.0080(B)(4)).
3. If any condition of approval or portion thereof can be demonstrated as conflicting with requirements of the Manual for Uniform Traffic Control Devices, than the condition is waved in deference to following the MUTCD requirement.

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 and Comprehensive Plan Policies are in **bold** font. Staff comments and analysis are identified as **Staff:** and follow Applicants comments identified as **Applicants:** to the applicable criteria. Staff comments include a conclusionary statement in *italic*.

1. **PROJECT DESCRIPTION**

Applicant: Install three signs near Corbett Interchange in the Interstate Highway – 84 right-of-way to direct people to Vista House

2. **SITE AND VICINITY CHARACTERISTICS**

Staff: The proposed locations for the three signs is three different locations along Interstate – 84 as follows:

- (1) Approximately Mile 20.5 eastbound lane (about 2.3 miles west of the Corbett Interchange;
- (2) Corbett Interchange eastbound exit ramp; and
- (3) Approximately Mile 23.5 westbound lane (about 0.8 mile east of the Corbett Interchange).

The locations are shown on site plans provided by ODOT and attached as Exhibit 1.11. The signs will be located in the Gorge General Open Space and Gorge Special Open Space Zone Districts.

3. **INITIATION OF ACTION BY PROPERTY OWNER**

MCC 38.0550: Except as provided in MCC 38.0760, Type I - III applications may only be initiated by written consent of the owner of record or contract purchaser. PC (legislative) actions may only be initiated by the Board of Commissioners, Planning Commission, or Planning Director.

Staff: The three proposed signs will be located within the Right-of-Way of Interstate – 84 which is owned by ODOT. The application was initiated by John Osborn, ODOT Area Manager (Exhibit 1.1).

4. **ADMINISTRATIVE PROCEDURES**

4.1. **Administrative Procedures for a Type II Case**

MCC 38.0530(B) Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are typically assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses, and it's relationship to scenic, natural, cultural and recreational resources of the area. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the Gorge Commission; the U.S. Forest Service; the Indian tribal governments; the State Historic Preservation Office; the Cultural Advisory Committee; and property owners within 750 feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed, except for comments regarding Cultural Resources, which will be accepted for 20 days after the notice is mailed. The Planning Directors decision is appealable to the Hearings Officer. If no appeal is filed the Planning Directors decision shall become final at the close of business

on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County's final decision and is appealable to the Columbia River Gorge Commission within 30 days after the decision is final. The decision is final the day the decision is signed by the Hearings Officer.

Staff: This application was submitted on October 27, 2003 (Exhibit 1.1). On November 26, 2003, an incomplete application letter was sent to the applicant requesting additional information to complete the application. Additional materials were submitted December 17, 2003. On December 22, 2003 an additional incomplete application letter was sent to the applicant requesting additional information to complete the application. Additional materials were submitted December 30, 2003. In a letter dated September 15, 2003. The application was deemed complete as of December 30, 2003, the date additional information was provided.

A 14 day Opportunity to Comment notice was generated and mailed on January 12, 2003 to various parties including the property owners within 750 feet of the projects, the Gorge Commission, the US Forest Service and the Indian Tribal Governments.

Timely comments were received from Margaret L. Dryden, Heritage Resource Program Manager, Columbia River Gorge National Scenic Area, US Forest Service on November 17, 2003 (Exhibit 3.1), Jack Wiles, Area Manager, Oregon Parks and Recreation Department, submitted a letter of comment on January 21, 2004 (Exhibit 3.2), and Glen Fullilove, Land Use Legal Assistant, Friends of the Columbia Gorge on January 23, 2004 (Exhibit 3.3). This decision was drafted and will be mailed in accordance with MCC 38.0660.

Margaret L. Dryden, Heritage Resource Program Manager, USFS, states that, "A Cultural Resource Reconnaissance Survey is: Not Required" and "A Historic Survey is: Not Required."

Jack Wiles, Area Manager, Oregon Parks and Recreation Department, states support for the signage and the need for the signage.

