



MULTNOMAH COUNTY
LAND USE & TRANSPORTATION PROGRAM
1600 SE 190TH Ave, Suite 116, Portland OR 97233
Ph. 503.988.3043 Fax 503.988.3389
www.co.multnomah.or.us/landuse

NSA
Residential
Expedited
Application

08/18/2009 4:02PM 000001 #6397
0018 KEVIN
PERMITS-TYPE 1 \$100.00
CHECK \$100.00

PROPERTY

Address 28218 HIST COL RIV HWY, TROUTDALE Site Size 0.35 Acres

PROPOSED DEVELOPMENT (check all that apply)

- ☐ Addition or covered deck: Size _____ (200 sf max) Height _____ ft
Existing Floor Area _____ (500 sf min) Existing Height _____ ft (greater than proposed)
- ☐ Accessory structure: Size _____ (60 to 200 sf) Height _____ ft (10 ft max)
- ☐ Uncovered, attached deck: Size _____ (500 sf max) Height _____ inches (30" max)
- ☐ Demolition: Structure Type _____ Age _____ (less than 50 yrs)
- ☒ Rail, solid, or semi-solid fence: Height 5-5 ft (6' max) Length 49 (100' max)
- ☐ Wire strand fence: Height _____ ft (greater than 4') Length _____ (greater than 500')
- ☐ Woven wire fence: Agricultural enclosure only Area fenced _____ (80 ac max)
- ☐ Pave existing dirt/gravel road: All work to occur within existing road prism
- ☐ Decommission non-paved road: Includes ripping road surface, barriers, revegetation
- ☐ Retaining wall: Height _____ ft (2' max exposed surface) Length _____ (100' max)
- ☐ Outdoor lights:
- ☐ Other: _____

APPLICANT

Name PAUL JEWELL Phone 503 765 9403
Mailing Address 28218 HIST COL RIV HWY Fax 503-808-4405
City TROUTDALE State OR Zipcode 97060 e-mail SANDYJEWELLS@NETZCO.NET

OWNER

Name SAME AS Phone _____
Street Address _____ City _____ State _____ Zipcode _____

I authorize the applicant to make this application.

Property Owner Signature

If no owner signature above, a letter of authorization from the owner is required. ☐
NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

For Staff Use

CASE
NUMBER

12-09-47

State ID #

154E06BB-400

Alt Acct. #

R99406-0680

DATE
SUBMITTED

8/18/09

ZONING

GGR-5

MCC CITATION
(For Qualifying Use)

38.1010(3)

Related Case No

Open UR/ZV

rev. 5/16/2008



Instructions for applicants:

The checklist below asks you to confirm facts or conditions related to your property and your proposal. The numbered paragraphs in bold represent code requirements or criteria for development in the National Scenic Area (NSA). Those criteria are addressed when you check a box below each numbered paragraph. By checking a box, you are confirming that the corresponding statement applies to your project. Staff concurrence is indicated by initials in the boxes along the right column of this form. Please ensure that you check a box under every numbered paragraph or staff will not be able to process this application under the Expedited Review Process. The NSA Handout #4: Expedited Development Review Process that accompanies this form explains each of the criteria.

Scenic Resources

1. In the General Management Area, the scenic resource protection criteria shall not apply to woven-wire fences for agricultural use that would enclose 80 acres or less.

☐ This application includes new woven-wire fencing on property that is within the General Management Area (i.e. it is in a zone district that begins with "GG") and the fencing is for agricultural use and encloses an area that is less than 80 acres in size. *The scenic resource criteria do not apply to the new woven wire fence.*

[Proceed to the Recreational Resource criteria (page 4) if this application is only for fencing. Otherwise, respond to the remaining scenic criteria for other uses or development that are eligible for expedited review.]

☒ This application is not for new woven wire fencing. *The scenic resources criteria are applicable.*

2. The colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. This guideline shall not apply to additions, which may match the color of existing buildings.

☒ The application is for an addition to or modification of an existing structure, or placement of a new structure that is not topographically visible from a Key Viewing Area (KVA). The KVA(s) the structure is visible from are Historic Columbia River Hwy. The attached site plan illustrates how the structure is topographically screened from these KVA(s). *This criterion has been met.*

Note to applicant: Show on the site plan the location of the terrain feature or landform that screens the structure with arrows identifying the vantage point from which the site is viewed from the KVA(s).

