

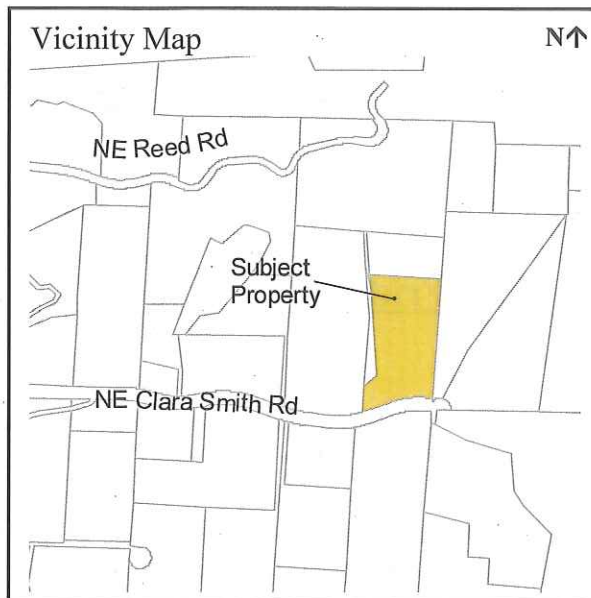


MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

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

Case File: T2-2010-739
Permit: National Scenic Area Site Review
Location: 37625 NE Clara Smith Road
Township 1 North, Range 4 East, W.M.
Section 26DB, Tax Lot 300,
R944260890
Applicant: Dale Burkholder
Owner: Sean H. & Tracey L. Finn



Summary: The request is for a NSA Site Review approval to build a 24 by 26 foot, two story addition to an existing dwelling. The addition includes a main floor and basement. The request also includes a review and approval for an in-ground swimming pool near the dwelling and a 1440 square foot detached accessory building near the front of the property and a driveway gate and support structures. The subject property is located within the Gorge General Residential – 5 (GGR-5) Zone District within the Columbia River Gorge National Scenic Area.

Decision: Approved with Conditions.

Unless appealed, this decision is effective December 2, 2010, at 4:30 PM.

Issued by:


George A. Plummer, Planner

For: Karen Schilling- Planning Director

Date: Thursday, November 18, 2010

Instrument Number for Recording Purposes: #20009112457

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 George Plummer, Staff Planner at 503-988-3043, ext. 29152.

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 December 2, 2010 at 4:30 pm.

NOTICE OF APPEAL HEARING

If an appeal of this decision is filed, a public hearing will be held on Friday December 17, 2010. 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 on December 3, 2010 or after.

The Hearing shall be regarding a National Scenic Area Site Review for approval to build a 24 by 26 foot, two story addition to an existing dwelling. The addition includes a main floor and basement. The request also includes a review and approval for an in-ground swimming pool near the dwelling and a 1440 square foot detached accessory building near the front of the property and a driveway gate and support structures. The subject property is located within the Gorge General Residential – 5 (GGR-5) Zone District within the Columbia River Gorge National Scenic Area. Applicable approval criteria are listed below this notice. Any interested party may testify at the hearing or submit written comments on the proposal prior to the hearing. This staff report serves as the staff report available at the hearing pursuant to MCC 37.0620(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 or Liz Fancher

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.

Applicable Approval Criteria: Multnomah County Code (MCC): Chapter 38: Columbia River Gorge National Scenic Area, MCC 38.3000 et. al: Gorge General Residential – 5 Zone, and MCC 38.7000 et. al:

Copies of the referenced Multnomah County Code (MCC) 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. **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; and (b) building permits have not been issued 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 through all the Conditions of Approval of this decision and the Staff Amended Site Plan labeled Exhibit B.8 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 owners and successor 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. The approved a accessory building related to residential use of the property and shall not be used for commercial uses unless approved by Multnomah County Land Use Planning. [MCC 38.3025(A)]
3. The property owners shall ensure the proposed development is built using the materials as proposed in the application submittal. The addition and accessory building exteriors shall be sided with wood siding as proposed (Exhibit A.8 and A.9) and roofing shall match the charcoal black, existing asphalt shingle roofing (Exhibit A.7). The dwelling and the accessory building exteriors shall be painted dark green (Miller 0560801) as shown on Exhibit A.8 or colors that match the top two rows (A and B) of the Gorge Commission Color Chart (as shown in samples submitted to the County Land Use Planning Office prior to application). The gate shall be painted black and the support structure shall be dark earth tone colors matching color on the top two rows of the color chart. [MCC 38.7035(B)(1), MCC 38.7035(B)(4), MCC 38.7035(B)(10) and MCC 38.7035(B)(12)]
4. The property owner shall submit the window manufacture's visible light reflectivity rating showing a 13 percent or less visible light reflectivity prior to building permit zoning sign off and shall install

windows as described in the submitted manufacture's information and that meet 13 percent or less visible light reflectivity standards. [MCC 38.7035 (B)(1), (B)(2), and (B)(10)]