Glen Fullilove, Land Use Legal Assistant, Friends of the Columbia Gorge quotes the County Code section was provisions for signs: MCC 38.0080 et seq. Mr. Fullilove states a concern about the size of the proposed signs. He states, "they might be obtrusive and might not have a low visual impact as required by MCC § 38.0080(A)(1)(a) and MCC § 38.0080(B)(4)(b)." He continues:

"In addition the proposed signs would likely contribute to the cumulative problem of sign clutter, particularly in the vicinity of the Corbett Interchange. Several large blue signs in the vicinity, which advertise food and gas establishments, do not appear to comply with the requirement that signs have a low visual impact. The blue signage exacerbates the problem of sign clutter and should be brought in to conformance with the scenic area guidelines. To reduce adverse visual resource impacts, ODOT should reduce the size of the proposed signs to ensure the signs have a low visual impact."

Staff addresses these issues in the Section 6 of this decision. Interstate highway signage size, shape, color and locations are determined according the *Manual on Uniform Traffic Control Devices*. Federal regulations require this manual be followed for signs within the interstate highway right-of-way. Staff is unable to determine when the blue signs were placed, since we have no historic documentation of the signage that existed when the National Scenic Area Act was adopted, it may be that they are preexisting signage.

4.2. Code Compliance

MCC 38.0560: The County shall not approve any application for a permit or other approval, including building permit applications, 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 permit or other approval, including building permit applications, may be authorized if it results in the parcel coming into full compliance with all applicable provisions of the Multnomah County Code.

Staff: There are no known code compliance issues for this property.

5. OPEN SPACE DISTRICTS

5.1. Gorge General Open Space and Gorge Special Open Space districts

Staff: The proposed signs will be located in the Gorge General Open Space (GGO) and Gorge Special Open Space (GSO) Zone Districts (Exhibit 2.1).

5.2. Signs in the Gorge General Open Space and Gorge Special Open Space districts

MCC 38.2695: Signs, pursuant to the provisions of MCC 38.0080.

Staff: Signs are allowed in the GGO and GSO if it is demonstrated they meet the provision of MCC 38.0080. The following section of this decision is a review of those provisions.

6. SIGNS

6.1 Signs in a GMA

6.1.1 MCC 38.0080(A)(1) All signs must meet the following standards unless they conflict with the Manual for Uniform Traffic Control Devices for public safety, traffic control or highway construction signs. In such cases, the standards in the Manual for Uniform Traffic Control Devices shall supersede these standards.

- (a) The support structure shall be unobtrusive and have low visual impact.
- (b) Lettering colors with sufficient contrast to provide clear message communication shall be allowed. Colors of signs shall blend with their setting to the maximum extent practicable.
- (c) Backs of all signs shall be unobtrusive, non-reflective, and blend in with the setting.
- (d) Spot lighting of signs may be allowed where needed for night visibility. Backlighting is not permitted for signs.

Applicant: *Three new directional signs to Vista House will be installed and will comply with the Manual on Uniform Traffic Control Devices, including the requirements for size, shape (rectangular), color (brown), sign spacing, number of signs, and lettering style given in section 2D and 2F that apply to Interstate 'Freeway Signing. The backs of these signs and metal sign supports will be painted with non-reflective flat brown paint, the standard approved treatment used on all signing on I-84 in the Columbia River Gorge National Scenic Area to make the backs of signs and all new metal signs supports visually subordinate. One support structures will be wood, one will be metal, and one will metal or wood. The material for the support structure*

depends on the size of sign and height of sign above the ground. No lighting is proposed.

Staff: The proposed sign must meet standards in the Manual for Uniform Traffic Control Devices because they are located along an interstate highway. The applicant has proposed steps to meet these standards for the signs for areas not governed by the Manual for Uniform Traffic Control Devices, such as the backs and supports. In an earlier narrative submitted October 27, 2004, replaced by the narrative above, ODOT proposed painting the metal sign post brown. This proposal has been included as a condition of approval (exempting it if it violates the requirement of the Manual for Uniform Traffic Control Devices). These standards have been addressed, exempted by the Manual for Uniform Traffic Control Devices or met with conditions of approval.

- 6.1.2 MCC 38.0080(A)(2)** Business identification or facility entry signs located on the premises may be allowed, subject to MCC 38.0080 (A) (1).

