



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.

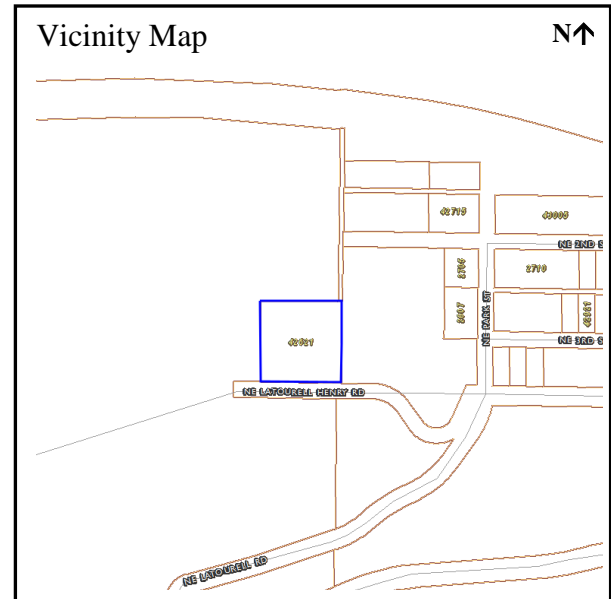
Case File: T2-2013-2674

Permit: National Scenic Area Existing Use
Determination and Site Review

Location: 42621 NE Latourelle Road
Tax Lot 1000, Section 29,
Township 1 North, Range 5 East, W.M
Tax Account #R945290040

**Applicant
& Owner** Alan Glickenhau

Base Zone: Gorge Special Forest – 40 (GSF-40).



Summary: Request for an existing use determination for the use of the building as a single family dwelling and NSA Site Review for septic system repair.

Decision: The Single Family Dwelling was found to be an “Existing Use” and the septic system replacement NSA Site Review is Approved with Conditions

Unless appealed, this decision is effective November 19, 2013 at 4:00 PM.

Issued by:

By: _____
George A. Plummer, Planner

For: Karen Schilling- Planning Director

Date: Tuesday, November 5, 2013

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 November 19, 2013 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 38.2000 - 38.2095: GSF-40, MCC 38.0030: Existing Uses, MCC 38.7040: SMA Scenic Review Criteria, MCC 38.7050: SMA Cultural Resource Review Criteria, and MCC 38.7075: SMA Natural Resource Review 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). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **Pursuant to MCC 38.0690, this land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 38.0700. Such a request must be made prior to the expiration date of the permit.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in brackets.

1. The property owner shall immediately notify the Planning Director in the event of the inadvertent discovery of cultural resources during construction or development.
 - (a) In the event of the discovery of cultural resources, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3).
 - (b) If the discovered material is suspected to be human bone or a burial, the following procedure shall be used:
 - (1) Stop all work in the vicinity of the discovery.

- (2) The applicant shall immediately also notify the U.S. Forest Service, the applicant's cultural resource professional, the State Medical Examiner, and appropriate law enforcement agencies.
 - (3) The U.S. Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.
 - (4) A cultural resource professional shall evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3) and report the results to the U.S. Forest Service which shall have 30 days to comment on the report.
2. After the installation of the replacement septic system the disturbed soil area shall be reseeded as grass lawn. [MCC 38.7040(A)(3)]
3. The property owner shall submit a Minimum Impact Erosion Control Plan to Multnomah County Land Use Planning showing erosion control measures to be installed prior to soil disturbance to prevent erosion sediment from leaving the property. [MCC 29.333]

Note: Prior to soil disturbance related to the project, the applicant shall call the Staff Planner, George Plummer, at (503) 988-3043 ext. 29152, for an appointment for review and approval Minimum Impact Erosion Control Plan. Please note, Multnomah County must review and sign off the plan before the applicant starts the project. At the time of Erosion Control Plan submittal, an erosion control inspection fee of \$82.00 must be submitted.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold font**. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1. Project Description:

Staff: The application requests an Existing Use Determination for the use of the building as a single family dwelling and Site Review for septic system repair.

