



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

NOTICE OF DECISION

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

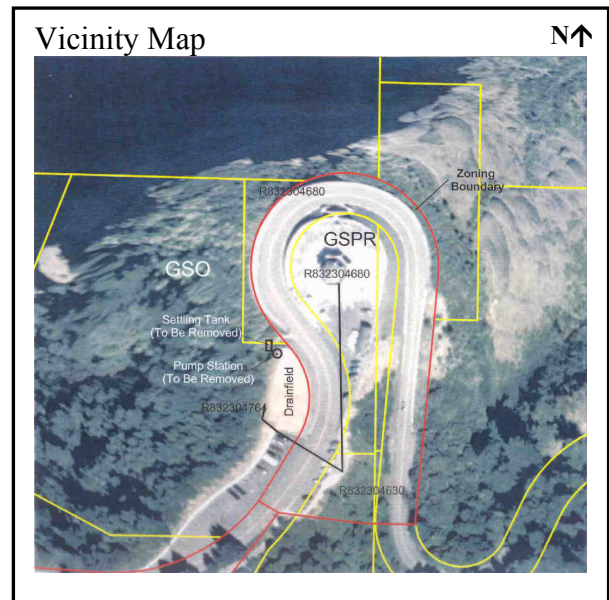
Case File: T2-03-079

Permit: National Scenic Area Site Review

Location: Vista House - 40700 E. Historic
Columbia River Highway
TL 100, Sec 30C, T 1N, R 5E, W.M. &
TL 200, Sec 30CB, T 1N, R 5E, W.M.
Tax Account #R83230-4680 & R83230-
4764

Applicant: Henry Mackenroth
Oregon Parks and Recreation Dept

Owner: Oregon Parks and Recreation Dept
725 Summer St. NE, Suite C
Salem, OR 97301



Summary: NSA Site Review to implement improvements to an existing sewage treatment system at the Vista House

Decision: Approved with conditions.

Unless appealed, this decision is effective Wednesday, April 14, 2004 at 4:30 PM.

Issued by:

By: _____
Lisa Estrin, Planner

For: Karen Schilling- Planning Director

Date: Wednesday, March 31, 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 Lisa Estrin, 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 37.0640. 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 Wednesday, April 14, 2004 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 38.0015 Definitions, MCC 38.0045 Review & Conditional Use Applications, MCC 38.2625(E)(5) GS0 Review Uses, MCC 38.2660 Dimensional Requirements, MCC 38.2825(C)(3) GSPR Review Uses, MCC 38.2860 Dimensional Requirements, MCC 38.7040 SMA Site Review, MCC 38.7050 SMA Cultural Resource Review Criteria, MCC 38.7075 SMA Natural Resource Review Criteria, MCC 38.7085 SMA Recreation Resource Review Criteria & MCC 38.0510 through 38.0800 Administration and Procedures.

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/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. The visible components of the sanitary waste disposal system shall have a flat, non-reflective finish at time of installation or be treated to reduce reflectivity. [MCC 38.7050(A)(8)]

2. The visible components be dark earth-tone upon installation or be treated to be black within the asphalt and dark green within the landscape areas. [MCC 38.7050(D)(2)(e)]
3. If, during construction, cultural or historic resources are uncovered, the applicant/owner shall immediately cease development activities and inform the Multnomah County Land Use Planning Division, Columbia River Gorge Commission, and the U.S. Forest Service of any discovery. [MCC 38.7050(A)]
4. Prior to any ground disturbance, the applicant or his representative shall install proper erosion control measures on the downhill side of the disturbance. Measures may include silt fence, hay bales, mulch, construction entrance, etc. After the grading work is complete, the areas of disturbance outside of the asphalt areas shall be reseeded or replanted within 30 days of completion of the installation of the septic system components. [MCC 38.7085(A)(4)]

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 criteria and Comprehensive Plan Policies are in **bold** font. The applicants statements are identified below as ‘**Applicant:**’. Staff comments and analysis are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.00 **Administration and Procedures**

1.01 **Proof of Ownership**

MCC 38.0550 Initiation of Action

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 proposed project is located on Tax Lot 100, Section 30C, and Tax Lot 200, Section 30CB Township: 1 North, Range: 5 East. Assessment & Taxation records show that the land is owned by the State of Oregon. A copy of a quit claim deed indicates that the Oregon Park and Recreation Department owns the subject site plus adjacent lands (Exhibit A.6). A ODOT permit to work within the State right of way of the Historic Columbia River Highway has also been submitted (Exhibit A.4) Henry Mackenroth of the Oregon Parks & Recreation Department has been designated the applicant in this case and has signed the NSA Application Form (Exhibit A.1).

This criterion has been met.

1.02 **Administrative Procedures for a Type II Decision:**

MCC38.0530(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 December 22, 2003 (Exhibit A.1). On January 21, 2004, the application was deemed complete (Exhibit C.1). A 14 Day Opportunity to Comment was generated and mailed to various parties including the Gorge Commission, US Forest Service and the Indian Tribal Governments on January 26, 2004 (Exhibit C.2). Timely comments were received from the US Forest Service (Exhibit B.4) and Glen Fullilove, Friends of the Gorge (Exhibit C.3). This decision was crafted and will be mailed in accordance with MCC 38.0660.

1.03 **Project Description.**

Applicant:

Proposal

The project applicant, Oregon Parks and Recreation Department (OPRD), proposes improvements to the existing on-site sewage treatment system for the Vista House at Crown Point State Park, approximately three miles east of Corbett, Oregon, on the Historic Columbia River Highway in Multnomah County, Oregon.

