

**MULTNOMAH COUNTY****LAND USE AND TRANSPORTATION PROGRAM**1600 SE 190TH Avenue Portland, OR 97233

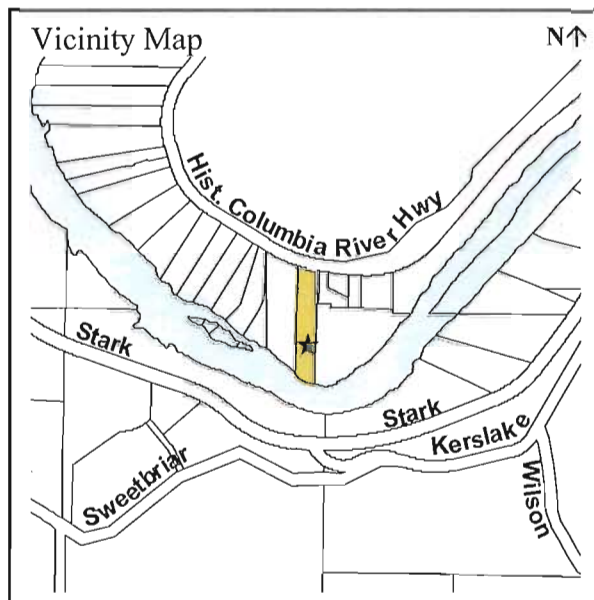
PH: 503-988-3043 FAX: 503-988-3389

<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: T2-2013-2837
Permit: NSA Site Review
Location: 28626 E. Historic Columbia River Hwy
TL 200, Sec 06C, T 1 South, R 4 East,
W.M.
Tax Account #R994060240
**Applicant/
Owner:** Randolph W. Slipher
Zoning: Gorge General Residential – 5 (GGR-5)
**Landscape
Setting:** Rural Residential
Site Size: 1.38 acres



Summary: The applicant is proposing to construct an 2,869 square foot addition to an existing 1,780 square foot single family dwelling with an attached garage. After completion of the addition, the dwelling with attached garages will be a total of 4,649 square feet. A separate 1,068 square foot detached accessory building will be constructed in front of the existing dwelling. In addition, the proposed application seeks to authorize the replaced of the on-site sewage disposal system completed without authorization.

Decision: Approved with Conditions

Unless appealed, this decision is effective Friday, October 25, 2013 at 4:00 PM.

Issued by:

By: 
Lisa Estrin, Planner

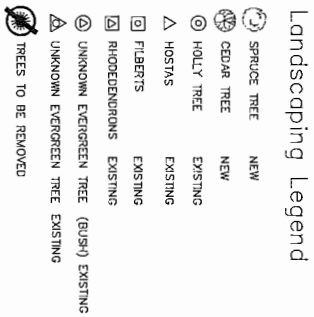
For: Karen Schilling- Planning Director

Date: Friday, October 11, 2013

Instrument Number for Recording Purposes: #2010154408

PROPOSED IMPERVIOUS AREA	
PROPOSED HOUSE ROOF AREA	3123.0
PROPOSED GARAGE ROOF AREA	1300.0
PROPOSED APRRON / WALK	242.0
EXISTING PATIO	236.0
PROPOSED PERVIOUS AC PAVING	0.0
TOTAL	4901.0

PROPOSED NEGATIVE IMPERVIOUS AREA 830.0



tabbles®

EXHIBIT


A.18

DATE: 4-9-13	DESIGNED BY: PCW	PROJECT:	BUILDING DESIGNER / PLANNER	REVISIONS BY
CHECKED BY:	AGILE: AS NOTED	SANDY RIVER	13600 SE TAYLOR CT, PORTLAND, OR 97233	5-5-13
JOBS:		HOUSE ADDITION	PH: (503) 252-8015 FAX: (503) 251-1852	PCW
DRAWN:				

5

EXISTING PAVING
PLACE PVIOUS
NG

PROPOSED
DRAIN FIELD

 Cedar/
D. Fir
TO BE PLA

GARAGE BUILDING

EXIST DRIVE

NEW PAVING

EXIST DRIVE

N00°31'30"W 186.08'

EXISTING
SEPTIC TANK

1/2 GARAGE

EXISTING PAVING
C DRIVE, WALK

EXISTING WELL

EXISTING
1-STORY
WOOD FRAME

FINISH FLOOR
66.48'

FLOOR ADDITION

5' WOOD FENCE

WOOD RETAINING WA

WOOD DECK

WOOD SHED

RETAINING WALL

EXHIBIT
B.6

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 Lisa Estrin, Staff Planner at 503-988-3043, ext. 22597.