2. Property Description & History

The property is located in Lattourelle Falls on NE Lattourelle Henry Road within the Gorge Special Forest – 40 (GSF-40) zone district. The property is adjacent to Guy Talbot State Park and adjacent to the Lattourelle Falls Community. The subject building was originally established as a public school then later was briefly converted to commercial use. Lastly the building was converted to a dwelling use through a series of permits and remodeling. For history of property see the applicant’s submittal include in the “A” labeled series of exhibits.

3. Comments

Four email and letter of comments were received for this request.

These comments include:

- Email from Jay Thoming neighbor supporting the request (Exhibit C.1).
- Letter from Richard Till, Friends of the Columbia Gorge outlining code that needs to be address with findings (Exhibit C.2).
- Email dated February 27, 2013 with Cultural Resources Survey Determination attached from Margaret Dryden, Heritage Resource Program Manager, Columbia River Gorge National Scenic Area, US Forest Service (Exhibit C.1). This submittal addresses cultural resources findings for the property (Exhibit C.3).
- Letter Dennis Griffin, Ph.D., RPA, State Archeologist addressing cultural resources (Exhibit C.4).

4. EXISTING USES AND DISCONTINUED USES

4.1. MCC 38.0030(A) Right to Continue Existing Uses and Structures: Any existing use or structure may continue so long as it is used in the same manner and for the same purpose, except as otherwise provided.

Staff: The subject building was originally established as a public school and was converted to a dwelling through a series of permits as demonstrated by the following documents.

A letter dated August 16, 1974 to Earl Laeh from L. H. Stupey, County Sanitarian and Jack Bernett, County Chief Plumbing Inspector, Acting Supervisor discussing a joint staff inspection of the property (Exhibit 14). The letter encourages obtaining a building permit for the existing building using the existing septic system.

Building Permit Number 741748 was issued on October 3, 1974 for which a copy of the index tracking card is included as Exhibit A.12 with inspections noted on the back. A note was written on the back of the permit tracking index card that states under category "Cert. of Occ" that "None required" date 2/16/78 by Phil (Phelps) County inspector. A sanitation note for the septic system is also included on the card.

The following records are included as Exhibit A.15

- Plumbing Permit 87750 inspection card dated July 8, 1976 and receipt
- Electrical Permit 87750 inspection card for 2nd floor dated 6-6-77
- Electrical Corrections list dated June 6, 1977
- Electrical Permit 87750 for inspection card Kitchen dated 8-19-77
- Building Inspection (list) by Phil Phelps dated July 16, 1978

Staff finds that the dwelling use was established through the proper permitting process with the required inspections including an on-site waste disposal septic system with drainfield. *The conversion of the school building to single family dwelling was lawfully established.*

4.2. MCC 38.0030(B) Replacement of Existing Structures Not Damaged or Destroyed by Disaster: Except as provided in (C) below, an existing structure may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within one year of the date the use of the original structure was discontinued. The replacement structure shall comply with the following standards:

Staff: This decision does not authorize any work that requires permit on the single family dwelling but does permit the replacement of the septic system and drainfield. There is no evidence that the dwelling use or the septic system has ever been abandoned for more than a one year period. The application submittal included three letters from people in the Community of Latourell addressing the continuous use status of the single family dwelling use continuous status.

The property adjacent to the subject property is owned and managed as a Guy Talbot State Park. In a letter dated December 3, 2012 (Exhibit A.16) from Kevin W. Price, District Manager Oregon Parks and Recreation Department, has been a manager of the State Parks located in the Columbia River Gorge since 1988. As part of his Park Manager duties, Mr. Price often visited the adjacent park land. Mr. Price states that, "Based on my personal knowledge and experience I believe that without a doubt the residence located at 42621 NE Latourell Henry has been continually occupied as a residence (Wayne Livingston from 1988 until 2005 and then Alan Glikenhaus from 2005 until present).

