



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.

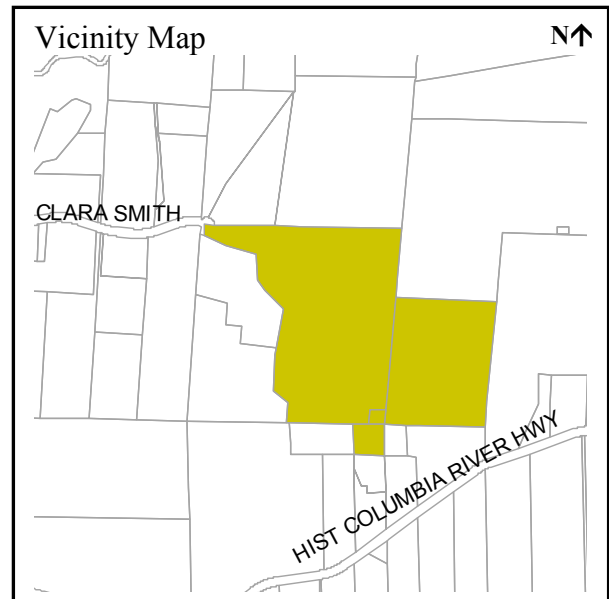
Case File: T2-04-043

Permit: National Scenic Area Site Review

Location: 1601 NE Crestview Lane
TL 100, Sec 26DD, T1NR4E, W.M.
Tax Account #R944260180

Applicant: Dennis Chance
Crestview Manor Conference Center
P.O. Box 132
Corbett, OR 97019

Owner: International Church of the Foursquare
Attn: Sammy Jamison
1910 W. Sunset Boulevard, Suite 200
Los Angeles, CA 90026-0176



Summary: The application is to repair and expand an existing septic system.

Decision: Approved with Conditions.

Unless appealed, this decision is effective Wednesday, October 6, 2004 at 4:30 PM.

Issued by:

By: _____
Tammy Boren-King, Planner

For: Karen Schilling - Planning Director

Date: Wednesday, September 22, 2004

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted in support of the 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 Chuck Beasley, Staff Planner at 503-988-3043.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was mailed 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 is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Wednesday, October 6 , 2004 at 4:30 pm.

Scope of Approval

1. Approval of this land use permit is based on the 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(B), this land use permit expires three 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. Extension requests 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. **A separate Grading and Erosion control permit shall be required for each phase of improvements if constructed in sequence or one permit shall be required if both phases are to be constructed concurrently. Each Grading and Erosion control permit shall meet the standards set forth in MCC 29.330 through 29.348.**
2. **A reciprocal easement shall be recorded on parcels 2, 3, and 4 as identified in Exhibit F of this decision granting approval for the septic system to occupy adjacent property. A copy of the recorded easement shall be submitted to the Multnomah County land use planning office within 90 days of the date of this decision**

3. No trees are to be removed as part of this project. [MCC 38.7035(C)(1)(c)(1)].
4. 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 38.7045(L) & MCC 38.7045(M)].
5. Permanent vegetation shall be planted as soon as is practicable after the conclusion of ground disturbing activities. [MCC 38.7035(C)(1)(c)(2)]. All permanent vegetation, seed, or hydroseed shall be installed as specified by the manufacturer.

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: (Formatting Note: Staff provides the Findings included here as necessary to address Multnomah County ordinance requirements. Multnomah County Code requirements are referenced using a **bold** font. Written responses to code criteria prepared by or on behalf of the applicant are identified as “**Applicant:**”. Planning staff comments and analysis may follow applicant responses. Where this occurs, the notation “**Staff:**” precedes the comments.)

1. Project Description

Staff: The subject site contains the Crestview Manor Conference Center. The center is an existing use with building permit records dating back to 1961 as discussed in the Existing Use section of this decision (Section 7). Septic systems have been installed over time to serve each of the existing structures, but are now beginning to fail. The proposed system will replace the outdated septic infrastructure on site with a centralized system that meets current water quality and pollution control standards administered by the Department of Environmental Quality. The proposed improvements are meant to allow the site to adequately process the effluent generated by the conference center at its existing capacity. No expansion of the center’s capacity is proposed.

The proposed septic system may be installed in two phases as illustrated on the site plan attached to this report as Exhibit A. The following text is the applicant’s description of the proposed septic system.

Applicant: *A phased approach is proposed to expedite the process and enable critical design data relating to flows and waste strength to be collected. One advantage to the phased approach is the ability to select and size the secondary treatment system components, if and when needed, based on current and reliable data pertaining to the quantity and quality of effluent being generated by the facility. Another advantage is the potential that Phase I may be sufficient and the system may perform satisfactorily thereby avoiding the costs associated with Phase II. A conceptual site plan is shown in Figure 3. (Exhibit A)*

Collection System

According to OAR 340-71-220(3)(a)(A), the septic tank needs to have a liquid capacity equal to at least two (2) times the projected daily sewage flow. Multiple sources at a facility such as Crestview require some apportionment of the flows to provide adequate tankage at each source. Commingling prior to distribution or subsequent treatment decreases the magnitude of change in effluent characteristics. In addition, effluent filtration is required on commercial (nonresidential) systems. These are intended to ensure that the primary treatment system is as effective and low-maintenance as possible and protective of the downstream components.

