

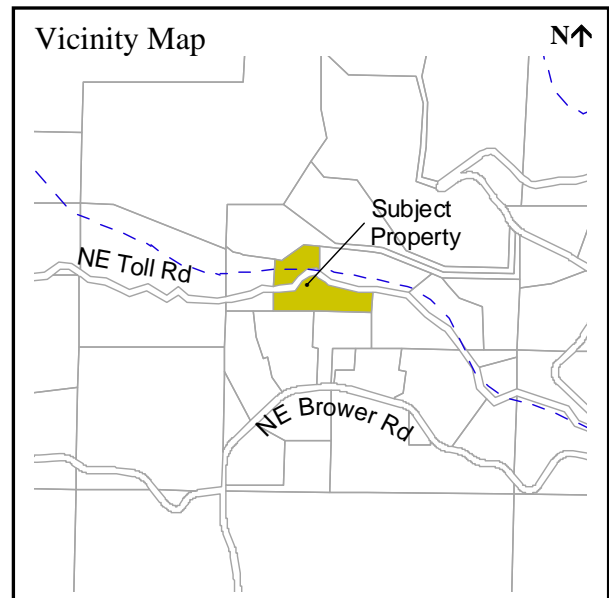


MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

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

Case File: T2-2010-1375
Permit: National Scenic Area Site Review
Location: 46934 NE Toll Road
Tax Lot 100, Section 27C,
Township 1N, Range 5E, W.M.
R945270280
Applicant: Victoria Purvine – Evergreen
Remodeling
Owner: Mike and Selena Harlow
Base Zone: Gorge General Forest-40 (GGF-40)
Overlays: Slope Hazard



Summary: Add a 16x25-foot, two-story addition to an existing dwelling that will extend out 12-feet from the current roofline.

Decision: Approved With Conditions.

Unless appealed, this decision is effective Friday, July 1, 2011, at 4:00 PM.

Issued by:

By: _____
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Friday, June 17, 2011

Instrument Number for Recording Purposes: #2003177177

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 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 Don Kienholz, Staff Planner at 503-988-3043, ext. 29270.

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 Land Use Board of Appeals 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, July 1, 2011 at 4:30 pm.**

NOTICE OF APPEAL HEARING

If an appeal of this decision is filed, a public hearing will be held on Friday July 8, 2011. The hearing will begin at 1:00 PM or soon thereafter.

The hearing will take place in Room 103 at the Land Use Planning and Transportation Program office located at 1600 SE 190th Avenue, Portland, OR 97233. If no appeal is filed, a notice canceling this hearing will be posted on the outside of the Yeon Annex Building doors. You can also call the receptionist at 503-988-5050 option '0' to inquire on the status of the hearing after July 1, 2011.

The Hearing shall be regarding an addition to an existing single family dwelling in the GGF-40 zoning district. This staff report serves as the staff report available at the hearing pursuant to MCC 38.0620(D).

Any issue that is intended to provide a basis for an appeal to the Columbia River Gorge Commission must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.

A public hearing to consider any appeal will be conducted before one of the following County Hearings Officer's:

Joan Chambers
Liz Fancher

Applicable Approval Criteria: Multnomah County Code (MCC), Multnomah County Road Rules (MCRR): 38.0030 Existing Uses, MCC 38.2025(A) Review Uses – GGF-40, MCC 38.2060(C) Dimensional Requirements, MCC 38.7035 GMA Scenic Review Criteria and MCC 38.7045 GMA Cultural Resource Review Criteria; MCC 38.7305 Fire Protection in Forest Zones; MCRR 4.000 Access to County Roads.

Copies of the referenced Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR) 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> or <http://web.multco.us/transportation-planning>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **Pursuant to MCC 38.0690, this land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 38.0700. 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 brackets.

1. **Prior to building permit sign-off, the property owner shall record the Notice of Decision including the Conditions of Approval of this decision [Pages 1 through 5] and the site plan labeled Exhibit B.16 with the County Recorder. The Notice of Decision shall run with the land and the conditions shall be met by the current and future property owner(s) unless amended through a later decision by an authorized authority. Proof of recording shall be submitted to Multnomah County Land Use Planning prior to the issuance of any permits. Recording shall be at the applicant's expense. [MCC 38.0670]**
2. **Prior to building permit sign-off, the owner shall obtain a Right-of-Way Access permit. Contact Alan Young at 508-988-3582 for further information [MCRR 4.200].**
3. **All present and future property owners shall be responsible for the proper maintenance and survival of screening vegetation identified in Exhibit B.16. Any of these trees damaged or destroyed by inclement weather or disease to the extent that they no longer screen the development shall be replaced with the same tree species within the next planting season. Replacement tree shall be at least 6ft tall a time of planting and shall be placed in the same general location [MCC 38.7035(B)(1) and (8) and MCC 38.7035(C)(2)(b)].**