This project would address deficiencies of the current sewage treatment system, which was most recently modified in 1985. The existing septic tank and dosing tank are undersized and are at or beyond their design life. Upgrades to the sewage treatment system would improve its performance and reduce potential impacts to public health and the environment that could result from an inadequate, failing system.

This project would involve the removal and disposal of the existing settling tank, pump station, and associated mechanical and electrical equipment. These structures are located adjacent to two existing drainfields. The existing gravity sewer line would be capped and abandoned. A new gravity sewer main would be constructed between Station 1+0 and a point just beyond Station 3+0. Utility vaults that hold the new septic system and effluent pump system would be installed within public right-of-way between Stations 0+5 and 1+0. A sewer pressure main would extend from Station 1+0 to Station 3+50, before turning to extend to Station 5+37 to connect to the two drainfields, where primary effluent would be discharged.

Construction work would take place on both Vista House property, owned by OPRD, and within a portion of Historic Columbia River Highway right-of-way, owned by the Oregon Department of Transportation (ODOT). Construction activities would consist of the removal of an existing settling tank, pump station, and associated mechanical and electrical equipment; the removal and disposal of asphalt and concrete; trench and vault excavation and backfill; sheeting, shoring, and bracing of trenches and open excavations; pipe bedding; grading; and repaving.

The project would not involve the removal of any trees or shrubs. Grassy areas near the drainfields (near Station 5+0) and at a point where the sanitary sewer force main would cross an existing sidewalk (near Station 3+50) that are disturbed during construction would be covered with topsoil and reseeded. Temporary sediment fences and straw bale sediment barrier/bio-filter bags would be used to provide erosion control.

This project would not involve the construction of any above ground buildings or structures,

other than manhole covers, cleanouts, and fiberglass lids that would provide access to the settling tank, pump station, and gravity main. These covers would be flush with the ground and of a color and material that minimizes the extent to which they are visible from Key Viewing Areas.

PROPERTY DESCRIPTION

The project area comprises Tax Lots 100, 200, and 400 of 1N 5E 30 C/CB. Within the project area, there is property owned by OPRD and ODOT. The Vista House was given to the State of Oregon for park purposes in 1938 by the City of Portland and Multnomah County and is listed on the National Register of Historic Places. It is located within the Special Management Area of the Columbia River Gorge National Scenic Area.

The Columbia River and Interstate 84 lie to the north of the project area, and the Historic Columbia River Gorge Highway (Highway 30) lies to the south and winds its way around the Vista House. Surrounding lands are generally open space and forest. The project area is covered by two zoning districts: GS-PR (Gorge Special Public Recreation) and GSO (Gorge Special Open Space).

2.00 General Provisions

2.01 38.0015 Definitions

As used in MCC Chapter 38, unless otherwise noted, the following words and their derivations shall have the following meanings:

(D)(5) Development: Any mining, dredging, filling, grading, paving, excavation, land division, or structure, including but not limited to new construction of a building or structure.

(S)(20) Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. This includes, but is not limited to buildings, walls, fences, roads, parking lots, signs and additions/alterations to structures.

2.02 38.0045 *REVIEW AND CONDITIONAL USE APPLICATIONS*

(A) The following additional information shall be submitted for all review and conditional uses:

(1) A list of Key Viewing Areas from which the proposed use would be visible.

Applicant: The Vista House itself is visible from several Key Viewing Areas, including Crown Point, the Columbia River, Historic Columbia River Highway, Interstate 84, Rooster Rock State Park, and Washington State Route 14. Most of the components of the new sewage treatment system would be underground and not visible to the public, with the exception of three 25-inch precast covers, one 42-inch clear access cover, six 11 1/2 inch cast iron cleanouts, and three 24-inch fiberglass lids. These components would be essentially flush with the ground but would be visible from Crown Point and a few areas along the Historic Columbia River Highway in the immediate vicinity of Vista House.

(2) A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the reviewing agency to determine the location and extent of the proposed use and evaluate its effects on scenic, cultural, natural, and recreation resources. The map shall be prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. If a parcel is very large, the map does not have to show the entire parcel. Rather, it may show only those portions of the parcel affected by the proposed use. The map shall include the following elements:

- (a) North arrow;**
- (b) Map scale;**
- (c) Boundaries, dimensions, and size of the subject parcel;**
- (d) Significant terrain features or landforms;**
- (e) Groupings and species of trees and other vegetation on the parcel;**
- (f) Location and species of vegetation that would be removed or planted;**
- (g) Bodies of water and watercourses;**
- (h) Location and width of existing and proposed roads, driveways, and trails;**
- (i) Location and size of existing and proposed structures;**
- (j) Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting; and**
- (k) Location and depth of all proposed grading and ditching.**
- (l) Proposed uses in streams, ponds, lakes, and their buffer zones shall include the exact boundary of the ordinary high water-mark or normal pool elevation and the prescribed buffer zone; and a description of actions that would alter or destroy the stream, pond, lake, or riparian area.**
- (m) Proposed uses in wetlands or wetlands buffer zones shall include the exact boundary of the wetland and the wetlands buffer zone; and a description of actions that would alter or destroy the wetland.**
- (n) Proposed uses on parcels contiguous to established recreation sites shall provide a buffer between the proposed use and recreation site sufficient to insure that the proposed use will not detract from the use or enjoyment of the recreation site.**
- (o) New uses located in, or providing recreation river access to, the Columbia River or its fish bearing tributaries shall include the following supplemental information:**
 - 1. The site plan shall show adjacent river areas at least 1/2 mile upstream and downstream from the project site, the locations at which river access is planned, and the locations of all tribal fishing sites known to the project applicant.**
 - 2. The site plan text shall include an assessment of the potential effects that new uses may have on Indian treaty rights. The assessment shall:**
 - a. Describe the type of river access and uses proposed, estimated period when the development would be used, and anticipated levels of use (people, boats, and other uses) during peak-use periods.**
 - b. List tribal commercial fishing seasons in the project vicinity, as established by the four treaty tribes.**
 - c. List tribal ceremonial fishing seasons in the project vicinity.**
 - d. Based on the above factors, assess the potential effects that the proposed uses may have on Indian treaty rights.**

Applicant: See project area map submitted with this application.