In a letter dated November 13, 2013 (Exhibit A.17) from Daryl Moore, Secretary-Treasurer Latourell Falls Water District, referring the subject dwelling states, "I can personally testify that for the 24 years I have lived in Latourell it has been occupied continuously."

In a letter dated October 18, 2013 (Exhibit A.17) from Richard & Debra Lowry referring to the dwelling states, "We moved to Latourell Falls in 1975 and our memory, is that it has always been Occupied."

The application submittal included utility records and tax record for the property including a letter dated March 8, 2005 from Milton H. PGE Customer Service Representative stating that the dwelling had "uninterrupted electric service under the name of Wayne Livingston since January 27, 1976 to the present." Also included are other utility records.

Staff finds that the evidence submitted demonstrates that the use of the building as a dwelling has not been discontinued for a one year period and thus the septic system has been in use for that period as well. *The single family dwelling use with a septic system is an exiting use.*

4.2.1. MCC 38.0030(B)(1) The replacement structure shall be used in the same manner and for the same purpose as the original structure.

Staff: The replacement structure is an on-site sewage disposal septic system with drainfield to replace the existing on-site sewage disposal septic system with drainfield thus is used in the same manner for the same purpose as the original structure. *This criterion is met.*

4.2.2. MCC 38.0030(B) (2): The replacement structure may have a different size and/or location than the original structure. An existing mobile home may be replaced with a framed residence and an existing framed residence may be replaced with a mobile home.

Staff: The replacement system will be sized according the existing single family dwelling so it should be about the same size. *This criterion is met.*

4.2.3. MCC 38.0030(B) (3): The replacement structure shall be subject to the scenic, cultural, recreation and natural resources provisions; the treaty rights provisions; and the land use designations provisions involving agricultural buffer zones, approval criteria for fire protection, and approval criteria for siting of dwellings on forest land.

Staff: The following section of this decision includes the findings for the scenic, cultural, recreation and natural resources provisions. The other listed provisions will not be impacted by the proposed replacement septic system. *These criteria are met.*

4.2.4. MCC 38.0030(B) (4) The use of the original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the one year time frame.

Staff: The structure has not been discontinued, thus the replacement structure request has been submitted is within the one year period. *This criterion is met.*

5. SMA SCENIC RESOURCE REVIEW CRITERIA

The following scenic review standards shall apply to all Review and Conditional Uses in the Special Management Area of the Columbia River Gorge National Scenic Area with the exception of rehabilitation or modification of historic structures eligible or on the National Register of Historic Places when such modification is in compliance with the national register of historic places guidelines:

Staff: There are no exterior changes proposed to the dwelling, however the proposal includes installing a replacement septic system below ground.

5.1. MCC 38.7040(A) All Review Uses and Conditional Uses visible from KVAs. This section shall apply to proposed development on sites topographically visible from KVAs:

Staff: The site is topographically visible from Crown Point, Washington State Route 14 and possibly other KVAs. Because the replacement septic system is installed entirely underground, the development will not be topographically visible after installation. *This criterion is met.*

- 5.2. MCC 38.7040(A)(1) New developments and land uses shall be evaluated to ensure that the scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from Key Viewing Areas.**

Staff: Because the replacement septic system is installed entirely underground, the development will not be topographically visible after installation. *This criterion is met.*

- 5.3. MCC 38.7040(A)(2) The required SMA scenic standards for all development and uses are summarized in the following table.**

REQUIRED SMA SCENIC STANDARDS		
LANDSCAPE SETTING	LAND USE DESIGNATION	SCENIC STANDARD
Residential	Residential	Visually Subordinate

Staff: Visually subordinate is the standard for development on the property. Because the replacement septic system is installed entirely underground, the development will be visually subordinate after installation. *This criterion is met.*

- 5.4. MCC 38.7040(A)(3) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.**

Staff: The septic system will be installed in the grass lawn area of the property. The area disturbed will be reseeded as lawn. There are several existing trees on the property which will not be disturbed by the project. *This criterion is met.*