4. The building materials shall be as represented in the application. The proposed building shall be painted to match the dark brown color of the existing dwelling as shown in the applicants submitted photos Exhibit A.19 [MCC 38.7035 (B)(10) and (12)].
5. The roof of the addition shall be made of materials found in the Scenic Resourced Implementation Handbook listed under the “Recommended” or “Potentially Acceptable” columns on Page 23 (Exhibit X). Prior to zoning sign-off for a building permit, the applicant/owner shall provide a sample of the material used for the record and to ensure the material is listed [MCC 38.7035(B)(10)].
6. The owner shall maintain the following fire the break standards as found in MCC 38.7305(A):
 - a. The dwelling shall be surrounded by a maintained fuel break of 50 feet.
 - b. Hazardous fuels shall be removed within the fuel break area.
 - c. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height).
 - d. Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.
7. The owner shall install a standpipe within 50-feet of the dwelling at the same time as the addition [MCC 38.7305(B)].
8. All structural projections such as decks and roof gables shall be built with fire resistant materials equivalent to that specified in the Uniform Building Code [MCC 38.7305(I)].
9. Attic openings, soffit vents, foundation louvers or other ventilation openings shall be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant [MCC 38.7305(J)].
10. If any Cultural Resources and/or Archaeological Resources are located or discovered on the property during this project, including finding any evidence of historic campsites, old burial grounds, implements, or artifacts, the following procedures shall be implemented: [MCC 38.7045 (L)]
11. The following procedures shall be in effect if human remains are discovered during excavation or construction (human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts):
 - (a) Halt Activities – All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.
 - (b) Notification – Local law enforcement officials, the Multnomah County Planning Director, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
 - (c) Inspection – The State Medical Examiner shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives from the Indian tribal governments shall have an opportunity to monitor the inspection.
 - (d) Jurisdiction – If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.

(e) Treatment – Prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in Oregon Revised Statutes, Chapter 97.740 to 97.760.

- i. If the human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report standards of MCC 38.7045 (I).**
- ii. The plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in the standards of MCC 38.7045 (J) are met and the mitigation plan is executed. [MCC 38.7045 (M)]**

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, Don Kienholz, at (503) 988-3043 ext. 29270, 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 plans are needed for building permit sign off. At the time of building permit review, a fee of \$53.00 will be collected. In addition, an erosion control inspection fee of \$77.00 may be required.

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 (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.00 Project Description:

Staff: The applicant is seeking to add a 16x25-foot, two-story addition to an existing dwelling that will extend out 12-feet from the current roofline.

2.00 Property Description & History:

Staff: The subject property is located off of NE Toll Road in the National Scenic Area. The property itself is bisected by the public road with the dwelling and proposed addition located on the portion south of the road. The dwelling is located in the only cleared area on the property and the addition will not require any additional clearing of vegetation or trees. The home is also located at the bottom of a steep bank that rises to the south. The bank creates a backdrop of trees behind the dwelling as seen from Key Viewing Areas.

The dwelling on the property was permitted in 1971.

3.00 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: There are no known zoning or code violations associated with the subject property.

Another part of being in full compliance with the code is ensuring the property is a legal parcel. A legal parcel is defined in MCC 38.0005 as:

Parcel:

(a) Any unit of land legally created by a short division, partition, or subdivision, that was legally recognized under all state laws and local ordinances in effect on November 17, 1986. A unit of land that is eligible for consolidation as provided in the Management Plan shall not be considered a parcel.

(b) Any unit of land legally created and separately described by deed, or sales contract, or record of survey prior to November 17, 1986, if the unit of land complied with all planning, zoning, and land division ordinances or regulations applicable at the time of creation and up through November 16, 1986.

(c) A unit of land legally created and separately described by deed or sales contract after November 17, 1986 if the unit was approved under the Final Interim Guidelines or a land use ordinance consistent with the Management Plan, or by the U.S. Forest Service Office prior to the Final Interim Guidelines.

(d) A unit of land shall not be considered a separate parcel simply because it:

- 1. Is a unit of land created solely to establish a separate tax account;**
- 2. Lies in different counties;**
- 3. Lies in different sections or government lots;**
- 4. Lies in different zoning designations; or**
- 5. Is dissected by a public or private road.**

The applicant provided a preliminary title report upon submitting the application that showed the property being made up of two separately described parcels (Exhibit A.7). The legal description included a description of one property complete with a beginning and a complete circuit closing the description. The legal description then goes on to call out a second beginning point and circuit closing the description. Since the legal description does not contain language such as “together with” or “in addition to” or other such language, the County views the closed circuits as two separate parcels described on one deed. Staff requested the applicant to provide documentation demonstrating that both parcels were created lawfully at a time that zoning and land division rules allowed.

The applicant submitted an instrument from Book 718, Pages 83-85 (Exhibit A.18) from 1969 that contained the same legal description as the one included in the title report. In 1969, the subject parcels were zoned F-2. The applicable F-2 zone at the time (May 21, 1968 – Exhibit B.14) only required a parcel to be a minimum 2-acres in size. The F-2 zone had no other dimensional or other requirements. In 1969 the County did not have partition requirements when dividing property into three or fewer parcels – a deed could simply be recorded to create a new property. Since both parcels existed in 1969 and met the zoning requirements and there were no partition requirements in place, both parcels were lawfully created and are considered Legal Parcels that are separately conveyable.