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 Friday, October 25, 2013 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 38.3025(A)(1) & (3) Review Uses, MCC 38.3060 Dimensional Requirements, MCC 38.3085 Off-Street Parking and Loading, MCC 38.3090 Access, MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation 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. Prior to Land Use sign-off for the building plan check for the dwelling or accessory building, the property owner shall work with the property owner to the east to move the wood shed off of the property. [MCC 38.0560]
2. Prior to land use sign-off for building plan check for the dwelling or accessory building, the property owner shall install the three Western Red Cedars and two, Blue Spruce as indicated

on the site plan (Exhibit A.18). In addition, the property owner shall plant seven Western Red Cedar trees as shown on staff's exhibit B.6. All trees planted shall be a minimum of five feet tall from the top of root ball to top of tree. [MCC 38.7035(B)(1), (2), (17)(c) & (d)]

3. Prior to Land Use sign-off for building plan check for the dwelling or accessory building, the property owners shall record the pages 1-5 of this decision with the County Recorder. The Notice of Decision shall run with the land and the conditions shall be met by the current and all future property owners unless amended through a later decision by an authorized authority. Proof of recording shall be submitted to Multnomah County Land Use Planning prior to land use review for signing off the building permit. Recording shall be at the applicant's expense. [MCC 38.0670]
4. Prior to Land Use sign-off for building plan check for the dwelling or accessory building, the property owners shall amend the site plan to show all exterior light locations. In addition, lighting details shall be added to the plans. All 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. [MCC 38.7035(B)(11)]
5. Prior to Land Use sign-off for building plan check for the dwelling or accessory building, the property owners shall contact Multnomah County Fire District 14 and have a new Fire Service Agency Review form completed for the revised design of the dwelling and the detached accessory building. The plans shall be modified to comply with the Fire Service Agency comments. [Chapter 29]
6. The property owners shall ensure the proposed development is built using the materials as proposed in the application submittal. Prior to Land Use sign-off for building plan check for the dwelling or accessory building, the plans shall be modified to specify the following colors and materials:

Improvement	Materials to be Used	Colors
House Body	Hardiplank siding	RCC A13
House Trim	Wood or Hardi-Trim	RCC B12
Garage Door on the Existing House Garage	Metal (no windows)	RCC B12
Two New Garage Doors on Dwelling	Fiberglass (no windows)	Sandstone (Exhibit A.14)
Front Entry Door - House	Fiberglass & Glass (Similar to Exhibit A.23)	Color from Color Chart
Rear Entry Door - House	Fiberglass (no windows)	Color from Color Chart
All Windows on House & Accessory Building	Vinyl & Glass (Reflectivity Rating 12% or less)	Beige (Exhibit A.15 & A.16)
Accessory Building Body	Hardiplank siding	RCC A13
Accessory Building Trim	Wood or Hardi-Trim	RCC B12
Accessory Building Man-door	Steel (no windows)	RCC B12
Accessory Building Garage Door Facing HCRH	Fiberglass (no windows)	Sandstone (Exhibit A.14)

Accessory Building Garage Door (3 units parallel w/HCRH)	Metal (no windows)	RCC B12
Rain gutters on House & Accessory Building	None Specified	RCC B12 or similar
Roofing Materials on House & Accessory Building	30-year architectural composition shingle	Black Oak
Retaining Walls	Wood	RCC A13 or B12
Detached Deck Railings & Lattice	Wood & Metal	RCC A13 or B12

*Recommend Color Chart

[MCC 38.7035(B)(1), (2), (4), (10), and (12)]

7. All existing trees, vegetation and the required additional vegetation required by Condition No. 2, except for the three marked on Exhibit A.18, shall be retained on-site and in a living state. Failure to maintain the trees in a living state on the site shall be a violation of this permit.
 - a. If the property owners wants to remove a tree due to a decline in its health or because they believe it is a safety concern, they shall first contact Land Use Planning and file an application to modify this land use decision. [MCC 38.7035(B)(8) and MCC 38.7035(A)(4)].
8. The approved 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. The accessory building shall not exceed 24 feet in height. [MCC 38.3025(A)]
9. Within 3 months of final inspection of the either the accessory building or dwelling addition, the two retaining walls and the deck's lattice and railings shall be painted either B12 or A13 from the Recommended Colors Chart (Exhibit A.12). [MCC 38.7035(B)(1) and (2)]
10. The property owners shall ensure that windows installed meet a 12 percent or less visible light reflectivity as described in the submitted manufacture's information. [MCC 38.7035 (B)(1), (B)(2), and (B)(10)]
11. 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)]
 - 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.
 - e. 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. [MCC 38.7045 (L)]
12. 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.
 - f. 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).
 - g. The plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in the standards of MCC 38.7045 (J) are met and the mitigation plan is executed. [MCC 38.7045 (M)]

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building permits signed off, the applicant shall call the Staff Planner, Lisa Estrin, at (503) 988-3043 ext. 22597, 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 \$61.00 will be collected. In addition, an erosion control inspection fee of \$82.00 may be required.