Applicant: *No business identification signs proposed.*

Staff: The proposed signs are not business identification signs located on premise.

- 6.1.3 MCC 38.0080(A)(3)** The following may be permitted without review subject to MCC 38.0080 (A) (1):

- (a) Ordinary repair and maintenance of signs.
- (b) Election signs which are not displayed for more than 60 days. Removal must be accomplished within 30 days of election day.
- (c) "For Sale" signs not greater than 12 square feet. Removal must be accomplished within 30 days of close of sale.
- (d) Temporary construction site identification, public service company, safety or information signs not greater than 32 square feet. Exceptions may be granted for public highway signs necessary for public safety and consistent with the Manual for Uniform Traffic Control Devices. Removal must be accomplished within 30 days of project completion.
- (e) Signs posted on private property warning the public against trespassing, danger from animals, the private nature of a road, driveway or premise, or signs prohibiting or otherwise controlling fishing or hunting, provided such signs are not greater than 6 square feet.
- (f) Temporary signs advertising civil, social, or political gatherings and activities not exceeding 12 square feet. Removal must be accomplished within 30 days of the close of the event.
- (g) Signs posted by governmental jurisdictions giving notice to the public. Such signs shall be no larger than that required to convey the message intended.
- (h) Signs associated with the use of a building or buildings shall be placed flat on the outside walls of buildings, not on roofs or marquees.

Applicant: *Construction signs have already been installed pursuant to paragraph (d). Paragraphs (a), (b), (c), (e) through (h) do not apply to this proposal.*

Staff: The proposed signs do not fit into these categories.

- 6.1.4. MCC 38.0080(A)(4)** Other signs not addressed or expressly prohibited by this section may be permitted without review.

Applicant: *Three signs are being submitted for review.*

Staff: The proposed signs in the GMA have been submitted for review for compliance with MCC 38.0080(A)(1). While this code states these signs may be permitted without review, MCC 38.3800(A)(1) requires a discretionary decision as to whether that code section is met. Since it is a discretionary decision, it requires a review and a decision as to whether it is met. No further review is required for signs in the GMA District.

* * *

6.2. Signs in an SMA shall be allowed pursuant to the following provisions:

6.2.1. MCC 38.0080(B)(1) New signs shall be allowed as specified in the applicable land use designation.

Staff: The Gorge Special Open Space (GSO) District is in the Special Management Area (SMA). The GSO District allows signs if the met the following standards.

6.2.2. MCC 38.0080(B)(2) No sign shall be erected or placed in such a manner that it may interfere with, be confused with, or obstruct the view of any traffic sign, signal or device.

Applicant: The two signs on the freeway are Supplemental Guide Signs covered under Section 2E.32 of the MUTCD and should be spaced at least 240 meters (800 feet) following the Advance Guide Sign. Eastbound the Supplemental Guide Sign will be placed at MP 20.7 about 1000' following the Advance Guide Sign at MP 20.5, westbound the Supplemental Sign will be placed at MP 22.6 about a 1000' following the advance sign at MP 22.8. The sign on the off ramp structure was placed in a position not to block other signs.

Staff: These signs are placed at distances required by the Manual for Uniform Traffic Control Devices to prevent interfere with, be confused with, or obstruct the view of any traffic sign, signal or device.

* * *

6.2.3. MCC 38.0080(B)(4) All new signs shall meet the following standards, and be consistent with the Manual for Uniform Traffic Control Devices:

- (a) Signs shall be maintained in a neat, clean and attractive condition.**
- (b) The character and composition of sign materials shall be harmonious with the landscape and/or related to and compatible with the main structure upon which the sign is attached.**
- (c) Signs shall be placed flat on the outside walls of buildings, not on roofs or marquees.**
- (d) Signs shall be unobtrusive and have low contrast with the setting and not result in sign clutter or other negative visual effect.**
- (e) The visual impact of the support structure shall be minimized.**
- (f) Outdoor sign lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display, except for road safety signs.**
- (g) Backs of all signs shall be visually unobtrusive, nonreflective, and blend in with the setting.**
- (h) Sign internal illumination or backlighting shall not be permitted except for highway construction, warning or safety.**

Applicant: *The proposed signs will not result in sign clutter, since they are more than the minimum distance required by the MUTCD from other signs. The color of the signs (brown) is required by the MUTCD and will be unobtrusive and have low contrast with the setting.*

All proposed signs will be consistent with the Manual on Uniform Traffic Control Devices. Backs of all signs will be treated (painted brown) to be nonreflective. The new signs will not conflict with existing traffic signs or devices. Support structures will be wood or metal; metal supports will be painted brown to minimize their visual impact.