The following is an outline of the new primary treatment system components:

Dining Hall at the Manor -Segregate kitchen plumbing to isolate the primary unaltered grease source (@e-wash sink). Route this source to an automatic grease removal system (e. g., appropriately sized Big Dipper unit) prior to piping to an external grease

interceptor tank. Route the other kitchen sources to a separate grease interceptor tank. A custom Waite Concrete Products two-compartment 3,000-gallon pre-cast concrete grease interceptor tank is proposed to serve each described function;

The Manor and the Cove -This complex represents 60 percent of the maximum lodging capacity. A pair of 3,000-gallon Waite Concrete Products pre-cast concrete septic tanks is proposed to serve the primary treatment needs of these buildings. These tanks are proposed to be plumbed in series and will serve as "trash tanks" to remove readily clarified solids;

Sunset House -This source represents about 15 percent of the maximum lodging capacity. A single 3,000-gallon Waite Concrete Products pre-cast concrete septic tank is proposed to serve the primary treatment needs of this building;

Chapel- This source represents about 25 percent of the maximum lodging capacity. A single 3,000-gallon Waite Concrete Products pre-cast concrete septic tank is proposed to serve the primary treatment needs of this building;

Columbia House, Manager's Residence, and Caretaker's Residence- Replace existing tanks, as necessary, with 1,500-gallon Waite Concrete Products concrete septic tanks.

Central Conditioning Tank Assembly- Commingle and condition the effluent from all sources through a commingle/surge tank assembly. Four 3,000-gallon Waite Concrete Products pre-cast concrete septic tanks are proposed. The first tank will be plumbed in series with the other three, which will be parallel to one another. Each second stage tank will each be equipped with an effluent filter and flow-modulating orifice;

Dosing Tank- A 3,000 Waite Concrete Products pre-cast concrete tank is proposed to serve as the dosing tank. The normal working zone will be biased toward the bottom of the tank to maximize the reserve capacity above the high level alarm in the event of an equipment malfunction or power failure. The tank will be equipped with a duplex pump assembly;

-Approximately 2,000 linear feet of 4-inch gravity effluent sewer; and

-Approximately 1,400 linear feet of 2-inch pressure effluent sewer.

Secondary Treatment System (Phase II, if necessary)

The design of Phase I will be developed with the potential need for a secondary treatment system in mind. The arrangement of components will seek to achieve an installation that is as seamless as possible without disrupting the normal function of the Phase I system. It is assumed that a recirculating textile filter system will be used if secondary treatment is deemed necessary. The AdvanTex textile filter system is capable of providing a high level of treatment, is compact and secure, and is easy to maintain. For systems of this size, the AdvanTex unit comes in a 100 square foot size, referred to as the AX100. The

loading rates vary from 20 to 50 gallons per square foot of peak (design) flow depending on the waste strength. For the purpose of a conceptual design and coordination with Phase I components, the conceptual sizing will be based on projected daily sewage flows and residential waste strength. Based on a projected daily sewage flow of 16,960 gallons, the recommended sizing would be 340 square feet. Conservatively, this would require four (4) AX100 units.

The textile filter is a multiple-pass process, functionally similar to a recirculating gravel filter. As such, a recirculation or processing tank is required to mix a majority of the returning treated effluent with the incoming septic tank effluent. The processing tank needs to have an operating liquid capacity equal to or greater than the design daily flow. The treated effluent requires its own tank or chamber from which to pump to the drainfield.

The following is a conceptual outline of the Phase II secondary treatment system components:

- An assembly of six (6) 3,000-gallon Waite Concrete Products pre-cast concrete tanks is proposed to serve as the processing tank. These tanks would be fitted with access risers to the surface, associated piping, a duplex (dual simplex) pumping assemblies, associated control/alarm system, and related appurtenances;

- Four (4) AdvanTex (OSI model AX100) textile filter units;

- A Flow Splitter Basin (4: 1 Split),

- A Jandy Valve Assembly to control the flow to the drainfield dosing tank.

Subsurface Treatment System

The installation of approximately 6,400 linear feet of drainfield is proposed as part of Phase I (assuming trenches installed a minimum of eight feet on center). Observed soil conditions and sizing is discussed in Section 6.2.3. Assuming a sizing factor of 75 linear feet of standard soil absorption trenches per 150 gallons of projected or peak flow, this is sufficient to serve a peak flow of 12,800 gallons per day. If secondary treatment is added, and assuming a sizing factor of 45 linear feet of standard soil absorption trenches per 150 gallons of projected or peak flow, the same 6,400 linear feet would be sufficient to serve a peak flow of 21,333 gallons per day.

Pressure-assisted distribution (hydrosplitters) will be used to divide the flows proportionately between cells in the drainfield. Serial distribution is proposed within the cells. OAR 340-7 I-520 requires that drainfields for large systems be divided into cells that receive no more than 1,300 gallons per day. The minimum number of cells for the larger flow projection would be 14. A total of 16 cells, each containing 400 linear feet is proposed.

2. Site Characteristics

Staff: The subject property is a total of 25.37 acres in size in four parcels and is located north of and roughly 10 feet below the elevation of the Historic Columbia River Highway. Several buildings currently exist on site and are used as a conference center, summer camp, and as private residences for staff. Most of the on-site development has occurred near the south-central part of the site where slopes range from less than 3 percent to around 20 percent. This is the area proposed for disturbance through this permit. The developed area is characterized by buildings surrounded by grass lawn with trees interspersed throughout. The Historic Columbia River Highway is between 700 and 1,500 feet south of the areas proposed for disturbance.