5. The exterior lighting fixtures shall be as shown in Exhibit A.10 and be placed so that the light is shielded such that it is not highly visible from Key Viewing Areas and the shielding and hooding materials shall be composed of non-reflective, opaque materials. [MCC 38.7035(B)(11)]
6. The property owners shall ensure that existing vegetation is retained and the existing forest density is maintained on the property (in area that areas that are currently forested), except what is necessary to site the proposed development (Exhibit A.2 and B.3). If this forested area density is reduced the property owners shall be responsible for replacing the screening of all development on the property to achieve visual subordination as soon as possible as determined by Multnomah County Land Use Planning. Trees within the footprint of the addition and accessory building and nearby that are necessary to be removed to facilitate the proposed development are allowed to be removed (including a large deciduous tree, which would present a danger to the new accessory building). To provide for visual subordination of the proposed addition the property owners shall plant the proposed hedge of unspecified conifers near the pool. Additionally the property owners shall plant six Douglas fir trees that are a minimum of five foot in height at planting and located in the areas as shown on the Staff Amended Site Plan included as Exhibit B.8. These trees shall be planted as soon as possible, at a maximum no more than one planting season from the time addition is completed. The property owners shall ensure the survival of the planted trees and shall replace planted trees that do not survive. [MCC 38.7035(A)(4), MCC 38.7035(B)(1), MCC 38.7035(B)(8), and MCC 38.7035(B)(17)]
7. The property owners shall ensure that the submitted erosion control plan, included as Exhibit A.4 and as shown on the Site Plan included as Exhibit A.2 and B.8, is implemented and monitored. Silt (sediment) fences shall be placed as shown on Exhibits A.2 and B.8 down slope of soil disturbance areas. During the rainy season (Oct 1st through June 15th) straw mulch shall be placed covering all disturbed soil areas. Disturbed soil areas shall be planted as soon as practicable, given the growing season, in all disturbed soil areas after the development in that area is complete. If there is evidence of on-site erosion related to the development and/or sediment related to the development that is leaving the property, the property owner shall implement best management practices to prevent continuance of the erosion and sediment flows. The property owners are responsible for the removal and cleanup of any sediment, as previously described, leaving the property. The property owner shall obtain a Grading and Erosion Control Permit or Minimal Impact Erosion Control signoff prior to any soil disturbance related to the development including work within the right-of-way. If it is determined there is a sediment problem Multnomah County Land Use Planning can require additional measure be taken to resolve the problem. [MCC 38.7035(B)(25) and MCC 29.330]
8. Prior to any excavation or grading on the site, the property owner shall submit to County Land Use Planning office an affidavit, as shown in Exhibit B.9, signed by the grading and/or excavation contractor demonstrating that person(s) understands the requirement to immediately stop work if any archeological artifacts and/or human remains are found on-site during the project. That affidavit shall also include a statement that the equipment operator also understands the requirement to notify the County Planning Director, the Gorge Commission. All ground disturbing activity on-site shall be carried out in a cautious and conscience manner so as not to disturb or damage any archeological sites and human remains that may be on site. [MCC 38.7045 (L) and (M)]
9. 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)]

All survey and evaluation reports and mitigation plans shall be submitted to the Planning Director and SHPO. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.

- (a) Halt Construction – All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
- (b) Notification – The project applicant shall notify the County Planning Director and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours. This includes the Yakama Nation, contact Cultural Specialist for the Cultural Resources Program at: (509) 865-5121 extension 4720; FAX number (509) 865-4664. Procedures required in MCC 38.7045 (L) shall be followed.
- (c) Survey and Evaluation – The Gorge Commission will survey the cultural resources after obtaining written permission from the landowner and appropriate permits from SHPO (see ORS 273.705 and ORS 358.905 to 358.955). It will gather enough information to evaluate the significance of the cultural resources. The survey and evaluation will be documented in a report that generally follows the standards in MCC 38.7045 (C) (2) and MCC 38.7045 (E).
- (d) Mitigation Plan – Mitigation plans shall be prepared according to the information, consultation, and report standards of MCC 38.7045 (J). Construction activities may recommence when the conditions in the mitigation plan have been executed. [MCC 38.7045 (L)]

10. 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.
 - 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).
 - 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)]

11. The property owners shall obtain a County Right-of-Way Access Permit for the existing driveway from County Transportation Right-of-Way Program. The proposed gate and support structure shall be located outside the right-of-way and be setback so that a standard long vehicle can pull entirely of the paved roadway if the gate is closed. [MCRR 16.200 and 16.250]

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, George Plummer, at (503) 988-3043 ext. 29152, 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.

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. Project Description:

The application proposal is a request for an approval of an NSA Site Review to build a 24 by 26 foot, two story addition to an existing dwelling. The addition includes a main floor and daylight basement. The request includes an approval for a 20 x 45 foot, in-ground, swimming pool near the dwelling, a 1440 sq. ft. detached accessory building located near the front of the property with a short driveway extension and a driveway gate with support structures (Exhibits A.1 through A.14). The subject property is located within the Gorge General Residential – 5 (GGR-5) Zone District (Exhibit B.2).