Staff: Because the signs are placed along the interstate highway, the applicant must meet the requirements of the Manual for Uniform Traffic Control Devices for these signs. The applicant proposes to apply brown paint to the back of the signs and provide wood or brown painted support structures to reduce visibility. ODOT have stated that the Manual for Uniform Traffic Control Devices limits the number of signs to prevent sign clutter for highway safety reason. This standard has been met through the applicant's proposal and through conditions of approval.

6.2.4. MCC 38.0080(B)(5) Temporary signs shall be permitted without review when in compliance with subsection (4) above and the following:

- (a) One political sign per parcel road frontage. The sign shall be no greater than 12 square feet in area and displayed for no more than 60 calendar days. Removal must be accomplished within 30 days of election day.
- (b) A "For Sale" sign not greater than 12 square feet, removal must be accomplished within 30 days of close of sale.
- (c) One temporary construction site identification sign which is not greater than 32 square feet. Removal must be accomplished within 30 days of project completion.
- (d) Signs providing direction to and announcement of temporary garage/yard sales provided placement duration does not exceed three days and the signs are not greater than two square feet in area.
- (e) Signs, not exceeding 12 square feet and placed no longer than 10 days in advance of the event, advertising civil, social, or political gatherings and activities. Removal must be accomplished within 30 days of the close of the event.
- (f) Signs of public service companies indicating danger and/or service and safety information. Removal must be accomplished upon project completion.

Applicant: *"Temporary construction signs allowed under (c) and (g) above have been installed previously and will be removed when the project is complete. No additional temporary signs are proposed.*

Staff: This review does not address any temporary signs.

6.2.5. MCC 38.0080(B)(6) Public signs shall meet the following standards in addition to subsections (1) through (5) above:

- (a) The Graphic Sign System provides design standards for public signs in and adjacent to public road rights-of-way. All new and replacement public signs shall conform to the guidelines in this system. Types of signs addressed include recreation site entry, route marker, interpretive, guide, directional, and urban area entry.
- (b) Signs located outside public road rights-of-way are encouraged to be designed in such a way as to be consistent with similar purpose signs described in the Graphic Signing System.

(c) Signs posted by governmental jurisdictions giving notice to the public shall be no larger than that required to convey the message intended.

Applicant: *All signs proposed for this project met the requirements of the Manual on Uniform Traffic Control Devices, which prescribes their size, shape (rectangular), color (brown), sign spacing, number of signs, and lettering style. No site signs covered in the Graphic Signing System are proposed (Vista House has an existing site sign that is consistent with the Graphic Signing System.)*

Staff: The Manual on Uniform Traffic Control Devices determines the size, shape and color requirements for these types of signs when placed in the interstate highway right-of-way. The style of sign proposed meets the “direction freeway” sign in the Graphic Sign System manual on page 13. This standard is met.

6.2.6 MCC 38.0080(B)(7) Signs for public and commercial recreation facilities, home occupations, cottage industries, and commercial uses shall meet the following standards in addition to subsections (1) through (5) of this section:

- (a) Signs posted on private property warning the public against trespassing, danger from animals, the private nature of a road, driveway or premise, or signs prohibiting or otherwise controlling fishing or hunting, provided such signs are not greater than two square feet.**
- (b) Any sign advertising or relating to a business which is discontinued for a period of 30 consecutive days shall be presumed to be abandoned and shall be removed within 30 days thereafter, unless permitted otherwise by the jurisdictional authority.**
- (c) Any signs relating to, or advertising, a business shall be brought into conformance with these sign standards prior to any expansion or change in use which is subject to review.**
- (d) Off-site and on-site directional signs on approach roads to recreational facilities may be permitted. Name and interpretive signs may be permitted on-site, but should be kept to the minimum required to achieve the purpose(s) of the facilities.**
- (e) Commercial recreation businesses approved in conjunction with a recreational facility may have a name sign not exceeding 16 square feet.**
- (f) Recreation developments may be permitted one on-premise name sign at each principal entrance. Such signs are encouraged to be of a low profile, monument type, and shall conform to the Graphic Sign System.**