Staff: The applicant has provided a list of the key viewing areas that the improvements will be visible from. In addition, he has submitted in a site plan which includes a north arrow, is drawn to scale, shows the areas of the parcels that will be affected by the proposed accessory use (as allowed on a large property under A(2) above). The plan shows the significant terrain features of the area involved, proposed ditching and its depth, vegetation boundaries, the location of areas to be disturbed and replanted, no bodies of water or watercourses are identified in the project area, location and size of existing structures, roads, sidewalks, improvements, and the septic system including the drainfield and tanks. The project does not propose any uses in streams, ponds, lakes, wetlands or their buffer zones. The subject site contains the Vista House which is a recreational use and the proposed improvements are accessory to this recreational use. The site does not front on to the Columbia River or any of its fishing bearing tributaries.

These criteria have been met.

2.03 **(B) Supplemental information will be required for:**

(1) Forest practices in the Special Management Area,

(2) Production and development of mineral resources in the General Management Area,

(3) Proposed uses visible from Key Viewing Areas, and

(4) Proposed uses located near cultural resources, wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, and sensitive plant sites.

Applicant: Response to B (1), (2), (3) and (4), above: This project would not involve forest practices within the Special Management Area, nor would it involve the production or development of mineral resources in the General Management Area.

Covers that provide access to the septic system, effluent pump system, and gravity sewer main would be visible from some points along the Historic Columbia River Highway and Crown Point. This project is not located near wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, or sensitive plant sites. However, it would implement modifications to the sewage treatment system of the Vista House, which is listed on the National Register of Historic Places. This project would conform with applicable requirements of the National Historic Preservation Act of 1966, as it relates to the preservation of cultural resources.

Staff: *Staff concurs. These criteria have been met.*

2.04 **(C) In addition to any other required notice, the Planning Director shall notify the four Indian tribal governments, LCDC, SHPO, the Gorge Commission and the Forest Service of all applications for Conditional Uses.**

Staff: The subject application is not a conditional use. It is a review use. *This criterion is not applicable at this time.*

3.00 **Gorge Special Open Space (GSO)**

3.01 **38.2625 Review Uses**

(E) The following uses may be allowed on lands designated GSO, pursuant to MCC 38.0530(B), when consistent with an open space plan approved by the U.S. Forest Service and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(5) Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements.

Applicant: A portion of the proposed sewage treatment facility would occur within an area zoned GSO. Within this area, the placement of structures utilized for accessory uses requires an NSA Site Review under MCC 38.2625(E)(5). The placement of new sewage treatment structures within this area is intended to address deficiencies of the current system that increase risks to both the public and the environment.

Staff: The proposed improvements located within the GSO zoning district are approximately 120 feet of underground 2" sanitary sewer force main, an underground H-valve, removal of the existing aboveground pump station and settling tank which will provide for continued public safety at the Vista House. A Master Plan for State Park Properties within the Columbia River Gorge (Exhibit A.21) was prepared by Oregon Parks & Recreation Department with input from the Forest Service Planning Staff (Exhibit A.22).

3.02 **38.2660 *DIMENSIONAL REQUIREMENTS***

(A) There is no minimum lot size for properties designated GGO or GSO.

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Applicant: Response to (A), (B), and (C), above: Tax Lot 200 is zoned GSO. Construction

activities within this area would consist of the removal of the existing settling tank, pump station, associated mechanical and electrical equipment, and the installation of a sewer pressure main to discharge effluent to two existing drainfields. These actions would not result in the creation of a nonconforming lot in terms of minimum yard dimensions, maximum structure height, or minimum front lot line length.

Staff: Tax Lot (TL) 200, 1N5E30CB, TL 800, 1N5E30 and TL 100, 1N5E30CB combined make up Block 7 of Thor's Heights. Thor's Heights was recorded in 1913 prior to zoning being applied to the area. No replats of this Block 7 has been recorded, so pursuant to ORS 92.017 it is a discrete lot. All improvements to be installed are underground except for the cap to the proposed H valve which will be flush with the ground. The placement of the H-valve cap is at least 80 feet from all existing property lines, though it is standard practice in the County that any structure under 32 inches tall can be located in the setback areas.

These criteria have been met.

- 3.03 **(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.**

(E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

Applicant: Response to (D) and (E), above: This project would not require an increase in the minimum yard requirement. No structures are proposed that would exceed the height requirement for the GSO zone.

Staff: ODOT has jurisdiction over the Historic Columbia River Highway in this area. ODOT was sent an Opportunity to Comment. No comments were received which indicated that additional right of way is needed in this area as such the minimum yard requirement does not need to be increased. No barns, silos, windmills, antennae, chimneys or similar structures are proposed.

These criteria have been met.

4.00 **Recreational District – GS-PR**

4.01 **38.2825 REVIEW USES**

(C) The following uses are allowed on all lands designated GS– PR 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:

(3) All dwellings and accessory structures larger than 60 square feet.

Applicant: Within the GS-PR zone, improvements to the sewage treatment system would occupy approximately 72 square feet, requiring the review and approval of a National Scenic Area Site Review application.