Forested areas surround the development on the north, east, and west. These areas contain a mix of evergreen and deciduous forest and have much steeper slopes averaging around 40 percent, including a ravine and a ridge line. The forested ridge line runs roughly parallel to the ravine north of the developed area. From this ridgeline the land slopes downward toward the Columbia River approximately $\frac{3}{4}$ mile away.

The site is visible from the Key Viewing Area of the Historic Columbia River Highway. It may also be possible to see the site from Interstate 84, the Columbia River, or State Route 14 at a distance of one to two miles.

3. The County Adhered To The Required Notification Procedures

Staff: An Opportunity to Comment was sent out to the County's list of property owners within 750-feet and to the required Agencies, Confederated Tribes, and Recognized Neighborhood Associations pursuant to MCC 38.0530(B).

Comments were received from the US Forest Service in the form of a Heritage Resource Inventory Report, the Oregon Parks and Recreation Department and the Friends of the Columbia River Gorge. The Heritage Resource Report is included as Exhibit O and the letters from the Friends and the Parks Department are included as Exhibit P. The Forest Service Report finds no effect on significant historic or cultural resources. The Parks and Recreation Department letter indicates that agency has no information regarding cultural resources on the subject site. These comments were reviewed by staff and taken into account while making findings to the relevant code criteria.

The letter from the Friends group lists approval criteria they believe to apply and preserves their standing in the matter. Additionally, the letter states that Phase II is speculative and should not be approved at this time. The proposed septic system will have a primary treatment phase which will be installed first. Once this system is installed and running, tests will occur to determine if the system is treating the effluent to the level required by State pollution control requirements administered by the Department of Environmental Quality (DEQ). If Phase I of the system does not perform at the level required by DEQ, then Phase II will be installed to further clean the effluent. Phase II consists of in-ground fabric filters installed behind the Chapel on a portion of ground

with approximately 1% slope. Full design specifications have been provided for Phase II as well as Phase I. It is possible to review both phases of the system for compliance with the National Scenic Area standards at this time. Staff does not see a compelling reason to deny the NSA approval of the second phase. There are no provisions in the Multnomah County Code which would prevent staff from approving both phases of the project under the same National Scenic Area permit. Staff will require separate Grading and Erosion Control permits for each of the phases since construction will not occur concurrently. An application for a Grading and Erosion control permit for Phase I has been submitted and is being processed as T1-04-017.

4. Applicable Code Provisions

Staff: The request is being processed as an expansion of an existing use in the GGF-20 zone under MCC 38.0030, subject to the applicable Site Review criteria for scenic, cultural, natural, and recreation resources in MCC 38.7000 through MCC 38.7090. Additionally, the full compliance requirements of MCC 37.0560 and the parcel standards of MCC 38.0015(P)(1) apply.

5. The subject property is in full compliance as required by MCC 38.0560.

Staff: All of the buildings on site have obtained building permits or were built before building permits were necessary as discussed in Section 7 of this decision. According to the applicant's letter dated September 7, 2004, all of the buildings are being used for the purpose they were originally permitted for. A copy of this letter is included as Exhibit B.

Staff conducted a site visit on August 18, 2004 and did not observe any violations on site. The property is in full compliance.

6. The subject property meets the definition of Parcel.

Staff: MCC 38.0015(P)(1) defines the word "parcel" as, *"Any unit of land, satisfying all applicable land division and zoning regulations in effect on the date of creation, created and separately described by a lawful sales contract, deed, partition map or plat, or subdivision plat."* The definition then goes on to define some units of land which cannot be considered "parcels." The subject property is composed of 4 parcels under the definition above.

Deed records for the lots owned by Crestview Manor have been reviewed by staff and are included as Exhibit E. A map showing both current tax lots and legal parcels has been generated by staff and attached as Exhibit F. The Crestview Manor site is composed of four parcels as described on three deeds. The legal parcels do not correspond directly to the current tax lots as illustrated in Exhibit F. This exhibit outlines each of the legal parcels in a heavy red line and identifies them as parcels 1, 2, 3, and 4 and outlines the tax lots with a black line. Parcels 1 and 2 are contained in tax lots 1N4E26DD-00100 and 1N4E26DD-0300 but do not correlate with the tax lot boundaries. Parcel 3 is the same

shape and size as tax lot 1N4E35AA-00100 and parcel 4 is the same shape and size as tax lot 1N4E25CC-00400.

All four parcels appear in their current configuration on the county's 1962 zoning maps, which are the first zoning maps adopted by the County. All four of the parcels predate zoning and have not been reconfigured since zoning was applied. All four parcels meet the definition of "parcel" contained in MCC 38.0015(P)(1).

7. The Proposal Is An Expansion Of An Existing Use

7.01 MCC 33.0015(E)(7) Definition- Existing Use or Structure

A legally established use that existed before February 6, 1993. "Legally established" means established in accordance with the law in effect at the time of establishment.

Applicant: *As of February 6, 1993 the use of each building has remained the same. The facility is used year round. We host the following events from September through May, weekend retreats for youth, men and women, weddings, banquets. June through August we host summer youth camps from ages 8-18.*

I have listed out below the name of each building and its use along with capacities for your records.

Manor: Common area and dorm style sleeping, private and semi-private suites and our business offices: Capacity 52-dorm style sleeping, 10-private and semi-private style sleeping. 90-common area. 2-business offices and 1- summer office and 1-nurses station for summer use.