2. Property & Vicinity Description:

The subject property is located adjacent to and north of Clara Smith Road and about a half of a 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 with a few access easements. Both of these roads run from Corbett Hill Road to the east for about a half mile. The area east of Corbett Hill Road and along Clara Smith Road and Reed Road is in the Gorge General Residential – 5 (GGR-5) Zone District (Exhibit B.2).

Most of the properties in this area east of Corbett Hill Road are developed with residential uses. The majority of these properties continue to be heavily forested except for the clearing around the homesteads (Exhibit B.4). In this residential zone district area there are a few properties that are not developed with a residence. Generally these properties are covered with dense forest canopy. The residential properties along Clara Smith Road and Reed Road range in size from about a half acre to about 15 acres. At the eastern end of these two roads the land use and the zoning change from residential to forest with a couple of church camps to the southeast as well (Exhibit B.2).

The terrain in the vicinity generally slopes downward towards the Columbia River as is shown on a 2008 aerial photo with 10 foot contour line overlays included by staff as Exhibit B.4. The steepness of the slopes alternate between relatively steep slopes of 50 to 60 percent to relatively shallow slope steps in between that have range a few percent to about 15 percent slope. The landform appears like a natural terraced formation, like large steps, likely formed by the Missoula Floods. Most of the dwellings in the vicinity are located in the shallower sloped land areas. Both Reed Road and Clara Smith Road are located at the south side of a shallow sloped terrace with the steeper slopes rising up just south of each of the roads. Clara Smith Road has a broader shallow slope area towards its eastern end. The subject property is located in this area.

Like most of other properties in the vicinity, the subject property includes a relatively shallow sloped area near the road to nearly flat around the dwelling site. To the north of the dwelling the slope drops at a steeper rate (Exhibit B.4).

The southwestern half of the property is heavily forested with predominately conifers with a few deciduous trees. The northeastern half of the property is predominately lawn with a few trees near the dwelling.

The property was recently reconfigured through Property Line Adjustment T2-2010-738 moving the western property line to provide area for the proposed addition and pool as well as the setback area (Exhibit B.5).

3. GORGE GENERAL RESIDENTIAL – 5 ZONE:

3.1. Review Uses

MCC 38.3025 (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:

(1) One single-family dwelling per legally created parcel.

(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 review, existing buildings and proposed buildings.

(b) The height of any individual accessory building shall not exceed 24 feet.

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

Staff: The proposal is for a 24 by 26 foot (624 sq. ft per floor), two story addition to the existing single family dwelling (Permit Number 802298 finalized 6-18-80, Exhibit B.10) and to build a 1440 square foot (40 by 36 ft.) accessory building, install a 20 by 45 foot in-ground pool (Exhibits A.1, A.5 and A.6) and install a driveway gate (Exhibit A.11). The property is a legally created parcel, as found in Case T2-2010-738 (Property Line Adjustment case). An addition to a dwelling is review use. The proposed accessory building, pool and gate are accessory uses related to the residential use thus are review uses.

The proposed accessory building meets the maximum combined footprint area of not exceeding 1500 square feet as there are no other detached accessory buildings on the property. The proposed accessory building will be approximately 18 feet tall, meeting the height requirement for accessory buildings (Exhibit A.6). In the following section are finding for the proposed structure addressing applicable NSA Site Review standards of MCC 38.7000 through 38.7085. *The proposed development meets these standards or can meet these standards through conditions.*

3.2. Dimensional Requirements

MCC 38.3060 (C) Minimum Yard Dimensions
Front Yard: 30 Feet

Rear Yard: 30 Feet
Side Yard: 10 Feet
Maximum Structure Height – 35 feet

Staff: The proposed development meets the minimum yard requirements (Exhibit A.2). The proposed addition to the dwelling is one on story from the ground level meeting the height requirement. *The proposed development meets these standards.*

4. GMA SCENIC REVIEW CRITERIA

4.1. All Review Uses

MCC 38.7035(A): The following scenic review standards shall apply to all Review Uses in the General Management Area of the Columbia River Gorge National Scenic Area.

Finding: The proposed addition to the dwelling, the accessory building with driveway extension an in-ground swimming pool and a gate (with support structure) are review uses in the GGR-5 Zone District. The findings addressing the scenic review standards for the proposed development are in the following findings.

4.1.1. MCC 38.7035(A)(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 plan is designed to use the existing topography with some minor grading to site the development. The grading is minimized to the maximum extent practicable to site the development. *This criterion is met.*

4.1.2. MCC 38.7035(A)(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 this finding, staff analyzed data from the County Assessment records for existing residential development within a quarter-mile of the property (Exhibit B.6 and B.7). We also The following data tables show the area of the proposed and existing dwellings and accessory buildings obtained from County Assessment Records (Exhibit B.5) organized by address. The proposed in-ground pool is not included in the analysis because it does not have visible mass when viewed from a distance.