Staff: The proposed improvements located within the GS-PR zoning district are sanitary

sewer settling tank, sanitary sewer pump station, 4” sanitary sewer gravity main, and a 2” sanitary sewer force main. Along the force mains there will be 6 cleanouts spaced along the pipes. These cleanouts will have an 11-1/2 inch cover flush with the Highway. These components combined will be part of the sewage treatment system for the Vista House and qualify as an accessory structure.

This criterion has been met.

4.02 **38.2860 DIMENSIONAL REQUIREMENTS**

(A) There is no minimum lot size for properties designated GG– PR, GG– CR, and GS– PR.

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Applicant: Response to (A), (B), and (C), above: Tax Lots 100 and 400 are zoned GS-PR. Within this area, construction activities would include the installation of a new settling tank, STEP pumping system, and sewer pressure main. No changes to existing lot size or dimensions are proposed. The project would not result in the creation of a non-conforming lot in terms of minimum yard dimensions, maximum structure height, or minimum front lot line length.

Staff: All improvements to be installed are underground except for the access covers to the sanitary sewer settling and pump stations. These access covers will be flush to the ground to prevent any tripping hazards. The stations are approximately 50 feet away from the nearest property line to the east, though it is standard practice in the County that any structure under 32 inches tall can be located in the setback areas.

These criteria have been met.

4.03 **(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.**

(E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

Applicant: Response to (D) and (E), above: This project would not require any increase in the minimum yard requirement within the GS-PR zone. No structures are proposed that would exceed the height requirement for the GS-PR zone.

Staff: ODOT has jurisdiction over the Historic Columbia River Highway in this area. ODOT was sent an Opportunity to Comment. No comments were received which indicated that additional right of way is needed in this area as such the minimum yard requirement does not need to be increased. No barns, silos, windmills, antennae, chimneys or similar structures are proposed.

These criteria have been met.

5.00 **Scenic Review**

5.01 **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:

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

Applicant: No structure associated with this project would project above the line of a bluff, cliff, or skyline as seen from a Key Viewing Area. All proposed improvements would be either flush with the ground or underground.

Staff: Staff concurs.

5.02 **(2) Size, scale, shape, color, texture, siting, height, building materials, lighting, or other features of a proposed structure shall be visually subordinate in the landscape and have low contrast in the landscape.**

Applicant: Most structures associated with the proposed sewage treatment system would be underground. Components of the system that would be visible include three 25-inch precast covers and one 42-inch clear access cover that would provide access for the removal of the pump system for maintenance and replacement. These covers would be essentially flush with the ground, one-half inch below the final grade, and cast iron.

There would also be three 24-inch Orenco fiberglass lids (one at an h-valve location and two at air release valve locations) and six 11 1/2-inch cast iron cleanouts. The fiberglass lids are of a dark green color that would allow them to blend in with the surrounding area. The fiberglass lids and cleanouts would also be flush with the ground.

Staff: The cast iron covers for the tanks and cleanouts are located chiefly in the asphalt areas (Exhibit A.2). The fiberglass lids are located in areas of vegetation. The cast iron will blend in with the asphalt as it ages. The dark green color of the fiberglass lids will also blend with

the surrounding vegetation. The visible components of the system will be visually subordinate and have low contrast in the landscape settings.

This criterion has been met.

- 5.03 **(3) Colors shall be used in a manner so that developments are visually subordinate to the natural and cultural patterns in the landscape setting. Colors for structures and signs should be slightly darker than the surrounding background.**

Applicant: The precast and clear access manhole covers and cleanouts are made of cast iron and are typically dark gray, brown, or black in color. The fiberglass lids are dark green and would be located in grassy areas. These colors would allow for visual subordination with the surrounding natural landscape, which is characterized by forest, vegetation, and grass. The colors of the manhole covers and cleanouts would also blend in with the developed landscape of the Vista House and highway.

Staff: Staff concurs. *This criterion has been met.*

- 5.04 **(4) 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.**

Applicant: All visible components of the proposed sewage treatment system (manhole covers, fiberglass lids, and cleanouts) would be flush with the ground and below the average tree canopy height of the natural vegetation of the surrounding area.

Staff: See exhibit A.2. Staff concurs. *This criterion has been met.*

- 5.05 **(5) Proposed developments or land use shall be aligned, designed and sited 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.**

Applicant: The location of the existing septic system and effluent pump station - on the side of a nearly vertical cliff below the drainfields - leaves little room for new components or a system upgrade at that location. The proposed location for the new system takes into account the topography and natural features of the area in order to minimize impacts to those features, while also considering the requirements for the provision of an adequate, safe, and efficient sewage treatment system. Most of the construction work would take place within public right-of-way and would therefore minimize impacts to vegetation, landforms, and natural characteristics.

Staff: The visual components of the system will be flush with the existing topography of the area. Primary disturbance area is the asphalt adjacent to the Vista House and located within the Highway. The asphalt will be repaired to existing or better condition. Areas of vegetation disturbed will be reseeded (Exhibit A.2). *This criterion has been met.*

- 5.06 **(6) 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.

Applicant: No permanent exterior lighting is proposed as part of this project.

Staff: Staff concurs. *This criterion has been met.*

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

Applicant: No seasonal lighting displays are proposed as part of this project.

Staff: Staff concurs. *This criterion has been met.*

- 5.08 **(8) Reflectivity of structures and site improvements shall be minimized.**

Applicant: The three 25-inch precast and one 42-inch clear access manhole covers, as well as the cleanouts, would have a flat finish that reduces reflectivity. The three 24-inch fiberglass lids would also have a flat, non-reflective finish.

