

**MULTNOMAH COUNTY****LAND USE AND TRANSPORTATION PROGRAM**1600 SE 190TH Avenue Portland, OR 97233

PH: 503-988-3043 FAX: 503-988-3389

http://www.co.multnomah.or.us/dbcs/LUT/land_use

NOTICE OF DECISION

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

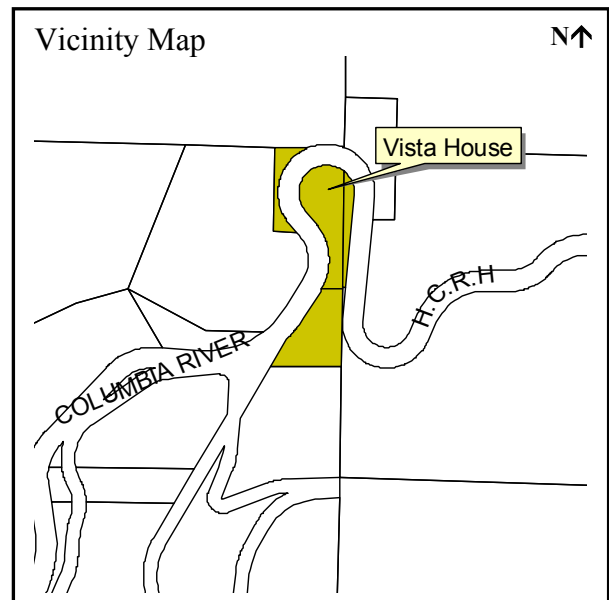
Case File: T2-05-030

Permit: National Scenic Area Site Review

Location: Vista House
40700 E. Historic Columbia River Hwy
TL 100, 400, & 300 Sec 30CB/C, T 1N,
R 5E, W.M.
Tax Account #R83230-4680, R83230-
4630 & R94530-0070

Applicant: Jean Castillo
Oregon Parks & Recreation Dept

Owner: Oregon Parks & Recreation Dept &
Oregon Dept of Transportation



Summary: Request to place a temporary visitor center and 3 ADA restrooms within the existing parking lot of Vista House for the 2005 visitor center and/or until interior rehabilitation of the Vista House is complete.

Decision: Approved With Conditions.

Unless appealed, this decision is effective Friday, June 3, 2005, at 4:30 PM.

Issued by:

By: _____
Lisa Estrin, Planner

For: Karen Schilling- Planning Director

Date: Friday, May 20, 2005

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 Columbia River Gorge Commission 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 Friday, June 3, 2005 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions

38.0015 Definitions, and

38.0045 Review Use Applications, and

Administration & Procedures

38.0510 through 38.0800, particularly

38.0530(B) Type II Decisions, and

38.0550 Initiation of Action, and

38.0560 Code Compliance and Applications, and

Gorge Recreation District – GS-PR

38.2825(C)(7) Review Uses - Placement of Structures for continued public safety...., and

38.2860 Dimensional Requirements, and

38.2885 Off-Street Parking and Loading, and

Site Review

38.7040 SMA Scenic Review Criteria, and

38.7050 SMA Cultural Resource Review Criteria, and

38.7075 SMA Natural Resource Review Criteria, and

38.7085 SMA Recreation Resource Review Criteria.

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 37.0690, 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 37.0690 and 37.0700. 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. In the event of the inadvertent discovery of cultural resources during the placement of the temporary visitor center, the applicant shall immediately notify the Planning Director and the US Forest Service. Work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to MCC 38.7050(G)(3). [MCC 38.7050(H)]
2. The color of the temporary visitor center shall be Manganese Brown – Miller #8826N for the body of the structure and the trim shall be Glen Forest Green (Rodda 812-4). The roof will be Manganese Brown. The wooden access ramp shall be painted Manganese Brown. [MCC 38.7040(A)(2)]
3. The temporary visitor center shall be removed at the end of the 2005 visitor season (November 15, 2005) or when occupancy of the Vista House is granted allowing the visitor center to return to the building, which ever comes first.

