



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

NOTICE OF DECISION

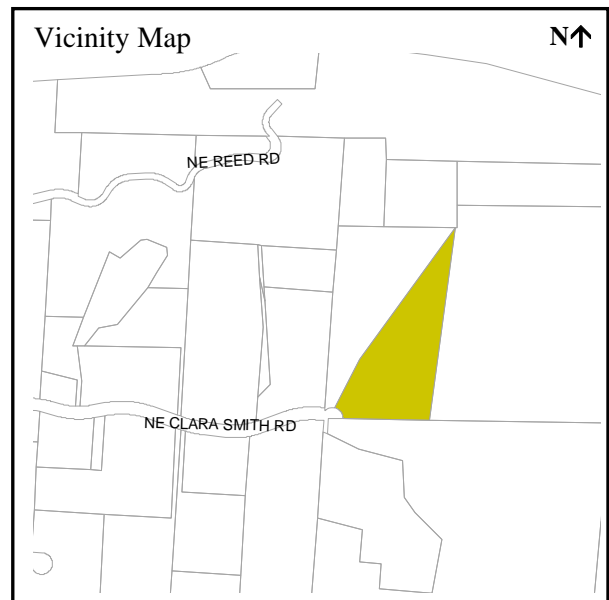
This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-07-006

Permit: National Scenic Area Site Review

Location: 37777 NE Clara Smith Rd
TL 500, Sec 26DA, T1N, R4E, W.M.
Alternative Account #R649778300

**Applicant/
Owner:** Rob and Lorinda Schnackenberg



Summary: Applicant has requested a permit to construct an 864 square foot boat and RV storage garage in the GGR-5 zoning district. The proposal requires the review and approval of a National Scenic Area Site Review.

Decision: **Approved**, with conditions.

Unless appealed, this decision is effective Friday, June 29, 2007, at 4:30 PM.

Issued by:

By: _____
Kenneth Born, AICP, Planner

For: Karen Schilling- Planning Director

Date: Friday, June 15, 2007

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Kenneth Born, AICP, Staff Planner at 503-988-3043 (ext. 29397).

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 38.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the 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 Thursday, June 29, 2007 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions

MCC 38.0015 Definitions

MCC 38.0045 Review and Conditional Use Applications

MCC 38.0065 Variances from Setbacks and Buffers within the GMA

Administration & Procedures

MCC 37.0530 Summary of decision making processes

MCC 37.0550 Initiation of action.

MCC 37.0560 Code compliance and applications.

Gorge General Residential – 5 Criteria

MCC 38.3025 Review Uses

MCC 38.3060 Dimensional Requirements

MCC 38.3085 Off-Street Parking and Loading

MCC 38.3090 Access

Site Review

MCC 38.7035 GMA Scenic 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/landuse>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.

2. **This land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 38.0690, as applicable. A request for permit extension may be required to be granted 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. All windows shall have a reflectivity rating not to exceed 15% [MCC 38.7035(B)(1) and (9)].
2. The exterior of the dwelling shall be painted “Starry Night” (Ralph Lauren - VM80); and the trim shall be painted “Isle of Pines” (Ralph Lauren - 480D-7), as seen on the submitted paint sample. The roofing shall be a dark green composition shingle (Owens Corning - Chateau Green). [MCC 38.7035(B)(1) & (9)]. The gable ends and window trim shall also be painted a dark earthtone color
3. Project applicant shall be responsible for the proper maintenance and survival of any required vegetation. Any required vegetation which is damaged or destroyed by inclement weather or dies or becomes diseased to the extent that it no longer serves its purpose shall be immediately replanted with Douglas Firs or Cedars which are a minimum of 6 ft tall. The required vegetation consists of all trees, shrubs and other plantings other than grass specifically slated for removal on the applicant’s site plan (Exhibit A.3). [MCC 38.7035(A)(4)]
4. If, during construction, cultural or historic resources are uncovered, the property owner(s) shall immediately cease development activities and inform the Multnomah County Land Use Planning Division, Columbia River Gorge Commission, and the U.S. Forest Service of any discovery. [MCC 38.7050(H)]
5. All exterior lighting fixtures shall be directed downward, hooded and shielded. Prior to land use approval of the building permit for the shop/pole barn, the property owner or his representative shall provide construction details for the proposed lights. [MCC 38.7035(B)(1)]
6. Within 30 days of this decision becoming final (by 7/15/07) and prior to building permit sign-off, the applicant shall record the Notice of Decision (pages 1-4 of this decision and the Site Plan – Exhibit A.3) with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits, and a copy of the recorded document shall be submitted to the Land Use Planning Division. Recording shall be at the applicant’s expense. **Failure to sign and record the Notice of Decision within the above 30 day time period may void the decision.** [MCC 38.0670]

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 plans are needed for building permit sign off. Please contact Ken Born at 503-988-3043 (ext. 29397) to obtain an appointment for sign-off review.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

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

1. Project Description

Applicant: *The proposed development is a detached accessory building to an existing single-family residence on the property located at 37777 NE Clara Smith Rd, Corbett, Oregon. The existing single-family residence was built recently per an approved NSA application (T2-03-049). The subject parcel is zoned GGR-5 and is located in General Management Area of the Columbia River Gorge National Scenic Area.*

Staff: The application is for a RV and boat storage garage in the Gorge General Residential-5 (GGR-5) Zone District. The proposed garage is a one story structure, 864 square feet in size. At its highest point the garage reaches approximately 23 feet in height. The structure is proposed to be located to the north and west of the existing dwelling (Exhibit A.3).