Manor Basement: Used for mechanical area, storage and shop.

Gym: Used for recreational activities such as basketball, volleyball, relay games, floor hockey, etc: Capacity 350

Chapel/River House: Chapel used for a place of worship: Capacity 350 River House is used for dorm style sleeping and has a common area: Capacity 84-for dorm style sleeping 100-common area.

Sunset House: Used for dorm style sleeping and has a common area. Capacity 50-for dorm style sleeping and 50-for common area.

Lake House: Used for dorm style sleeping and common areas. Capacity 134-for dorm style sleeping and 155-common area.

Columbia House: Used for a retreat for our Pastors and staff from September/May and used for our summer on site coordinator and there family from June/August. Capacity: 8-10

Staff Residence 1601 NE Crestview Lane: Used to house year round facility staff.

Staff Residence 1438 NE Crestview Lane: Used to house year round facility staff.

White Garage: Used for storage of our landscape maintenance equipment.

Green Metal Shed: Used for storage.

Staff: The applicant has outlined what use each building on site is currently used for and indicated that all of the buildings have been used for these same purposes since February 6, 1993. A copy of the letter containing the information quoted above is included as Exhibit B.

This information is consistent with the portion of the applicant's narrative prepared by Cascade Earth Sciences that details septic improvements needed for each structure. Cascade Earth Sciences designed a septic system based on flows generated by users. The estimates of flow were based on various types of uses (cooking, bathing, toilet use, etc...) generated by different user groups (overnight campers, diners, year-round residents) in each of the buildings on site. For each building, estimates were prepared using occupancy numbers that are consistent with Exhibit B. A copy of the table showing projected daily sewage flows based on occupancy is included as Exhibit Q. The total capacity for overnight guests is 320 plus 14 staff members and 2 households of permanent residents (the manager and the caretaker).

The current use of property is consistent with the scale of uses permitted over time by the County. Each building that has been constructed on-site since land use regulations were enacted in the County has been granted a permit by the County as discussed below. The County has allowed substantial additions and alterations to the use and has been aware of the scale and nature of the use. The county has been aware of the change in nature of the use from a summer camp to a year-round conference center in previous land use decisions as early as 1991. The applicant for SEC 27-91 was Crestview Manor Conference Center, which underscores the validity of the applicant's statement in Exhibit B that the current use of the property has not changed since February 6, 1993.

The first building permit for the subject site on file with the county was issued to Camp Crestview on September 8, 1961 for a two story boys dorm with 60 gravel parking spaces. A copy of this permit card and all other permit cards on record for the subject site are included with this decision as Exhibit D. The camp has expanded substantially since then, but has obtained building permits for each building constructed. A chronological list of all building permits and land use decisions for the subject property is included as Exhibit C. As indicated on the building permit card from 1961, the property was zoned F-2 and the camp was noted as a community service use, showing that the camp was a legally established use as early as 1961. The following is a narrative history of the improvements on site in chronological order.

Multnomah County first required building permits in 1955. According to improvement information available from Assessment and Taxation, the Manor was constructed in

1917, the Columbia House was constructed in 1900, and the Manager's residence was constructed in 1900. Printouts from Assessment and Taxation showing this data are included as Exhibit G. No information is available regarding the date the White Shed was constructed. Staff performed a site visit on August 18, 2004 and determined that the White Shed was built at approximately the same time as the Columbia House. The White Shed appears to be the original outbuilding associated with the Columbia House, being built in the same style and of the same materials as the Columbia House. Additionally, the White Shed shows substantial signs of age, further evidence that it was constructed around the same time as the Columbia House. Photos of the White Shed are included as Exhibit H. These four structures were built before building permits were required. The manager's residence is still used as a single family home. The Columbia House is used as a residence for summer staff from June/August and is used as a retreat for pastors from September to May. The White shed is used for storage. The Manor is used as a common area for events, the business office, the nurse's station, and provides sleeping quarters for up to 62 individuals. The basement of the manor is used for storage and activities related to maintenance of the property such as a shop.

In 1961, the County issued a building permit for a 2-story boys dorm and 60 parking spaces. No other information is available in the permit records such as the size of the building, the number of occupants, or the location of the structure on the property.

Two bath houses were permitted in 1967 and still are in use as bath houses next to the swimming pool. It is unclear whether or not a permit was necessary for a swimming pool at that time. The pool and the bath houses appear to have been constructed at the same time. Since the County permitted the construction of two bath houses and presumably inspected them, it is reasonable to assume that the County was aware of the construction of a swimming pool that necessitated the bath houses. It is also reasonable to assume that the owners in 1967 would have been informed by the County if a permit was needed for the pool and would not have been able to obtain a permit for bath houses without obtaining the other necessary permits such as a permit for the pool. While there is no permit record for the pool itself, staff finds that the use of the pool and the accompanying bath houses was lawfully established in 1967 through the permit for the bath houses.

In 1970, a permit was granted for the Chapel. The permit states that the Chapel is 2 stories and 45 feet by 94 feet. No structural drawings regarding the structure or extent of the original permit exist in the County's records. The applicant states that the Chapel is used as a place of worship and has capacity for 84 persons in a dorm style sleeping arrangement. We have no reason to believe the current use of the structure is not consistent with the original approval.

