



MULTNOMAH COUNTY
LAND USE & TRANSPORTATION
1600 SE 190TH Ave, Ste 116, Portland OR 97233
Ph. 503.988.3043 Fax 503.988.3389
<http://www.multco.us/landuse>

**NSA
Road/Utility
Expedited
Application**

PROPERTY

Nearest Address Oneonta Tunnel Nearest Cross Street Oneonta Dorge
HCR+1

PROPOSED DEVELOPMENT (check all that apply)

- ☐ Road Closure Gates Length _____ Height _____ ft
- ☐ New traffic detection devices, vehicle weighting devices, or signal boxes. (Does not include signs) Size _____ (120 sf max) Height _____ ft (12 ft max)
- ☐ New guardrails, guardrail ends, wire strand or woven wire access control fences.
- ☐ Air, weather, water or similar research & monitoring facility attached to existing structure Size _____ (120 sf max) Height _____ ft (12 ft max)
- ☐ New underground utility facility located inside road, utility, or railroad rights-of-way or previously disturbed easement. Ditch Width _____ (36 in max)
Amount of excavation for non-linear facilities _____ (20 cubic yds. Max)
- ☐ Trail Reconstruction. May include up to 1,000 foot reroute.
- ☐ Decommission non-paved road: Includes ripping road surface, barriers, revegetation
- ☐ Develop new or modify existing aboveground/overhead utility facilities
Size _____ (120 sf max) Height _____ (12 ft. max)
- ☐ Replace existing aboveground/overhead utility facilities in the same location and no more than 15% larger than the existing facilities.
- ☐ New antennas/support structures necessary for public service on existing wireless communication poles and towers if size is minimum necessary to provide the service.
- ☐ Outdoor lights ☒ Other: Interpretive Sign

APPLICANT

Name Kristen Stallman Phone 503-731-4957
Mailing Address 123 NW Flanders Fax 503-731-8259
City PDx State OR Zipcode 97209 e-mail KRISTEN.STALLMAN
@odot.state.or.us

OWNER (if work is to occur on private property)

Name ODOT Region 1 Phone 503-731-4957
Address 123 NW Flanders City PDx State OR Zipcode 97213

I authorize the applicant to make this application.

Property Owner Signature _____

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

☒ If no owner signature above, a letter of authorization from the owner is required.

For Staff Use

503-702
CASE
NUMBER

T2-2012-2570

State ID #

TIN, RGE 04

Alt Acct. #

Right of Way

DATE
SUBMITTED

10/15/12

ZONING

MCC CITATION
(For Qualifying Use)

MCC 38.0060(B)

Related Case No

NA

Open UR/ZV

NA

rev. 08/2012

**Work in Road
Rights-of-Way**

Type:

- ☒ State
☐ County

Permit#

Instructions for applicants:

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

Scenic Resources

- 1. Any application involving Interstate 84 must first be reviewed for consistency with the I-84 Corridor Strategy by the ODOT lead I-84 Strategy Team.**

Staff initial:

HP

☒ This application does not involve Interstate 84. *The I-84 Corridor Strategy does not apply.*

☒ This application does involve Interstate 84. The proposal has been reviewed for consistency with the I-84 Corridor Strategy by the I-84 Strategy Team. *The proposal is consistent with the I-84 Corridor Strategy.*

Attach agency
confirmation

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

Staff initial:

HP

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

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

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

Attach plan

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

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

- 3. Structures topographically visible from key viewing areas shall use low or non-reflective building materials.**

Staff initial:

HP

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

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

Attach
building
material
samples

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

Staff initial:

HP

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

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

Attach spec
sheet here

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

Staff initial:

HP

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

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

Attach
elevations or
photo of
structure

Explain how standard is achieved.

The sign is consistent with the
Interpretive Sign Standards developed
for the National Scenic Area.
MCC 38. 0080(E)

See NSA
Handout #5:
Designing
for Approval

This criterion has been met.