Building Permit Note

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building permits signed off, the applicant shall call the Staff Planner, Lisa Estrin, at (503) 988-3043, for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Gresham. Three (3) sets each of the site plan and building area are needed for building permits signed off.

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*.

Project Description:

Applicant: The project applicant, Oregon Parks and Recreation Department (OPRD), proposes providing three (3) ADA restroom stalls and a temporary trailer at the Vista House during the final stages of the buildings restoration project. The park is located approximately three miles east of Corbett, Oregon, on the Historic Columbia River Highway in Multnomah County, Oregon. This project is a temporary solution during the 2005 visitor season to provide ADA Restroom Facilities and a Welcome Visitor Station for the park's visitors.

CURRENT STATUS

Vista House is on the Historic Register and is considered to be a property of national significance. Vista House has been under restoration since 2001 and closed to the public for the past three summers. Oregon Parks and Recreation Department (OPRD) strongly desires to have Vista House open for the summer 2005 tourism season. The inclined walkway permit has been applied for and the construction of the interior lift will require the custom design/building to fit the requirements of the building. Because of the custom requirements of the lift, the substantial completion schedule for the lift will extend possibly into and through the summer season. Due to this, the Vista House will possibly be closed for another visitor season.

Staff: The applicant is proposing to place 3 octagonal shaped ADA accessible restroom structures protected by a chain link fence and temporary visitor center which consists of a 12 ft wide by 40 ft long trailer and ADA access ramp. The temporary visitor center will be painted a dark brown (Manganese Brown – Miller #8826N) and the trim will be Glen Forest Green (Rodda 812-4). The 3 ADA accessible restroom structures are approximately 55 sq. ft in size and will be Forest Green on the sides and their ceilings will be white to allow light to enter the structures. These temporary structures are proposed for the 2005 visitor season or until such time that the Vista House is granted permanent occupancy and these facilities are no longer needed. The 2005 Visitor Season runs from present through November 1, 2005.

The ADA restrooms will be located either adjacent to the parking on the southwest portion of the parking lot (Exhibit A.9) adjacent to the Vista House or adjacent to the sidewalk on the southeast side of the parking area adjacent to recently approved ADA parking spaces (Exhibit A.15). The ADA restroom placement is dependent on whether the applicant places the temporary visitor center adjacent to the ADA parking spaces or forgoes its use due to temporary occupancy of the Vista House by the County’s building department.

Property Description

Applicant: The project area comprises Tax Lots 100, 300, 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 Recreation) and GSO (Gorge Special Open Space).

Staff: The proposed improvements will be located primarily on Tax Lot 100 which is zoned Gorge Special Recreation (GSPR). A small portion of Tax Lot 300 may be involved but it is also zoned GSPR (Exhibit B.4). The proposed location of the ADA restrooms and temporary trailer is within an existing paved parking lot area. No new area will be paved or permanently placed into a recreational use.

1.00 General Provisions

1.01 MCC 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. This is a temporary trailer and ADA restrooms will be installed for less than one year. The trailer will be obtained from a distributor that allows the trailer to be painted. OPRD will have the trailer painted in a color that is approved by the Gorge requirements. The ADA Restroom Facilities are also temporary and will be a green color to blend in with the landscape colors of the Gorge.

Staff: The temporary visitor center is located on the southeast side of the parking area and would be chiefly visible from the Historic Columbia River Highway, the Vista House, I-84, Rooster Rock State Park, Columbia River and Washington State Route 14. The applicant has listed the Key Viewing Areas from which the proposed use would be visible. *This criterion has been met.*

1.02 (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's site plan (Exhibit A.9) and alternative site plan (Exhibit 15) shown a portion of the Crown Point State Park which is effected by the project. The plans contain a north arrow, are drawn to scale, shown the significant features and terrain features. No vegetation, water bodies or wetlands existing within the project area. No grading or ditching is proposed. The subject area is an existing recreational site. The site is not located adjacent to the Columbia River. *These criteria have been met.*

1.03 (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.