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

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

Findings of Fact

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

1.00 Project Description:

Staff: The applicant is proposing to add a 2,869 square foot addition to an existing 1,780 square foot single family dwelling with an attached garage. The existing living area for the dwelling is 1,232.5 square feet and the existing attached garage is approximately 547.5 square feet. The dwelling addition will add a second floor over the existing 62 feet of the building and an attached 13-foot wide garage will be added on the eastern end of the dwelling. One existing tree will be removed to construct the addition. A covered deck will be added to the rear of the dwelling facing the Sandy River. A second story covered balcony will also be added over the front entrance way facing the Historic Highway. After completion of the project the dwelling with attached garages will be 4,649 square feet.

In addition to the dwelling remodel, a detached 1,068 square foot accessory building with three 8-foot wide by 8-foot high overhead garage doors plus one 9-foot wide by 10-foot high garage door facing the Historic Columbia River Highway (HCRH) will be constructed 24 feet to the north of the existing attached garage and dwelling. Two trees will be removed for its construction.

2.00 Property Description & History:

Staff: The subject property is 1.38 acres and is adjacent to the Historic Columbia River Highway and Sandy River. The existing dwelling and attached garage was constructed in the year 1975, before the National Scenic Area was adopted by Congress. The existing dwelling is located approximately 160 feet south of the Historic Highway. The rear of the dwelling is located approximately 270 feet north of the stream channel for the Sandy River. In the front of the house is a horse-shoe shaped driveway which was previously paved with asphalt. Staff contacted Oregon Department of Transportation to determine whether the two driveways were lawfully established. While ODOT’s staff stated that they were both legal, no permits were found to support that conclusion (Exhibit B.2). The driveway access on to the Historic Highway on the west side of the property appears to be the original access to the property as it leads to the existing attached garage. Aerial photographs from past years seem to indicate that the driveway loop was added to the property around 2004 (Exhibit B.5). ODOT has consented to the horseshoe driveway remaining. At present, a 12-foot wide by 12-foot long by 4-foot high wooden deck and two, four-foot tall wood retaining walls exist between the dwelling and the Sandy River that are not listed on the Assessment and Taxation records and appear to be unpermitted. This decision will review them. In addition, a small shed with a lien-to exist over the east property line. The applicant has indicated that it is the adjacent property owner’s building. The building does not meet setback requirements on this parcel. A condition of approval has been included requiring that it be removed from the property prior to the permitting of the addition or accessory building.

3.00 Gorge General Residential Criteria

3.01 § 38.3025 REVIEW USES

(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 has supplied an instrument indicating sale of the property in 1947. Multnomah County zoning did not commence until the 1950s. As such, the parcel is lawfully created in its current configuration. The applicant is proposing to expand a single family dwelling on the subject parcel. Properties to the north of the Historic Highway are zoned Exclusive Farm Use (EFU). Properties to the east and west are zoned Gorge General Residential – 5 (GGR-5). The Sandy River is zoned Gorge General Open Space. The proposed additions do not need to comply with the buffer requirements of MCC 38.0060 or the fire protection standards of MCC 38.7305 as there is no surrounding properties with either the GGA or GGF zone. *Criterion met.*

3.02 (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.

Staff: The applicant is proposing to construct a 1,068 square foot accessory building on the subject property (Exhibit A.18). At present, there are no other accessory buildings present. A 144 square foot wooden deck exists but is not a building as it has no roof or sides. The height of the proposed accessory building is 20.5 feet. *Criterion met.*

3.03 § 38.3060 DIMENSIONAL REQUIREMENTS

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Staff: The proposed dwelling will be approximately 156 ft from the front property line adjacent to the Historic Columbia River Highway (HCRH), 10 ft from the western side property line (interior lot line), slightly more than 10 ft from the eastern side property line (interior lot line) and over 200 ft from the rear property line (Exhibit A.18). The detached accessory building is proposed at 106 ft from HCRH, 10 ft from the west property line, 67 ft from the east property and over 200 ft from the rear property line (Exhibit A.18) The height of the proposed two-story addition is approximately 27.5 ft from finished grade to peak of roof (Exhibit A.18.d & e). The accessory structure will be 20.5 feet high (Exhibit A.18.e & f). *Criterion met.*

3.04 § 38.3085 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided as required by MCC 38.4100 through 38.4215.