In 1980, a temporary use permit was issued for a manufactured home and a building permit was issued which reads, "State Approved Mobile Home." A conditional use permit was applied for to permit the dwelling as a non-agricultural dwelling for a camp manager's residence. This was during a period of time when the County was undergoing review with the State to determine which dwellings in resource lands required conditional use permits. It was determined that the dwelling was allowed by right and the hearing

was cancelled at the request of staff. The camp manager's residence was permitted as a single family home and is still used as a single family home in conjunction with the operation of Crestview Manor.

Two permits were issued for dormitory additions in 1983. There is no specific information given on the building permit cards and there is no record of land use decisions surrounding the additions. From the building permit cards, it is unclear which buildings the additions were made to or what size the additions were. Staff reviewed aerial photos from 1977 and 1986 to see which buildings on site grew in size during this time period. The 1977 photos show a freestanding rectangular building to the west of the Manor. The 1986 photos show this same area containing a larger square building (the Cove) which appears to be connected to the Manor. It is highly likely that these two permits were the permits to expand the Cove to its current size. A subsequent permit in 1985 was granted for an expansion to the dining hall, which is what currently connects the Manor to the Cove. There is no information available to staff regarding the number of occupants planned for each addition, only that permits were obtained for two dormitory additions. It is plausible that the existing buildings on site can accommodate the occupancy described by the applicant in Exhibit B.

Several permits were issued in 1985. Three electrical permits were issued as well as a permit for a sprinkler alteration. There is no information available to staff regarding which building each of these permits relate to. There is, however, a land use decision and building permit for an expansion of the dining hall and a kitchen remodel. The site plan in this decision is unclear and no building plans were retained. The site plan, while not totally clear, does seem to indicate that the expansion was intended to connect the Cove to the Manor, which is consistent with the current location of the dining hall.

In 1989, SEC 7-89 and a building permit were both issued which permitted the construction of a 24 foot by 27 foot garage adjacent to an existing single family home. This garage also received approval through the Gorge Commission in File C89-0174-M-G-11. A copy of the Gorge Commission's decision is attached as Exhibit R. This is the garage next to the house at 1431 NE Crestview Lane, which is caretaker's residence. This structure is still used as an accessory building for the caretaker's residence.

In 1991, several permits for new construction as well as repairs were issued by the County and a decision was issued by the Gorge Commission. A building permit was issued to repair water damaged drywall and a separate permit was granted for a retaining wall and footing support. Again, no information is available now to determine which buildings these permits were granted for. A land use decision was issued granting approval for the construction of a gymnasium/multi-purpose building (SEC 27-91). The gymnasium is still being used as a gymnasium/multi-purpose building. The applicant for this decision was Crestview Manor Conference Center, not Camp Crestview as had been previously been the case on prior land use decisions and building permits.

The first National Scenic Area permit issued by the County for this property was NSA 20-96 which permitted the construction of an 8 foot tall fence to screen the parking lot

from the neighbor's view. This fence is still in place and serves as a visual barrier to shield the view of the parking area from the neighboring properties. A subsequent application was made to modify NSA 20-96 but was withdrawn by the applicant.

A second National Scenic Area permit was issued in 1999 for the storage shed labeled "Green Shed" on the applicant's site plan. This decision (NSA 11-99) incorporated findings that the conference center is an existing use, but did not elaborate. The shed was intended for and permitted for use not only by the residents of the Columbia House but as a general purpose storage shed for the conference center. The Green Shed is still being used as a general storage shed for the conference center. This shed is the only building on-site that has been constructed since 1993.

Septic systems have been installed over time to serve each of the existing structures, but are now beginning to fail. The proposed system will replace the outdated septic infrastructure on site with a centralized system that meets current water quality and pollution control standards administered by the Department of Environmental Quality.

The use of the property as a conference center as described by the applicant in Exhibit B is an existing use under the provisions of this section. The replacement of the septic system to serve the existing use at its existing capacity can be approved through the provisions of this section. No expansion of the capacity of the conference center is approved through this decision.

7.02 MCC 38.0030 Existing Uses

This section of the code allows existing uses to continue subject to certain provisions. The applicable portion of this section is (B)(1).

(B)(1) Replacement of an existing use or structure by the same type of use or structure in a different location or with a different size shall be subject to MCC 38.7000 through 38.7085 to minimize adverse effects on scenic, cultural, natural, and recreation resources.

The existing septic system is an existing structure which is intended for replacement with a different sized structure in a different location. It is unclear when the original septic system was installed, but the use generating flow into the system has been lawfully established since at least 1961 as discussed above. The existing septic system is undersized to serve Crestview Manor to an effluent treatment level that meets current standards. While the proposed septic system will be larger than the system currently in place, it is intended to serve the same amount of effluent.

The proposed septic system includes all of the elements listed under project description in section 1 of this decision, including both Phase I and Phase II. A general description of the system is that septic tanks will be installed near all of the buildings generating effluent and the effluent will be collected from these tanks and routed into two large drain fields serving the entire camp. The new system will treat the effluent more effectively and allow Crestview Manor to come into compliance with current water quality and

pollution control regulations. The installation of the proposed septic system is not intended to increase the capacity of Crestview Manor. Exhibit B includes a list of uses and capacities for each structure now and states that these are the same as they were on February 6, 1993. Any future change in use or increase in capacity of Crestview Manor from the uses and capacity described in Exhibit B will be subject to land use review. The replacement and expansion of the septic system will be required to meet the National Scenic Area Site Review criteria established in MCC 38.7000 through 38.7085.