A temporary trailer and ADA Restroom Facilities have been installed under past permits up at the Vista House during the visitor season.

Staff: Staff concurs that no forest practices or development of mineral resources are proposed. The site is visible from various key viewing areas as specified above under MCC 38.0045(A)(1) above. The Vista House is listed as a National Historic Structure. Additional information will be required for KVA compliance and Cultural Review. There are no known wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat or sensitive plant sites in this improved area of concrete and asphalt.

2.00 *Administration and Procedure*

2.01 MCC 38.0530(B): Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are typically assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses, and it's relationship to scenic, natural, cultural and recreational resources of the area. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the Gorge Commission; the U.S. Forest Service; the Indian tribal governments; the State Historic Preservation Office; the Cultural Advisory Committee; and property owners within 750 feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed, except for comments regarding Cultural Resources, which will be accepted for 20 days after the notice is mailed. The Planning Directors decision is appealable to the Hearings Officer. If no appeal is filed the Planning Directors decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County's final decision and is appealable to the Columbia River Gorge Commission within 30 days after the decision is final. The decision is final the day the decision is signed by the Hearings Officer.

Staff: An opportunity to comment was sent to the Gorge Commission, US Forest Service, the various Indian tribal governments, SHPO and property owners within 750 feet of the subject property. The following comments were received:

- Friends of the Columbia Gorge: The Friends comments were directed towards the approval criteria and which ones are applicable. They did express a concern that the exterior of the structures be earthtone color to result in a low contrast with the surrounding landscape.

Staff: The proposed colors for the temporary visitor center are a dark brown and green. This appears to reflect the Friends concerns with the project.

2.02 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 & 400, Section 30CB, Township 1 North, Range 5 East & Tax Lot 300, Section 30C, Township 1 North, Range 5 East. Assessment & Taxation records show that the land is owned by the State of Oregon. The State has granted approval for Jean Castillo of Oregon Parks and Recreation Department to make application for the necessary permits to allow the placement of a temporary visitor station and ADA restroom facilities at Crown Point State Park (Exhibit A.1). *This criterion has been met.*

2.03 MCC 38.0560 Code Compliance and Applications.

Except as provided in subsection (A), the County shall not make a land use decision, or issue a building permit approving development, including land divisions and property line adjustments, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.

Staff: There are no known violations on the subject property at this time.

3.00 Gorge Special Recreation (GSPR)

3.01 MCC 38.2820 Allowed Uses

(B) The following uses are allowed on all lands designated GS– PR without review:

(3) Accessory structures less than 60 square feet in area and 18 feet in height measured at the roof peak.

MCC 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:

(7) 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: The proposed temporary trailer and ADA Restroom Facilities would occur within an area zoned GS-PR. Within the GS-PR zone, the installation of the temporary units would occupy approximately 630 square feet or less, requiring the review and approval of a National Scenic Area Site Review application. The placement of a temporary trailer and ADA Restroom Facilities within this area is intended to address the limitations of the site to meet the needs of the ADA community and the park visitors.

Staff: The 3 ADA restrooms are approximately 55 sq. ft in size and are an *Allowed Use* pursuant to MCC 38.2820(B)(3). The chain link fence will be painted either black or dark brown and will be approximately 6 – 7 ft tall and approximately 26 sq. ft. in size (1 inch wide, 54 ft long and 6 ft tall) and is also an *Allowed Use*. No additional review of these structures is required, nor are they required to meet the Scenic Review criteria under MCC 38.7040.