- 5.5. MCC 38.7040(A)(4) Proposed developments or land use shall be sited to achieve the applicable scenic standards. Development shall be designed to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is needed to meet the scenic standard from key viewing areas, use of existing topography and vegetation shall be given priority over other means of achieving the scenic standard such as planting new vegetation or using artificial berms.**

Staff: Because the replacement septic system is installed entirely underground, using the natural site topography, the development will not be topographically visible after installation. *This criterion is met.*

- 5.6. MCC 38.7040(A)(5) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas.**

(a) Decisions shall include written findings addressing the Primary factors influencing the degree of visibility, including but not limited to:

- 1. The amount of area of the building site exposed to key viewing areas,**
- 2. The degree of existing vegetation providing screening,**
- 3. The distance from the building site to the key viewing areas from which it is visible,**

4. The number of key viewing areas from which it is visible, and
 5. The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).
- (b) Conditions may be applied to various elements of proposed developments to ensure they meet the scenic standard for their setting as seen from key viewing areas, including but not limited to:
1. Siting (location of development on the subject property, building orientation, and other elements),
 2. Retention of existing vegetation,
 3. Design (color, reflectivity, size, shape, height, architectural and design details and other elements), and
 4. New landscaping.

Staff: No scenic conditions are needed for the proposed replacement septic system. *This criterion is met.*

- 5.7. MCC 38.7040(A)(6) Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources.**

Staff: The site approved for septic system replacement is consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources. See Sections 6 and 7 of this decision for finding related to natural resources and cultural resources. *This criterion is met.*

- 5.8. MCC 38.7040(A)(7) Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas.**

Staff: The development of the replacement septic system will occur underground and will not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas. *This criterion is met.*

- 5.9. MCC 38.7040(A)(8) Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that compliance with this standard is not feasible considering the function of the structure.**

Staff: The septic system will be installed below ground. *This criterion is met.*

- 5.10. MCC 38.7040(A)(9) The following guidelines shall apply to new landscaping used to screen development from key viewing areas:**

Staff: No new landscaping is needed to screen the in-ground septic system. *This criterion is met.*

- 5.11. MCC 38.7040(B) The following shall apply to all lands within SMA landscape settings regardless of visibility from KVAs (includes areas seen from KVAs as well as areas not seen from KVAs):**

MCC 38.7040(B)(5) Residential: The Residential setting is characterized by concentrations of dwellings.

- (a) **At Latourell Falls, new buildings shall have an appearance consistent with the predominant historical architectural style.**
- (b) **Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.**

Staff: The proposal is for replacement septic system (no new building). No new landscaping is needed. *This criterion is met.*

6. SMA CULTURAL RESOURCE REVIEW CRITERIA

- 6.1. MCC38.7050(A) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the U.S. Forest Service or Planning Director does not require a cultural resource survey and no 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 (“Survey”) included as Exhibit C.1 (confidential).

Ms Dryden notes that since no changes are proposed for the house, it was “not formally documented or evaluated” for this “Survey” This permit is an Existing Use Determination for the dwelling and a Site Review for the septic system, thus Ms. Dryden evaluated that area for the septic system replacement. Ms. Dryden states, “No early historic or precontact sites, features or isolated finds were observed that would be affected by the applicant’s proposal.”

This report was forwarded to the interested NSA native tribes and the State Historic Preservation Office (SHPO) providing a 14 day opportunity to comment period. We received one comment, a letter dated October 10, 2013 from Dennis Griffin, Ph.D., RPA, State Archaeologist, stating agreement that the project, “will have no effect on cultural recourses,” and “no further archaeological research is needed with this project” (Exhibit C.4).