For the existing dwelling the County Assessment records (Exhibit B.1) indicate the main floor is 1492 sq. ft. and the attached garage is 576 square feet. The existing dwelling has a daylight basement for the portion of the dwelling facing northwest. This area is about half of the basement area and about two-thirds of that area is visible mass (Exhibit A.7), thus about 492 sq. ft is visible mass. The rest of the basement, on the southeast wing of the dwelling is below grade. We then added the proposed main floor addition of 624 sq. feet to the existing dwelling area total for an overall proposed analysis total of 3180 sq. ft. for the dwelling with the proposed addition. The proposed basement addition portion is an addition to the below grade portion of basement which was not included in the area calculation because it is not visible mass.

For this dwelling compatibility analysis of nearby dwellings, staff examined existing dwellings with attached garages within one-quarter of a mile along Clara Smith and Reed Roads (Exhibit B.6). Staff chose six dwellings from the area that were on the larger side of the spectrum. This area includes at least five examples of nearby existing dwellings, with attached garages, which are larger than the existing dwelling with the addition as shown in the following table.

NEARBY EXISTING DWELLINGS					
<i>Address</i>	<i>Year Built</i>	<i>Number of stories (living area²)</i>	<i>Living Area in Sq. Ft.</i>	<i>Garage¹ Area in Sq. Ft.</i>	<i>Living & Garage Area in Sq. Ft.</i>
Subject Dwelling with proposed addition	1982	2	1994 ²	576	3180
37710 NE Reed Rd. ³	1927	2	1843	528	2371
37123 NE Reed Rd	1997	2	4725	938	5663
37137 NE Clara Smith Rd.	1982	2	2710	496	3206
37400 NE Clara Smith Rd.	2006	2	3542 ³	690	4232
37424 NE Clara Smith Rd.	2007	2	3319 ³	768	4087
37777 NE Clara Smith Rd.	2004	2	3060	680	3740

¹. Attached garage

². Includes finished daylight basement

³. Two properties with same address.

⁴. Does not include covered deck

For this accessory building compatibility analysis of nearby accessory buildings, staff examined County Assessment records for accessory buildings within one-quarter of a mile along NE Clara Smith Road and NE Reed Road (Exhibit B.7). The proposed 36 by 40 feet, one story accessory building is about 18 feet in height and will be about 1440 sq. ft in area. This area east of Corbett Hill Road includes at least three examples of nearby accessory buildings (within a quarter mile) that are larger than the proposed accessory building. Below is a table that shows the address locations and total area of accessory building on those four properties as compared to the proposed accessory building.

NEARBY EXISTING ACCESSORY BUILDINGS	
<i>Address</i>	<i>Area</i>
Proposed accessory building	1440
37123 NE Reed Rd.	2360
37400NE Clara Smith Rd.	1536
37404 NE Clara Smith Rd.	1600

In summary, the dwelling with the proposed addition (with attached garage) is compatible with the general scale (height, dimensions and visible mass) of dwellings with attached garages that exist nearby.

The proposed accessory building is compatible with the general scale (height, dimensions and visible mass) of other accessory buildings that exist nearby. *This criterion is met.*

4.1.3. MCC 38.7035(A)(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: The proposed development will not have a new access point. Clara Smith Road is not a Scenic Travel Corridor. *This criterion is met.*

4.1.4. MCC 38.7035(A)(4): Property owners shall be responsible for the proper maintenance and survival of any required vegetation.

Staff: A condition will require proper maintenance and survival of required vegetation. *This criterion is met through a condition.*

4.1.5. MCC 38.7035(A)(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 determination of compatibility with the landscape setting is based on information submitted in the site plan. *This criterion is met.*

4.2. All Review Uses Topographically Visible from Key Viewing Areas

4.2.1. MCC 38.7035(B)(1): Each development shall be visually subordinate to its setting as seen from Key Viewing Areas.

Staff: The proposed 24 by 26 foot, two story addition includes a below grade basement and a main ground level floor. The addition is on the front of the dwelling, southeastern wing, opposite the applicable Key Viewing Areas. A minor portion of the addition will be topographically visible from the Columbia River and State Route 14 to the north and northeast. While the proposed addition is topographically visible, it will be partially screened by existing vegetation on the property as well as vegetation on the adjacent property. The applicant is proposing planting addition vegetation, of unspecified species that are conifers, near the proposed pool to the north-northeast of the addition (Exhibit A.2). This planting appears to be a privacy hedge, likely arborvitae.

While the adjacent property is currently in the same ownership, the property could be sold at any time. Given it is difficult to enforce a tree retention requirement on another property, staff will require planting of six additional, five foot, conifer (Douglas fir) trees in addition to the proposed hedge style planting. The trees need to be five foot in height at planting so as to reach a height that will screen the addition within a five year period given the terrain of the property and area. The additional tree planting locations are to the north and northeast of the dwelling as shown staff amended site plan included as Exhibit B.8 to provide for screening from KVAs in those directions.