Criteria met.

4.00 No Hillside Development Permit Required

MCC 38.5510 EXEMPT LAND USES AND ACTIVITIES

The following are exempt from the provisions of this Chapter:

(A) Development activities approved prior to February 6, 1993; except that within such a development, issuance of individual building permits for which application was made after February 6, 1993 shall conform to site-specific requirements applicable herein.

(B) General Exemptions – All land-disturbing activities outlined below shall be undertaken in a manner designed to minimize earth movement hazards, surface runoff, erosion, and sedimentation and to safeguard life, limb, property, and the public welfare. A person performing such activities need not apply for a permit pursuant to this subdistrict, if:

- (1) Natural and finished slopes will be less than 25 percent; and,**
- (2) The disturbed or filled area is 20,000 square feet or less; and,**
- (3) The volume of soil or earth materials to be stored, in conjunction with the project, is 50 cubic yards or less; and,**
- (4) Rainwater runoff is diverted, either during or after construction, from an area smaller than 10,000 square feet; and,**
- (5) Impervious surfaces, if any, of less than 10,000 square feet are to be created; and,**
- (6) No drainageway is to be blocked or have its stormwater carrying capacities or characteristics modified.**

Staff: The entire property is located within an identified Slope Hazard overlay. However, the scale of the proposed development does not cross the thresholds that would trigger the requirement for a Hillside Development Permit (HDP). A project that is under the thresholds listed above is exempt from the HDP permit. The proposed addition will take place on a flat area immediately adjacent to the existing dwelling. The applicant has documented the lack of slope for the location in the submitted photos (Exhibit A.13). The ground area to be disturbed for the project measures roughly 20x20 feet. No earth materials will be excavated and/or stored on site for the duration of the project. The addition is smaller than the 10,000 square foot threshold for rainwater diversion and impervious surface area. The development is not near a drainage way.

Taking these facts into consideration, the project is exempt from the HDP.

Exemptions met.

5.00 Gorge General Forest – 40 (GGF-40) Zoning

A. MCC 38.2025 REVIEW USES

(A) The following uses may be allowed on lands designated GGF, 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:

(22) Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

Staff: The dwelling was lawfully established in 1971 with a building permit from Multnomah County. As such, additions to the existing structure are permitted as a review use.

Criterion met.

B. MCC 38.2060 DIMENSIONAL REQUIREMENTS

(A) Except as provided in subsections MCC 38.2030 (A) (3) and (4), the minimum lot size shall be according to the short-title zone district designation on the Zoning Map, as follows:

GGF-20	20 acres
GGF-40	40 acres
GGF-80	80 acres
GSF-40	Not Applicable

Staff: No new lot is being proposed or created as part of this application.

Criterion met.

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

Staff: No new parcels are being created so lot size is not pertinent.

Criterion met.

D. (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: Since there are two parcels that make up the owners property, the County must recognize the interior property line for the purposes of setbacks. As seen on the submitted site plan dated February 7, 2011 blow up site plan (Exhibit A.20), the addition is more than 60-feet from the closest property line (the interior property line) as measured on the 1:30 scaled plan. Elevation drawings of the home (Exhibit A.3) show the proposed addition matching the existing 24-foot high roof life. As such, the dimensional requirements are satisfied.

Criteria met.

- E. **(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.**

Staff: The proposed addition is more than 100-feet from the nearest right-of-way, making the yard adequate.

Criterion met.

- F. **MCC 38.2090 ACCESS**

Any lot in this district shall abut a street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles.

Staff: The property has an existing driveway that connects to NE Toll Road. In order for a property owner to access the public road, there must be an access permit on file pursuant to Multnomah County Road Rules (MCRR) 4.000. However, the Transportation Specialist was not able to find an Access Permit on file for the home. As such, County code requires a retroactive Access Permit be obtained. This will be required as a Condition of Approval.

Criterion met.

- G. **MCRR 4.000 Access to County Roads**

4.200 Number: Reducing the number of existing and proposed access points on Arterials and Collectors and improving traffic flow and safety on all County roads will be the primary consideration when reviewing access proposals for approval. One driveway access per property will be the standard for approval. Double frontage lots will be limited to access from the lower classification street. Shared access may be required in situations where spacing standards cannot be met or where there is a benefit to the transportation system.

Staff: The subject property is currently served by an existing driveway. There is no access permit on record. This application will formally acknowledge the access.

Criterion met.

5.00 National Scenic Area Site Review

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. **(A) All Review Uses and Conditional Uses:**

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

Staff: The addition will be attached to the existing dwelling on site. The area around the dwelling is already flat and will not require topographic changes or any grading other than preparing a foundation.

Criterion met.