8. The Proposal Meets the General Management Area Scenic Review Criteria

- 8.01** The subject property is split by the Special Management Area boundary. The northern portions of the site are in the SMA while the cleared areas containing existing development are in the General Management Area. Since the area proposed for development is in the General Management Area, the standards of the GMA are applicable. A map showing the boundary between the General Management Area and Special Management Area is included as Exhibit I.

MCC 38.7035 GMA Scenic Review Criteria

The following scenic review standards shall apply to all Review and Conditional Uses in the General Management Area of the Columbia River Gorge National Scenic Area:

8.02 (A) All Review Uses and Conditional Uses:

- 8.02.01** (1) New buildings and roads shall be sited and designed to retain the existing topography and reduce necessary grading to the maximum extent practicable.
- (2) New buildings shall be generally consistent with the height and size of existing nearby development.
- (3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.

Staff: No new buildings, roads, or vehicular access points are proposed.

Criteria met.

- (4) Project applicants shall be responsible for the proper maintenance and survival of any required vegetation.
- 8.02.02** **Staff:** The applicant has stated that no trees will be removed as part of the proposed development. Throughout the applicant's narrative statements are made that all of the ground disturbing activities proposed will be conducted in areas

currently containing only lawn. The disturbed areas will be replanted in grass as soon as is practicable after the conclusion of ground disturbing activities. The applicant will be required to install vegetation to cover disturbed areas as soon as is practicable after the conclusion of ground disturbing activities.

Criterion met with conditions.

(5) For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan.

8.02.03 **Staff:** The information needed to determine the compatibility with the landscape setting is included in the applicant's site plan (Exhibit A).

Criterion met.

(6) For all new production and/or development of mineral resources and expansion of existing quarries, a reclamation plan is required to restore the site to a natural appearance which blends with and emulates surrounding landforms to the maximum extent practicable.

8.02.04 **Staff:** The proposed development does not involve mineral resources or quarrying.

Criterion met.

8.03 (B) All Review Uses and Conditional Uses visible from Key Viewing Areas:

8.03.01 **Staff:** Not all of the criteria in this section apply. Staff has only addressed the applicable criteria below. Criteria 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24 and 25 do not apply. These criteria all relate to roads, buildings, exterior lighting, mining activities, utility transmission main lines, and communication facilities. The proposed development does not involve any of these types of structures. The criteria which do apply are 1, 2, 3, 21, and 26.

8.03.02 **(1) Size, height, shape, color, reflectivity, landscaping, siting or other aspects of proposed development shall be evaluated to ensure that such development is visually subordinate to its setting as seen from Key Viewing Areas.**

Applicant: The components proposed for Phase I consist of new tanks, piping, and drainfield. The components will be primarily underground. Access lids ranging from 6 to 30 inches in diameter will be exposed at the ground surface for pumping access and servicing valves, effluent filters, and pumps. If Phase II becomes necessary, the four textile filter units are the only components that are substantially different than Phase I. Each textile filter unit measures 8 feet by 16 feet and although the unit is installed in the ground, the lid is fully exposed. However, the unit and the lid are both green to be compatible with the coloration of the vegetation that often surrounds them.

Staff: The subject development is an underground septic system. As shown in drawing sheets attached as Exhibit K, the only portions of the system above ground will be the access lids. These will either be at grade or a couple of inches above grade and will be green in order to blend in with the surrounding grass lawn. Photos of similar access lids already in place at Crestview Manor are included as Exhibit J. After construction, the ground will be either returned to natural grade or regraded to a slope no steeper than 3 to 1 and revegetated. These access lids will not be visible from any Key Viewing areas.

One letter of comment was received raising concerns about the improvements proposed as Phase II, which may or may not be necessary depending on the effectiveness of Phase I improvements. The only portion of Phase II that would be above ground are green lids installed at grade which would be substantially larger than the average septic system access lid. The proposed location of the in ground fabric filters for Phase II is behind the Chapel. This is a flat area screened from the Historic Columbia River Highway by topography, approximately 1,500 feet of land, and the Chapel building. The location is also screened from the Columbia River and Interstate 84 by topography and approximately 2,300 feet of forested land. A photo of the proposed location is included on page 2 of Exhibit M showing the location of the Chapel and the edge of the forest in relation to the proposed location for the Phase II improvements. The proposed access lids at grade will not be visible from Key Viewing Area.

Criterion met.

- 8.03.03** **(2) The extent and type of conditions applied to a proposed development to achieve visual subordination should be proportionate to its potential visual impacts as seen from Key Viewing Areas. Primary factors influencing the degree of potential visual impact include: the amount of area of the building site exposed to Key Viewing Areas, the degree of existing vegetation providing screening, the distance from the building site to the Key Viewing Areas it is visible from, the number of Key Viewing Areas it is visible from, and the linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads). Written reports on determination of visual subordination and final conditions of approval shall include findings addressing each of these factors.**

Staff: The in ground septic system will not be visible from Key Viewing areas. No conditions of approval regarding visual subordination are needed to ensure visual subordination.

Criterion met.

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

Staff: The proposed project is a underground septic system and will not be visible from Key Viewing Areas once it is complete. The project will not have any visual effects on Key Viewing areas, including cumulative effects.

Criterion met.