The addition the proposed addition siding is wood to be painted a dark green - Miller 0560801 (Exhibit A.8) and roofing will match the existing roofing of the dwelling which is charcoal black asphalt shingles as shown in the submitted photos of the dwelling (Exhibit A.7). These materials are low-reflective materials. The applicant is proposing a couple small windows on the northeastern side of the addition. A condition will require low reflective windows for the addition.

A condition will require the proposed materials to be used and the planting of the proposed and additional trees as shown on a staff amended site plan (Exhibit B.8).

The proposed in-ground pool will be visually subordinate because it is sunken into the ground with no visibility potential from KVAs. The proposed iron gate which will be painted black as well as gate support structures (color unspecified). The gate due its dark color will blending into the nearby vegetation as a shadow when seen from KVAs, thus will be visually subordinate. The gate support structures will need to be dark earth tone colors to achieve visual subordination by blending to the vegetation, a condition will require this.

The location of the accessory building is amongst several trees with several trees providing screening from KVAs. The proposed accessory building will be built using T1-11 wood siding painted dark green to match the addition's color with charcoal black composition asphalt roofing matching that on the dwelling. The applicant was uncertain whether they would need or want any windows in the accessory building. The applicant proposed adding four optional windows on the elevation plan facing east (Exhibit A.6). The windows will need to be low reflective rating windows. A condition will require low reflective windows if any are installed. Given the proposed building materials, dark earth tone colors, existing and addition planted vegetation, and distance to KVAs (one-half mile at the closest point), the proposed development will be visually subordinate. *This criterion is met through conditions.*

- 4.2.2. MCC 38.7035(B)(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: The conditions require using low reflective building materials, dark earth tone colors, planting addition vegetation for potential visible development and hooded lighting. These conditions applied to a proposed development or use to achieve the scenic standard are proportionate to its potential visual impacts as seen from KVAs. *This criterion is met.*

- 4.2.3. MCC 38.7035(B)(3): Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.**

Staff: The proposal includes a modest addition, an in-ground pool and an accessory building. Both buildings are smaller in area than several other similar buildings. In the surrounding area there is significant vegetative cover and distance between existing development on other properties and the subject property. Given the GGR-5 Zone District minimum lot size for creating new lots is five acres, there is little potential for land divisions on adjacent properties as few are large enough to divide. Thus density of residential development in the area will remain about the same is what

exists. Given the dwelling visible mass is less than dwellings in all directions, there is no cumulative effect in regards to the comparable analysis. There are a couple of vacant properties but as discussed earlier the dense vegetation in the area and distance between developments mitigate potential cumulative effect. Given the proposed development is visually subordinate there is no cumulative impact. *The criterion is met.*

- 4.2.4. MCC 38.7035(B)(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 addressed proposed building height, shape, color, building materials and exterior lighting. The landscaping plan includes retaining all trees except a few trees in the location of the proposed development and planting of unspecified six conifer trees near the pool (Exhibit A.2). The applicant's submittal included this information except for the species of proposed vegetation and any provisions for irrigation of planted trees. A condition will require planted vegetation to be maintained in living condition. *This criterion is met through a condition.*

- 4.2.5. MCC 38.7035(B)(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: There are no buffers as described for the property. The proposed addition must be connected to the dwelling; however the proposed addition location is on opposite side of the dwelling from the KVAs, thus the visibility is minimized. The proposed accessory building is located in an area that has numerous trees screening the site, thus visibility is minimized. The pool is in-ground screened by topography and the gate is located near the road in a densely vegetated area. *This criterion is met.*

- 4.2.6. MCC 38.7035(B)(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 must be connected to the dwelling. There is minimal existing vegetation on the property between the dwelling and the KVAs. Half of the addition is a below grade basement screened by topography. The proposed accessory building is located in an area that has numerous trees screening the site, thus is using existing vegetation to achieve visual subordination. The pool is in-ground screened by topography. The gate is located near the road in an existing densely vegetated area. *This criterion is met.*

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

Staff: A condition will require retention of existing trees that screens the proposed development. The applicant has proposed removal of three trees south of the dwelling in the area where the addition is proposed. These trees do not provide screening for the existing dwelling or the proposed addition. The applicant will need to remove a few trees in the forested area where the

accessory building is proposed. One of the trees appears to have a couple rotting crotches causing it to be a danger to the new building and should be removed for safety reasons. This tree removal will not impact the screening of the proposed building given the density of the existing forested area. A condition of approval will require that the property owner maintain the existing density of the forested areas on the property which will provide screening for the proposed development. *This criterion is met through a condition.*

4.2.8. MCC 38.7035(B)(9): Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.

Staff: The proposed driveway extension is designed to follow the topography minimizing the visibility. Given the extension follows existing topography there should only be some minor cuts if any are necessary to establish the extension. Thus cut banks and fill slopes are minimized. *This criterion is met.*

4.2.9. MCC 38.7035(B)(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 subordination. Recommended square footage limitations for such surfaces are provided for guidance in the Implementation Handbook.