2. **(2) New buildings shall be compatible with the general scale (height, dimensions and visible mass) of similar buildings that exist nearby (e.g. dwellings to dwellings). Expansion of existing development shall comply with this guideline to the maximum extent practicable. For purposes of applying this standard, the term nearby generally means buildings within ¼ mile of the parcel on which development is proposed.**

Staff: For the comparative analysis required by this criterion, staff uses information from Multnomah County Property Assessment and Taxation records for consistency and looks at those properties listed within ¼ mile of the subject property's boundaries. Within that area, staff found the following dwellings on the noted lots:

Table 1

Development Within ¼ Mile of Property			
Map #	R#	Address	Dwelling Visible Mass Area (Square Feet)
	Subject Property	46934 NE Toll	2064
#1	R945270440	2815 NE Brower Road	1000
#2	R945270160	2101 NE Brower	3454
#3	R945270230	2323 NE Brower	1920
#4	R945271320	47433 NE Toll Road	2094
#5	R945270190	1825 NE Brower Road	1792
#6	R945270260	1843 NE Brower Road	1980
#7	R945270210	1805 NE Brower Road	2015
#8	R945270070	1720 NE Brower Road	2571
#9	R945270360	1550 NE Brower Road	2144
#10	R945270120	46312 NE Toll Road	4864
#11	945270140	1795 NE Brower Road	1768
		Number of Larger Dwellings	5

The applicant's proposal is to add a 400 square foot addition to the first floor (25 feet x 16 feet) and a 256 square foot second story addition (16 feet x 16 feet) (Exhibit A.4). The total visible mass area would be 2,064 square feet (Scaled plans within the case file). Staff conducted a review of properties within ¼ mile of the subject property. Within the ¼ mile review area, there were well over 20 properties. After reviewing 11 homes, it was clear that the proposed dwelling fit within the range of existing homes in the nearby area. After reviewing the 11 listed homes in the nearby ¼ mile, five homes were larger than the proposed dwelling and one was approximately the same size. Based on this information,

the proposed home clearly fits within the established range of homes with regard to visible mass. The proposed dwelling is compatible to similar buildings nearby.

Criterion met.

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.**

Staff: There are no vehicular access points onto any Scenic Travel Corridors.

Criterion does not apply.

4. **(4) Property owners shall be responsible for the proper maintenance and survival of any required vegetation.**

Staff: Maintenance of required vegetation is a standard condition of approval when applicable.

Criterion met.

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

Staff: The site plans and photographs provided by the applicant have allowed staff to determine compatibility with the landscape setting.

Criterion met.

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

(7) All reclamation plans for new quarries or expansion of existing quarries shall be sent to the appropriate state reclamation permitting agency for review and comment. The state agency shall have 30 calendar days from the date a reclamation plan is mailed to submit written comments on the proposal. State agency comments shall address the following:

Staff: No mineral extraction or expansion is proposed as part of this application.

Criterion does not apply.

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

1. **(1) Each development shall be visually subordinate to its setting as seen from Key Viewing Areas.**

Staff: The site is identified as potentially visible as seen from Key Viewing Areas by maps provided to the County by the Columbia Gorge Commission. As such, the proposed addition must be visually subordinate.

The proposed addition measures 16 feet x 25-feet. However, of the 16-feet in length facing Key Viewing Areas to the north, 6-feet is located under an existing roof overhang. Since the dwelling is a triangular A-Frame home, the roof overhang extends from the peak of the roof all the way to the ground. That means that only 10 linear feet of the addition is potentially visible.

The existing dwelling is colored dark brown and has a steep hillside as a back drop as seen from the potentially visible Key Viewing Areas. The hillside extends well above the roof height of the dwelling so the dwelling doesn't break a ridgeline.

The roof of the existing dwelling is a metal. While metal, even darkly painted metal, can be reflective, the structure and roof were previously approved by the County and are considered Existing Uses as defined in MCC 38.0030. The addition of 10 linear feet of additional metal roof will not materially impact the reflectivity of the existing roof. As seen in the applicant's photos (Exhibit A.13), the area around the home contains several very large conifer trees that help screen the home as seen from Key Viewing Areas. Some of the trees to the northwest of the home will be required to be retained as screening vegetation to ensure visual subordination (Exhibit B.16).

The development site is roughly 5500-feet to the nearest KVA, Interstate 84. The development is roughly 6300-feet to the Columbia River; 10,000-feet (roughly 2 miles to Rooster State Park; and 15,000-feet (or roughly 3 miles) to Washington State Highway 14. A 10 linear foot extension to the length of the dwelling that is roughly 24-feet tall would not be noticeable from KVA's at such distances, especially considering the viewing angle as seen from the closest KVA, Interstate 84.

The low scale size of the addition combined with the dark brown earth tone color, vegetative screening, distance from Key Viewing Areas and viewing angles render the proposal visually subordinate.

Criterion met.

2. **(2) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its potential visual impacts as seen from Key Viewing Areas. Decisions shall include written findings addressing the factors influencing potential visual impact including but not limited to: 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). Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to siting (location of development on the subject property, building orientation, and other elements); retention of existing vegetation; design (color, reflectivity, size, shape, height, architectural and design details and other elements); and new landscaping.**

Staff: Any conditions required for approval shall be proportionate to the potential visual impacts.