2. Site Characteristics

Staff: The subject property is located at the terminus of NE Clara Smith Road, approximately 1/3 mile east of Corbett Hill Road. Access to properties east of Corbett Hill Road in this vicinity is gained via Clara Smith Road and Reed Road, in addition to access by private roads. The area east of Corbett Hill Road and along Clara Smith Road is primarily subject to the Gorge General Residential – 5 (GGR-5) Zone District (Exhibit B.2)

Most of the properties east of Corbett Hill Road are developed with residential uses, and range in size from about a half acre to about 15 acres. The majority of these properties continue to be moderately wooded except for the clearing around the home sites. Beyond Clara Smith Road to the east, land uses and zoning designations shift from residential to forestry.

The terrain in the vicinity generally slopes downward towards the Columbia River, as shown on Exhibit B.4. Slope steepness alternates between 50 to 60 percent, to areas in between that are relatively flat with slopes of a few percent to about 15 percent. Most of the dwellings in the vicinity are located on shallower sloped land. NE Clara Smith Road has a broader shallow slope area towards its eastern terminus. The subject property is located in this area.

A ravine runs to the northeast of the development site, and contains steep slopes ranging from about 30 to 40 percent. On the southern portion of the property, including to the south of the proposed building site, the slope decreases somewhat to about 20 to 30 percent, generally increasing to steeper slopes further to the east. The garage is proposed in an area consisting of approximately 8% percent slopes.

3. Public Comment

MCC38.0530(B): Type II Case Procedures

(B) Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the Gorge Commission; the U.S. Forest Service; the Indian tribal governments; the State Historic Preservation Office; the Cultural Advisory Committee; and property owners within 750 feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed, except for comments regarding Cultural Resources, which will be accepted for 20 days after the notice is mailed. The Planning Directors decision is appealable to the Hearings Officer. If no appeal is filed the Planning Directors decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County's final decision and is appealable to the Columbia River Gorge Commission within 30 days after the decision is final. The decision is final the day the decision is signed by the Hearings Officer.

Staff: This application was submitted on January 19, 2007 (Exhibit A.1). On March 19, 2007 the application was deemed complete (Exhibit C.2) and a 14 Day Opportunity to Comment was mailed to various parties including the Gorge Commission, US Forest Service and the Indian Tribal Governments (Exhibit C.3). Timely comments were received from the Oregon Parks and Recreation Department, US Forest Service, Columbia River Gorge Commission, and Friends of the Columbia Gorge, and the Multnomah County Transportation Program. This decision was crafted and will be mailed in accordance with MCC 38.0660. A brief summary of comments are listed below.

State Historic Preservation Office

In letters dated February 7, 2007 and March 29, 2007, Dennis Griffin stated that while “there have been no previous cultural resource surveys completed near the proposed project area,” “the project area lies within an area generally perceived to have a high probability for possessing archaeological sites and/or buried human remains.” Mr. Griffin recommends that a professional archaeologist be contacted immediately if any cultural materials are encountered as the result of development activities on the site. (Exhibit D.3)

Friends of the Columbia Gorge

In his letter dated March 26, 2007, Mr. Till referenced several sections of the County’s zoning ordinance that he believes to be related to the proposed development. The letter appears to focus on the project’s visibility from Key Viewing Areas. (Exhibit D.2)

4. Proof of Ownership

MCC 38.0550 Initiation of Action

Except as provided in MCC 38.0760, Type I – IV 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 500, Section 26DC, Township: 1N, Range 4E. Assessment & Taxation records show that the land is owned by Rob and Lorinda Schnackenberg. The property owner has signed the NSA Application Form, thus authorizing action on this application. (Exhibit B.1). *This criterion has been met.*

5. Code Compliance

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.

(A) A permit or other approval, including building permit applications, may be authorized if:

(1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or

(2) It is necessary to protect public safety; or

(3) It is for work related to and within a valid easement over, on or under an affected property.

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: County staff completed a site visit on February 26, 2007 and June 6, 2007 and found no violations of the zoning code. *This criterion has been met.*

6.1 Accessory Buildings are Allowed as a Review Use in the General Gorge Residential - 5

MCC 38.3025 Review Uses

(A) The following uses may be allowed on lands designated GGR, pursuant to MCC 38.0530

(B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(3) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional

standards:

- (a) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without re-view, existing buildings and proposed buildings.
- (b) The height of any individual accessory building shall not exceed 24 feet.