Staff: Finding 4.2.1 details the proposed building materials which are low reflectivity. A condition will require the use of low visible light reflectivity. *This criterion is met through a condition.*

4.2.10. MCC 38.7035(B)(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 nonreflective, opaque materials.

Staff: The applicant has submitted a manufacturer’s photo of the proposed outdoor lighting fixtures which is directed downward and sited, hooded and shielded such that will not be highly visible from Key Viewing Areas. The lights will be placed south of the dwelling. A condition will require this exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from Key Viewing Areas and that the shielding and hooding materials be composed of nonreflective, opaque materials. *This criterion met through a condition.*

4.2.11. MCC 38.7035(B)(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 proposes the addition and accessory building to be painted a dark green and roofed with black asphalt shingles thus meeting the dark earth-tone color requirement. The applicant has not proposed a color for the trim. The gate will be painted black. The gate support

structures will be required to be dark earth tone colors. A condition will require dark earth-tones exterior colors. *This criterion met through a condition.*

- 4.2.12. MCC 38.7035(B)(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 Resources Implementation Handbook* will include a recommended palette of colors.**

Staff: The existing dwelling is dark green (Exhibit A.11). The applicant has proposed dark earth-tone colors that match the existing dwelling and as a condition will be allowed to use any colors matching the top two rows of dark earth tone (A and B pages 18 and 19) on the Gorge Commission *Scenic Resources Implementation Handbook* colors chart. *This criterion is met through a condition.*

* * *

- 4.2.13. MCC 38.7035(B)(15): The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas.**

Staff: The silhouette of proposed addition and accessory will be below the skyline of a bluff as seen from Key Viewing Areas. *This criterion is met.*

* * *

- 4.2.14. MCC 38.7035(B)(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).**

Staff: A condition of approval will require additional vegetation to screen the proposed addition due to the lack of existing vegetation on the property in the area north and northeast of the addition. The vegetation supplements other techniques including low reflective materials, dark earth tone colors, retention of existing screening vegetation and topographic screening. A condition will require the planted screening vegetation to be a minimum of five feet in height at planting which given the topography should provide visual subordination within five years. A

condition will require the trees planted as soon as practical. A condition will include species that with suitable growth rates.

* * *

4.2.15. MCC 38.7035(B)(24): New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent.

Staff: A site visit by staff verified the slope in the proposed development area locations are less than 10 percent. *This criterion is met.*

4.2.16. MCC 38.7035(B)(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:

- (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.**

Staff: The proposed excavation will be about 500 cubic yards. The applicant has submitted a site plan showing the location of the excavations and where the spoils are proposed to be placed. The applicant included a narrative addressing the excavation and the method for placing the spoils in a low area on the property which staff verified is not a wetland. The plan shows proposed erosion control silt fencing locations and the narrative describes the use of silt fencing along with straw mulching and planting of native grasses. *A condition will require these methods to be implemented.*

4.3. Landscape Setting

MCC 38.7035(C): All Review Uses and Conditional Uses within the following landscape settings, regardless of visibility from KVAs:

4.3.1 MCC 38.7035(C)(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.**

(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.

Staff: A condition will require Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes. For screening of the proposed development to achieve visual subordination, the existing tree density will be required to be retained. This allow for some minor thinning of the forested areas for forest management. The applicant is proposing planting of six unspecified conifer trees which appear to be a privacy screen for the pool. These are likely arbor-vitae cedars, non-native to this area. Staff has determined there needs to be additional vegetative screening to the north and northeast of the dwelling due topographic visibility and that the vegetation in that direction is on the neighboring property. Given that the six proposed trees will be of the property owner choice as to the species, a condition will require six addition Douglas fir conifers which are native to this area. These criteria are meet through conditions.

5. Cultural Resource Review Criteria

5.1. Cultural Resource Reconnaissance Surveys

MCC 38.7045(A) (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.

MCC 38.7045(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: Margaret L. Dryden, Heritage Resource Program Manager, Columbia River Gorge National Scenic Area, US Forest Service submitted a Cultural Resources Survey Determination on July 19, 2010 (Exhibit 3.1).

In the Cultural Resources Survey Determination Ms. Dryden, USFS, stated, "A cultural resources reconnaissance survey is: Not Required" and "A Historic Survey is: Not Required."

5.2. Cultural Resources Discovered After Construction Begins

MCC 38.7045 (L) The following procedures shall be effected when cultural resources are discovered during construction activities. All survey and evaluation reports and mitigation plans shall be submitted to the Planning Director and SHPO. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.

(1) **Halt Construction** – All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.

(2) **Notification** – The project applicant shall notify the Planning Director and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

(3) **Survey and Evaluation** – The Gorge Commission will survey the cultural resources after obtaining written permission from the landowner and appropriate permits from SHPO (*see* ORS 273.705 and ORS 358.905 to 358.955). It will gather enough information to evaluate the significance of the cultural resources. The survey and evaluation will be documented in a report that generally follows the standards in MCC 38.7045 (C) (2) and MCC 38.7045 (E).