Criterion met.

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

Staff: The development is proposed for an existing cleared area. Screening vegetation will not be removed as part of the development and no endangered or threatened rare plants are known to exist on site. As such, the cumulative effect of the addition with the existing development will not impact the visual effects or visual subordination of the dwelling. Additionally, no historic or cultural reconnaissance surveys are required for the site as found in Finding 6, so there will be no cumulative impact on those protected resources.

Criterion met.

4. **(4) In addition to the site plan requirements in MCC 38.0045(A), applications for all buildings visible from key viewing areas shall include 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).**

Staff: The applicant has provided a physical description of the building materials as well as photographs of the existing dwelling on site that the addition will be connected to. Additionally, the applicant has provided elevation plans depicting the exterior of the proposed 16-foot by 24-foot addition.

The addition will be constructed of wood materials with a metal roof. The roof and siding will all be painted dark brown as seen in the applicant's submitted photo's (Exhibit A.19). The proposed door and window will be located under the roof overhang that extends from the roof peak to the ground. No windows will be placed on the sides of the addition. Any lights adjacent to the door will be completely covered and shielded from all KVA's by virtue of the roof overhang.

No landscaping is proposed but a segment of the existing tree cover will be required to be retained as a condition of approval to help ensure the addition remains visually subordinate.

Criterion met.

5. **(5) For proposed mining and associated activities on lands visible from Key Viewing Areas, in addition to submittal of plans and information pursuant to MCC 38.7035 (A)(6) and subsection (4) above, project applicants shall submit perspective drawings of the proposed mining areas as seen from applicable Key Viewing Areas.**

Staff: No mining activities are proposed as part of the application.

Criterion not applicable.

6. **(6) New development 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.**

Staff: The location of the proposed addition is the only place it can be located due to the location of the existing dwelling. Nonetheless, the location is screened from Key Viewing Areas by topography to the west, south and east. The north face of the property has some potential viewsheds as seen from KVA's but the relatively small size of the addition combined with the color, location, distance to KVA's and existing tree canopy render the development visually subordinate.

Criterion met.

7. **(7) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas.**

Staff: The proposed addition is located in the only place it can be located due to the existence of the dwelling on site. The existing trees to the northwest as seen in Exhibit B.16 will be required to be retained and maintained to ensure visual subordination. The proposal uses the existing topography and does not require grading of the site.

Criterion met.

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

Staff: No trees are proposed to be removed as part of this application. Trees to the northwest of the dwelling as seen in Exhibit B.16 shall be retained as a condition of approval.

Criterion met.

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

Staff: The proposal will not require any cut banks or fill slopes.

Criterion met.

10. **(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. The Scenic Resources Implementation Handbook includes a**

list of recommended exterior materials. These recommended materials and other materials may be deemed consistent with this code, including those that meet recommended thresholds in the “visibility and Reflectivity Matrices” in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual sub-ordinance. Recommended square footage limitations for such surfaces are provided for guidance in the Implementation Hand-book

Staff: The site is not topographically screened from several KVA’s and therefore is potentially visible. Therefore, building materials must be non-reflective or low-reflective.

The walls of the addition will be completely housed under the roof and therefore will not be visible from any KVA’s. Nonetheless, the building materials for the new walls and flooring are wood and customary building materials for a dwelling. None of the walls or flowing material are highly reflective and are completely shielded by the roof structure.

The applicant has proposed to continue the metal roof that covers the existing dwelling over the addition. The dwelling on the property is an existing use under MCC 38.0030 and has a right to continue, including the metal roof.

The concept of how additions to existing structures are treated is addressed in MCC 38.7035(B)(13). There, the code notes that additions that are smaller in square footage than the existing structure may continue to be the same color, even if the color does not comply with the NSA standards. However, the code does not grant the same relief to materials. The type of metal roofing proposed for the addition is called Smooth Metal (Standing Seam) and is listed as being Highly Reflective in the Scenic Resources Implementation Handbook titled *Building in the Scenic Area*, Page 23 (Exhibit B.17). While the County cannot approve the material as proposed, the County can approve treated metal as described in the implementation handbook under certain circumstances.

The home is situated on the property with an east-west orientation, which gives the roof a north-south facing orientation. The pitch of the roof is extremely steep as seen in the applicant’s photos. With the sun’s natural orbit in the sky starting in the east, rising to the south and setting in the west, the greatest area of concern for reflectivity would be the face of structures facing east, south or west. The north face of a structure receives the least amount of sun light which means it has the least risk of reflectivity. The existing dwelling has a steep embankment immediately to the south of the home that rises well above the peak of the roof. Therefore, the south is topographically screened. The east and west faces of the dwelling are recessed by 4-6 feet of overhang, rendering them inaccessible to reflective sunlight. The only face of the dwelling with reflective potential is the north facing roof portion. Considering the pitch and angle of the roof, the north face of the proposed roof would only get an appreciable amount of direct sunlight when the sun is at its apex on a summer day. Even then, the amount of reflection would be for a minimal period of time.