Applicant: *The proposed accessory building has a footprint of 864 square feet in area and will be approximately 24 feet in height. The proposed accessory building will be incidental and subordinate to the main use of the property and existing residence. The proposed accessory building will be used to store yard maintenance equipment, firewood, camping equipment, a boat, and miscellaneous personal possessions. There are no other accessory buildings on the subject parcel.*

Staff: The applicant has submitted plans for an accessory building larger than 200 square feet (Exhibit A.3). The accessory building does not exceed 24 feet (Exhibit A.4). The County, under findings made for a previous land use decision (T2-03-049), deemed that the subject property qualified as a *parcel*. *This criterion has been met.*

6.2 MCC 38.3060 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

Applicant: *The subject parcel is zoned GGR-5 and is a total of 5.097 acres in size. The minimum yard dimensions will be satisfied (See “Site Plan”). The proposed accessory building height is 24 feet from the lowest finished grade. The front lot line is approximately 400 feet.*

Staff: The proposed location of the garage is approximately 120 feet from the southerly property line, more than 115 feet from the westerly property line, and an estimated 245 feet from the easterly property line (Exhibit A.3). The elevation drawings indicate that the proposed accessory structure would be about 24 feet in height (Exhibit A.4). *This criterion has been met.*

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

Applicant: *Property abuts a dedicated 60’ county road.*

Staff: No additional yard is required. *This criterion has been met.*

7.1 The Applicant's Proposal Meets the Scenic Review Criteria

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:

(A) All Review Uses and Conditional Uses:

- (1) New buildings and roads shall be sited and designed to retain the existing topography and reduce necessary grading to the maximum extent practicable.**

Applicant: *The proposed structure was sited as close to the existing development as possible to keep the proposed development area to a minimum and minimizing grading activities. All grading activities will be kept to a minimum and will not exceed that which is required for the proposed development. Material produced by cut activities will be placed in the area to be filled (See "Site Plan").*

Staff: The slope in the development area is approximately 3.5%, based on the applicant's site plan (Exhibit A.3). The elevations show that the grading for the garage will be split across the foundation. Ground disturbance will involve site preparation only. Significant modification of the terrain is not required to cut in the foundation. As shown on Exhibit B.4, the garage will be sited on the flattest portion of the property. Based on this evidence, and upon the information supplied by the applicant, the proposed project minimizes necessary grading to the maximum extent practicable for the construction of an 864 square foot garage at this location. *This criterion has been met.*

7.2 (2) New buildings shall be generally consistent with the height and size of existing nearby development.

Applicant: *The proposed structure is a detached accessory building. The total square footage of "usable space" in the proposed building is 864 sq. ft. The height of the proposed building is 24 feet from the lowest grade to the highest roofline (see "Elevation Drawings").*

The 1/4-mile standard was used to generate the list below of similar nearby buildings for this size comparison analysis. This list represents the entire range of applicable comparisons within this area.

The total square footage was calculated for the proposed building and each similar accessory building listed below. The data on square footage of these properties was obtained from www.portlandmaps.com's "Assessment" page for each property. A graphic (Graphic 1) was created for reference.

Square footage of accessory buildings within ¼ mile of subject parcel.

			<i>Sq. Ft.</i>	<i>Total Sq. Ft.</i>
<i>1</i>	<i>37625 NE Clara Smith Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>
<i>2</i>	<i>37511 NE Clara Smith Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>
<i>3</i>	<i>37311 NE Clara Smith Rd</i>	<i>Farm Building</i>	<i>864</i>	<i>864</i>
<i>4</i>	<i>37407 NE Clara Smith Rd</i>	<i>Farm Building</i>	<i>192</i>	<i>336</i>
		<i>Detached Garage</i>	<i>144</i>	
<i>5</i>	<i>37137 NE Clara Smith Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>
<i>6</i>	<i>37710 NE Reed Rd</i>	<i>Farm Building</i>	<i>528</i>	<i>1008</i>
		<i>Detached garage</i>	<i>480</i>	
<i>7</i>	<i>37710 NE Reed Rd</i>	<i>Detached garage</i>	<i>520</i>	<i>520</i>
<i>8</i>	<i>37800 NE Reed Rd</i>	<i>Detached garage</i>	<i>480</i>	<i>480</i>
<i>9</i>	<i>37710 NE Clara Smith Rd</i>	<i>Farm Building</i>	<i>768</i>	<i>1008</i>
		<i>Detached garage</i>	<i>240</i>	
<i>10</i>	<i>37600 NE Clara Smith Rd</i>	<i>Farm Building</i>	<i>768</i>	<i>1392</i>
		<i>Detached garage only</i>	<i>624</i>	
<i>11</i>	<i>37418 NE Clara Smith Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>
<i>12</i>	<i>37400 NE Clara Smith Rd</i>	<i>Enclosed Storage</i>	<i>400</i>	<i>400</i>
<i>13</i>	<i>37333 NE Reed Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>
<i>14</i>	<i>37404 NE Clara Smith Rd</i>	<i>Farm Building</i>	<i>1600</i>	<i>1600</i>
<i>15</i>	<i>37215 NE Clara Smith Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>
<i>16</i>	<i>37205 NE Clara Smith Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>
<i>17</i>	<i>37230 NE Clara Smith Rd</i>	<i>No Accessory Building</i>	<i>0</i>	<i>0</i>

The size of the proposed building is larger than most of the buildings within ¼-mile from the subject parcel. However, the decision on Case File T2-05-095 (attached) referred to Case File T2-04-007 stating the Hearings Officer found that the likely interpretation of this stand requires that the analysis of nearby development in “the entire range [of sizes of nearby development,] and require that the development not fall below or above the range” (T2-04-007 at 21-22). The size of applicants proposed building is within the range of buildings using the ¼ mile standard.