Applicant: *No signs are proposed that are subject to the provisions of paragraphs a-c and e-f. The proposed signs are off-site, directions signs on an approach road (Interstate 84 and Corbett Hill Road)to a recreational facility (Vista House). The three signs are the minimum number required to direct travelers from Interstate 84 to Corbett Hill Road toward Vista House. The proposed signs meet all the requirements of the Manual on Uniform Traffic Control Devices*

Staff: We concur with the applicant. This standard is met.

6.2.7. MCC 38.0080(B)(8) Prohibited Signs

- (a) Advertising billboards.**
- (b) Signs that move or give the appearance of moving, except signs used for highway construction, warning or safety.**

- (c) **Portable or wheeled signs, or signs on parked vehicles where the sign is the primary use of the vehicle, except for signs used for highway construction, warning or safety.**
- (d) **Interpretative signs on Interstate 84.**

Applicant: *No prohibited signs are proposed. The use of variable message signs during construction (excepted in (c) above) may be used and were included in a previous development review.*

Staff: The signs proposed are not of type prohibited.

7 CONCLUSION

Based on the findings, narrative, and other information provided herein, this application, as conditioned, satisfies the applicable approval criteria required for Site Review in the National Scenic Area.

8 EXHIBITS

Exhibits are filed at Multnomah County Land Use Planning office and can be reviewed upon request.

8.1 Exhibits submitted by the Applicant:

- Exhibit 1.1: NSA application form submitted 10/27/03 (1 page);
- Exhibit 1.2: Narrative submitted 10/27/03 (5 pages);
- Exhibit 1.3: Sign specifications 10/27/03 (3 pages);
- Exhibit 1.4: Site plan map 10/27/03 (1 page);
- Exhibit 1.5: Letter dated March 27, 2003 from Wayne Stewart, Vice Chair, Historic Columbia River Highway Advisory Committee to ODOT staff, recommending the signs submitted 10/27/03 (1 page);
- Exhibit 1.6: Letter dated March 17, 2003 from Michael Carrier, Director, Oregon Parks and Recreation Department to ODOT staff requesting the signs submitted 10/27/03 (1 page);
- Exhibit 1.7: Cover letter dated December 17, 2003 from Jeanette B. Kloos, Scenic Area Coordinator, ODOT stating, "Enclosed are replacement pages for the Vista House Signing application," submitted 12/17/03 (1 page);
- Exhibit 1.8: Replacement narrative submitted 12/17/03 (5 pages);
- Exhibit 1.9: Replacement site plans (reduced copies included with the decision, oversized copies stored in case file) submitted 12/17/03 (7 page)
- Exhibit 1.10: Cover letter dated December 17, 2003 from Jeanette B. Kloos, Scenic Area Coordinator, ODOT stating, "Please replace the pages sent on December 17 with these pages," (site plan pages) submitted 12/30/03 (1 page);
- Exhibit 1.11: Replacement site plans (reduced copies included with the decision, oversized copies stored in case file) 12/30/03 (5 pages);

8.2 Exhibits included by County:

- Exhibit 2.1: County Zoning Map with subject property labeled (1 page);

8.3 Exhibits submitted by other parties:

- Exhibit 3.1: Margaret L. Dryden, Heritage Resource Program Manager, Columbia River Gorge National Scenic Area, US Forest Service submitted Cultural Resources Survey Recommendations on 11/17/03 (4 pages);
- Exhibit 3.2: Jim Wiles, Area Manager, Oregon Parks and Recreation Department, submitted a letter of comment on 1/21/04 (1 page) with attached letter of support: Historic Columbia River Highway Advisory Committee also submitted by applicant and included as Exhibit 1.5;
- Exhibit 3.3: Glen Fullilove, Land Use Legal Assistant, Friends of the Columbia Gorge, submitted a faxed letter of comment on 1/23/04 (2 pages).