Staff: A condition of approval has been placed requiring that the visible components of the sanitary waste disposal system have a flat, non-reflective finish. *As conditioned, this criterion has been met.*

- 5.09 **(9) 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.).**

Applicant: No roadside vegetation would be removed as part of this project; therefore, there would be no visual impacts from clearing activities on Key Viewing Areas. The grassy area near the drainfields would be disturbed during the removal of the existing settling tank and pump station and the installation of a sanitary sewer force main. The grassy area near station 3+50 would also be disturbed during construction of the sewer pressure main. Subsequent to construction activities, these areas would be backfilled, graded, covered with topsoil, fertilized, and reseeded with a mix of ryegrass and fescue.

Staff: The clearing associated with the construction of the sanitary waste disposal system is not associated with roadside vegetation management. The existing areas of vegetation disturbed for the project will be replanted. *This criterion is not applicable at this time.*

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

Applicant: No road maintenance warehouse or stockpile areas are proposed. This standard is not applicable.

Staff: Staff concurs.

- 5.11 **(B) New developments and land uses shall be evaluated to ensure that scenic resources are not adversely affected, including cumulative effects, based on visibility from Key Viewing Areas.**

Applicant: This project would not result in adverse impacts to any scenic resources based on

visibility from Key Viewing Areas. Most sewage treatment system structures would be underground, and only manhole covers, fiberglass lids, and cleanouts would be visible from certain points along the Historic Columbia River Highway and at Crown Point. These covers would be of a size, color, and material that minimizes the extent to which they are visible to area visitors.

In terms of cumulative impacts, the Vista House is currently undergoing restoration. This restoration will not result in any adverse impact to scenic resources in the area. Restoration of the Vista House structure, combined with the proposed sewage treatment system, would not result in negative cumulative impacts to scenic resources based on visibility from Key Viewing Areas.

Staff: Staff concurs. *This criterion has been met.*

- 5.12 **(C) 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.**

Applicant: A portion of the new sewer pressure main would cross a section of the Historic Columbia River Highway and require work within ODOT right-of-way. Project improvements would be at or below grade and would not conflict with scenic route standards.

Staff: ODOT has granted a permit for the construction of the project within the public right-of-way of the Historic Highway (Exhibit A.4). Janet Kloos, ODOT's representative to the Scenic Highway Advisory Committee was notified of the pending application and was sent all information within the case file. No comments were received from ODOT. It appears that the project is in conformance with any State Scenic Route Standards. Other than the NSA Site Review criteria, the County does not have scenic route standards for the Highway.

This criterion has been met.

- 5.13 **(D) New land uses or developments shall comply with the following:**

(2) Coniferous Woodlands ~~and Oak-Pine Woodland~~: Woodland areas shall retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Coniferous and Oak/Pine Woodland landscape.

Applicant: This project would not alter the appearance of the surrounding woodland landscape, since no work would occur within such areas.

Staff: The property is located with the Coniferous Woodland landscape setting. The proposed use is an accessory use to the Vista House and existing development. The overall visual character of the project area will not be affected as most of the improvements are underground. In addition, all other improvements will be flush with the existing topography. The two existing above ground tanks for the septic system will be removed thereby enhancing the project area.

This criterion has been met.

- 5.14 **(a) New developments and land uses in lands designated Federal Forest or**

Open Space shall meet the VQO of retention; all other land use designations shall meet the VQO of partial retention as seen from Key Viewing Areas.

Applicant: A review of the Columbia River Gorge National Scenic Area Land Use Designations map indicates that Tax Lots 100 and 400 are designated Public Recreation, which means that this project would not have to meet the VQO of retention (applying only to Open Space and Federal Forest lands) but would have to meet the VQO of partial retention.

The VQO of partial retention provides for management activities that may be evident but must remain visually subordinate to the characteristic landscape. Activities may repeat form, line, color, or texture common to the characteristic landscape but changes in their qualities of size, amount, intensity, direction, and pattern must remain visually subordinate to the characteristic landscape. This project would meet the VQO of partial retention. Within GS-PR areas, visible structures (manhole covers, cleanouts, and fiberglass lids) would be visually subordinate to the characteristic landscape. A disturbed grassy area near Station 3+50 would be restored to its original condition after work is completed.

Tax Lot 200 is zoned GSO and, as an open space area, the VQO of retention standard would need to be met. Within this area, the only visible component of the new sewage treatment system would be a fiberglass lid at an h-valve location, near the drainfields. All other components would be underground. After construction work is completed, the grassy area near the drainfields would be restored to its original condition. The VQO of retention would be met within this area.

Staff: Staff concurs. *This criterion has been met.*

- 5.15 **(b) Forest practices on National Forest lands included in the Mt. Hood National Forest Plans shall meet the VQO identified for those lands in those plans.**

Applicant: This project would not involve any forest practices on National Forest lands; therefore, the VQO for such lands are not applicable.

Staff: Staff concurs. *This criterion is not applicable.*

- 5.16 **(c) Buildings in the coniferous landscape setting shall be encouraged to have a vertical overall appearance and a horizontal overall appearance in the Oak-Pine Woodland landscape setting.**

Applicant: No buildings are proposed as part of this project.

Staff: The sanitary waste disposal system is a structure but does not qualify as a building. All components are either underground or flush with the ground to achieve functional operation of the system. *This criterion is not applicable.*

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

Applicant: No trees or shrubs would be removed as part of this project. Various measures would be implemented to protect vegetation that is adjacent to construction activities. This

includes the use of high visibility perimeter barrier fences and the prohibition of using trees to anchor construction equipment.