Staff: The existing dwelling currently has a two car garage. A second garage will be added to the property for storage and parking. Two parking spaces are provided within that area for the

residential use. *Criterion met.*

3.05 § 38.3090 ACCESS

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

Staff: The subject parcel fronts onto the Historic Columbia River Highway (Exhibit A.18). *Criterion met.*

4.00 Site Review Criteria

4.01 § 38.7035 GMA SCENIC REVIEW CRITERIA

The following scenic review standards shall apply to all Review and Conditional Uses in the General Management Area of the Columbia River Gorge National Scenic Area:

(A) All Review Uses and Conditional Uses:

(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 proposed addition expands the footprint of the existing single family dwelling for an attached 13-foot wide garage and second story addition. The covered deck will utilize an existing patio area and construction techniques to minimize alteration of the existing terrain. The proposed detached accessory building is located in an area of 0-10% slope and will require minimal grading. The existing topography will not be significantly changed to complete the proposed project as the area of the parcel where it will occur is relatively flat. *Criterion met.*

4.02 (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: Planning staff has documented the square footage for existing development within a ¼ mile of the project site (Exhibit B.4). After the completion of the proposed additions, the dwelling with attached garages will be 4,649 square feet. The applicant has reduced the size of the requested additions to the dwelling by 1,441 square feet. The smallest house in the area is shown on the tax records as being 1,680 square feet. The largest house is approximately 5,078 square feet with a daylight basement. Discounting these two outliers, the median size house in the area is 3,236 square feet. There are four houses ranging in size from 4,267 to 4,640 square feet, so the applicant's proposed dwelling at 4,649 square feet is compatible with the general scale of dwellings in the area.

In order to reduce the dwelling size, the applicant has separated out one of the proposed garage additions from the dwelling and has made it a detached accessory structure. The proposed outbuilding is 1,068 square feet and will be located in front of the dwelling near the west property line. The two, largest accessory buildings within the area are 1,560 and 1,080 square feet (Exhibit B.4). Many properties have two or more smaller detached buildings. The proposed accessory building is compatible with the general scale of accessory buildings in the area. *Criterion met.*

4.03 (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: As discussed above in Section 2.0, the property has two existing driveway access points. ODOT is the authorizing agency for access to the Historic Highway and they have indicated that while they have no permits for the driveways, the two driveways may remain (Exhibit B.2).

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

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

Staff: Based on the findings made under Section 4.27, the proposed development has been determined to be compatible with the Rural Residential landscape setting. A condition of approval has been included regarding the property maintenance and survival of the vegetation on the property. *As conditioned, criteria met.*

4.05 (6) For all new production and/or development of mineral resources and expansion of existing quarries, ...

(7) All reclamation plans for new quarries or expansion of existing ...

Staff: The proposed project is for an addition to an existing single family dwelling. Criterion (6) and (7) are not applicable.

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

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

(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 property is adjacent to two Key Viewing Areas, the Historic Highway and the Sandy River. The existing dwelling is located towards the center of the 1.38 acre site. At present along the Historic Highway, the property has four rhododendrons, an unknown evergreen tree, and a filbert tree. Further into the property before the proposed accessory building and dwelling, four large trees that will remain to screen the development. Three large trees will need to be removed for the proposed construction. The applicant is proposing to add three blue spruce and two cedar trees near the Historic Highway. Additional evergreen trees need to be added to the site to screen the property further along the Historic Highway's

sightlines. Right now the neighbors have trees along the two side property lines, but the applicant does not have control of this vegetation and cannot rely on it for visual subordination purposes. Staff has copied the applicant's site plan and has added additional trees along the perimeter to help buffer the proposed development from the Historic Highway. A condition of approval will requiring the property owners to add this additional vegetation prior to building permits.

Towards the rear of the property between the dwelling and the River are sixteen large evergreen trees, two wooden retaining walls and a small twelve-by-twelve raised deck (Exhibit A.18, A.19, and A.21). The deck is at ground level on one side and approximately four feet tall as the land falls away. The deck has wooden posts and metal railings. It is unclear when it was constructed, but the applicant has indicated that it was constructed before he bought the property in 2010. As the deck and the retaining walls are not on the tax records staff is reviewing them for visual subordination.

The applicant has provided photographs from the Sandy River looking into the property. A significant amount of vegetation helps to obscure the existing dwelling, deck and retaining walls from the River. The retaining walls are located in a grove of trees, but are visible from the River topographically and visually due to the color. They are constructed of pressure treated wood and are a medium golden brown color. The color allows them to stand out even though they are located in the shade. A condition of approval has been added to the decision requiring that the retaining walls be painted either B12 or A13 from the Recommended Colors list (Exhibit A.12). The deck's lattice siding and railing is also topographically visible so it should also be painted a darker color.