☐ The application is for an addition. As shown in the attached color chip and site photograph, the addition will match the color of the existing buildings. *This criterion has been met.*

Staff initial:

SL



Staff initial:

See NSA Handout #4: Expedited Development Review Process, for list of KVAs

Attach plan

Attach color chip & photo of existing building

- ☒ The application is for an addition to or modification of an existing structure, or placement of a new structure that is topographically visible from one or more key viewing areas. As shown in the attached color chip and site photograph, the proposed addition will be dark earth tones that are found at the site or surrounding landscape. *This criterion has been met.*

Attach color chip(s) & photo(s) of structure & surrounding landscape

3. Structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.

Staff initial:

- ☒ The application does not involve a structure that is topographically visible from a key viewing area. *This criterion has been met.*

- ☒ The application includes structure(s) that are topographically visible from one or more key viewing areas. As shown in the attached samples, the proposed structure(s) will use low or non-reflective building materials. *This criterion has been met.*

Attach building material samples

4. Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

Staff initial:

- ☒ The application does not include outdoor lights. *This criterion is not applicable.*

- ☐ The application includes outdoor lights. As shown in the attached specification sheet, the proposed lights will be hooded and shielded and are composed of non-reflective, opaque materials. A site plan and/or elevation drawings shows the location of the lighting. Based on these drawings the lighting will not be highly visible from key viewing areas. *This criterion has been met.*

Attach spec sheet here

5. Structures within 1/2-mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and/or designed to achieve the applicable scenic standard (e.g., visual subordination, not visually evident).

Staff initial:

- ☒ The application does not involve a structure that is within 1/2-mile of and topographically visible from a key viewing area. *This criterion is not applicable.*

- ☒ The application includes structure(s) that are within 1/2-mile of and topographically visible from (a) key viewing area(s). As shown on the attached site plan, and exterior architectural elevations or rendered photo, the proposed structure(s) will be sited, screened, and/or designed so that it achieves the standard of: ☒ visual subordination, or ☐ not visually evident

Attach elevations or photo of structure

Explain how standard is achieved.

THIS IS A SIMPLE WROUGHT IRON FENCE THAT WILL IMPROVE THE LOOK OF THE FRONT YARD/HOUSE. PEOPLE DRIVING BY AT 50MPH WILL BARELY NOTICE.

This criterion has been met.

See NSA Handout #5: Designing for Approval

Recreation Resources

6. The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.

☒ The attached site plan labels the uses on adjacent parcels. There is no established recreation site on an adjacent parcel. *This criterion is not applicable.*

☒ The attached site plan labels show that the property is adjacent to at least one established recreation site, but does not detract from the use and enjoyment of the site. The proposed development will not generate noise, dust, or odors at levels significant enough to impact the use. Also, the site plan shows that the proposed development would not interfere with access to the adjacent recreation site(s). *This criterion has been met. Sandy River*

Staff initial:

KC

Label
adjacent
uses on
attached
site plan

Cultural Resources

7. The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey.

Note to applicant: If an Indian tribe sends a letter in response to the application indicating that the proposal affects a treaty right or cultural resource, then the application can not be reviewed using the expedited development review process.

Reconnaissance Survey

Proposed development does not require a reconnaissance survey if it meets any of the following (check at least one that applies):

☐ Is limited to the modification, expansion, replacement, or reconstruction of existing buildings and structures.

☐ Will not disturb the ground (e.g. storage shed without a foundation)

☒ Occurs on a site that was previously disturbed by human activities where the depth and extent of the grading does not exceed prior ground disturbance.

☐ Involves minor ground disturbance, as defined by depth and extent (e.g. fence construction, footings for a deck, etc.)

Width _____ x Length _____ x Depth _____

Note to applicant: The project will not qualify for expedited review if the Gorge Commission disagrees that the activity results in minor disturbance.

☐ Occurs on a site that has been adequately surveyed in the past, or has been identified by the Gorge Commission, USFS Archaeologist, or private archaeologist as having a low probability of containing cultural resources.

This criterion has been met.

Staff initial:

KC

RECEIVED
Aug 18 2009
BY: KC

Show area
and type of
disturbance
on plan

Attach survey

KC

Historic Survey

A historic survey is not required for the following activities (check at least one):

- ☒ There are no structures 50 years old or older on the property.
- ☐ There is/are structures 50 years old or older; however, the application does not alter the structure(s), nor does it compromise features of the surrounding area that help define the historic character of the structure(s).