The proposed temporary visitor center is a placement of a temporary structure to fulfill the essential public service of a Visitor Center at the Vista House. Prior to the rehabilitation of the

Vista House, the Visitor Center was contained within the existing historic structure. Beginning in 2001 and every season until Fall 2004, a temporary visitor center has existed at the proposed location. The trailer was removed last Fall because it appeared the rehabilitation project would be finished by this year's season. Unfortunately, ADA access to the interior of the structure's new restrooms were not included in the rehabilitation project and now needs to be supplied. This has delayed the reopening of the interior of the Vista House causing the need for the temporary visitor building.

These criteria have been met.

3.02 MCC 38.2860 Dimensional Requirements

(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.

Staff: The 3 ADA restrooms are a minimum of 98 feet to the closest property line to the west. The proposed visitor center is a minimum of 10+ feet from the side property line to the east. All other setbacks are met as shown on Exhibit A.9 or A15. The height of the ADA restrooms is 92.5 inches (7.7 ft). The temporary visitor center will be 12 feet in height. *These criteria have been met.*

4.00 Scenic Review

4.01 MCC 38.7040 SMA Scenic Review Criteria

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

(A) All Review Uses and Conditional Uses:

(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 temporary units will be removed by the end of the 2005 visitor season.

Staff: The proposed location of temporary trailer is approximately 105 feet to the southeast of the Vista House. The Vista House sits on top of a bluff which is encircled by the Historic Columbia River Highway. The temporary visitor center sits back from the northern edge of the bluff so as to not block any views from the Vista House. As designed the proposed temporary structure will not protrude above the level of the Vista House. *This criterion has been met.*

4.02 (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: The temporary trailer and ADA Restroom Facilities will be placed on the southeast & south side of the building and placed on top of the existing asphalt. The temporary

units will be simple in design so as to remain subordinate to the landscape.

Staff: The temporary trailer is 12 ft wide by 40 feet long (Exhibit A.9). The architectural style is a simple single gable running lengthwise. The height of the building will be 12 ft. The building will be sided with T1-11 siding. The siding and roof will be painted a dark brown (Manganese Brown – Miller #8826N) and the trim will be Glen Forest Green (Rodda 812-4). No exterior lighting is proposed. The color choices for the building will allow it to be visually subordinate and be low contrast in the landscape. Cross-sections created by staff show that the building will chiefly be visible from I-84 for approximately ½ mile (Exhibit B.5). The dark brown and greens will help it not draw a visitor's eye to it and allows for staff's finding of visual subordination. *This criterion has been met.*

- 4.03 (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 proposed ADA Restroom Facilities are green in color and will blend in with the surroundings. The temporary trailer will be painted with the Gorge approved colors and will allow for visual subordination with the surrounding natural landscape, which is characterized by forest, vegetation, and grass.

Staff: The main color choice for the temporary visitor center will be painted a dark brown (Manganese Brown – Miller #8826N) and the trim will be Glen Forest Green (Rodda 812-4). The composition roof will be dark brown. *This criterion has been met.*

- 4.04 (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 units would be below the average tree canopy height of the natural vegetation of the surrounding area.

Staff: The temporary visitor center is approximately 12 ft in height. Existing vegetation to the east and south are at a similar height due to the slope falling away (Exhibit A.17). Due to the functionality of the Vista House it is not possible to add additional vegetation to the site to screen this temporary structure. To obtain visual subordination for the building, it will be painted dark earth tones. *This criterion has been met.*

- 4.05 (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 proposed location for the temporary units does not disturb the surrounding vegetation or landforms since they will be placed on the existing asphalt.

Staff: The setting is all hard surfaces. No additional grading or changes in topography are proposed. No tall vegetation exists to the immediate west, east or north of the Vista House parking lot due to the recreational nature. The proposed temporary visitor center has been placed so that it south of the Vista House and does not influence the views to or from the Vista House steps. *This criterion has been met.*

- 4.06 (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: No lighting proposed. The temporary visitor center is closed at night and security is by infrared cameras. *This criterion has been met.*

4.07 (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 is not applicable at this time, but should be noted.*

4.08 (8) Reflectivity of structures and site improvements shall be minimized.