(a) The Planning Director shall, based on the survey and evaluation report and any written comments, make a final decision within 10 days of the receipt of the report of the Gorge Commission on whether the resources are significant.

(b) The Planning Director shall require a Mitigation Plan if the affected cultural resources are found to be significant.

(c) Notice of the decision of the Planning Director shall be mailed to those parties entitled to notice by MCC 38.0530 (B).

(d) The decision of the Planning Director shall be final 14 days from the date notice is mailed, unless appealed as provided in MCC 38.0530 (B). Construction activities may recommence if no appeal is filed.

(4) **Mitigation Plan** – Mitigation plans shall be prepared according to the information, consultation, and report standards of MCC 38.7045 (J). Construction activities may recommence when the conditions in the mitigation plan have been executed.

Staff: These requirements can be addressed through conditions that would include the language in this criterion and as follows. A condition will require that the contractor of the firm that will be doing the excavation sign an affidavit that he/she has read the conditions and understand these requirements. A copy of to affidavit including the condition is included as Exhibit B.9. *This criterion is met through conditions.*

5.3. Discovery of Human Remains

MCC 38.7045 (M) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.

(1) **Halt Activities** – All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.

(2) **Notification** – Local law enforcement officials, the Planning Director, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.

(3) 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.

(4) Jurisdiction – If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.

(5) 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.

(a) 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).

(b) 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.

Staff: These requirements can be addressed through conditions that would include the language in this criterion and as follows. A condition will require that the contractor of the firm that will be doing the excavation and operator of the excavating equipment sign an affidavit that he/she has read the condition and understands its requirements. A copy of to affidavit including the condition is included as Exhibit B.9. This criterion is met through conditions.

6. NATURAL RESOURCE REVIEW CRITERIA

6.1. GMA Wetlands

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. Staff did not see any indication of wetlands during the site visit. *Criterion is met.*

6.2. GMA Streams, Lakes or Riparian Areas

MCC 38.7060(A): The following uses may be allowed in streams, ponds, lakes and riparian areas...

Staff: There are no streams, lakes or riparian buffer areas near this development thus MCC 38.7060 requirements is met. *Criterion is met.*

6.3. GMA Wildlife Review Criteria

MCC 38.7065: 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. This property is not in the big game winter area. *Criterion is met.*

6.4. GMA Rare Plant Review Criteria

MCC 38.7070: 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 is met.*

7. TRANSPORTATION STANDARDS

Access to County Roads

MCRR 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: For the subject property the existing dwelling is served by one existing driveway. The Clara Smith Road right-of-way is 60 feet wide meeting the width standards for its classification. No work related to this application is proposed within the right-of-way. However no right-of-way access permit has been issued for the existing driveway. A condition will require the property owner to obtain a driveway permit from the County Right-of-Way Program. *This standard is met by a condition.*

8. Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the approval of the request to build a 24 by 26 foot, two story addition on the dwelling, build a 1440 square foot accessory building with a driveway extension to serve it, install an in-ground pool, and place a driveway gate with support structures in the Gorge General Residential Zone District within the Columbia River Gorge National Scenic Area. This approval is subject to the conditions of approval established in this decision.