The proposed second story addition to the existing dwelling and exterior remodel will be visible from the River through the vegetation. The detached accessory building will be visible from the HCRH. The applicant has proposed that the house and detached accessory building body be painted A13 from the Recommended Colors list (Exhibit A.12) and the trim will be B12. Siding will be Hardiplank and trim will be wood or hardi-trim. All windows will be vinyl clad that is colored beige. Reflectivity rating for the windows will be 11-12% (Exhibit A.16). The garage doors will be painted to match the trim color, B12 or sandstone (medium beige) (Exhibit A.14). There will be no windows in any doors except for the front door (Exhibit A.23). The applicant has selected two color choices for the roof. The first choice is Weathered Wood; a medium brown composition shingle roof. The second choice is Black Oak which is a black and brown composite shingle. With the dwelling and accessory building being located between two Key Viewing Areas, it is important that the color choice works with the shadows on the site. Planning staff has reviewed the photographs submitted and visited the area and has determined that the Black Oak roofing shingle would better achieve the standard of visual subordination for the proposed dwelling and accessory building. A condition of approval has been included requiring that the house and accessory building be painted with the applicant's choices but that the roofs utilize the Black Oak shingle color. *As conditioned, the proposed development will be able to achieve visually subordination.*

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

Staff: The applicant originally proposed to construct a much larger dwelling addition. To reduce the size, the second story was cut back over the proposed eastern side garage. In addition, 1,068 square feet was disconnected from the dwelling. A detached 1,068 square feet accessory structure will be constructed in front of the dwelling instead. With these design changes the property will not increase the average size of houses in the area. The small house

size, color choices, and additional vegetation will reduce the cumulative effects by preventing an increase in the average size of dwellings in the area and ensuring that the development is visually subordinate. *Criterion met.*

- 4.08** **(4) In addition to the site plan requirements in MCC 38.0045 (A) applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).**

Staff: The applicant has provided the above information in his application materials (Exhibits A.2 through A.23). *Criterion met.*

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

Staff: No mining or other associated mining activities are proposed as part of this project. *Criterion not applicable.*

- 4.10** **(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 existing dwelling was constructed in 1975 at its present location. The proposed addition to the existing dwelling is restricted to the dwellings location. The location of the accessory building in front of the dwelling is necessary to allow access to it for vehicles. The deck and retaining walls are located near the dwelling and are outside of any buffer zones. *Criterion met.*

- 4.11** **(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 parcel is relatively flat with slopes of less than 4% until the floodplain. Between the Sandy River and the proposed development, there is significant vegetation limiting visibility. At the front portion of the property, there are existing rhododendrons and a few trees. Three existing tree will be removed to allow the proposed project and because they are too close to the dwelling. The existing vegetation in the front is needed to help achieve visual subordination. *Criterion met.*

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

Staff: A condition of approval has been included requiring that the existing tree cover be maintained. See condition 7 above.

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

Staff: A small portion of the driveway does not already exist on the site. Cut banks or fill

slopes will not be created as the property is relatively flat in the front yard area. *Criterion met.*

- 4.14** (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: The materials to be used on both the dwelling remodel and addition and the accessory building are Hardiplank siding and 30-year architectural composition shingles. The windows on the dwelling will have a reflectivity rating of 12% or less and have been shaded at the rear of the dwelling by an overhanging roof for a covered deck. Windows on the front of the dwelling are 36 square feet or less in size except for the upstairs covered balcony which contains a six-foot wide by six and half-foot tall sliding glass door. The door faces north and is shaded by the extended roof line. No windows will be installed on the accessory building. *Criterion met.*

- 4.15** (11) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

Staff: No lighting is shown on the plans or building elevations. Staff is aware that lighting will need to be installed, at a minimum, at the front and rear door. A condition of approval has been included requiring the use of shielded lights. *As conditioned, this criterion can be met.*

- 4.16** (12) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.

Staff: The applicant has chosen colors from the Implementation Handbook for the house body and trim. The body of the house will be painted A13 and the trim will be painted B12. A condition of approval has been adopted requiring the roof to be very dark brown and black and is called Black Oak. The same colors will be used on the accessory building. A condition of approval has been included that the retaining walls, deck lattice and rails be painted either B12 or A13 to assist in achieving their visual subordination. *Through conditions, criterion met.*

- 4.17** (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 with attached garage is approximately 1,790 square feet. The proposed addition will add 2,869 square feet to the dwelling. The applicant has used colors from the Implementation Handbook for the siding, trim and roof. A condition of approval has

been included requiring use of these colors. *As conditioned, criterion met.*

- 4.18** (14) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordination requirements for lands seen from Key Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures.

Staff: The house is not a significant historic structure.

- 4.19** (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.

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

- (a) The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and
- (b) There is no practicable alternative means of altering the building without increasing the protrusion.