It is also important to note that the property and project site are not in the foreground of a KVA. Not only is the site outside the foreground of a KVA, it is in fact a mile away from the closest KVA - with the other KVA’s located up to three miles away. If the roof was made of materials listed in the “Recommended” or “Potentially Acceptable” columns, Staff finds the roof would not be reflective and would be acceptable (i.e. low reflective

material). The materials will be conditioned to be made up of one of the listed materials in the implementation handbook.

Criterion can be met with condition of approval.

11. **(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.**

Staff: No lights are shown on the proposed building plans. However staff understands that lights may be planned under the porch area. Considering that the door will be located under a four-foot roof overhang, any light placed by the door would be completely hooded by virtue of the structure. However, there is the concern that since the property is at a higher elevation and looks down on the Columbia River and Interstate 84 that light pollution could be seen from those KVA's. That concern is addressed by the fact that the porch that would contain the light is more than 150-feet from the front property line. The property is flat around the dwelling with the flat portion extending out at least 20-feet towards the north and the KVA's, which would block the line of sight to KVA's. Staff finds the area where a light would be located near the new door is topographically and structurally screened from KVA's.

Criterion met.

12. **(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.**

Staff: The applicant has noted the owner wants the addition to be the same color as the existing dwelling, which is dark brown as seen in the applicant's submitted photos (Exhibit A.19). The color is a dark earthtone and is consistent with the NSA Site Review requirements.

Criterion met.

13. **(13) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors 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 Re-sources Implementation Handbook will include a recommended palette of colors.**

Staff: The addition is smaller in total square footage than the existing building and will be painted the same dark brown the dwelling is currently colored.

Criterion met.

14. **(14) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordination requirements for lands seen from Key**

Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures.

Staff: The structure is less than 50-years old and is therefore not historic.

Criterion met.

15. **(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.**

Staff: Directly to the south of the dwelling is a wall face that is much higher in elevation than the dwelling. The wall face prevents the addition, and the existing home, from breaking the skyline.

Criterion met.

16. **(16) An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Areas, may itself protrude above the skyline if:**

(a) The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and

(b) There is no practicable alternative means of altering the building without increasing the protrusion.

Staff: The dwelling was built before 1986 but does not protrude above the skyline of a bluff, cliff, or ridge.

Criterion met.

17. **(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.

B 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).

Staff: No new landscaping is proposed or required. The existing landscaping renders the new development visually subordinate.

Criterion met.

18. **(18) Conditions regarding new landscaping or retention of existing vegetation for new developments on land designated GMA Forest shall meet both scenic guidelines and the fuel break requirements of MCC 38.7305(A).**

Staff: The trees required to be retained meet the standards of MCC 38.7305(A) as determined in Finding #5(B)(1).

Criterion met.

19. **(19) New main lines on lands visible from Key Viewing Areas for the transmission of electricity, gas, oil, other fuels, or communications, except for connections to individual users or small clusters of individual users, shall be built in existing transmission corridors unless it can be demonstrated that use of existing corridors is not practicable. Such new lines shall be underground as a first preference unless it can be demonstrated to be impracticable.**

Staff: No utilities lines are proposed as part of the project that would be subject to this criterion.

Criterion not applicable.

20. **(20) New communication facilities (antennae, dishes, etc.) on lands visible from Key Viewing Areas, which require an open and unobstructed site shall be built upon existing facilities unless it can be demonstrated that use of existing facilities is not practicable.**

Staff: No communication facilities are proposed as part of the application.

Criterion met.

21. **(21) New communications facilities may protrude above a skyline visible from a Key Viewing Area only upon demonstration that:**
- (a) The facility is necessary for public service;**
 - (b) The break in the skyline is seen only in the background; and**
 - I The break in the skyline is the minimum necessary to provide the service.**
- Staff:** No communication facilities are proposed as part of the application.
- Criteria met.*
22. **(22) Overpasses, safety and directional signs and other road and highway facilities may protrude above a skyline visible from a Key Viewing Area only upon a demonstration that:**
- (a) The facility is necessary for public service;**
 - (b) The break in the skyline is the minimum necessary to provide the service.**
- Staff:** No highway facilities are proposed as part of the application.
- Criterion met.*
23. **(23) Except for water-dependent development and for water-related recreation development, development shall be set back 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam, unless the setback would render a property unbuildable. In such cases, variances to the setback may be authorized.**
- Staff:** The proposed addition is not a water-dependent use.
- Criterion met.*
24. **(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.**
- Staff:** The area the addition is proposed to be constructed on is flat and does not exceed the slope limitations.
- Criterion met.*
25. **(25) All proposed structural development involving more than 100 cubic yards of grading on sites visible from Key Viewing Areas 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:

Staff: The proposed addition will not require the disturbance of more than 100 cubic yards of earth material since the area the development will occur is already flat and the only ground disturbance will be for a foundation.

Criterion met.