Although the proposed building is large when compared to the majority of similar structures nearby, it would not be the largest building in the area. In regards to regulation of large development under the MCC 38.7035(A)(2) standard, it was argued in the decision on Case File T2-05-095 (attached) by the Appellants Representative “that the standard was meant to provide

guidelines for future development in the Gorge NSA, rather than to prohibit the development.” The Hearings Officer later agreed “that given the imprecise requirement that height and size be “generally consistent” with nearby development, the provision is probably not intended to altogether rule out any larger development than that found within 1/4-mile of the subject property.:

Given the applicants proposed building would not be the largest structure within the 1/4-mile standard and falls inside the entire range of buildings listed the applicant believes it complies with the aforementioned Hearings Officer’s interpretations of the guideline for development in this area under MC 38.7035(A)(2).

Staff: The Columbia River Gorge Commission staff has directed the County to view the term “nearby development” as being within a quarter mile when an adequate number of existing structures are contained within the area. Buildings other than accessory structures are not considered for the purposes of the comparative analysis required under this Code provision. Staff focused on only those onsite improvements which are comparable to those proposed in the subject land use application. The analysis considered all detached structures which are accessory to a residential use including detached garages and sheds. Structures classified as “farm buildings” by the County Assessment and Taxation Division were also considered to be comparable on properties not enrolled in the County’s Farm Deferral Program (a key indicator of whether the structure is accessory to a residential use, as opposed to a farm use).

Staff reviewed the nearby development within a quarter mile of the subject property. This quarter mile area contained 21 properties with structures. Nine of these properties contained comparable structures. The largest size of comparable structures found in the area is 1600 sq. ft; the smallest is 144 sq. ft.

Average Total of Comparable Buildings: 581 sq. ft.
Median Total of Comparable Buildings: 520 sq. ft.
Maximum Total of Comparable Buildings: 1600 sq. ft.
Minimum Total of Comparable Buildings: 144 sq. ft.

The proposed structure will be one story, and 24 feet in height. The maximum height of accessory structures in the GGR-5 zone is 24 feet. As such, the structure will be generally consistent in height with the nearby development within a quarter mile of the subject site.

The total size of the proposed accessory structure is 864 square feet. One property within a quarter mile area contains a larger comparable structure, and one property contains a comparable structure of the same size. Based upon the information summarized above, and contained in Table 1 below, the proposed accessory structure is generally consistent with the size of the nearby development within a quarter mile of the subject site.

This criterion has been met.

TABLE 1 – DEVELOPMENT ON LOTS/PARCELS W/IN ¼ MILE OF SUBJECT PROPERTY

#	Address	R#	Zoning	Use & Sq. Ft. of Structures		Total Sq. Ft	Total Sq. Ft Comparable Bldgs
*	SUBJECT PROPERTY	R649778300	GGR-5	1 st Flr*	2078	4500	N/A
				2 nd Flr*	982		
				Att. Gar*	680		
				Cov Deck*	540		
				Deck*	220		
1	37201 NE BENFIELD RD**	R944350020	GGA-40	SFD*	1684	6486	N/A
				Unf Bsmt*	884		
				Farm Bldg*	2852		
				Carport*	204		
				Att. Gar*	437		
				Det. Rm*	425		
2	37800 NE REED RD	R944260760	GGR-5	1 st Flr*	720	1880	440
				2 nd Flr*	720		
				Det. Gar	440		
3	37137 NE CLARA SMITH RD	R944260140	GGR-5	1 st Flr*	1810	5144	N/A
				2 nd Flr*	900		
				Unf Bsmt*	1796		
				Deck*	142		
				Att. Gar*	496		
4	37625 NE CLARA SMITH RD	R944260890	GGR-5	SFD*	1492	3800	N/A
				Unf Bsmt*	1492		
				Deck*	240		
				Att. Gar*	576		
5	37600 NE CLARA SMITH RD***	R944260710	GGR-5	MFH*	792	4284	1392
				MFH*	2100		
				Farm Bldg	768		
				Det. Gar	624		
6	37404 NE CLARA SMITH RD***	R649722860	GGR-5	SFD*	2563	9226	1600
				Unf Bsmt*	3163		
				Deck*	800		
				Att. Gar*	300		
				Tennis Ct*	800		
				Farm Bldg	1600		
7	37418 NE CLARA SMITH RD	R944260800	GGR-5	SFD*	1469	1929	N/A
				Att. Gar*	460		
8	1740 NE MEYERS LN	R649722840	GGR-5	1 st Flr*	1896	6706	N/A
				2 nd Flr*	1336		
				Unf Bsmt*	1528		
				Deck*	108		
				Deck*	128		
				Deck*	816		
				Att. Gar*	894		
9	37432 NE CLARA SMITH RD	R944260160	GGR-5	1 st Flr*	864	2256	N/A
				2 nd Flr*	864		
				Fin Attic*	528		
10	1525 NE CRESTVIEW LN	R944350460	GGA-40	SFD*	3490	9361	N/A
				Unf Bsmt*	3490		
				Cov Deck*	1000		
				Att. Gar*	1381		