Staff: The terrain in the area is flat. The house does not exceed the height of the bluff across the Historic Highway. *Criteria met.*

- 4.20** (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. 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: The applicant has utilized other methods (color, materials, large eaves, maintaining existing trees, etc) to help achieve visual subordination, but due to the lot being only 1.38 acres and the property is adjacent to the Historic Highway and the Sandy River, two key viewing areas, additional steps must be taken to achieve visual subordination. The applicant has indicated on the site plan that two new spruce and three new cedars will be added to increase the vegetation screening along the HCRH. Western Red Cedar is native to Oregon. The Blue Spruce is not. Staff has also required additional native trees be added to screen the development from the HCRH. *As conditioned, criterion met.*

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

Staff: The property is zoned Gorge General Residential and is not adjacent to a GMA forest zone. *Criterion not applicable.*

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

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

(21) New communications facilities may protrude above a skyline visible from a Key Viewing Area only upon demonstration that:

(22) Overpasses, safety and directional signs and other road and highway facilities may protrude above a skyline visible from a Key Viewing Area only upon a demonstration that:

Staff: The project is for a residential addition and new detached accessory building. *Criterion not applicable.*

- 4.23** **(23) Except for water-dependent development and for water-related recreation development, development shall be set back 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam, unless the setback would render a property unbuildable. In such cases, variances to the setback may be authorized.**

Staff: The property is adjacent to the Sandy River. *Criterion not applicable.*

- 4.24** **(24) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. A variance may be authorized if the property would be rendered unbuildable through the application of this standard. In determining the slope, the average percent slope of the proposed building site shall be utilized.**

Staff: The property is relatively flat with a 4 percent slope. *Criterion met.*

- 4.25** (25) All proposed structural development involving more than 100 cubic yards of grading on sites visible from Key Viewing Areas shall include submittal of a grading plan. This plan shall be reviewed by the Planning Director for compliance with Key Viewing Area policies. The grading plan shall include the following:...

Staff: The applicant has provided the following grading information for the project: *"Front of house gets new foundation 2' from existing foundation 40' long to carry second story addition. East side will be mono-slab removing 6" @ grade with 12" footing. Accessory building will be mono-slab also, 30'x36' with 12" footing. Min.-max. depth footings 18". May disturb 32x38' but generally try to leave walls undisturbed for footing & excavate only the size of the building. Mono slab areas are fairly level so only need to remove the vegetation & install 4" rock base & conc. floor. Ground disturbance is very minimal."* The following chart calculates out the above description:

Improvement	Dimensions	Cubic Yards
Front of House Foundation	2 feet by 40 feet by 1.5 feet	4.4 cubic yards
East Side Garage Addition	1 foot by 28 feet by .5 inches	0.512 cubic yards
Accessory Building	30 feet by 36 feet by 12 inches	26.66 cubic yards

Based upon the information provided, no grading plans are required. *Criterion met.*

- 4.26** (26) Expansion of existing quarries and new production and/or development of mineral resources proposed on sites more than 3 miles from the nearest Key Viewing Areas from which it is visible may be allowed upon a demonstration that:
- (27) Unless addressed by subsection (26) above, new production and/or development of mineral resources may be allowed upon a demonstration that:
- (28) An interim time period to achieve compliance with visual subordination requirements for expansion of existing quarries and development of new quarries located more than 3 miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the date of approval.
- (29) An interim time period to achieve compliance with full screening requirements for new quarries located less than 3 miles from the nearest visible Key Viewing Area shall be established prior to approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 1 year beyond the date of approval. Quarrying activity occurring prior to achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.).

Staff: The proposed development is a residential addition and detached accessory building. *Criteria not applicable.*

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

(c) Compatible recreation uses include should be limited to small community park facilities, but occasional low-intensity resource-based recreation uses (such as small scenic overlooks) may be allowed.

Staff: Three trees need to be removed to complete the development. All other trees will be maintained. The applicant has proposed to plant three Western Red Cedars and two Blue Spruce trees. The Western Red Cedar is native to the setting and common in the area. All trees to be planted will be coniferous. No recreational uses are proposed.

4.28 (D) All Review Uses and Conditional Uses within scenic travel corridors:

(1) For the purposes of implementing this section, the foreground of a Scenic Travel Corridor shall include those lands within one-quarter mile of the edge of pavement of the Historic Columbia River Highway and I- 84.

Staff: The project site fronts on the Historic Columbia River Highway. It is located in the Scenic Travel Corridor.

4.29 (2) All new buildings and alterations to existing buildings, except in a GGRC, shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway. A variance to this setback requirement may be granted pursuant to MCC 38.0065. All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway, to the maximum extent practicable.

Staff: The proposed accessory building is located in front of the dwelling remodel. The accessory building is approximately 106 feet from the edge of right-of-way for the Historic Highway (Exhibit A.18). *Criterion met.*

4.30 (3) Additions to existing buildings or expansion of existing parking lots located within 100 feet of the edge of pavement of a Scenic Travel Corridor roadway except in a GGRC, shall comply with subsection (2) above to the maximum extent practicable.