26. **(26) Expansion of existing quarries and new production and/or development of mineral resources proposed on sites more than 3 miles from the nearest Key Viewing Areas from which it is visible may be allowed upon a demonstration that:**

(27) Unless addressed by subsection (26) above, new production and/or development of mineral resources may be allowed upon a demonstration that:

(28) An interim time period to achieve compliance with visual subordination requirements for expansion of existing quarries and development of new quarries located more than 3 miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the date of approval.

(29) An interim time period to achieve compliance with full screening requirements for new quarries located less than 3 miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 1 year beyond the date of approval. Quarrying activity occurring prior to achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.).

Staff: No development of mineral resources is proposed in the application.

Criteria not applicable..

- C. **(C) All Review Uses and Conditional Uses within the following landscape settings, regardless of visibility from KVAs:**

(2) Coniferous Woodland

1. **(a) Structure height shall remain below the forest canopy level.**

Staff: A steep and tall bluff is located immediately to the south of the existing dwelling. The bluff rises over 40-feet in height and contains trees at its peak. Therefore, the addition will remain below the surrounding forest canopy due to the topography of the immediate area.

Criterion met.

2. (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 construction of access roads, building pads, leach fields, etc., 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. Such species include: Douglas fir, grand fir, western red cedar, western hem-lock, bigleaf maple, red alder, ponderosa pine and Oregon white oak, and various native willows (for riparian areas). The Scenic Re-sources Implementation Handbook includes recommended minimum sizes.

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

Staff: No trees are proposed to be removed as part of the development. A treed area to the Northwest of the dwelling will be required to be retained to ensure visual subordination and is a condition of approval. No additional landscaping is required to be planted.

Criterion met.

3. (c) Compatible recreation uses include resource-based recreation uses of varying intensities. Typically, outdoor recreation uses should be low-intensity, and include trails, small picnic areas and scenic viewpoints. Some more intensive recreation uses, such as camp-grounds, may occur. They should be scattered, interspersed with large areas of undeveloped land and low-intensity uses.

Staff: No recreation uses are proposed as part of the application.

Criterion met.

6.00 Resource Review Criteria

A. MCC 38.7045 GMA CULTURAL RESOURCE REVIEW CRITERIA

(A) Cultural Resource Reconnaissance Surveys

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

* * *

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

* * *

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

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

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

Staff: United States Forest Service Archeologist Margaret L. Dryden, surveyed the site and determined a Cultural Resource Reconnaissance Survey was not required, nor an Historic Survey. Ms. Dryden informed the County on March 10, 2011.

Dennis Griffin, the State Archeologist for the State of Oregon's Parks and Recreation Department commented that the property lies within an area generally perceived to have a high probability for possessing archeological sites, but none are known to be on the specific property.

The received comments mean the site has a low probability of containing cultural or historic resources. However, if during excavation remains or resources are found, a condition of approval will require development to stop so that they can be properly removed from site and preserved.

Criterion met.

B. MCC 38.7055 GMA Wetland Review Criteria

(A) The wetland review criteria shall be deemed satisfied if:

(1) The project site is not identified as a wetland on the *National Wetlands Inventory* (U.S. Fish and Wildlife Service, 1987);

Staff: The subject site does not have an identified wetland listed on the National Wetland Inventory maps.

Criterion met.

C. MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria

(A) The following uses may be allowed in streams, ponds, lakes and riparian areas when approved pursuant to the provisions of MCC 38.0045, MCC 38.7060 (C), and reviewed under the applicable provisions of MCC 38.7035 through 38.7085:

* * *

Staff: MCC 38.7060 addresses development taking place in streams, lakes or riparian areas. As seen on Multnomah County maps, the subject site does not contain any streams, ponds, lakes or buffer zones.

Criterion met.

D. **MCC 38.7065 GMA Wildlife Review Criteria**

Wildlife Habitat Site Review shall be required for any project within 1,000 feet of sensitive wildlife areas and sensitive wildlife sites

Staff: There are no known sensitive wildlife areas or sites within 1000-feet of the subject site according to maps listing such areas and sites provided to Multnomah County by the Columbia River Gorge Commission.

Criterion met.

E. **MCC 38.7070 GMA Rare Plant Review Criteria**

Rare Plant Site Review shall be required for any project within 1,000 feet of endemic plants and sensitive plant species.

Staff: There are no known rare plant species within 1000-feet of the subject site according to maps listing such areas and sites provided to Multnomah County by the Columbia River Gorge Commission.

Criterion met.

7.00 Special Uses and Development in Forest Zones

A. **MCC 38.7300 Review and Conditional Uses**

(C) Residential

1. **(1) The proposed use would be compatible with the surrounding area. Review of compatibility shall include impacts associated with the visual character of the area, traffic generation, effects of noise, dust and odors.**

Staff: The addition to the existing dwelling will not increase traffic to the site, nor increase noise or odors. The capability of the addition was made in Finding # 5(A)(2).

Criterion met.

2. **(2) The proposed use will not require public services other than those existing or approved for the area.**

Staff: The addition to the dwelling will not increase a demand for public services. At this time, no other public services are planned for the area, nor required for the home.

Criterion met.