Applicant: The temporary units will be green and brown and have a flat finish that reduces reflectivity.

Staff: The three windows facing east towards I-84 will be coated with a non-reflective material to prevent bright flare-up during the morning hours when the sun will hit them (Exhibit A.16).

4.09 (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. The temporary units are being placed on the southeast side of the Vista House and the viewing impacts from the Women's Forum should be minimized since the units will be the color of the surrounding natural landscape.

Staff: The temporary visitor center will be placed only for the 2005 visitor season. The building will be visually subordinate from various key viewing areas surrounding the Vista House (Exhibit B.5)

4.10 (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: The temporary units would be seen from the Historic Columbia River Highway and therefore painting the units to blend in with the surroundings is proposed.

Staff: The temporary visitor center is approximately 13 feet from the Historic Columbia River Highway. The County does not have any scenic route standards separate from the Site Review Criteria of Chapter 38. ODOT was notice and no comments were received from the Historic Columbia River Highway Advisory Committee regarding the State's Scenic Route Standards in relation to the proposed temporary structure. Staff assumes that the proposal meets the State's Scenic Route Standards. *This criterion has been met.*

4.11 (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 site is located in the Coniferous Woodlands landscape setting. The subject site

consists of asphalt, concrete, stone and some metal. The proposed location for the temporary visitor center is within the existing parking lot area. No trees are currently located within this area. The temporary structure will be painted a dark brown (Manganese Brown – Miller #8826N) and the trim will be Glen Forest Green (Rodda 812-4). The composition roof will be painted Manganese Brown to match the siding. These are colors found within a Coniferous Woodland landscape setting. *This criterion has been met.*

4.12 (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 (trailer and ADA Restroom Facilities) would be visually subordinate to the characteristic landscape.

Staff: Achieving partial retention in this setting is quite difficult due to the lack of vegetation, the temporary structure is located approximately 105 feet to the southeast of the Vista House. The Vista House's location on top of a bluff and its location adjacent to the Historic Columbia River Highway make achieving partial retention very difficult without destroying the views from this historic structure. With these limitations in mind, the temporary visitor center will be able to achieve *partial retention* or *visual subordination* through the use of dark earth tones and its location on the site (Exhibit A.9). *This criterion has been met.*

4.13 (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 VQOs for such lands are not applicable.

Staff: Staff concurs.

4.14 (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 above criterion is not a requirement of vertical appearance but to encourage where feasible the use of that design feature. To create a vertical overall appearance for the temporary structure would increase its visibility due to the lack of vegetation to screen it *This criterion has been considered and found not feasible.*

4.15 (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.

Staff: Staff concurs.

- 4.16 (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 temporary units will be green and brown in color so that they fade in with the surrounding landscape.

Staff: Typically a site in this landscape setting would have lots of trees to create a shaded canopy. The Vista House and its surrounding parking lot have none. The temporary visitor center will utilize a dark brown (Manganese Brown – Miller #8826N) for the siding and its trim will be Glen Forest Green (Rodda 812-4). The composition roof will be Manganese Brown to match the siding. These color choices will result in low contrast with the surrounding asphalt, concrete, metal and stone. *This criterion has been met.*

- 4.17 (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: Property is located within the Coniferous Woodlands. *This criterion is not applicable.*

5.00 Cultural Resources

5.01 MCC 38.7050 SMA Cultural Resource Review Criteria

(A) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the 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: Pursuant to MCC 38.7050, SMA Cultural Resource Review Criteria, the proposed temporary trailer and ADA Restroom Facilities at the Vista House have been discussed with the Friends of Vista House, the State Historic Preservation Office and OPRD. During the conversations it was agreed that the units would be temporary to allow the Friends Group to provide visitor services to the many visitors of the Historic Columbia River Gorge.