Two grassy areas would be disturbed by construction activities. Subsequent to construction activities these two areas would be backfilled, graded, covered with topsoil, reseeded, and fertilized. Topsoil used would be friable, fertile, natural surface loam consisting of sands, silts, clays, and organic matter and free of noxious weeds, roots, refuse, sticks, lumps, and substances toxic to plant growth. Soil material would be native, where possible. Grass seed would be a mix of fescue and ryegrass.

Staff: The vegetation areas to be disturbed as part of this project are very minor. The areas will be restored using similar existing vegetative materials. *This criterion has been met.*

- 5.18 **(e) Exterior colors of structures in Coniferous Woodland landscape setting shall be dark earth-tone colors which will result in low contrast with the surrounding landscape as seen from the Key Viewing Areas.**

Applicant: The manhole covers and cleanouts would be cast iron and dark gray, brown, or black in color, which would provide for low contrast with the surrounding coniferous woodland landscape. The fiberglass covers would be dark green in color to blend in with this landscape.

Staff: The visible materials to be used will be dark earth-tone colors as indicated above by the applicant. A condition of approval has been included requiring all visible components be dark earth-tone upon installation or be treated to comply. *As conditioned, this criterion has been met.*

- 5.19 **(f) Exterior colors of structures in Oak-Pine Woodland landscape setting shall be earth-tone colors which will result in low contrast with the surrounding landscape as seen from the Key Viewing Areas.**

Staff: The project is located in the Coniferous Woodland landscape setting. This criterion is not applicable.

- 5.20 **38.7050 SMA CULTURAL RESOURCE REVIEW CRITERIA**

(A) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the Forest Service or Planning Director does not require a cultural resource survey and no comment is received during the comment period provided in MCC 38.7025 (B).

Applicant: No cultural resource survey has been required by the Forest Service or Planning Director for this project.

Staff: The U.S. Forest Service has reviewed the application, its inventories and records and has determined that a Cultural Resource Reconnaissance Survey or a Historic Survey is not required. The Planning Director concurs with this opinion at this time. A condition of approval has been included that if cultural resources are unearthed during the construction of the system, the applicant shall immediately contact the US Forest Service, Columbia River Gorge Commission and the Land Use Planning and Transportation Program. *As conditioned, this criterion has been met.*

All new developments and land uses shall be evaluated to ensure that the natural resources on a site, or natural resources in danger of degradation or destruction from individual or cumulative off-site impacts, are protected from adverse effects. The Forest Service will provide the analysis and evaluation for all projects except those sponsored by non-Forest Service federal and state agencies.

(A) Buffer zones shall be undisturbed unless it has been shown that there are no practicable alternatives pursuant to MCC 38.7055 (F) (1), substituting the name of the resource as appropriate. New developments and uses may only be allowed in the buffer zone upon demonstration in the natural resources mitigation plan required by MCC 38.7075 (B) (6) that there would be no adverse effects.

Applicant: Most of the construction work for the proposed sewage treatment system would occur within developed public right-of-way and would not have any impacts on on-site natural resources. Various mitigation measures would be implemented to ensure that there would be no individual or cumulative adverse impacts to off-site natural resources. These include the following:

Erosion control - An erosion control plan would be implemented that includes practices and interim facilities to be used during construction activities to ensure that sediment and sediment laden water does not enter any drainage system or roadway and does not violate applicable water quality standards. The erosion control plan would be submitted prior to initiating any construction activities and would meet applicable Oregon Department of Environmental Quality guidelines and requirements.

Specific erosion control methods would include the use of temporary sediment fences and straw bale sediment barriers/bio-bag filters; plastic sheeting would be used to cover spoils, piles, and exposed slopes in wet weather. Upon completion of construction activities, all sediment control facilities would be removed and affected areas restored to their original condition.

Dust control - Dust would be minimized by sprinkling accesses and other exposed dust producing areas with water and by the use of covered haul equipment.

Tree and plant protection - No on-site or off-site vegetation, other than grass, would be removed as part of this project. Measures would be implemented to protect trees and vegetation located near work areas. These areas would be carefully located and marked to reduce potential damage. Trees would not be used as anchors for stabilizing work equipment, and work performed near trees and other vegetation would include protecting each tree or vegetated area with a high visibility perimeter barrier fence. This fence would be an orange snow fence, or an approved substitute. Following construction, disturbed grassy areas would be restored to their original condition.

Fish and wildlife habitat - There is no fish or wildlife habitat located within the project area. Mitigation measures, such as erosion control and vegetation and tree protection, would be implemented to ensure that wildlife habitat on surrounding lands is not adversely impacted.

Staff: No wetlands, riparian areas, wildlife habitat, sensitive plant or animal species have

been identified in the project area. Since no natural resources have been identified in the area, no buffer zones are required. The applicant has indicated that erosion control measures will be used to prevent impacts to off-site resources.

This criterion has been met.

5.22 **38.7085 SMA RECREATION RESOURCE REVIEW CRITERIA**

(A) The following shall apply to all new developments and land uses:

(1) New developments and land uses shall be natural resource-based and not displace existing recreational use.

Applicant: Resource-based recreation includes those recreation uses that are essentially dependent on the natural, scenic, or cultural resources of the scenic area and that do not adversely affect those resources. Such uses include, but are not limited to, trail use, fishing, boating, swimming, windsurfing, wildlife viewing, sightseeing, camping, and visiting interpretive centers. The proposed sewage treatment system would provide for the continued use of the Vista House as a recreation facility. No existing recreational uses would be displaced by this project.