This criterion has been met.

Natural Resources

8. The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

Staff initial:

Kc

Show rights-of-way or easement boundary on site plan

☒ The proposal is for development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained. *This criterion is not applicable.*

☐ As shown on the attached site plan, proposed development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. *The criterion has been met.*

9. The development will not adversely impact sensitive wildlife or plant species or is at least 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. This guideline shall not apply to development that does not disturb the ground or is located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

Staff initial:

Kc

☐ As shown on the attached site plan and confirmed by planning staff, the proposed development is over 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. *This criterion has been met.*

☒ The proposed development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained. *This criterion is not applicable.*

☐ Although proposed development is within 1,000 feet of a known sensitive wildlife area or site, the Oregon Department of Fish and Wildlife (for GMA lands) or U.S. Forest Service (SMA lands) has determined that the area or site is not active, that development will not compromise the integrity of the wildlife area or site, or that development will not occur during a time of year that the wildlife species are sensitive to disturbance.

☐ Although proposed development is within 1,000 feet of known sensitive plants, a representative of the Oregon Natural Heritage Program or an expert in botany or plant ecology has determined that development will not occur within 200 feet of a sensitive plant species.



See land use staff for agency contacts

Attach agency confirmation

NOTICE OF PRELIMINARY DECISION

In accepting this application for expedited review, the Planning Director is granting preliminary approval of the development. The Gorge Commission, U.S. Forest Service, Indian tribal governments, and property owners within 750 feet of the subject tract will be given 14 days to provide comments. If no comments are received, the decision shall become final at the close of business on the 14th day. If substantive written comments are submitted, the Planning Director will either modify the decision to address the comments and re-issue it for a 14-day appeal period or re-direct the application to full review if comments establish that the proposed development is not eligible for expedited review.

Comments must be directed to the applicable approval criteria. Those in **bold** above are listed in MCC 38.7100 of the County code. Failure to provide comments during the comment period will preclude a right to appeal.

Conditions/Limitations of Approval

1. If, during construction, cultural or historic resources are discovered, the applicant/owner shall immediately cease development activities and inform the Multnomah County Land Use Planning Division, Columbia River Gorge Commission, and the U.S. Forest Service of any discovery pursuant to MCC 38.7045(L) & (M), or MCC 38.7050(H) as applicable. Once halted, construction activities shall not resume until these standards have been satisfied.
2. Approval of this land use permit is based upon the statements made in this application and attached materials. No work shall occur under this permit other than that which is specified in these documents.
3. Development of structures must be commenced within 2 years of the date of this decision, and completed within 2 years of the date of commencement. The property owner may request an extension of either of these timeframes, as provided in MCC 38.0700. Such a request must be made prior to expiration of the permit.

This decision is final at the close of the comment period unless comments are received. If no comments are received, the effective date of the decision is 9/2/2009



FOR STAFF USE

At close of the comment period (check one that applies):

- ☒ No substantive written comments were received. The decision is final.
- ☐ Substantive written comments were received. The Planning Director will issue a letter addressing the comments and may modify this preliminary decision.
- ☐ Written comments were submitted showing that the proposed development is not eligible for expedited review. The project will be reviewed using the full development review process.

Staff initial:

KC

Date:

9/2/09

Any comments received are included in the County records for this application.

- ☒ Fill out NSA DR Database Form for Gorge Commission and include copy with file.

DR Data Base Form

Record Plotted ☐

Quad # _____

Initials: _____

1. File Number T2-09-047 2. Tax Lot Number 154E06BB 400
 3. Applicant's Name Paul Jewell 4. Landowner's Name Paul & Lian Jewell
 5. County: Mult 6. Township: 15 7. Range: 4E 8. Section: 06 BB 9. ¼ Section: _____
 10. Ownership: ☒ Private ☐ State ☐ Federal ☐ County ☐ Tribal ☐ Other Public
 11. Acreage: 0.354 12. Min. Parcel Size: 5 Ac 13. Management Area: ☒ GMA ☐ SMA

14. Land Use Designation:

- GMA ☐ Small-Scale Ag (10) ☐ Small Woodland (22) ☐ Public Recreation (50) SMA ☐ Agriculture (13)
☐ Large-Scale Ag (11) ☒ Residential (30) ☐ Open Space (60) ☐ Forest (23)
☐ Ag Special (12) ☐ Rural Center (40) ☐ Lakes/Columbia River (70) ☐ Residential (31)
☐ Comm Forest (20) ☐ Commercial (41) ☐ Public Rec (51)
☐ Large Woodland (21) ☐ Commercial Recreation (42) ☐ Open Space (61)