Recreation Resources

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

Staff initial:

hsp

- ☐ The attached site plan labels the uses on adjacent parcels. There is no established recreation site on an adjacent parcel. *This criterion is not applicable.*
- ☒ The attached site plan labels show that the property is adjacent to at least one established recreation site, but does not detract from the use and enjoyment of the site. The proposed development will not generate noise, dust, or odors at levels significant enough to impact the use. Also, the site plan shows that the proposed development would not interfere with access to the adjacent recreation site(s). *This criterion has been met.*

**Label
adjacent
uses on
attached
site plan**

Cultural Resources

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

Staff initial:

hsp

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

Reconnaissance Survey

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

- ☐ Is limited to the modification, expansion, replacement, or reconstruction of existing buildings and structures.
- ☐ Will not disturb the ground (e.g. new overhead wires on existing poles)
- ☒ Occurs on a site that was previously disturbed by human activities where the depth and extent of the grading does not exceed prior ground disturbance.
- ☒ Involves minor ground disturbance, as defined by depth and extent (e.g. fence construction, installation of new meter, etc.)

**Show area
and type of
disturbance
on plan**

Width 1 ft x Length 1 ft x Depth 2 ft

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

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

Attach survey

Historic Survey

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

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

Natural Resources

8. The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.
- ☒ The proposal is for development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained. *This criterion is not applicable.*
- ☐ As shown on the attached site plan, proposed development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. *The criterion has been met.*

Staff initial:

HP

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

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

Staff initial:

HP

- ☐ As shown on the attached site plan and confirmed by planning staff, the proposed development is over 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. *This criterion has been met.*
- ☒ The proposed development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained. *This criterion is not applicable.*
- ☐ Although proposed development is within 1,000 feet of a known sensitive wildlife area or site, the Oregon Department of Fish and Wildlife (for GMA lands) or U.S. Forest Service (SMA lands) has determined that the area or site is not active, that development will not compromise the integrity of the wildlife area or site, or that development will not occur during a time of year that the wildlife species are sensitive to disturbance.
- ☐ Although proposed development is within 1,000 feet of known sensitive plants, a representative of the Oregon Natural Heritage Program or an expert in botany or plant ecology has determined that development will not occur within 200 feet of a sensitive plant species.

See land use staff for agency contacts

Attach agency confirmation

NOTICE OF PRELIMINARY DECISION

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

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

Conditions/Limitations of Approval

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

This decision is final at the close of the comment period unless comments are received. If no comments are received, the effective date of the decision is 10/31/12.

FOR STAFF USE

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

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

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

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

Staff initial:

HP

Date:

11/1/12

Oneonta Tunnel Interpretive Signs
NSA Road / Utility Expedited Application
October 16, 2012

OCT 16 2012
RECEIVED
OCT 16 2012

Interpretive Signs Examples on the Historic Columbia River Highway & Historic Columbia River Highway State Trail



At Cascade Locks trailhead



Along the trail between Eagle Creek and Cascade Locks

These signs are consistent with the interpretive signs in the HCRH State Trail Design Guidelines. These design guidelines were adopted by the HCRH Advisory Committee in December of 2011 to serve as the Scenic Corridor Strategy for the Historic Columbia River Highway in accordance with the Columbia River Gorge National Scenic Area Management Plan.

The front of the sign will be made out of porcelain enamel. This enamel is minimally reflective. The back is unobtrusive and non-reflective as they are painted dark green. The signs sit upon a concrete post that is grey in color and non-reflective.