#	Address	R#	Zoning	Use & Sq. Ft. of Structures		Total Sq. Ft	Total Sq. Ft Comparable Bldgs
11	37333 NE REED RD	R944260610	GGR-5	SFD* Fin Bsmt* Unf Bsmt* Deck* Att. Gar*	1032 300 732 152 624	2840	N/A
12	37710 NE REED RD	R944260300	GGR-5	SFD* Fin Attic* Unf Bsmt* Det. Gar Deck* Farm Bldg	1411 432 887 528 300 480	4038	1008
13	37710 NE REED RD	R944260840	GGR-5	SFD* Fin Attic* Deck* Det. Gar	975 572 198 520	2265	520
14	37511 NE CLARA SMITH RD	R944260480	GGR-5	SFD* Farm Bldg	1152 396	1548	396
15	37407 NE CLARA SMITH RD	R944260780	GGR-5	1 st Flr* 2 nd Flr* Farm Bldg Shed	1296 140 192 144	1772	336
16	37215 NE CLARA SMITH RD	R944260790	GGR-5	SFD* Deck*	1400 96	1496	N/A
17	37311 NE CLARA SMITH RD	R944260630	GGR-5	1 st Flr* 2 nd Flr* Deck* Farm Bldg.	750 750 375 864	2739	864
18	37230 NE CLARA SMITH RD	R944260150	GGR-5	SFD* Carport* Enc. Porch* Att. Gar*	1036 308 48 610	2002	N/A
19	37710 NE CLARA SMITH RD	R944260390	GGR-5	SFD* Unf Bsmt* Fin Attic* Farm Bldg. Det. Gar	948 450 400 768 240	2806	1008
20	1365 NE CRESTVIEW LN	R944350250	GGR-5	1 st Flr* 2 nd Flr* Cov Deck* Att. Gar*	1586 930 290 480	3286	N/A
21	37205 NE CLARA SMITH RD	R944260400	GGR-5	SFD* Fin Bsmt* Deck* Att. Gar*	1000 1000 128 550	2678	N/A
Average Size of Comparable Accessory Structures in Area						581	
Smallest Comparable Accessory Structure						144	
Largest Comparable Accessory Structure						1600	
Median Size Comparable Accessory Structure						520	
* - Not a comparable improvement							
** - Enrolled in Farm Deferral Program (property contains potentially comparable improvement)							
*** - Enrolled in Forest Deferral Program (property contains potentially comparable improvement)							

- 7.3 (3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.**

Applicant: There will be no new vehicular access points created to the Scenic Travel Corridor.

Staff: Access from the property to a Scenic Travel Corridor does not exist. No additional access points to the Scenic Travel Corridors are required or feasible at this time. *This criterion has been met.*

- 7.4 (4) Project applicants shall be responsible for the proper maintenance and survival of any required vegetation.**

Applicant: *Should any vegetative screening be required it may be stipulated as a condition of approval. Vegetative screening exists between the KVA's and the proposed structure much of which exists on the subject parcel.*

Staff: If the application is approved, this criterion can be met through a condition of approval. *This criterion can be met through a condition of approval.*

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

Applicant: *(See "Site Plan")*

Staff: The applicant has provided the necessary information to determine compatibility with the Rural Residential landscape setting. Please see additional findings under MCC 38.7035(C) below. *This criterion has been met.*

- 7.6 (B) All Review Uses and Conditional Uses visible from Key Viewing Areas:**

- (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: *Although there appears to be clear line of site unscreened by vegetation or buildings between any KVA and the proposed use (See photo 1 and photo 2 under 38.7035(B)(2), it appears the proposed use may be "topographically visible". The term "topographically visible" is understood to mean the site would be visible if all vegetation and buildings were removed.*

The proposed accessory building will be visually subordinate to its setting as seen from Key Viewing Areas.

Staff: Based on submitted application materials, and County maps, the proposed development will only be potentially visible from Key Viewing Areas directly to the north. These KVAs are Interstate Highway – 84, Washington State Route 14 and the Columbia River. Topographic conditions would allow the structure to be seen from the Columbia River and SR-14. From the rear of the structure north, in the direction of the Interstate 84, the terrain slopes downwards with a 9-13% grade for approximately 90 ft to a bluff where the terrain steepens to a 50 to 60% slope and then flattens at the bottom and gently slopes to the interstate approximately 1600 feet from the development site.

The proposed structure would be oriented to the southeast away from the KVAs in question, with its longest sides offset approximately 40 degrees. At its widest and tallest points, the proposed structure would be 24 feet wide and 36 feet long, and would have a height of just over 24 feet. The roof is gabled with 2 foot eaves. (Exhibits A.3 and A.4)

On-site vegetation located on the property between the proposed structure and the three KVAs consist of a mixture of coniferous and deciduous trees. Most of the subject property, and properties adjacent to it, is densely forested. However, the ravine which cuts through the property is characterized by its more open canopy (relative to other areas on the property), with smaller trees and brush running along its center. This open canopied area, above where ravine slopes downward, provides a small opening in the vegetation from which the Columbia River can be seen. Mature trees located across the ravine do provide additional screening for the proposed structure, however. (Exhibit B.3)

The proposed color of the accessory structure is Stry Night (Ralph Lauren - VM80) which is a black color. The color of the trim would be a dark green, known as Isle of Pines (Ralph Lauren - 480D-7). The roofing would be a dark green composition shingle (Owens Corning - Chateau Green) (Exhibit A.5). The gable ends and window trim would also need to be painted a dark earthtone color to help the structure achieve visual subordination from the Columbia River. The proposed colors are suitable to assist the structure in achieving visual subordination.

Certain materials cause reflectivity, including windows. Staff must consider the amount of glass that faces the Key Viewing Area on an elevation. The rear elevation (Exhibit A.4) facing the Columbia River contains approximately 11.25 square feet of glass. The applicant has proposed using windows with a low reflectivity rating that will reduce the visual impact of the glass. As stated above, the rear elevation would be offset at an angle which minimizes the unobstructed sight path from KVAs to the structure to the elevation in question.