Staff: No commercial parking lots exist on the property. The existing dwelling is setback 160 feet back from the Historic Highway right-of-way. *Criterion met.*

4.31 (4) All proposed vegetation management projects in public rights-of-way to provide or improve views shall include the following:

- (a) An evaluation of potential visual impacts of the proposed project as seen**

from any Key Viewing Area;

(b) An inventory of any rare plants, sensitive wildlife habitat, wetlands or riparian areas on the project site. If such resources are determined to be present, the project shall comply with applicable standards to protect the resources.

Staff: No vegetation management project is proposed or required for the public right-of-way as part of this project. *Criterion not applicable.*

4.32 (5) When evaluating which locations to consider undergrounding of signal wires or powerlines, railroads and utility companies shall prioritize those areas specifically recommended as extreme or high priorities for undergrounding in the Columbia River Gorge National Scenic Area Corridor Visual Inventory prepared in April, 1990.

(6) New production and/or development of mineral resources proposed within one-quarter mile of the edge of pavement of a Scenic Travel Corridor may be allowed upon a demonstration that full visual screening of the site from the Scenic Travel Corridor can be achieved by use of existing topographic features or existing vegetation designed to be retained through the planned duration of the proposed project. An exception to this may be granted if planting of new vegetation in the vicinity of the access road to the mining area would achieve full screening. If existing vegetation is partly or fully employed to achieve visual screening, over 75 percent of the tree canopy area shall be coniferous species providing adequate winter screening. Mining and associated primary processing of mineral resources is prohibited within 100 feet of a Scenic Travel Corridor, as measured from the edge of pavement, except for access roads. Compliance with full screening requirements shall be achieved within time frames specified in MCC 38.7035 (B) (29).

(7) Expansion of existing quarries may be allowed pursuant to MCC 38.7035 (B) (26). Compliance with visual subordination requirements shall be achieved within time frames specified in MCC 38.7035 (B) (28).

Staff: No undergrounding of wires is proposed. No mineral extraction is proposed. *Criteria not applicable.*

5.00 Resource Review Criteria

5.01 § 38.7045 GMA CULTURAL RESOURCE REVIEW CRITERIA

(A) Cultural Resource Reconnaissance Surveys

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

(a) The modification, expansion, replacement, or reconstruction of existing buildings and structures.

(d) Proposed uses that occur on sites that have been disturbed by human activities, provided the proposed uses do not exceed depth and extent of existing ground disturbance. To qualify for this exception, a project applicant must demonstrate that land disturbing activities occurred in the project area. Land disturbing activities include grading and cultivation.

Staff: The proposed expansion to the dwelling is exempt from the survey due to (a). The

location of the accessory building utilizes the existing driveway location. No cultural or historical survey is required. SHPO has requested that we condition the application that if human remains or an archaeological site is disturbed, work shall stop. *As conditioned, criterion met.*

5.02 § 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);**
- (2) The soils of the project site are not identified by the Soil Survey of Multnomah County, Oregon (U.S.D.A. Soil Conservation Service, 1983) as hydric soils;**
- (3) The project site is adjacent to the main stem of the Columbia River.**
- (4) The project site is not within a wetland buffer zone; and**
- (5) Wetlands are not identified on the project site during site review.**

Staff: Staff reviewed the National Wetland Inventory maps for wetlands on the site and found none. The soil on the site in the area of development is Dabney loamy sand (13). Dabney loamy sand is excessively drained. The property is adjacent to the Sandy River. The proposed development is not within 200 feet of the Sandy River and is outside of any wetland buffer. No wetlands were identified when staff visited the site. *Criterion met.*

5.03 § 38.7060 GMA STREAM, LAKE AND RIPARIAN AREA REVIEW CRITERIA

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

- (1) The modification, expansion, replacement, or reconstruction of serviceable structures, provided that such actions would not:**
 - (a) Increase the size of an existing structure by more than 100 percent,**
 - (b) Result in a loss of water quality, natural drainage, and fish and wildlife habitat, or**
 - (c) Intrude further into a stream, pond, lake, or buffer zone. New structures shall be considered intruding further into a stream, pond, lake, or buffer zone if any portion of the structure is located closer to the stream, pond, lake, or buffer zone than the existing structure.**

(E) Stream, Pond, and Lake Buffer Zones

- (1) Buffer zones shall generally be measured landward from the ordinary high water-mark on a horizontal scale that is perpendicular to the ordinary high water-mark. On the main stem of the Columbia River above Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer zone widths shall be required:**
 - (a) Streams used by anadromous or resident fish (tributary fish habitat), special streams, intermittent streams that include year-round pools, and perennial streams: 100 feet.**
 - (2) Except as otherwise allowed, buffer zones shall be retained in their natural condition. When a buffer zone is disturbed by a new use, it shall be replanted**

with native plant species.