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

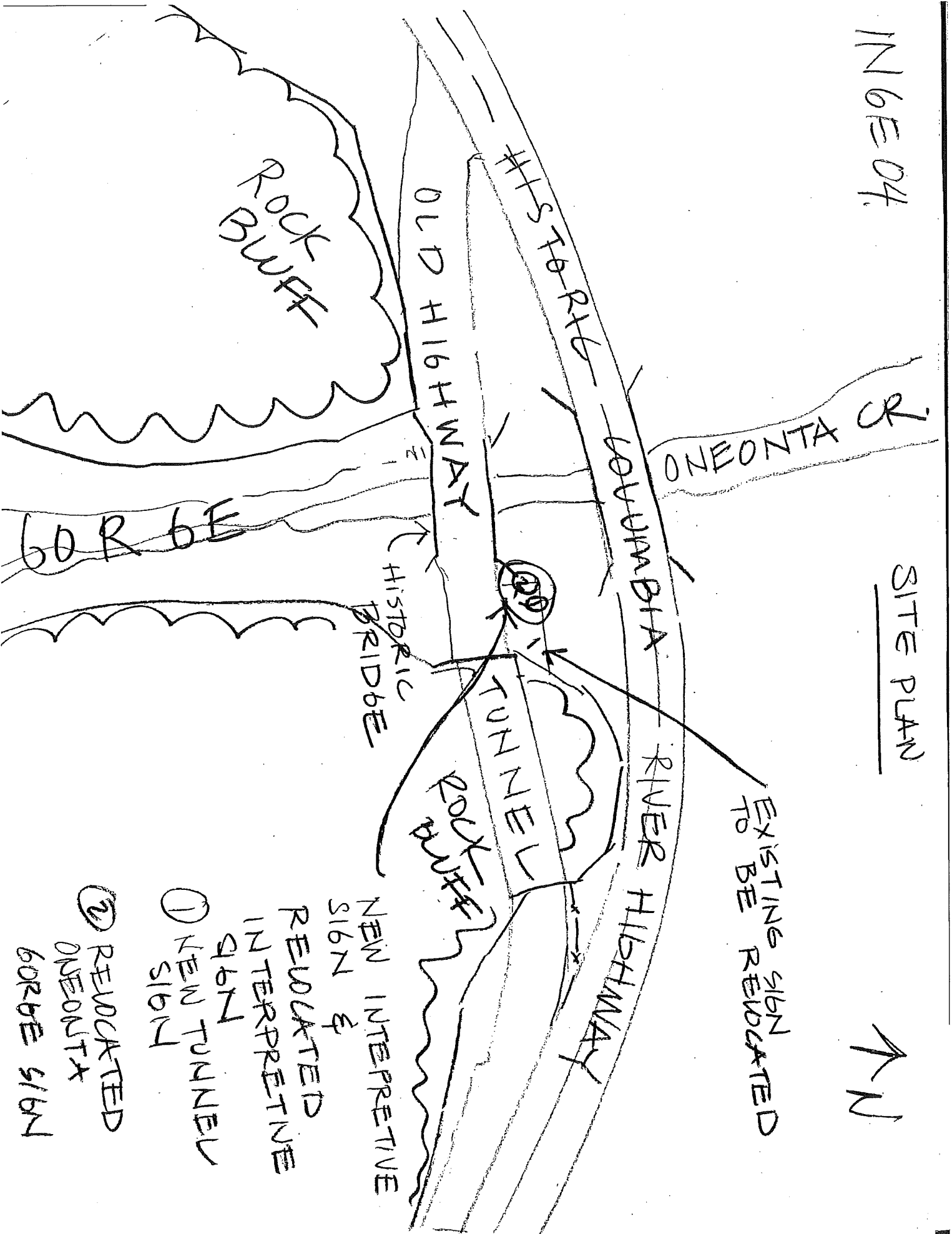
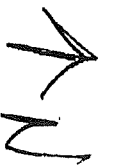
Map Comments:

Comments here.	Enter Map
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[Web Layout](#)

IN 6E 04.