9. Exhibits

'A' Applicant's Exhibits

'B' Staff Exhibits

'C' Comments Received

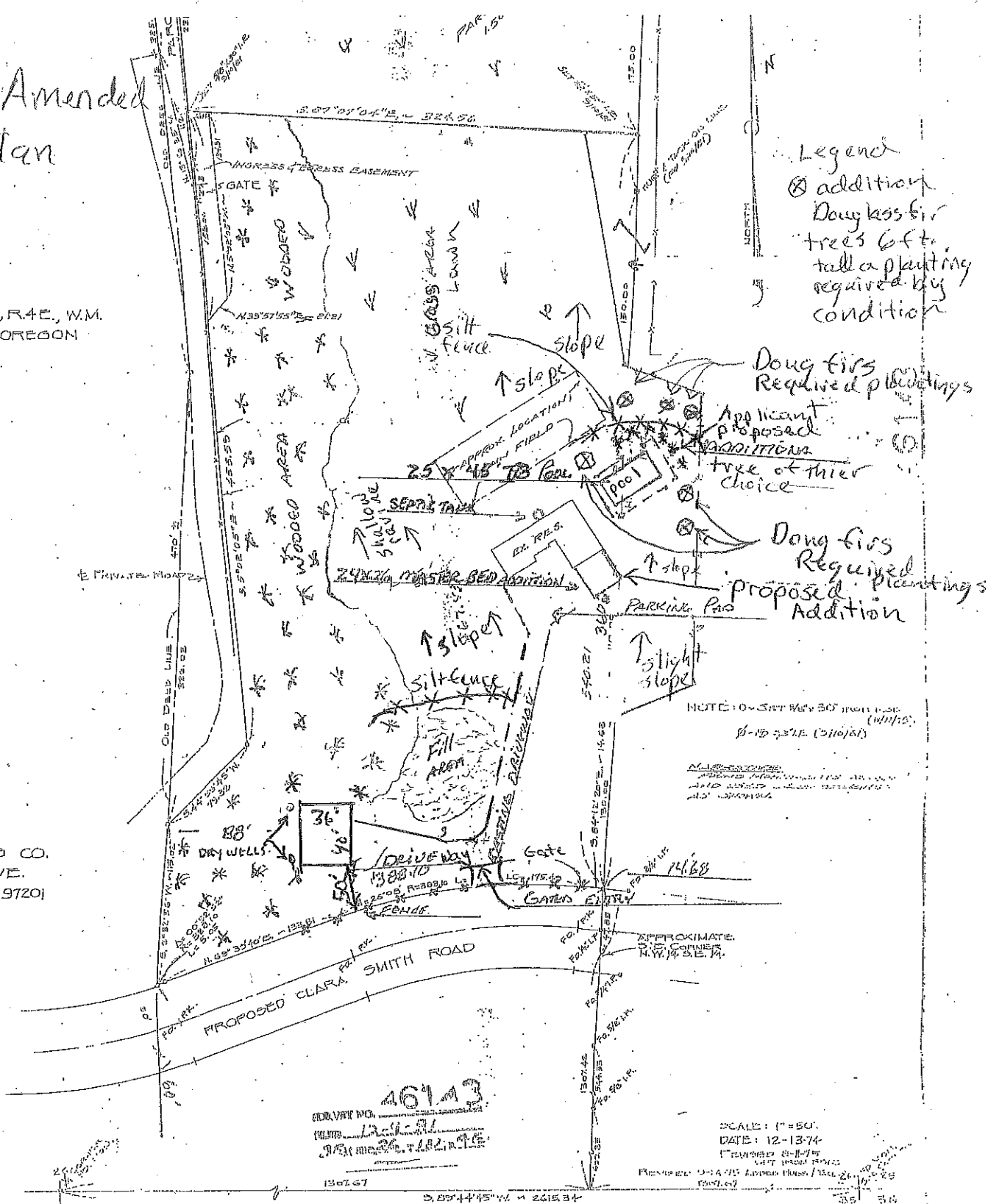
Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	2	Application form and authorization from the property owners to submit application	6/24/10
A.2	1	Site Plan	8/10/10
A.3	11	Revised Narrative	8/18/10
A.4	1	Addendum to narrative address excavation and erosion control	8/18/10
A.5	3	Elevation drawing and floor plan for the proposed dwelling addition	6/25/10
A.6	1	Elevation drawing and floor plan for the proposed accessory building	8/18/10
A.7	9	Photos showing existing dwelling and views of the property	7/29/10
A.8	sample	Wood siding for proposed addition sample with Miller 0560801 dark forest green paint applied to it.	6/24/10
A.9	2	Manufacturers brochure showing siding for proposed accessory building	6/24/10
A.10	1	Manufacturers brochure showing siding proposed exterior light fixture	6/24/10
A.11	6	Photos showing types of black iron gates similar to style proposed	6/24/10
A.12	6	Certificate of On-Site Sewage disposal and other supporting documents	6/24/10
A.13	1	Fire District Review	6/24/10
A.14	1	Storm Water Certificate completed by Timothy R. Turner PE	8/10/10
'B'	#	Staff Exhibits	
B.1	4	County Assessment property information (with staff calculation for basement and addition) and map (with property lines prior to PLA)	NA
B.2	1	Zoning map	NA
B.3	1	2008 Aerial Photo showing property (with property lines prior to PLA)	NA
B.4	1	2008 Aerial Photo showing 10 ft. contours and vicinity	NA
B.5	1	Approved Property Line Adjustment plan map	NA
B.6	28	County Assessment property information for nearby dwelling comparables for compatible with the general scale finding	NA
B.7	4	County Assessment property information for nearby accessory building comparables for compatible with the general scale finding	NA
B.8	1	Staff amended site plan show additional required tree planning locations	NA
B.9	2	Cultural Resources Discovery General Contractor Affidavit	NA
B.10	1	Building permit card for existing dwelling	

'C'	#	Administration & Procedures	Date
C.1	2	Findings on cultural resources submitted by Margaret Dryden Heritage Resources Program Manager USFS	7/19/10
C.2	1	Letter from Dennis Griffin, Ph.D., RPA State Archaeologist, SHPO	9/7/10
C.3	9	Letter from Richard Till, Land Use Law Clerk, Friends of the Columbia Gorge	9/15/10

Staff Amended Site Plan

SURVEY
J.L. & DEC. 26, T1N, R4E, W.M.
MULTNOMAH COUNTY, OREGON

IN ENGINEERING CO.
2021 S.W. KELLY AVE.
LAUREL OREGON 97201



NSA APPLICATION FOR A 24' x 26'
ADDITION 36' x 40' ACCESSORY BUILDING
25' x 45' IN-GROUND POOL AND GATED ENTRY

MULTNOMAH COUNTY
PLANNING SECTION

10 AUG 19 PM 4:27

Exhibit
B.8