8.03.05 (21) All proposed structural development involving more than 100 cubic yards of grading on sites visible from Key Viewing Areas and which slope between 10 and 30 percent shall include submittal of a grading plan. This plan shall be reviewed by the Planning Director for compliance with Key Viewing Area policies. The grading plan shall include the following:

(a) A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail, with contour intervals of at least 5 feet, including:

- 1. Existing and proposed final grades;**
- 2. Location of all areas to be graded, with cut banks and fill slopes delineated; and**
- 3. Estimated dimensions of graded areas.**

(b) A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:

- 1. Its purpose;**
- 2. An estimate of the total volume of material to be moved;**
- 3. The height of all cut banks and fill slopes;**
- 4. Provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer or engineering geologist is recommended);**
- 5. A description of all plant materials used to revegetate exposed slopes and banks, including type of species, number of plants, size and location, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and**

6. A description of any other interim or permanent erosion control measures to be utilized.

Applicant: Most of the excavation for this project will occur on slopes less than 10 percent that represent a low risk for sediment transport. Likewise, most of the excavated areas will be for the installation of piping with a limited duration and depth. These areas will be inspected for proper placement, grading, etc. as quickly as possible to limit the duration of disturbance. It is anticipated that most areas will be backfilled, fine-graded, and reseeded within a week to 10 days.

Two excavation areas occur on steeper slopes. You describe them in your letter as area 8 (the grease interceptor tanks south of the Cove) and the northwest portion of area 2 (drainfield cell LW-5 and a portion of LW-4, east of the Chapel). Approximately 85 cubic yards will be excavated in area 8 to install the two grease interceptor tanks. Of that volume, approximately 50 cubic yards will be displaced by the tank and the bedding (gravel or sand). The remainder will be replaced as backfill around the tank. Excavation, tank installation, pipe installation, water tightness testing, inspection, backfill, fine-grading, and reseeded should take no longer than a week to 10 days at each location.

All of the drainfield trenches are planned for installation in the playing fields with established sod. Except on steeper slopes (greater than 10 percent), the established sod will serve as a very effective natural buffer to minimize the potential for migration of sediments. That portion of area 2 that occurs on slopes greater than 10 percent is limited to about 600 linear feet of drainfield trenches. The total volume of excavation is anticipated at approximately 90 cubic yards, all of which will be used for backfill and fine-grading.

The designated fill site, identified in your letter as area 11, is the desired location for placement of excess spoils from the tank excavations. As outlined in previous correspondence, Crestview Manor intends to enlarge the gently sloping area available for parking. As described in Detail 2 of Sheet M-2 of the construction drawing, the fill slope will be no steeper than 3:1 (horizontal:vertical). Selected topsoil spoils will be used to fine-grade areas within the established lawns that are mowed regularly to provide a more uniform surface (reduce bumps, dips, etc.)

Staff: The applicant has submitted a grading plan and narrative containing information required by this section. The grading plan is included as Exhibit A.

Staff divided the grading plan prepared by the applicant into 11 discrete areas where substantial ground disturbing activity is proposed as shown on Exhibit L. During a site visit, the slopes of each of the 11 areas were measured using a hand held clinometer. The only areas where ground disturbance is proposed that exceed 10 percent in slope were areas 11, 8, and the northerly portion of area 2 where drain field cell LW-5 and the northerly two lines of drain field cell LW-4

are proposed. No areas proposed for ground disturbing activities have a slope in excess of 30 percent. Photos of the subject property are included as Exhibit M and are identified in reference to the 11 areas shown on Exhibit L.

According to the narrative statement prepared for the applicant by Brian Rabe submitted on September 8, 2004 and quoted above, approximately 90 cubic yards of excavation will happen in the portion of area 2 in excess of 10 percent in slope. Another 85 cubic yards of excavation will happen in area 8. Much of this material will be backfilled into the trenches and around the tanks to be installed in these areas. The remaining spoils will be used for fill on sites around the subject property. The spoils from the excavation on slopes of more than 10 percent will be combined with the spoils from the rest of the project for a total of approximately 400 cubic yards of spoils as identified by Brian Rabe in a letter dated April 26, 2004.

The spoils will be used for fill in two types of applications, both of which are shown in photos in Exhibit N. The first type, as stated in Mr. Rabe's letter of September 8 quoted above, will be to "fine grade" established lawns on the subject property. There are several areas of lawn on the subject property that have developed ruts and low spots through years of use. The applicant is proposing to fill in these low spots in order to return the slopes to natural grade. A "close-up" photo of such a rut is included in Exhibit N. The second type of application will be to level a slope next to the existing parking area, which currently contains slopes of up to 18%. The applicant has stated that finished slopes in this area will not exceed 3 to 1 (horizontal to vertical). The applicant has stated that all disturbed areas will be revegetated to match the existing lawns.

Criterion met.

8.03.06 (26) Compliance with specific approval conditions to achieve visual subordination (such as landscaped screening), except mining and associated activities, shall occur within a period not to exceed 2 years after the date of development approval.

Staff: No conditions of approval regarding visual subordination are necessary. The proposed septic system will not be visible from Key Viewing areas.

8.04 (C) All Review Uses and Conditional Uses within the following landscape settings:

Staff: The subject property contains two landscape setting designations- Pastoral and Coniferous Woodland. The portion of the property in which the development is proposed is designated Pastoral and is therefore subject to the criteria listed below. A map showing the subject properties and the boundaries of the landscape settings is included as Exhibit I.