15. Type of Development:

- ☒ Accessory (res.) (10) ☐ Land Division (20) ☐ Public Rec (40) ☐ Industrial (80)
☐ Dwelling (11) ☐ Lot Line Adjustment (21) ☐ Ag/Cultivation (50) ☐ Mining (81)
☐ Addition (res) (12) ☐ Commercial (30) ☐ Ag Structure (51) ☐ Other (100)
☐ Hardship Dwelling (13) ☐ Home Industry (31) ☐ Forest Practices (60) ☐ Demolition (200)
☐ Cluster Dev (14) ☐ Commercial Rec (32) ☐ Community Facility (70) ☐ Emerg Resp (300)
☐ - Replacement

16. Jurisdiction: ☐ LUO-GC ☐ LUO-FS ☒ LUO-County17. Decision: ☒ Approved ☐ Denied ☐ WithdrawnType of Review: ☐ Full Review ☒ Expedited Review ☐ Both18. Date of Decision: 9/2/09 19. Exp Date: 9/2/201120. Appeal? ☐ Yes ☒ No 21. Decision Altered? ☐ Yes ☒ No ☐ Pending22. Built/Completed? ☐ Yes ☒ No 23. Extension Exp. Date: _____ 24. Enforce. Action File #: _____Land Use

25. Fire Protection Guidelines ☐ Yes ☒ No
 26. Agricultural Setback/Buffer ☐ Yes ☒ No
 27. Forest Setback/Buffer ☐ Yes ☒ No
 28. Variance of some kind ☐ Yes ☒ No

Scenic Resources

29. Visible from KVAs ☒ Yes ☐ No
 30. Scenic Travel Corr / ¼ mile ☒ Yes ☐ No
 31. Scenic Conditions ☒ Yes ☐ No

Cultural Resources

32. Reconnaissance Survey ☐ Yes ☒ No
 33. Historic Survey ☐ Yes ☒ No
 34. Large Scale Use ☐ Yes ☒ No
 35. Cultural Resource
 a. Present on parcel ☐ Yes ☒ No
 b. Type of resource A T H
 36. Mitigation Plan*/Measures+ ☐ Yes ☒ No
 37. Cultural Conditions ☐ Yes ☒ No

*GMA only / +SMA only

Recreation Resources

38. Recreation On/Adjacent ☒ Yes ☐ No
 39. Recreation Conditions ☐ Yes ☒ No

Natural Resources

40. Wetland
 a. In vicinity ☒ Yes ☐ No
 b. Development in buffer ☐ Yes ☒ No
 c. Wetland Comp Plan (GMA) ☐ Yes ☒ No
 41. Stream, Lake, Riparian Resource
 a. In vicinity ☒ Yes ☐ No
 b. Development in buffer ☐ Yes ☒ No
 c. Rehab/Enh Plan (GMA) ☐ Yes ☒ No
 42. Wildlife/Habitat Area
 a. Within 1000 ft/vicinity ☐ Yes ☒ No
 b. Wildlife Management Plan (GMA) ☐ Yes ☒ No
 43. Rare/Sensitive Plant
 a. Within 1000 ft/vicinity ☐ Yes ☒ No
 b. Protection/Rehab Plan (GMA) ☐ Yes ☒ No
 44. Natural Mitigation Plan (SMA) ☐ Yes ☒ No

Tribal Treaty Rights

45. Treaty Issues ☐ Yes ☒ No
 46. Treaty Conditions ☐ Yes ☒ No

Response to GC Comments

47. Comments addressed in decision ☐ Yes ☐ No
☐ Partly ☒ N/A


**MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS**

Property Information

[Property Information](#)
 [Tax Summary](#)
 [Assessment History](#)
 [Improvement Information](#)
 [New Search](#)
 [Search Results](#)
 [Printable Summary](#)
 [Logoff](#)

Search Results for R341491

Owner Name	Property ID Number
JEWELL,PAUL D & LIAN H	R341491
Owner Address	Situs Address
28218 E HIST COLUMBIA RIVER HWY TROUTDALE, OR 97060-9344	28218 E HIST COLUMBIA RIVER HWY TROUTDALE, OR 97060
Alternate Account Number	Neighborhood
R994060680	R063
Map Tax Lot	Levy Code Area - <u>Taxing Districts</u>
1S4E06BB -00400	243
Portland Maps	Information on Ordering Copies
Click to Open Map	Click to Open Order Form