Based upon the discussion above, the proposed structure is found to be visually subordinate from the Columbia River and SR-14. *This criterion can be met through a condition of approval.*

- 7.7** **(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.

***Applicant:** Although the proposed structure appears to be “topographically visible”, it is highly unlikely the property will be seen from any KVA. In the photographs below there appears to be no evidence a clear line of sight exists between the location of the proposed structure and the KVA’s.*

Photo 1 was taken from center of the proposed accessory building location at an approximate bearing of 45 degrees. Photo 2 was taken from the same location at an approximate bearing of 25 degrees. The photo shows a high degree of existing vegetative screening at a time of year when the least amount of vegetative screening exists. Both photographs were taken on 1/13/07.

The amount of building site appearing to be “topographically visible” to the KVA is difficult to measure.

Using elevation data downloaded from www.usgs.com and global mapping software capable of performing “view shed analysis” the proposed structure appears to be topographically visible from three KVA’s: I-84, Columbia River, and SR-14.

The linear distance along I-84 from which the building site may be “topographically visible” is approximately 300 feet. The shortest distance between the building site and the “topographically visible” portion of this KVA is approximately 2300 feet at a bearing of 45.5 degrees.

The linear distance along the Columbia River from which the building site may be “topographically visible” appears to stretch over several miles. The shortest distance between the building site and the “topographically visible” portion of this KVA is 1.7 miles at a bearing of 18.7 degrees.

Although it is highly unlikely the proposed development would be viewed from the three KVA’s, every effort has been made to ensure it is visually subordinate to its setting as it may be seen from the KVA’s.

Staff:

Number of Key Viewing Areas the Site is Visible From

The subject property is visible from three KVAs: I-84, the Columbia River and Washington State Route 14.

Distance from Building Site to Key Viewing Areas it is Visible From

The linear distance from the building site the river’s south bank is approximately 2,100 feet, while Washington State Route 14 is an estimated 9,900 feet away. The linear distance from the site to I-18 is an estimated 1,850 feet.

Linear Distance Along Key Viewing Areas from which the Building Site is Visible

Staff did not have an opportunity to go out on to the Columbia River or State Route 14 to determine the linear distance the property is visible from either KVA. Staff performed a site visit on February 26, 2007 and June 6, 2007 at the subject property. Staff did not visit either the

Columbia River or State Route 14 to measure the linear distance the property is visible from these KVAs. Staff is estimating the site becomes visible, based on what was visible from the property, for 3,000 feet along both the Columbia River and State Route 14.

Amount of Area of Building Exposed to Key Viewing Areas/Degree of Existing Vegetation Providing Screening

The amount of building site area exposed to Key Viewing Areas is minimal. An estimated 40' gap in vegetative screening in the south-central portion of the property does allow for an obstructed view of the Columbia River and State Route 14. However, existing vegetation provides an adequate degree of screening in all directions apart from the south-central aspect (Exhibit B.3). The development will be sited in a manner that avoids exposure to Key Viewing Areas through this gap.

Given the proposed accessory structure will not be fully topographically screened, conditions would require natural or dark earth tone colors and low reflectivity building materials. Conditions would also require maintaining existing screening vegetation. The conditions of approval would be proportionate to the visual impacts as seen from the KVA. *This criterion can met through a condition of approval.*

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

***Applicant:** The cumulative effects of the proposed development, in regards to determination of potential visual effects and compliance with visual subordination policies, are such there would be little to no cumulative effect.*

The proposed accessory building will be located immediately east of the existing home. This would be further away from the aforementioned KVA's (38.7035(B)(2)) than the existing home and set further back into an area with greater vegetative screening increasing visual subordination and lessening the potential visual impact as viewed from the KVA's.

The proposed accessory building will be built using the same colors and materials as the existing home approved per and NSA case file T2-03-049.

Staff: The subject property is surrounded by other properties devoted to residential land uses, in addition to other uses accessory to residential uses. The development, with conditions, could be made subordinate to help minimize cumulative visual effects in the area. *This criterion has been met.*

7.9 (4) For all buildings, roads or mining and associated activities proposed on lands visible from Key Viewing Areas, the following supplemental site plan information shall be submitted in addition to the site plan requirements in MCC 38.0045(A)(2) and 38.7035(A)(5) for mining and associated activities:

(a) For buildings, a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details

(type of plants used, number, size, locations of plantings, and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes); and

(b) Elevation drawings showing the appearance of proposed building(s) when built and surrounding final ground grades, for all buildings over 400 square feet in area.

Applicant: The proposed accessory building height is 22'11" from the lowest finished grade to the highest ridge of the structure. The shape of the proposed accessory is a simple 24' x 36' rectangle and is 864 square feet in size.

The color of the home, the color of the rim, and the building materials were chosen to match that color of the existing home which was approved per NSA case file T2-03-049. The color of the home will be Dark Brown. The color of the Trim will be Dark Forrest Green. Exterior building materials will be Hardi Plank for the siding. There will be no exterior lighting. Landscaping includes only the planting of grass in the area disturbed by grading as shown on the "Site Plan".