8.04.01 (1) Pastoral

(a) New development shall be compatible with the general scale (height, dimensions, overall mass) of development in the vicinity. Expansion of existing development shall meet this standard to the maximum extent practicable.

Staff: The proposal does not constitute new development. The proposal is for the expansion of existing development, and thus, must meet this standard to the maximum extent practicable. The proposed septic system upgrade is necessary to comply with state environmental quality regulations administered by the Department of Environmental Quality through the Water Pollution Control Facility permit process. The applicant cannot build a system that does not comply with water quality regulations. Since the proposed septic system is necessary to comply with water quality standards, the applicant has little discretion regarding its size and has limited the expansion to the maximum extent practicable.

Criterion met.

8.04.02 (b) Accessory structures, outbuildings and accessways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.

Staff: No accessory structures, outbuildings, or accessways are proposed.

Criterion met.

8.04.03 (c) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordination for new development and expansion of existing development:

1. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.

2. Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.

3. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, Douglas fir, Lombardy poplar (usually in rows), Oregon white oak, bigleaf maple, and black locust (primarily in the eastern Gorge).

4. At least one-quarter of any trees planted for screening shall be coniferous for winter screening.

5. Structures' exteriors shall be dark and either natural or earth-tone colors unless specifically exempted by MCC 38.7035 (B) (11) and (12).

Staff: The applicant is not proposing the removal of any trees. The existing tree cover will remain intact. The proposed system will be installed under existing lawn areas. These will be revegetated with grass in order to retain the open, pasture like feel of these lawns. No trees are required to be planted for screening purposes. The only portion of the septic system that is above grade will be access lids, which will all be dark green to blend with the surrounding lawn.

Criteria met.

(d) Compatible recreation uses include resource-based recreation uses of a very low or low-intensity nature, occurring infrequently in the landscape.

Staff; No recreation uses are proposed.

Criterion met

8.05 (D) All Review Uses and Conditional Uses within scenic travel corridors:

(1) For the purposes of implementing this section, the foreground of a Scenic Travel Corridor shall include those lands within one-quarter mile of the edge of pavement of the Historic Columbia River Highway and I– 84.

Staff: The subject property is within one-quarter mile of the pavement edge of the Historic Columbia River Highway, and is therefore in a Scenic Travel Corridor as defined by the code.

The remainder of the standards of this section deal with new buildings, alterations to existing buildings, vegetation management in the right-of-way, undergrounding of utilities, and mineral resource protections. These criteria do not apply to the subject application with one exception. Both criterion 2 and 3 require improvements to be at least 100 feet from the edge of pavement of the Historic Columbia River Highway (HRCH). At its closest point, the subject property is over 450 feet from the HRCH. All proposed improvements are on the subject properties and thus will be over 100 feet from the edge of pavement of the HRCH.

Criterion met.

8. The proposal satisfies the GMA Cultural Resource Review Criteria

MCC 38.7045 GMA Cultural Resource Review Criteria

(A) Cultural Resource Reconnaissance Surveys

- (1) A cultural reconnaissance survey shall be required for all proposed uses, except:**

* * *

- (f) Proposed uses occurring in areas that have a low probability of containing cultural resources**

Areas that have a low probability of containing cultural resources will be identified using the results of reconnaissance surveys conducted by the Gorge Commission, the U.S. Forest Service, public agencies, and private archaeologists.

- (B) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7045 (L) and (M), if:**

- (1) The project is exempted by MCC 38.7045 (A) (1), no cultural resources are known to exist in the project area, and no substantiated comment is received during the comment period provided in MCC 38.0530 (B).**

Staff: United States Forest Service Archeologist Margaret L. Dryden, surveyed the site and determined there was no evidence of prehistoric or historic cultural materials in a Heritage Resource Survey. The Heritage Resource Inventory Report was submitted June 8, 2004 and is attached as Exhibit O. The results of the survey mean the site has a low probability of containing cultural resources. However, if during excavation remains or resources are found, a condition of approval will require development to stop so that they can be properly removed from the site and preserved.

Criterion met with conditions

9. The proposal is not subject to the Environmental or Recreational Standards.

Staff: Additional approval standards are contained within the range of Site Review approval criteria in MCC 38.7035 through 38.7090. These standards are applicable where wetlands, streams, wildlife, rare plant species, and recreational resources could be affected. The subject property does not contain any of these resources according to the NSA maps, therefore these provisions do not apply.

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.

Exhibits

- A. Site plan
- B. Statement of uses/occupancy for each building on site prepared by applicant
- C. Building and land use permit chronology
- D. Copies of building permit cards and land use decision cover pages
- E. Copies of deeds for subject property
- F. Map of legal parcels contained in subject property
- G. Multnomah County assessment printouts showing construction dates for Manor, Columbia House, and Manager's Residence
- H. Photos of the White Shed
- I. Map showing GMA/SMA boundary and landscape settings for subject property
- J. Photos of septic system access lids
- K. Drawing sheets showing section views of proposed improvements
- L. Site plan with staff generated designations for 11 areas of ground disturbance
- M. Photos of areas where excavation or trenching is proposed
- N. Photos of areas where fill is proposed
- O. Heritage Resource Inventory Report
- P. Copies of letters of comment submitted by Friends of the Columbia Gorge and the Oregon State Parks and Recreation Department.
- Q. Occupancy chart from WPCF permit
- R. Columbia River Gorge Commission Interim Decision regarding garage (C89-0174-M-G-11)