



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

NOTICE OF DECISION

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

Case File: T2-2011-1422

Permit: Administrative Modification of
Conditions Established in a Prior Case

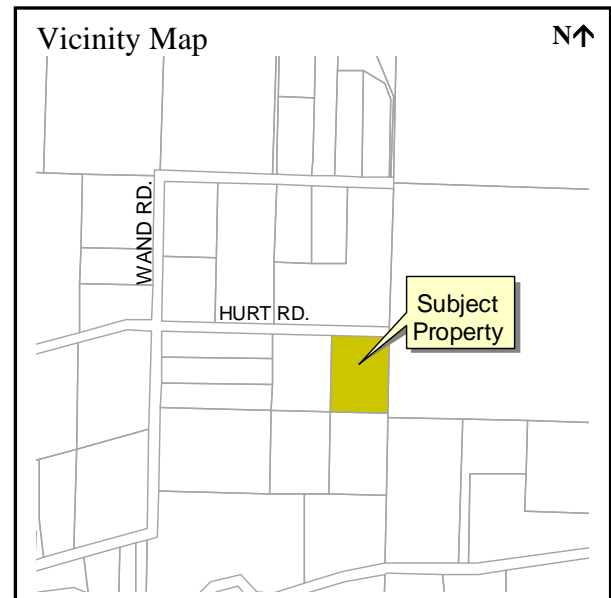
Location: 32080 NE Hurt Road
Tax Lot 2000, Section 32A,
Township 1 North, Range 4 East, W.M
Tax Account # R05350411

Applicant: Dick Wand

Owner: Melvin Takeuchi et. al.

Contract Purchaser: Dick J Wand &
Sharon K. Chevalier Wand

Base Zone: Gorge General Residential -10 Zone



Summary: Modification of conditions for Case T2-09-048 to allow a single story, single family dwelling instead of the previously approved two story, single family dwelling in the same location in the Gorge General Residential -10 Zone

Decision: Approved with Conditions

Unless appealed, this decision is effective , May 20, 2011 at 4:00 PM.

Issued by:

By: _____
George A. Plummer, Planner

For: Karen Schilling- Planning Director

Date: Thursday, May 6, 2011

Instrument Number for Recording Purposes: #17630194

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 May 20, 2011 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR): MCC 38.3000 et. al: GGR-10 and MCC 38.7000 et. al: Approval Criteria.

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.multco.us/landuse>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s) as well as submitted written narrative(s) and plan for Case T2-09-048. 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 including the Conditions of Approval of this decision and for Case T2-09-048 and the site plan for this case labeled Exhibit B.3 with the County Recorder. These Notices 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 Conditions of Case T2-09-048 shall continue to apply to the proposed development except the dwelling shall be a single story dwelling as shown in Exhibit A and located on the property as shown in Exhibit B.3. [MCC 38.0660]
3. The building materials shall be as represented in the application and shall meet the Conditions of Case T2-09-048. [MCC 38.0660]

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.

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, Comprehensive Plan Policies, Multnomah County Road Rules (MCRR) and Multnomah County Design and Construction Manual (DCM) 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 request is for an Administrative Modifications of Conditions Established in a Prior Case T2-09-048 to build a single story single family dwelling with attached garage. Under Case T2-09-048 a National Scenic Area Site Review Permit for a two story dwelling was approved as well as the development of Hurt Road Right-of-Way to access the property including a Variance to the Road Rules and Design and Construction Manual standards. This request is to modify the conditions of Case T2-09-048 approval only to change the design to the proposed single story dwelling as show in Exhibit A.2. The dwelling will be located in the same location as approved in Case T2-09-048 as shown in Exhibit B.3.

The approval for Case T2-09-048 and the conditions thereof continues to be in effect for the development of Hurt Road and for development of the subject property except as modified to allow the proposed single story dwelling shown in Exhibit A.2.

2. Property Description

The subject property is a grassy field without trees that gently slopes towards the east. The property will be accessed from Hurt Road for which right-of-way has been authorized to be developed according to Case T2-09-048. There is a forested property adjacent to the east and it appears that there are some trees near the property line that could be on the subject property.

3. Letters of Comment Received

Staff: We have received comment from two other parties pertaining to this proposal, they are as follows:

- We received document submitted by Marge L. Dryden, Heritage Program Manager, US Forest Service addressing cultural resources as outlined in Finding 6.1 of this decision (Exhibit C.1)
- Letter from Richard Till, Land Use Law Clerk, Friends of the Columbia Gorge which outlines the criteria which we must address in this decision. The findings in the following sections of this decision address the applicable criteria (Exhibit C.2).