Staff: The proposed development project will be constructed within the public right of way and adjacent lands and will serve the existing recreational use of the Vista House. Without these improvements, the Vista House will not be able to provide adequate sanitation for its refurbished restroom facilities.

This criterion has been met.

5.23 **(2) Protect recreation resources from adverse effects by evaluating new developments and land uses as proposed in the site plan. An analysis of both on and off site cumulative effects such as site accessibility and the adverse effects on the Historic Columbia River Highway shall be required.**

Applicant: A portion of this project would occur within the right-of-way of the Historic Columbia River Highway. However, there would be no adverse impacts to this portion of highway, which would be restored and repaved after construction. All pavement markings would be accurately placed and would meet ODOT requirements.

Traffic control measures would ensure that access to Vista House is not disrupted during construction of the sewage treatment system. These measures would include furnishing, erecting, and maintaining temporary roadways, detours, and other safeguards necessary for orderly traffic flow and access. Emergency and general access to the Vista House and any associated buildings would be maintained at all times. If, during some urgent stage of construction, it is determined that temporary closure of an access to a portion of the property is unavoidable, the closure would be coordinated with the property owners (OPRD) and approved by the Project Manager at least 48 hours in advance of the closure. If required, alternative access would be provided. Property access would not be closed until alternative access is available and approved by the Project Manager.

Staff: Work will occur within the Historic Columbia River Highway. The Historic Columbia River Highway Advisory Committee of ODOT reviewed the proposed plans for the septic

system improvements and approved them at their meeting on February 11, 2004 (Exhibit B.5).

This criterion has been met.

- 5.24 **(3) New pedestrian or equestrian trails shall not have motorized uses, except for emergency services.**

Applicant: No pedestrian or equestrian trails are proposed as part of this project.

Staff: Staff concurs. *This criterion is not applicable at this time.*

- 5.25 **(4) Mitigation measures shall be provided to preclude adverse effects on the recreation resource.**

Applicant: Mitigation measures that would prevent adverse effects to this recreation area include traffic control measures to ensure traffic flow and continued access; environmental measures, such as erosion control and the complete restoration of any disturbed natural areas; and construction practices that seek to minimize the construction footprint within the area and that leave all existing facilities in an equal to or better-than-original condition.

Staff: The recreational resource at this location is the Vista House. The proposed improvement will be chiefly underground and will provide for health and safety concern at the site. The applicant is proposing to mitigate any possible adverse effects of the installation of the project by using adequate erosion control measures and to reseed disturbed areas after installation of the system. A condition of approval has been included requiring these measures.

As conditioned, this criterion has been met.

- 5.26 **(5) The facility standards contained herein are intended to apply to individual recreation facilities. For the purposes of these standards, a recreation facility is considered a cluster or grouping of recreational developments or improvements located in relatively close proximity to one another. Recreation developments or improvements to be considered a separate facility from other developments or improvements within the same Recreation Intensity Class must be separated by at least one-quarter mile of undeveloped land (excluding trails, pathways, or access roads) from such developments or improvements.**

Applicant: The proposed sewage treatment system would not constitute a separate recreational facility.

Staff: The proposed improvements qualify as part of the Vista House Recreation facility as it is an accessory use to the Vista House structure.

- 5.27 **(6) New development and reconstruction of scenic routes (see Part III, Chapter 1 of the Management Plan) shall include provisions for bicycle lanes.**

Applicant: A portion of this project would occur within the right-of-way of the Historic Columbia River Highway. Bike lanes are not currently provided along this portion of highway and the addition of a bike lane within that portion of highway impacted by this project would not be appropriate in the absence of a more complete bikeway network in the area.

Staff: The proposed improvements to occur within the public right of way of the Historic Columbia River Highway does not add capacity to the scenic route or create a new scenic view. The work is part of the Vista House complex and does not modify the public right of way other than for installation of the pipes and tanks.

This criterion is not applicable at this time.

5.28 **(7) The Planning Director may grant a variance of up to 10 percent to the standards of Recreation Intensity Class 4 for parking and campground units upon demonstration that:**

(a) Demand and use levels for the proposed activity(s), particularly in the area where the site is proposed, are high and expected to remain so and/or increase. Statewide Comprehensive Outdoor Recreation Plan (SCORP) data and data from National Scenic Area recreation demand studies shall be relied upon to meet the criterion in the absence of current applicable studies.

(b) The proposed use is dependent on resources present at the site.

(c) Reasonable alternative sites, including those in Urban Areas, offering similar opportunities have been evaluated and it has been demonstrated that the proposed use cannot be adequately accommodated elsewhere.

(d) The proposed use is consistent with the goals, objectives, and policies in this chapter.

(e) Through site design and/or mitigation measures, the proposed use can be implemented without adversely affecting scenic, natural or cultural resources, and adjacent land uses.

Applicant: The proposed sewage treatment system would not result in the need for additional parking and would not increase the intensity of use of the recreational area; therefore, these standards do not apply.

Staff: No additional parking is required by Multnomah County codes for the installation of a septic system. Parking issues were addressed as part of renovation application for the Vista House approved as NSA 0-25.

This criterion is not applicable at this time.

5.29 **(f) Through site design and/or mitigation measures, the proposed use can be implemented without affecting treaty rights.**

Applicant: This project would not impact access to any areas protected under treaty rights.

Staff: The various tribes were notified of the proposal and given an opportunity to comment on the application. No comments were received that any treaty rights would be affected by this application.

This criterion has been met.

- 5.30 **(g) Mass transportation has been considered and will be utilized to the maximum feasible extent to relieve parking demand.**

Applicant: This project would not generate any additional traffic.