Property Description

Exemption	Expiration Date
Tax Roll Description	Map Number
Current: SECTION 06 1S 4E, TL 400 0.35 ACRES UPLAND, 0.00 ACRES LOWLAND Last Cert: SECTION 06 1S 4E; TL 400 0.35 ACRES UPLAND; 0.00 ACRES LOWLAND	61S4E 1S4E06BB -00400 OLD

Parcel	Account Status
	A - Active
Property Use	Year Built
B - RESIDENTIAL IMPROVED	1960
Related Accounts	Acreage
	0.35
	Linked Accounts

Split/Merge Account
**Split/Merge Account
Message**

Special Account Information
Sales Information

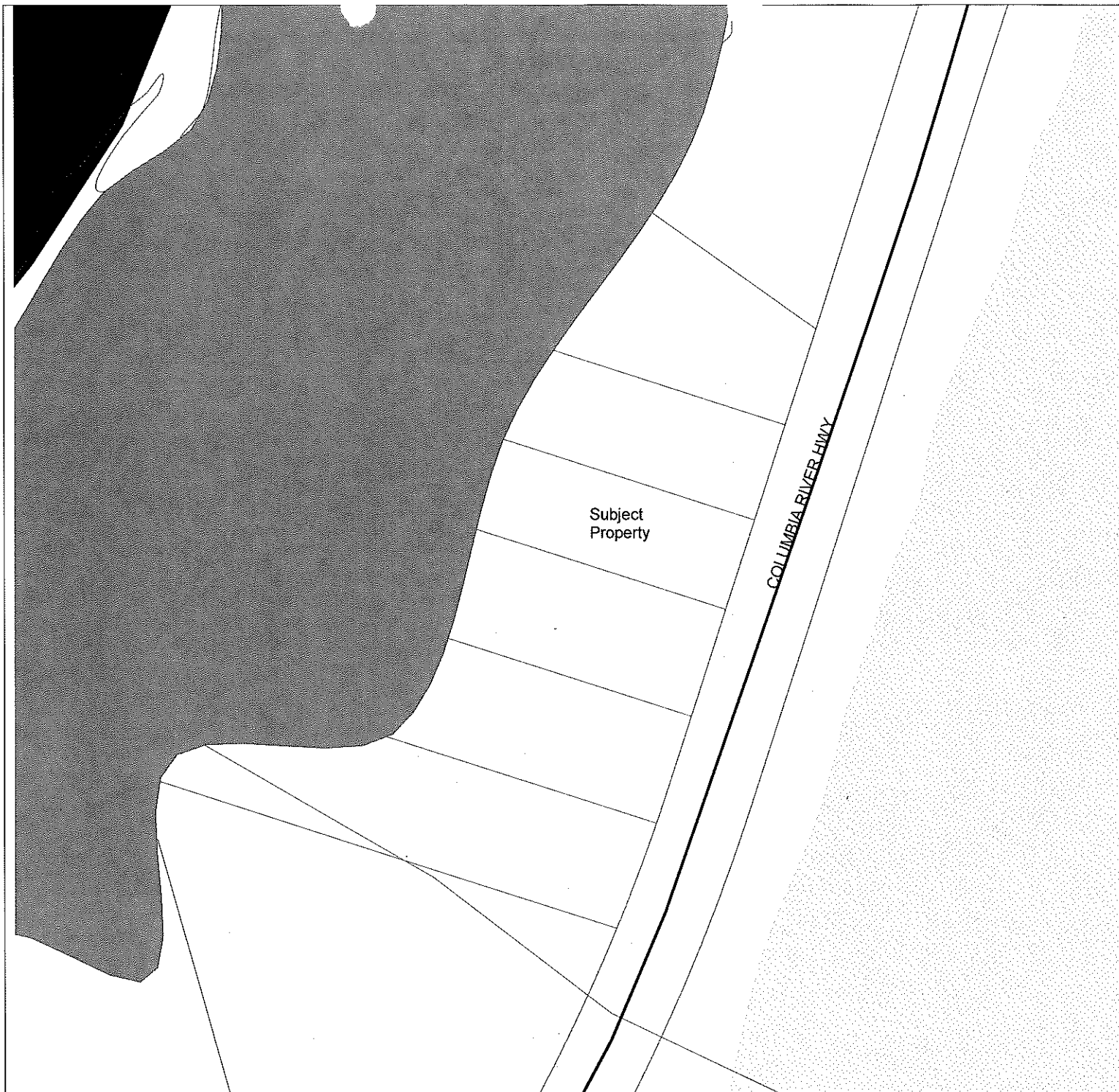
Deed	Grantor (Seller)	Grantee (Buyer)	Instrument	Date	Consideration Amount
WD	WILSON,JAMES R & CAROL I	JEWELL,PAUL D &	<u>2002102552</u>	06/07/02	\$331,000
OWNUPD	WILSON,JAMES R	WILSON,JAMES R & CAROL I	<u>99084356</u>		\$0