4. Gorge General Residential 10 District:

4.1. GGR 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.**
 - (a) If the subject parcel is located adjacent to lands designated GGA or GGF, the use shall comply with the buffer requirements of MCC 38.0060; and**
 - (b) If the subject parcel is located is adjacent to lands designated GGF, the placement of a dwelling shall also comply with the fire protection standards of MCC 38.7305.**

Staff: The applicant is requesting a modification of conditions established in a prior case for an approval single story single family dwelling with an attached garage (Exhibit A.1 and A.2). The subject parcel was created by a deed filed June 12, 1937 on Book 402 pages 326 and 327. This deed separated off the south half of Lot 39 of Banner Acres Subdivision thus creating the north half as a reminder parcel. There were no zoning or land division requirements that would have applied to this land division in 1937 thus it is a legally created parcel. Section 5 of this decision contains the findings for the applicable NSA Site Review standards of MCC 38.7000 through 38.7085 demonstrating these standards have been met or can be met through conditions. This case has been processed according to the standards of MCC 38.0530.

The subject parcel is located adjacent to agricultural zoned land (to the east) designated GGA-40 thus the buffer requirements of MCC 38.0060 apply to this property. The finding addressing the buffer requirements is below in Subsection 4.3.

4.2. Dimensional Requirements

MCC 38.3060(C) Minimum Yard Dimensions – Feet

Front - 30

Side - 10

Rear - 30

Maximum Structure Height – 35 feet

Staff: The proposed dwelling with attached garage will be located 70 feet from the front (north) property line, 150 feet from the west side property line, about 140 feet from the east side property line and about 310 feet from the back (south) property line. The proposed single story dwelling height will be reviewed for the zoning signoff of the building permit. Given it is a single story, it should meet the maximum height limit. The dimensional standard are met.

4.3. Agricultural Buffer Zones

MCC 38.0060 All buildings, as specified, shall satisfy the following setbacks when proposed to be located on a parcel which is adjacent to lands designated GGA– 20 or GGA– 40:

Type of Agriculture	Type of Buffer		
	Open or fenced	Natural or created vegetation barrier	8 foot berm or terrain barrier
Orchards	250'	100'	75'
Row crops/vegetables	300'	100'	75'
Livestock grazing pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

Staff: The proposed dwelling meets the 100 foot buffer from the forested (i.e. “Other”) GGA-40 parcel to the east (Exhibits A.2 and B.2)

4.4. Access

MCC 38.3090: 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: Currently the subject parcel access is undeveloped but the property abuts Hurt Road Right-of-Way. The development of Hurt road was approved under the previous case T2-09-048. *This standard is met.*

5. GMA SCENIC REVIEW CRITERIA

Staff: The approval for Case T2-09-048 and the condition thereof continue to be in effect for the development of Hurt Road and for development of the subject property. This case allowed the dwelling approved under T2-09-048 to be modified as a single story dwelling as shown in Exhibit A.2. Thus staff will make findings for the appropriate criteria given the proposed modification of the dwelling. Given that Case T2-09-048 continues to apply to this development, the findings for that case apply except as specifically modified by this case.

5.1. All Review Uses

5.1.1. **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 applicant proposes to use the existing topography as much as possible with grading limited to that necessary to site the dwelling, install the septic system and develop the road and driveway as outlined in Case T2-09-048. *This standard is met by the proposed development.*

5.1.2. **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: The proposed dwelling is basically a single story with a bonus room above the garage (Exhibit A.2). The proposed dwelling area is 1,933 square foot area floor area including the garage and 564 sq. ft. bonus area above the garage. Total area of the dwelling 2,497 sq. ft. Following is a table of the area of existing dwellings located within a quarter mile of the subject parcel.

Alt Acct #	Address	Area (Sq. Ft.)
R053503786	31708A NE Wand Rd.	2436
R053503580	31625 NE Wand Rd.	2632
R053503480	31711 NE Wand Rd.	1568
R053503700	31710 NE Wand Rd.	1852
R053503690	31714 NE Wand Rd.	4054*
R053503680	31718 NE Wand Rd.	1836
R053500420	31605 NE Hurt Rd.	1600
R053500430	31725 NE Wand Rd.	1719

R053500410	31729 NE Wand Rd.	912
R053500310	31722 NE Wand Rd.	1512
R053500320	31728 NE Wand Rd.	800
R053500210	31804 NE Wand Rd.	2072
R053500050	32010 NE Wand Rd.	1144
R944290330	32131 NE Wand Rd.	2034
R944331110	32501 NE Mershon Rd.	2172
R944330110	32705 NE Chamberlain Rd.	1386
R053504370	32040 NE Mershon	3689
R944330350	32300 NE Mershon	1620
R944331120	32400 NE Mershon	1650
R944331170	32634 NE Mershon	1498

* Daylight basement

Given the dwelling is basically a single story dwelling with an attic room and has a small area than several nearby dwellings, the proposed dwelling is compatible with the general scale (height, dimensions and visible mass) of similar buildings that exist nearby. *This criterion is met.*

5.2. **Review Uses Topographically Visible from Key Viewing Areas**

Staff: Our analysis shows that proposed development site is topographically visible from Larch Mountain and likely other KVAs to the northeast such as the Columbia River and Washington State Route 14.