Staff finds the cultural resource review is deemed satisfied. *The criteria have been met.*

- 6.2. MCC38.7050(H) Discovery During Construction**
All authorizations for new developments or land uses shall be conditioned to require the immediate notification of the Planning Director in the event of the inadvertent discovery of cultural resources during construction or development.
- (1) In the event of the discovery of cultural resources, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3).**
 - (2) If the discovered material is suspected to be human bone or a burial, the following procedure shall be used:**
 - (a) Stop all work in the vicinity of the discovery.**
 - (b) The applicant shall immediately notify the U.S. Forest Service, the applicant’s cultural resource professional, the State Medical Examiner, and appropriate law enforcement agencies.**
 - (c) The U.S. Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.**

- (d) **A cultural resource professional shall evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3) and report the results to the U.S. Forest Service which shall have 30 days to comment on the report.**

Staff: A condition has been included required the property meet this code if a cultural resource is discovered. *This criterion is met with a condition.*

7. SMA NATURAL RESOURCE REVIEW CRITERIA

All new developments and land uses shall be evaluated using the following standards to ensure that natural resources are protected from adverse effects. Comments from state and federal agencies shall be carefully considered.

Staff: Natural Resources are protected from adverse effects given the following findings. *Natural Resources review criteria are met.*

- 7.1. MCC 38.7075 (A) All Water Resources shall, in part, be protected by establishing undisturbed buffer zones as specified in MCC 38.7075 (2)(a) and (2)(b). These buffer zones are measured horizontally from a wetland, stream, lake, or pond boundary as defined in MCC 38.7075 (2)(a) and (2)(b).**

Staff: The proposed septic system replacement project is outside all wetland, stream, lake, or pond boundary buffer zones. *This criterion is met.*

- 7.2. (H) Protection of sensitive wildlife/plant areas and sites shall begin when proposed new developments or uses are within 1000 feet of a sensitive wildlife/plant site and/or area. Sensitive Wildlife Areas are those areas depicted in the wildlife inventory and listed in Table 2 of the Management Plan titled “Types of Wildlife Areas and Sites Inventoried in the Columbia Gorge”, including all Priority Habitats Table. Sensitive Plants are listed in Table 3 of the Management Plan, titled “Columbia Gorge and Vicinity Endemic Plant Species.” The approximate locations of sensitive wildlife and/or plant areas and sites are shown in the wildlife and rare plant inventory.**

Staff: The proposed septic system replacement project is more than 1000 feet from any known sensitive wildlife and sensitive plant sites. State and federal agencies were notified and given an opportunity to comment on the proposal. No comments were received from state or federal agencies regarding plants or wildlife. *This criterion is met.*

8. SMA Recreational Resource Review Criteria

**MCC 38.7085(A) The following shall apply to all new developments and land uses:
(1) New developments and land uses shall be natural resource-based and not displace existing recreational use.**

Staff: The proposed development is for replacement of the septic system and is not a new development or land use. In Section 4 of this decision staff found that the residential single Family dwelling use on the property is an existing use. The replacement septic system is accessory to that existing use. The project is located on private property and will not displace an existing recreational use, nor is a recreation use proposed. *The Recreational Resource review criteria have been met.*

9. Transportation Standards

MCRR 4.000 Access to County Roads

Staff: There is no new use proposed. This permit is for an existing use determination and to replacement an existing septic system.

10. Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the existing use determination for the dwelling to replace the septic system in the GSF-40 zone. This approval is subject to the conditions of approval established in this report.

11. Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

‘D’ Comments Received

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	Application Form	1/15/13
A.2	1	Site Plan	1/15/13
A.3	16	Narrative	1/15/13
A.4	3	Portland Maps property record (Applicant’s Exhibit 1)	1/15/13
A.5	2	Jordan Ramis legal memorandum from Theodore Naemura (Applicant’s Exhibit 2)	1/15/13
A.6	2	Letter dated December 8, 2012 from Wayne Livingston (Applicant’s Exhibit 3)	1/15/13
A.7	4	Goldendale Sentinel Ruth McFarland obituary (Applicant’s Exhibit 4)	1/15/13
A.8	11	Deed records (Applicant’s Exhibit 5)	1/15/13
A.9	3	Newspaper articles about the subject building (Applicant’s Exhibit 6)	1/15/13
A.10	2	Alan Glickenhause resume (Applicant’s Exhibit 7)	1/15/13
A.11	6	Multnomah County Zoning Code and Map (Applicant’s Exhibit 8)	1/15/13
A.12	2	County Building Permit and Inspection Record Index Card for the subject building dated 10-3-74 (Applicant’s Exhibit 9)	1/15/13
A.13	4	Letter dated August 16, 1974 to Earl Laeh from L. H. Stupey. County Sanitarian and Jack Bernett, County Chief Plumbing Inspector, Acting Supervisor and building plans (Applicant’s	1/15/13