SITE PLAN





George PLUMMER <george.a.plummer@multco.us>

cultural review T2-12-2570 ODOT

1 message

Dryden, Margaret L -FS <mdryden@fs.fed.us>

Mon, Oct 22, 2012 at 12:17 PM

To: "George PLUMMER (george.a.plummer@multco.us)" <george.a.plummer@multco.us>

George, here is my survey determination for the signs at Oneonta. Marge



Marge Dryden

Archaeologist/Heritage Program Manager

Columbia River Gorge National Scenic Area

902 Wasco Avenue

Hood River, Oregon 97031

Phone 541-308-1711

FAX 541-386-1916

email: mdryden@fs.fed.us

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t2-12-2570ODOTOneontaTunnelSignsSDprevSurveyed.pdf
27K

COLUMBIA RIVER GORGE NATIONAL SCENIC AREA

**USDA Forest Service
Multnomah County**

Cultural Resources Survey Determination

Applicant(s):

Kristen Stallman for
ODOT
123 Flanders St., Portland, OR

File No: T2-2012-2570

Property Owner(s):

ODOT

Type of Undertaking: Installation of an interpretive sign at Oneonta Tunnel and replace and relocate existing interpretive sign.

Location of Undertaking: Oneonta Tunnel along the Historic Columbia River Highway

Section 04 T. 01 N., R. 06E. Tax Lot(s) right-of-way

Quadrangle: Multnomah Falls, OR/WA, 7.5min. 1994

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

A Cultural Resource Reconnaissance Survey is: Not Required (Survey completed in 2004)

A Historic Survey is: Not Required

/s/ Margaret L. Dryden

October 22, 2012

MARGARET L. DRYDEN

DATE

Heritage Resources Program Manager
Columbia River Gorge National Scenic Area

Reconnaissance Survey Not Required

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

- ☐ Proposed use would involve the modification, expansion, replacement, or reconstruction of existing buildings and structures.
- ☐ Would not disturb the ground and would involve a lot-line adjustment or partition
- ☒ **Would involve minor ground disturbance**
- ☒ **Proposed use would occur on sites that have been disturbed by human activities**
- ☒ **Would occur on a site that has been adequately surveyed in the past**
- ☒ Would occur on a site that has been determined to be located within a low probability zone.
- ☒ is not within 100 feet of a high probability zone
- ☒ **Does occur within 500 feet of a known archaeological site.**

Supporting Information:

- ❖ The Management Plan for the Columbia River Gorge National Scenic Area does not require a reconnaissance survey for projects that involve the modification, expansion, replacement, or reconstruction of existing buildings and structures (Chapter 2 – Cultural Resources, Section 6. A. (1).
- ❖ The Management Plan for the Columbia River Gorge National Scenic Area also does not require a reconnaissance survey for; uses that would involve minor ground disturbance such as fences (Chapter 2, GMA policy 6A(3).
- ❖ The Management Plan for the Columbia River Gorge National Scenic Area also does not require a reconnaissance survey for sites that have been disturbed by human activities Chapter 2, GMA policy 6A(4).
- ❖ The Management Plan for the Columbia River Gorge National Scenic Area does not require a reconnaissance survey for projects that have been adequately surveyed in the past (Chapter 2 – Cultural Resources, Section 6. A. (5).
- ❖ The Management Plan for the Columbia River Gorge National Scenic Area does not require a reconnaissance survey for projects that occur in areas that have a low probability of containing cultural resources as long as they do not occur within 500-feet of an archaeological site or within 100-feet of a high probability area (Chapter 2 – Cultural Resources, Section 6. A. (6).

Project occurs within 500-feet of site 35MU55 and a reconnaissance survey is required. This standard has been met. The survey was completed in 2004 for Multnomah County development review T2-05-015 and T2-06-015.

Chapman, Judith and John Fagan

2004 Letter Report for **Oneonta Gorge Parking/Vista Project OR PFH 163-1(11)**. AINW Report No. 1376. Oregon SHPO bibliographic number 20300.

Historic Survey Not Required

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

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

Supporting Information:

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

New Discovery Telephone Numbers:

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