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

Staff: To achieve visual subordination for the proposed dwelling, the applicant proposes to use Hardi-plank siding, “painted earthtone colors” as “indicated in the Recommended Colors Chart.” The applicant proposes two options for the exterior colors of the dwelling: “OPTION A: Body C13 (Med. Brown) with Trim E14 (Light Beige Brown)” or “OPTION B: Body D13 (medium Gray Brown) with E14 Trim” and “will be painted with Miller exterior paint with flat or satin sheen.” The colors the applicant is referring to are on the Columbia River Gorge Commission *Scenic Resources Implementation Handbook* Recommended Colors Chart (Exhibit B.4). The applicant proposes to use asphalt shingle roofing that has black with green specks surface (Exhibit A.14). The applicant also proposes to use windows with “Low E glass, with reflective rating between 12 and 13 percent.

The subject property is an open grassy field without trees. The adjacent property to the east in a different ownership is heavily forested and there appear to be some trees that may be on the subject property along this property line. The applicant did not include any of these trees on the site plan thus without knowing if any are on the property we can not consider them to be used for screening. We can not fully consider trees under a different owner’s control for screening. It is difficult to determine whether any of the trees along the property are on the subject property. The landscape setting of the area has several trees (located on other properties) in the landscape behind to the dwelling as seen from Larch Mountain and other KVAs to the northeast. The many trees behind the proposed dwelling result forested landscape as seen from the KVAs.

Given there is no known existing tree cover on the property for screening the proposed dwelling, the proposed color choices for the exterior of the dwelling are too light to provide visual subordination by blending into the surrounding environment.

Staff finds that the proposed dwelling can be made visually subordinate through a combination of planting of trees to the east and northeast of the proposed dwelling location, as shown on staff revised site plan included as Exhibit B.3 and painting the exterior of dwelling darker earth tone colors. Staff finds that if the exterior of the proposed dwelling is painted with dark earth tone colors that match colors in Rows A and B of the *Scenic Resources Implementation Handbook* recommended color chart or colors labeled C14 or C15 on the chart, then along with conditioned items the dark earth tone exterior colors would result in the dwelling blending into the environment and being visual subordinate. The proposed asphalt shingle roofing is dark enough to blend into the environment.

With conditions requiring, proposed building materials, exterior dark earth tone colors as stated above, the proposed roofing and low visible light reflectivity windows along with the planting trees as discussed in Finding 5.2.13 [MCC 38.7035(B)(17)] of Case T2-09-048 and required as a condition of approval, the proposed dwelling will be visually subordinate. *This criterion is met through conditions.*

- 5.2.2. 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 condition applied proposed development or use to achieve the scenic standard are proportionate. The conditions applied to the proposed development are typical to develop a property visible from KVAs. This requirement is met.

- 5.2.3. 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: Given the proposed dwelling will be visually subordinate there should be no cumulative effects of proposed developments.

- 5.2.4. 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 proposed site plan (Exhibit B.3) meets details listed in MCC 38.0045(A) necessary to make the findings for this decision. These items are addressed under the finding for MCC 38.7035(B)(1) in subsection 4.2.1 of this decision (above). *This criterion is met.*

* * *

- 5.2.5. 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: The applicant has sited the dwelling to meet the buffer and setbacks and the proposed dwelling is in a site on the property that minimizes visibility from Key Viewing Areas. *This criterion is met.*

- 5.2.6. 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 site minimizes the amount of grading by locating about 70 feet from the road and using the existing topography in the development of the road, driveway and siting the dwelling. According to the applicant, “there a currently no significant trees or landscape vegetation on the site...” *This criterion is met.*

- 5.2.7. 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: There is no existing screening vegetation on the property. *This criterion is not applicable.*

* * *

- 5.2.8. 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 Hand-book 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: The applicant proposes to use Hardi-plank siding, asphalt shingle roofing that has black with green specks surface. These materials have a low reflectivity. The also proposes to use a with “Low E glass, with reflective rating between 12 and 13 percent. These materials are nonreflective or have a low reflectivity meeting this criterion. *This criterion will be met through a condition of approval.*

5.2.9. 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 non-reflective, opaque materials.