Staff: The applicant has submitted a description of the proposed height, shape, color, and exterior building materials associated with the development of an accessory structure on the project site. The applicant has submitted elevations showing the proposed building (Exhibit A.4). *This criterion has been met.*

- 7.10** **(6) New buildings or roads shall be sited on portions of the subject property which minimize visibility from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable.**

Applicant: The proposed accessory structure will be set back further into the property than the existing home away from the KVA's in an area having more vegetative screening than that of the existing home minimizing potential visibility from the KVA's.

Staff: The accessory structure would be developed in a location 120 feet from the southerly property line, and would be set back nearly as far from applicable Key Viewing Areas as feasible, consistent with the siting of the existing residence. An easement dedicated for road purposes is situated across the entire length of the southerly boundary of the property, 50 feet out from the property line. The presence of the easement makes siting the proposed development behind the existing residence not feasible. The development site would therefore minimize visibility from Key Viewing Areas to the maximum extent practicable. *This criterion has been met.*

- 7.11** **(7) In siting new buildings and roads, use of existing topography and vegetation to screen such development from Key Viewing Areas shall be prioritized over other means of achieving visual subordination, such as planting of new vegetation or use of**

artificial berms to screen the development from Key Viewing Areas.

Applicant: *The proposed accessory structure will be sited further back into the property immediately east of the existing home. The proposed siting of the new structure would use the existing vegetation and existing topography to a greater extent than that of the existing home to achieve visual subordination from the potential KVA.*

Staff: Staff concurs that the applicant has proposed a development site that minimizes ground disturbance and utilizes existing vegetation. The vicinity of the development area contains vegetation which can be utilized to achieve visual subordination, particularly to the north, west and east. To the south, a ridge line over 1000 feet away from the property will provide topographical screening from other KVAs to the south. *This criterion has been met.*

7.12 (8) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035(C).

Applicant: *The proposed accessory building would require the removal of three Alder trees (See "Site Plan"). Removal of tree cover screening will not be required.*

Staff: The applicant has proposed a building location that will minimize grading and provide the most protection to scenic resources through the use of existing vegetation. In order to use this site as proposed, three trees will need to be removed (Exhibit A.3). The remainder of the on-site trees would be retained. *This criterion can be met through a condition of approval.*

7.13 (9) Driveways and buildings shall be designed and sited to minimize grading activities and visibility of cut banks and fill slopes from Key Viewing Areas.

Applicant: *Although it is highly unlikely the proposed site will be viewed from the KVA's, existing contours will be disturbed only for construction of the accessory building. Following construction, the area around the building will be returned to previous conditions, to the extent possible, and managed to prevent erosion. Silt fencing will be used down gradient to the proposed site (See "Site Plan").*

The building was sited close to the existing gravel driveway and its longest dimension oriented with the contour of the topography to minimize grading and reduce the need for creating cut banks and fill slopes. The existing slope is approximately 3.5% (See "Site Plan"). The proposed grading will be minimal moving only and estimate 7.2

Staff: The subject site slopes slightly downward between NE Clara Smith Road and the proposed site of the accessory structure. Development will occur on the flattest portion of the site adjacent to the point of existing site access. This will limit the amount of soil which needs to be disturbed during construction for the footings, drain field or driveway improvements. No cut banks or fill slopes will be visible from Key Viewing Areas. *This criterion has been met.*

- 7.14** **(10) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features.**

Applicant: *Siding material will be composite clapboard call “Hardi-Plank” with a wood grain texture.*

There will be two windows. The two windows will be a clear thermal pane glass with 11%-15% exterior visible light reflectivity rating per the “Implementation Handbook”. Both of the windows will have screens reducing reflectivity. The two windows will be placed on sides of the building most likely not to be visible form the KVA’s (See “Elevations”). Because it is highly unlikely the proposed structure will be viewed from the KVA due to the high degree of vegetative screening and it is unlikely the windows will be visible, no square footage data for glass surface area has been provided.

Roofing material will be an architectural composite shingle of which a sample has been provided.

Staff: Existing topographic features will not fully screen the proposed structure from all Key Viewing Areas. The structure’s exterior must be composed of nonreflective materials or materials with low reflectivity.

The subject property is not screened topographically from the Columbia River and State Route 14. As discussed above under Finding 7.6, the proposed accessory structure is proposed to have windows that cover approximately 11.25 square feet both of the front and rear elevation. While the rear elevation is generally oriented toward three KVAs, the proposed window area does not create a significant massing of windows facing them. The applicant has proposed to use windows with a reflectivity rating that will reduce the visual impact from the glass windows. *This criterion can be met through a condition of approval.*

- 7.15** **(11) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.**

Applicant: *No exterior lighting is proposed.*

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

- 7.16** **(12) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The *Scenic Resources Implementation Handbook* will include a recommended palette of colors.**

Applicant: *The color of the accessory building was chosen to match the color present in the landscape near the proposed site and that of the color of the existing home. The main color for the accessory will be Dark Brown. The trim of the home will be matched to that of the existing home and be a Dark Forest Green.*

Staff: The applicant has proposed the use of the following colors manufactured by Ralph Lauren, as shown on Exhibit A.5: “Starry Night” (siding), “Isle of Pines” (trim), and “Chateau Green” (shingles). Each of these colors consists of dark earth-tones. *This criterion has been met.*

- 7.17** **(15) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. Variances may be granted if application of this standard would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use, and may be applied only after all reasonable efforts to modify the design, building height, and site to comply with the standard have been made.**