See Section 5

Staff: In March, 2005, the US Forest Service (Exhibit C.1) indicated that after reviewing the proposed undertaking and area of potential effect as stated on the development review application, against the National Scenic Area records and inventories that they recommended that no cultural or historic survey be required. The Planning Director concurs. *The cultural resource review has been satisfied.*

5.07 (H) Discovery During Construction

All authorizations for new developments or land uses shall be conditioned to require the immediate notification of the Planning Director in the event of the inadvertent discovery of cultural resources during construction or development.

(1) In the event of the discovery of cultural resources, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3).

Staff: A condition of approval has been included with this decision requiring the applicant to cease placement of the temporary visitor center if there is a discovery of cultural resources on the site. *As conditioned, this criterion can be met.*

6.00 Natural Resource Review

6.01 MCC 38.7075 SMA Natural Resource Review Criteria

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.

Applicant: The construction work for the proposed temporary units would occur within the existing developed area surrounding the Vista House 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 barrier/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 natural resources have been identified in the project area. No known sensitive plants, wildlife or streams exist in the project area. With the implementation of the above measures, no impacts should occur to any off-site natural resources. *This criterion has been met.*

7.00 Recreation Resource Review

7.01 MCC 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 temporary trailer and ADA Restroom Facilities would provide services to the public during the final stages of the restoration project at the Vista House. No existing recreational uses would be displaced by this project.

Staff: The Vista House is a recreational use within the Crown Point State Park. The proposed temporary visitor center will allow for the continuation of the visitor center program while the interior rehabilitation of the Vista House is completed. No existing recreational use will be displaced and the temporary visitor center will be removed by November 15, 2005. *This criterion has been met.*

8.00 **Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the placement of a temporary visitor center within the existing Vista House parking lot area within the Crown Point State Park. This approval is subject to the conditions of approval established in this report.

9.00 **Exhibits**

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Comments Received From Interested Parties

‘D’ Administrative and Procedure Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	3/16/05
A.2	1	Letter Regarding Application for Temporary Trailer and ADA Restrooms at Crown Point State Park	3/16/05
A.3	1	Tax Lot Map for 1N5E30CB	3/16/05
A.4	1	Portion of Zoning Map for 1N5E30	3/16/05
A.5	19	Proposal , Property Description and Narrative Statements	3/16/05
A.6	18	SMA Cultural Resource Review Criteria	3/16/05
A.7	2	Historic Survey	3/16/05
A.8	1	SMA Recreation Resource Review Criteria	3/16/05
A.9	1	Site Plan	3/16/05
A.10	1	Ramp, Landing and Stairs Detail for Temporary Trailer	3/16/05
A.11	2	Modular Building Foundations	3/16/05
A.12	1	12 ft by 40 ft Floor Plan for Temporary Trailer	3/16/05
A.13	21	National Register of Historic Places Inventory – Nomination Form and Letters	3/16/05
A.14	1	Photo of Trailer and ADA Restroom Facilities	4/19/05
A.15	1	Alternative Site Plan	5/11/05
A.16	5	Emails regarding Various Design Features	5/17/05
A.17	3	Photos of Nearby Vegetation to the Temporary	5/18/05

		Visitor Center	
‘B’	# of Pages	Staff Exhibits	Date of Document
B.1	1	A&T Property Information for 1N5E30CB – 00100	No Date
B.2		A&T Property Information for 1N5E30C - 00300	
B.3		A&T Property Information for 1N5E30CB - 00400	
B.4		Zoning Map of 1N5E30	
B.5		Profile and Cross-Sections between the Temporary Visitor Center and Various Points from Key Viewing Areas	
‘C’	# of Pages	Comments Received from Interested Parties	Date
C.1	2	USDA Forest Service Cultural Resources Survey Determination	3/22/05
C.2	3	Friends of the Columbia Gorge	5/5/05
‘D’	# of Pages	Administration & Procedures	Date
D.1	1	Complete Letter – Day 1 (April 15, 2005)	4/15/05
D.2	8	Opportunity to Comment (Day 4)	4/19/05
D.3	16	Administrative Decision (Day 36)	5/20/05