Staff: No additional parking is required by Multnomah County codes for the installation of a septic system. Parking issues were addressed as part of renovation application for the Vista House approved as NSA 0-25.

This criterion has been met.

- 5.31 **(8) Accommodation of facilities for mass transportation (bus parking, etc.) shall be required for all new high-intensity (Recreation Intensity Class 3 or 4) day-use recreation sites, except for sites predominantly devoted to boat access.**

Applicant: No new day-use recreation sites are proposed. This standard is not applicable.

Staff: Vista House is an existing recreational facility which is undergoing rehabilitation. *This criterion is not applicable to this application.*

- 5.32 **(9) New interpretive or education programs and/or facilities shall follow recommendations of the *Interpretive Strategy for the Columbia River Gorge National Scenic Area*.**

Applicant: This project would not involve any new interpretive or education programs or facilities.

Staff: Vista House is an existing facility. *This criterion is not applicable.*

- 5.33 **(10) Proposals to change the Recreation Intensity Class of an area to a different class shall require a Plan Amendment pursuant to MCC 38.0100.**

Applicant: This project would not involve any change in the Recreation Intensity Class of the area. The proposed on-site sewage treatment system would not contribute to an increase in the intensity of use or number of visitors to the area or require an expansion of facilities.

Staff: No request has been proposed to modify the recreational class at this location. *This criterion is not applicable at this time.*

- 5.34 **(11) A demonstration that the proposed project or use will not generate traffic, either by type or volume, which would adversely affect the Historic Columbia River Highway, shall be required prior to approval.**

Applicant: Upgrades to the on-site sewage treatment system are proposed solely to improve the performance of the existing system and to reduce potential impacts to public health and the environment that could result from an inadequate, failing system. These upgrades are not a part of an overall expansion of the Vista House structure or its parking facilities. The new sewage system would not result in any increase in visitors or traffic to the recreation area.

Staff: Staff concurs. The septic system improvement is an accessory use to the previously approved rehabilitation of the Vista House. It is for health and safety purposes only. No

additional traffic will be generated after the installation of this system.

5.35 **(B) SMA Recreation Intensity Class Standards**

(4) Intensity Class 4

Emphasis is for providing roaded natural, rural, and suburban recreation opportunities with a high level of social interaction.

(a) Permitted uses are those in which people can participate in activities to realize experiences such as socialization, cultural and natural history appreciation, and physical activity.

(b) The maximum design capacity shall not exceed 1000 people at one time on the site. The maximum design capacity for parking areas shall be 200 vehicles.

(c) All uses permitted in Classes 1, 2, and 3 are permitted in Class 4.

Staff: As part of recreational class 3, full service restrooms, including showers are permitted. The septic system is a component of the approved restrooms in the Vista House and will not generate any additional capacity at the facility.

6.00 **Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the National Scenic Area Site Review in the GSO and GSPR zoning districts. This approval is subject to the conditions of approval established in this report.

7.00 **Exhibits**

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	12/22/03
A.2	1	Site Plan for Vista House Sanitary Sewage System	12/22/03
A.3		Narrative Statements	12/22/03
A.4		ODOT Permit to Perform Operations Upon a State Highway	12/22/03
A.5		Amendment to Narrative Statements 1 st Page.	1/21/04
A.6		Letter from Henry Mackenroth, Oregon Park and Recreation Department (OPRD) Regarding Transfer of Ownership from ODOT to OPRD	12/22/03
A.7		Quitclaim Deed for Crown Point	12/22/03
A.8	1	Vista House Sanitary Sewerage System Cover Sheet	3/5/04
A.9	1	Vista House Sheet Index, Legend and Notes	3/5/04
A.10	1	Vista House Demolition Plan – Existing Pump Station / Drainfield	3/5/04
A.11	1	Vista House Sanitary Sewerage System Layout Plan	3/5/04
A.12	1	Vista House San. Sewer Pressure Main Plan and	3/5/04

		Profile	
A.13	1	Vista House Gravity Sewer Plan and Profile	3/5/04
A.14	1	Vista House Plan & Elevation – Septic System / Pump Station	3/5/04
A.15	1	Vista House Sanitary Sewer Detail Sheet No. 1	3/5/04
A.16	1	Vista House Sanitary Sewer Detail Sheet No. 2	3/5/04
A.17	1	Vista House Sanitary Sewer Detail Sheet No. 3	3/5/04
A.18	1	Vista House Sanitary Sewer Detail Sheet No.4	3/5/04
A.19	1	Vista House Electrical Plan – Sanitary Treatment System	3/5/04
A.20	1	Vista House Electrical Details – Sanitary Treatment Plan	3/5/04
A.21	9	Oregon Parks & Recreation Department Columbia Gorge Management Unit Master Plan Summary – 1994	3/4/04
A.22	1	Email from Henry Mackenroth, OPRD to Lisa Estrin Regarding Forest Service Participation in Master Plan	3/23/04

‘B’		Staff Exhibits	Date of Document
B.1		A&T Property Records for Tax Lot 400, 1N5E30CB	3/2/04
B.2		A&T Property Records for Tax Lot 200, 1N5E30CB	3/2/04
B.3		A&T Property Records for Tax Lot 100, 1N5E30C	
B.4	2	USDA Forest Service Cultural Resources Survey Determination	1/21/04
B.5	1	Letter from Jeanette Kloos ODOT Regarding the Historic Columbia River Advisory Committee Acceptance of the Project	2/18/04
‘C’		Administration & Procedures	Date
C.1	1	Complete Letter – Day 1 (1/21/04)	1/22/04
C.2		Opportunity to Comment	1/26/04
C.3		Friends of the Columbia Gorge Comments	2/9/04