3. **(3) If the subject parcel is located within 500 feet of lands designated GGA or GGF, new buildings associated with the proposed use shall comply with MCC 38.0060.**

Staff: The subject property and surrounding properties are zoned GGF. No properties adjacent to the property are zoned GGA. However, the addition is not a new building – it is an addition to an existing use and thus exempt from the buffer requirements of MCC 38.0060.

Criterion met.

B. MCC 38.7305 FIRE PROTECTION IN FOREST ZONES

1. **(A) All buildings shall be surrounded by a maintained fuel break of 50 feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.**

Staff: Maintaining the fire breaks shall be a condition of approval.

Criterion met.

2. **(B) Buildings with plumbed water systems shall install at least one standpipe a minimum of 50 feet from the structure.**

Staff: The dwelling has plumbing. As part of the building permit, the applicant shall also install a standpipe within 50-feet of the dwelling.

Criterion met.

3. **(C) For properties located outside of a fire district, a pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.**

Staff: The subject property is within the boundaries for Rural Fire Protection District #14.

Criterion met.

4. **(D) Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment. Variances to road standards may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.**

Staff: There is an existing driveway that serves the dwelling. The applicant is not proposing to alter the driveway.

Criterion met.

5. **(E) Within one year of the occupancy of a dwelling, the Planning Director shall conduct a review of the development to assure compliance with these standards.**

Staff: The dwelling on site is an existing dwelling permitted in 1971 with the dwelling already being occupied. This standard is not applicable.

Criterion met.

6. **(F) Telephone and power supply systems shall be underground whenever possible.**

Staff: No new telephone or power systems are proposed as part of the application.

Criterion met.

6. **(G) Roofs of structures should be constructed of fire-resistant materials such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.**

Staff: The roof is proposed to be constructed of metal, which is a listed fire resistant material.

Criterion met.

7. **(H) Any chimney or stovepipe on any structure for use with a woodstove or fireplace should be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.**

Staff: No chimney's or stoves are proposed with the application.

Criterion met.

8. **(I) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.**

Staff: Fire resistant materials for the deck shall be a condition of approval.

Criterion met.

9. **(J) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant.**

Staff: This criterion shall be a condition of approval.

Criterion met.

8.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the addition to an existing single family dwelling in the GGF-40 zone. This approval is subject to the conditions of approval established in this report.

9.00 Exhibits

Exhibits with a “*” after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2010-1375 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Applicant's Exhibit
A.1	1	NSA General Application Form
A.2	2	December 30, 2010 Site Plans (Superseded)
A.3*	1	Elevation Plans
A.4*	2	Floor Plans
A.5	2	January 3, 2011 Narrative
A.6	1	Stormwater Certificate
A.7	15	Title Report, Current Legal Description, and other Title Documents
A.8	2	Fire District Review – Fire Flow
A.9	1	Fire District Access Review
A.10	7	Certification of On Site Sewage Disposal Form and Associated Documents
A.11	1	Narrative Documenting Exemption to Grading and Erosion Control Permit
A.12	2	Copy of Original Building Permit Card Placed on Property During Construction in 1971
A.13	4	Photos of Site Dated December 30, 2010
A.14	1	Letter of Authorization Home Property Owner
A.15	1	Sign Applicant's Response to 180-Day Incompleteness Clock
A.16	2	Deed From July 31, 1990 – Book 2330, Pages 2653-2654
A.17	2	Deed from April 26, 1991 – Book 2409, Pages 923-924
A.18	3	Deed from August 16, 1969 – Book 718, Pages 83-85
A.19	13	Applicant's Photos of Site Dated February 7, 2011
A.20*	2	February 7, 2011 Site Plans
A.21	1	Certification on Water Service
A.22	1	Narrative Dated February 14, 2011

A.23	4	Email and Final Narrative Dated February 18, 2011
		Description of Staff Exhibits
B.1	1	Assessment and Taxation Information Sheet
B.2	14	Gorge Agency Completeness Review
B.3	J3	January 20, 2011 Incomplete letter
B.4	1	Comment Letter From Dennis Griffin, State Archeologist, Oregon State Parks And Recreation Department
B.5	1	Current Tax Lot Map With Legal Description Call Outs Matching The Applicant's 1969 Deed And Noting 1969 Zoning
B.6	1	March 7, 2011 Complete Letter
B.7	13	Opportunity to Comment and Mailing List
B.8	6	Comment Letter From Friends Of The Columbia River Gorge
B.9	2	Building Permit Card For Dwelling
B.10	6	County GIS Maps Displaying Topography And Potential Visibility From KVA's
B.11	1	October 6, 1977 Zoning Map
B.12	1	Tax Lot Map From 1966 Showing Zoning In Area On October 5, 1977
B.13	1	1962 Zoning Map
B.14	2	May 21, 1968 F-2 Zoning Code That Was In Effect When The Property Was Created
B.15	25	Assessment And Taxation Used For Comparative Analysis
B.16*	1	Map Showing Trees Required To Be Retained And Maintained
B.17*	1	Exterior Materials List From: <i>Building In The Scenic Area: Scenic Resources Implementation Handbook</i> , Page 23.