		Exhibit 9 with Pages 1 and 2 were not submitted)	
A.14	2	Letter dated August 16, 1974 to Earl Laeh from L. H. Stupey. County Sanitarian and Jack Bennett, County Chief Plumbing Inspector, Acting Supervisor and Site Evaluation Report dated March 5, 2012 for repair of the existing onsite wastewater system (Applicant's Exhibit 10)	1/15/13
A.15	4	<ul style="list-style-type: none"> • Plumbing Permit 87750 inspection card dated July 8, 1976 and receipt • Electrical Permit 87750 inspection card for 2nd floor dated 6-6-77 • Electrical Permit 87750 for inspection card Kitchen dated 8-19-77 • Electrical Corrections list dated June 6, 1977 • Building Inspection (list) by Phil Phelps dated July 16, 1978 (Applicant's Exhibit 11)	1/15/13
A.16	4	Letter dated December 3, 2012 from Kevin W. Price, District Manager Oregon Parks and Recreation Dept. (Applicant's Exhibit 12)	1/15/13
A.17	2	Letter dated November 13, 2013 from Daryl Moore, Secretary-Treasurer Latourell Falls Water District and letter dated October 18, 2013 from Richard & Debra Lowry (Applicant's Exhibit 13)	1/15/13
A.18	8	Utility records and tax record for the property and applicant's divers license (Applicant's Exhibit 14)	1/15/13
A.19	4	Floor plans and site plan (Applicant's Exhibit 15)	1/15/13
A.20	16	Photos of the exterior and interior of the building and property.	1/15/13
A.21	1	Applicant's Response stating intent to submit additional information in the 180 day period	2/28/13
A.22	1	Email dated March 18, 2013 from Hafez Daraee including an email dated 3/13/13 from Allan Glickenhauus stating that Mr. Hafez Daree represents him for this application	3/18/13
A.23	3	Letter dated March 18, 2013 from Hafez Daree requesting clock tolling for 60 days for this application with attached sanitation site evaluation and site plan	3/19/13
A.24	1	Email dated June 8, 2013 from Hafez Daraee requestin tolling the clock from May 17, 2013 to July 31, 2013	6/8/13
A.25	6	Addendum to narrative with attached sanitation site evaluation and site plan	7/18/13
A.26	1	Email from Hafez Daraee requesting tolling the clock for 60 days for the archaeological review process which commenced on 10/19/13.	10/21/13

'B'	#	Staff Exhibits	Date
B.1	4	County Assessment Record for the property	
B.2	1	County Assessment Map showing subject property	
B.3	1	Zoning Map showing subject property	
B.4	1	2012 Aerial photo showing subject property	
B.5	1	Latourelle Falls Subdivision Plat	
'C'	#	Comments Received	Date
C.1	1	Email dated Aug. 12, 2013 from Jay Thoming neighbor	8/12/13
C.2	6	Letter dated August 23, 2013 from Richard Till, Friends of the Columbia Gorge	8/27/13
C.3	16	Email dated September 24, 2013 with Cultural Resources Survey Determination attached from Margaret Dryden, Heritage Resource Program Manager, Columbia River Gorge National Scenic Area, US Forest Service	9/24/13
C.4	1	Letter dated June 20, 2013 from Dennis Griffin, Ph.D., RPA, State Archeologist	10/17/13