Staff: The development is further than 100 feet from the Ordinary High Waterline of the Sandy River. All development will occur outside the buffer zone (Exhibit A.18). *Criterion met.*

5.04 § 38.7065 GMA WILDLIFE REVIEW CRITERIA

Wildlife Habitat Site Review shall be required for any project within 1,000 feet of sensitive wildlife areas and sensitive wildlife sites (i.e., sites used by sensitive wildlife species).

§ 38.7070 GMA RARE PLANT REVIEW CRITERIA

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

§ 38.7080 GMA RECREATION RESOURCE REVIEW CRITERIA

The following uses are allowed, subject to compliance with MCC 38.7080 (E) and (F).

Staff: Planning staff sent notice of the proposed development project to Oregon Park and Recreation, US Forest Service, Oregon Fish and Wildlife and Oregon Natural Heritage Program. No comments were received regarding rare plants, wildlife impacts or impacts to recreational uses. *Criteria met.*

6.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the NSA Site Review to add an addition to an existing dwelling, add a detached accessory building, small detached deck and retaining walls, and authorize and replace the on-site sewage disposal system in the GGR-5 zone. This approval is subject to the conditions of approval established in this report.

7.00 Exhibits

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits
- 'D' Comments Received

Exhibits with a "*"after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2013-2837 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	4.11.2013
A.2	5	Site Plan – Sheet S	4.11.2013
		a. Sheet 1 – Main Floor Plan	
		b. Sheet 2 – Second Floor Plan	
		c. Sheet 3- North and South Side Elevations	
		d. Sheet 4 – East and West End Elevations	
A.3	5	Copy of Pre-Filing Notes with Various Notes written on them	4.11.2013
A.4	6	Application Narrative	4.11.2013

A.5	1	Permit File Cards authorizing Residence with Attached Garage in December 1973	4.11.2013
A.6	1	Mortgage Note dated September 16 th , 1947 recorded in Book 1018 Page 560	4.11.2013
A.7	1	Storm Water Certificate signed by Randy Slipher	4.11.2013
A.8	2	Fire Service Agency Review	4.11.2013
A.9	1	Note with Tax Account Information on it	4.11.2013
A.10	4	Certification of On-Site Sewage Disposal & Revised Review	4.11.2013 & 10.01.2013
A.11	1	Size of Buildings and Decks on Surrounding Properties – Labeled Exhibit #1	4.11.2013
A.12	4	Color Chart with Color Circled – Labeled Exhibit #2	4.11.2013
A.13	2	Brochure on Roof Shingles with 2 Color Choices – Labeled Exhibit #3	4.11.2013
A.14	2	Garage Door Brochure with Color Choice Circled – Labeled Exhibit #4	4.11.2013
A.15		Pro Series Windows Brochure – Labeled Exhibit #5	4.11.2013
A.16	2	Reflectivity Rating on Windows – Labeled Exhibit #6	4.11.2013
A.17	1	Email regarding Stopping the Clock for 30 days	7.31.2013
A.18		Revised Site Plan – Sheet S <ul style="list-style-type: none"> a. Main Floor Plan – Sheet 1 b. Second Story Floor Plan – Sheet 2 c. Garage Floor Plan – Sheet 2.1 d. Dwelling Elevations – Sheet 3 e. Dwelling and Garage Elevations – Sheet 4 f. Garage Elevations – Sheet 5 g. Cross-Sections – Sheet 6 	9.06.2013
A.19	5	Photographs of Site from Sandy River	9.08.2013
A.20	5	Photographs of Site from Historic Highway	9.08.2013
A.21	7	Photographs of the Existing Deck and Retaining Walls	10.08.2013
A.22	15	Various Correspondence	Various
A.23	1	Front Door Picture	10.08.2013
'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Records for 1S4E06C-0240	4.11.2013
B.2	2	ODOT Email regarding Second Driveway Access on to Historic Highway	7.23.2013
B.3	8	Assessment and Taxation Information regarding Dwellings and	7.24.2013

Structures within ¼ mile of the Project Site

B.4	1	Planning Staff Dwelling and Accessory Structure Chart for Properties within the National Scenic Area within a ¼ Mile of Project Site	n/a
B.5	1	2004 Aerial Photograph of 28626 E. H.C.R.H.	7.26.2013
B.6	1	Copy of Applicant's Site Plan with Additional Trees to be Planted per Condition No.	
'C'	#	Administration & Procedures	Date
C.1	12	Opportunity to Comment	5.28.2013
C.2	22	Administrative Decision	10.11.2013
'D'	#	Comments Received	Date
D.1	8	Friends of the Columbia Gorge	6.07.2013
D.2	1	SHPO Letter	