WD	UNKNOWN	UNKNOWN	<u>19590401</u>	11/01/86	\$66,000
	GRANTOR/GRANTEE	GRANTOR/GRANTEE			

2009 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft
L1	RES - RESIDENTIAL LAND	0.35	15176
L2	LL - LOWLANDS	0.00	

INFORMATION SUBJECT TO DISCLAIMER - SEE [HOME PAGE](#)© 2009 [Tyler Technologies, Inc.](#) - The Software Group Division



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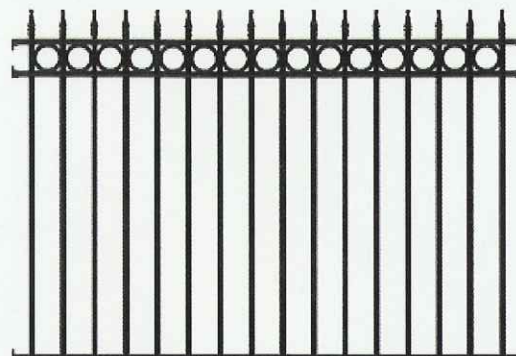
HOME CONTACT VIEW CART
 SEARCH GO

Driveway Gates Garden Gates Fence Openers Access Controls Power Hardware About Us D.I.Y Help Center

WROUGHT IRON FENCE: THE CONCORD

The **Concord Fence Panel** features consecutive rings, 3 horizontal frame members, round spear point finials, 6 universal mounting brackets, and welded joints. Panel is 8 ft. by 5 ft.5.5 in. Price varies by quantity purchased. See [Fence Pricing](#).

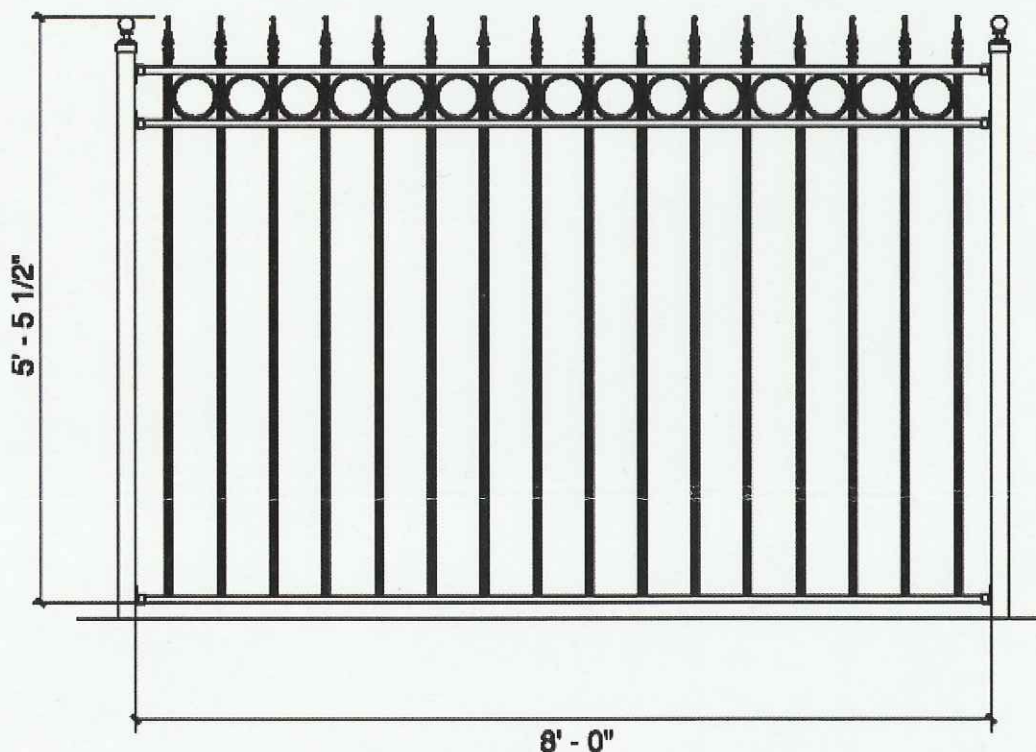
Fence posts are ordered separately and include a ball top finial. Simply set our posts in concrete 8 ft. apart, slip the mounting brackets into the horizontal frame at the ends and tap screw into the steel post. The Concord fence panel also mounts easily to masonry pillars or other suitable mounting surface.