Applicant: *As viewed from the potential KVA's the proposed accessory building will sit well below the skyline is not an issue.*

Staff: As seen on Exhibit B.4, the topography rises from the north to south. The structure will be located approximately 500 feet in elevation, near the southern extent of the subject property. A variance will not be needed in order to comply with this standard. *This criterion has been met.*

- 7.18** **(17) The following standards shall apply to new landscaping used to screen development from key viewing areas:**
- (a) New landscaping (including new earth berms) shall be required only when there is no other means to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordination. Development shall be sited to avoid the need for new landscaping wherever possible.**
 - (b) If new landscaping is required, it shall be used to supplement other techniques for achieving visual subordination.**
 - (c) Vegetation planted for screening purposes shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction.**
 - (d) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicant. The property owner(s), and their successor(s) in interest are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.**
 - (e) The Scenic Resources Implementation Handbook includes recommended species for each landscape setting consistent with MCC 38.7035(C) and the minimum recommended sizes for tree plantings (based on average growth rates expected for recommended species).**

Applicant: *Existing vegetation currently screens the proposed structure from view of the KVA's. Existing vegetation located on the subject parcel provides a high degree of visual screening.*

Should any vegetative screening be required it may be stipulated as a condition of approval.

Staff: New landscaping has not been proposed to screen the development from key viewing area, and it will not be required. *This criterion is not applicable.*

- 7.19** **(24) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. A variance may be authorized if the property would be rendered unbuildable through the application of this standard. In determining the slope, the average percent slope of the proposed building site shall be utilized.**

Applicant: *The average percent slope of the proposed building site is 3.5% (See "Site Plan").*

Staff: Staff concurs. The immediate development site does not contain slopes greater than 30 percent. *This criterion has been met.*

- 7.20** **(25) 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: *An estimated 7.2 cubic yards of soil will be moved and the slope of the proposed development area is approximately 3.5% (See "Site Plan"). A grading plan is not required.*

Staff: The proposed development does not involve more than 100 cubic yards of grading. The applicant has proposed to install sediment fencing downslope of the development area (Exhibit A.3). *This criterion is not applicable.*

7.21 MCC 38.7035(C) All Review Uses and Conditional Uses within the following landscape settings:

(3) Rural Residential

(a) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices.

Applicant: *The proposed accessory building would require the removal of three Alder trees (See "Site Plan"). Removal of tree cover screening will not be required.*

Staff: As determined in Finding 7.12, the existing tree cover will be retained except as necessary for development. A condition of approval has been included requiring the retention of all trees not specifically slated for removal on the applicant's site plan. *This criterion can be met through a condition of approval.*

7.22 (b) 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. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.

3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

Applicant: *The proposed accessory building would require the removal of three Alder trees (See "Site Plan"). Removal of tree cover screening will not be required. Should any trees be required for visual screening Douglas Fir would be planted.*

Staff: As determined in Finding 7.7, if the application is approved, the existing tree cover would need to be retained except as necessary for development. A condition of approval will be included requiring the retention of all trees not specifically slated for removal on the applicant's site plan included as Exhibit A.3. *This criterion can be met through a condition of approval.*

- 7.23 (c) Compatible recreation uses include should be limited to small community park facilities, but occasional low-intensity resource-based recreation uses (such as small scenic overlooks) may be allowed.

Applicant: *No recreation uses are proposed.*

Staff: No recreational uses are proposed. *This criterion is not applicable at this time.*

8. **Conclusion**

Based on the findings, narrative, and other information provided herein, this application, as conditioned, does not satisfy all applicable approval criteria required for Site Review in the National Scenic Area.

9. **Exhibits**

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits
- 'D' Comments Received

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	01/19/07
A.2	14	Application Narrative	01/19/07
A.3	2	Site Plans	01/19/07
A.4	5	Elevations	01/19/07
A.5		Color Samples a. Structure – Ralph Lauren, Starry Night (VM80) b. Trim – Behr, Isle of Pines (480D-7) c. Roof – Owens Corning, Chateau Green	01/19/07
A.6	12	Service Provider Forms a. Fire District Review Access b. Fire District Review Fire Flow Requirements c. Certification of On-Site Sewage Disposal d. Stormwater Certificate e. Certification of Water Service	01/19/07 03/01/07
A.7	8	Deed Information a. Special Warranty Deed, Inst. # 2004-079417, Recorded 05/06/04	01/19/07
'B'		Staff Exhibits	Date
B.1	2	A&T Property Information	N/A
B.2	1	Zoning Map	N/A
B.3	3	Site Visit Photos	06/06/07
B.4	1	Aerial Photograph with 10 foot contour lines	N/A
'C'		Administration & Procedures	Date
C.1	1	Completeness Review	01/31/07
C.2	2	Incomplete Letter	08/07/06
C.3	1	Complete Letter – Day 1	01/25/07
C.4	4	Opportunity to Comment	01/25/07
C.5	4	Administrative Decision	06/15/07
'D'		Comments	Date
D.1	1	Letter: State Historic Preservation Office - Dennis Griffin, State Archaeologist	02/07/07
D.2	7	Letter: Friends of the Columbia Gorge, Richard Till – Land Use Law Clerk	03/26/07
D.3	1	Letter: State Historic Preservation Office - Dennis Griffin, State Archaeologist	03/29/07