Staff: This criterion can be met through a condition of approval. *This criteria met through conditions.*

5.2.10. 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 two options for the color of the dwelling: “OPTION A: Body C13 (Med. Brown) with Trim E14 (Light Beige Brown)” or “OPTION B: Body D13 (medium Gray Brown) with E14 Trim” and “will be painted with Miller exterior paint with flat or satin sheen.” The colors the applicant is referring to are on the Columbia River Gorge Commission *Scenic Resources Implementation Handbook* Recommended Colors Chart (Exhibit B.4). Applicant’s Option A: proposed dwelling body color C13 is listed in the third row of “Dark Earth Tone Colors” on the Gorge Commission “Recommended Colors” chart. The brown color C13 is a color that is found in the in the surrounding landscape. Thus the brown labeled C13 meets this criterion. However the Option A: proposed trim color E14 is not a “Dark Earth Tone Colors” it is in the “Earth Tone Color” category on the Gorge Commission “Recommended Colors” chart, thus this color does not meet the “dark earth-tones found at the specific site or in the surrounding landscape” requirement of this criterion. Both color proposed as the applicant’s Option B: “Body D13 (medium Gray Brown) with E14 Trim” do not meet this criterion’s requirement either.

While the applicant proposes a color for the exterior dwelling body, C13, that that is labeled as a dark earth tone color on the Color Chart, it is not a dark enough color to blend into the environment given the lack of tree cover on the property for the dwelling to meet the visual subordination requirement. In the Finding 5.2.1 [MCC 38.7035(B)(1)] earlier in this decision staff makes findings about dark earth colors exterior colors for the proposed dwelling that will result in visual subordination. Those findings are adopted for this criterion as well. *This criterion is met through conditions.*

* * *

5.2.11. 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. 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: The proposed dwelling will remain below the skyline given that vegetated landscape exists behind the dwelling as viewed from the applicable KVAs. *The criterion is met.*

* * *

5.2.12. 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: While the dwelling is reduced in height the development is not screened by on site vegetation. Staff adopts the finding for this criterion from case T2-09-048. The required landscape plantings must be as conditioned in the previous Case T2-09-048 to meet this criterion. *This criterion is met through conditions.*

* * *

6. GMA CULTURAL RESOURCE REVIEW CRITERIA

Cultural Resource Reconnaissance Surveys

MCC 38.7045(A) (1) A cultural reconnaissance survey shall be required for all proposed uses,

* * *

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).

* * *

MCC 38.7045(D) Reconnaissance and historic surveys, evaluations, assessments and mitigation plans shall be performed by professionals whose expertise reflects the type of cultural resources that are involved. Principal investigators shall meet the professional standards published in *36 Code of Federal Regulations (CFR) Part 61* and *Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King n.d.)*. A survey shall consist of the following:

- (2) Reconnaissance Survey for Large Scale Uses :

For the purposes of this section, large-scale uses include residential development involving two or more new dwellings; recreation facilities; commercial and industrial development; public transportation facilities; electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater; and communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances.

Staff: The proposed dwelling is in a location approved for cultural resources in the previous Case T2-09-048. In a Cultural Resource Survey Determination submitted by Margaret L. Dryden, Heritage Resource Program Manager, US Forest Service, she states, “A Cultural Resource Reconnaissance Survey is: Not Required for construction of one single-family dwelling.”

7. Natural Resources

Staff: Natural Resource review findings were made in the previous case T2-09-048 and apply to this case as well.

8. Multnomah County Road Rules and Design and Construction Manual Standards

8.1. Local Access Road

Staff: Transportation review findings were made in the previous case T2-09-048 and apply to this case as well.

9. Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Administrative Modification of Conditions Established in a prior Case to modify the dwelling approved under Case T2-09-048 as described herein establish. This approval is subject to the conditions of approval established in this decision.

10. Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Comments Received

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	Application form	1/26/11
A.2	2	Elevation Drawings and Floor Plan	1/26/11
A.3	9	Narrative	1/26/11
A.4	2	Contract between the Applicant and the Property Owners	4/22/11
‘B’	#	Staff Exhibits	Date
B.1	2	A&T Property Information	
B.2	1	A&T Tax Map with Property Highlighted	
B.3	1	Staff Modified site plan	
‘C’	#	Administration & Procedures	Date
C.1	2	Document submitted by Marge L. Dryden, Heritage Program Manager, US Forest Service	2/14/11
C.2	7	Letter from Richard Till, Land Use Law Clerk, Friends of the Columbia Gorge	3/17/11