Need help? Get an **EasyQuote**

FENCE PRICING

[<< back to residential fence panel page](#)



Color:
Black

(shown with posts - not included)

RAILS = 0.8" x 1.6" (20mm x 40mm) Rectangular Tubing

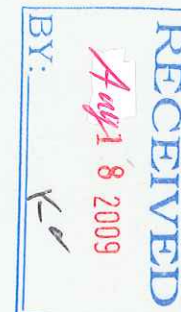
PICKETS = 0.8" x 0.8" (20mm x 20mm) Square Tubing @ 5.9" (150 mm) on center

SPEARS = CAST ALUMINUM

Requires 6 brackets

Standard Fence Brackets

Swivel Brackets for Non-linear Fence



Hist Coe Riv Hwy Roadway



COLUMBIA RIVER GORGE NATIONAL SCENIC AREA

USDA Forest Service

Multnomah County

Cultural Resources Survey Determination



Applicant(s)/ Property Owner(s):

File No: T2-09-047

Paul Jewell
28218 E. Historic Columbia River Highway
Corbett, OR 97019

Type of Undertaking: Applicant proposes to 49-feet of wrought iron fencing.

Location: 28218 E. Historic Columbia River Highway, Corbett, OR 97019

Section: 6BB, T. 1 S., R. 4 E. **Tax Lot:** 400 **Alternate Account Number:** R99406-0680

Quadrangle: Washougal, WA/OR, 7/5-min. 1994

I have reviewed the proposed undertaking and area of potential effect as stated on the development review application, against the National Scenic Area records and inventories. These inventories include the cultural resource site inventory maintained by the State Historic Preservation Office. Based upon the information provided in these inventories and the requirements of the Gorge Commission's Land Use Ordinances, it is recommended that:

A Cultural Resource Reconnaissance Survey is: Not Required.

A Historic Survey is: Not Required.

/s/ Margaret L. Dryden

August 20, 2009

MARGARET L. DRYDEN

DATE

Heritage Resources Program Manager
Columbia River Gorge National Scenic Area

Reconnaissance Survey Not Required

Commission Land Use Ordinances specify when a reconnaissance survey must be conducted before a proposed development can be approved. My evaluation and review indicates that a reconnaissance is not required. This determination complies with the ordinance because the proposed development:

- ☒ Would involve minor ground disturbance (installation of fence)
- ☒ Does not occur within 500 feet of a known archaeological site (5-miles to site 35MU76)

Supporting Information:

The Management Plan for the Columbia River Gorge National Scenic Area does not require a reconnaissance survey for uses that would involve minor ground disturbance (Chapter 2 page I-51, GMA policy 6A(3)).

Historic Survey Not Required

The Commission's Land Use Ordinance guidelines specify when a reconnaissance survey must be conducted before a proposed development can be approved.

- ☒ Would not alter the exterior architectural appearance of buildings and structures that are 50 years old or older
- ☒ Would not compromise features of the surrounding area that are important in defining the historic or architectural character of buildings or structures that are 50 years old or older

Supporting Information:

As there is always the possibility that historic or prehistoric cultural materials may be discovered during activities associated with this undertaking, such discoveries are to be reported immediately. The applicant is required to cease work within the immediate vicinity of the discovery and immediately notify the Columbia River Gorge Commission as well as the Oregon State Historic Preservation Office. This condition is intended to protect newly discovered cultural resources.

New Discovery Telephone Numbers:

Columbia River Gorge Commission (509) 493-3323
Oregon State Historic Preservation Office (503) 986-0793

