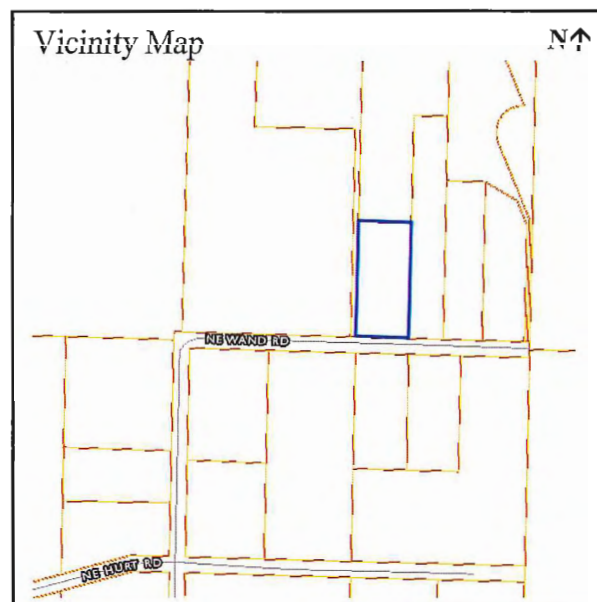


1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF DECISION

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

Case File: T2-2014-3315
Permit: NSA Site Review
Location: 31945 NE Wand Road
Tax Lot 900, Section 29DD,
Township 1 North, Range 4 East, W.M.
Tax Account #R944290200
Applicant: Ryan Olsen
Ryan Olsen Custom Homes
Owner: Thomas & Sharla Daniels
Base Zone: Gorge Special Agriculture 40 (GSA-40)
Landscape Setting: Agricultural

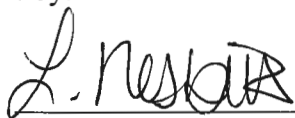


Summary: Applicant is requesting approval to repair and rebuild the existing home damaged by fire in February of 2013. The proposal includes additions to the main floor to enlarge the existing family room, add a master suite, covered porches to the main floor, side and rear entries and construct a new two car garage.

Decision: Approved with Conditions

Unless appealed, this decision is effective Wednesday, July 2, 2014, at 4:00 PM.

Issued by:

By:  for Lisa Estrin
Lisa Estrin, Planner

For: Karen Schilling- Planning Director

Date: Thursday, June 19, 2014

Instrument Number for Recording Purposes: #

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 July 3, 2014 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 38.0030(C), MCC 38.2260, MCC 38.2285, MCC 38.7040, MCC 38.7050, MCC 38.7075, and MCC 38.7085.

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(B)(1) & (2), this land use approval for development shall expire as follows:**

(a) **When construction has not commenced within two years of the date the final decision, or**

(b) **When the structure has not been completed within two years of the date of commencement of construction.**

Commencement of construction shall mean actual construction of the foundation or frame of the approved structure. Completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.

3. **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. Pursuant to MCC 38.0560, within 30 days of the completion of the new two car garage, the existing 768 sq. ft. 3-car garage/barn shall be demolished. The property owners shall contact Code Compliance within 5 days of the demolition to verify its removal from the property.
2. The exterior color of the dwelling and detached garage shall be either Miller Paint Moss Glen H0100N (D14) or Brattle Spruce H0098N (D12). The trim color for the dwelling and garage shall be Miller Paint Gropius Gray H0147A (D15).
3. Prior to land use approval for building plan check, the property owners or their representative shall show on the site plan all locations of existing and proposed exterior lighting. In addition, lighting details for each different light fixture shall be submitted to planning staff for review. The approved light fixtures shall be shielded or hooded in a manner that prevents lights from being highly visible from the Key Viewing Areas and surrounding properties. [MCC 38.7040(A)(12)]
4. Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months duration. [MCC 38.7040(A)(13)]
5. The proposed materials shall be utilized on both the restoration and addition of the single family dwelling and detached garage:

Feature	Material Proposed	Color Proposed	Exhibit #
Siding	Hardi Plank Cement lap siding	Flat Finish - Body	A.3
Trim	Dimensional cedar or fir wood trim	Flat Finish - Body	A.3
Railings	Dimensional cedar or fir wood	Flat Finish – Trim Color	A.3
Roofing	Certain Teed Landmark Series Laminate Shingles	Black	A.27
Windows	Milgard Style line	Espresso	A.4
Doors	Wood Doors	Trim Color	
Entry Door	Mahogany Craftsman Style Door	Dark Mahogany Stain	

6. Prior to land use approval for building plan check, the basement/foundation plan shall be modified to removal all components associated with the establishment of a second kitchen within the dwelling. An electrical plan and plumbing plan shall be provided for the basement area showing no 220 electric volt outlet to be installed within the future kitchen area and no water/drainpipes for a kitchen sink.
7. No second dwelling unit may be established within the single family dwelling building without review and approval by Land Use Planning. Pursuant to MCC 38.0702, the conversion of the single family dwelling to a duplex may result in the revocation or modification of this permit.

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 \$70.00 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 repair and rebuild an existing dwelling that was damaged by fire in February of 2013. The project will increase the square footage of the damaged dwelling. On the main floor, the addition will enlarge the existing living/family room by 8-ft by 20-ft, add 15-ft by 16-ft to the eastside to create a master suite and add a covered 6-ft by 13-ft front porch, 6-ft by 20-ft covered rear porch and a 6-ft by 12-ft covered porch on the western elevation. A detached, two-car garage (20-ft by 24-ft) will also be constructed to the northeast of the dwelling (Exhibit A.7). An existing 3-car garage/shed to the northeast of the dwelling site will be demolished (Exhibit A.7).

2.00 Property Description & History:

Staff: Assessment and Taxation records indicate that the existing dwelling was constructed in 1915. County records indicate that the damaged dwelling has a 1,012 sq. ft. first floor with a 150 sq. ft. enclosed porch, a 1,012 sq. ft. second floor, and a 754 sq. ft. basement. The existing building had 2,928 square feet of living space before the fire. The subject property is 2 acres and is in a mixture of forest and grasses. The property does not appear to be in an agricultural use as it is not in farm deferral.

3.00 Existing Use Criteria

3.01 § 38.0030 Existing Uses and Discontinued Uses

(C) Replacement of Existing Structures Damaged or Destroyed by Disaster: An existing structure damaged or destroyed by fire, flood, landslide or other similar disaster may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within two years of the date the original structure was damaged or destroyed. The replacement structure shall comply with the following standards:

(1) The replacement structure shall be used in the same manner and for the same purpose as the original structure. An existing mobile home may be replaced with a framed residence.

Staff: The existing single family dwelling was significantly damaged by fire in February 2013 (Exhibit A.2). The applicant applied on February 20, 2014 to repair the building in its present location and complete additions on the main floor and add covered porches on the front, side and rear elevations (Exhibit A.1). The proposed basement plan shows a bathroom, separate room, future kitchen and living area. This would qualify as a separate dwelling unit with entrance and exit through French doors. A permanent second dwelling unit has not been requested and may not be authorized on the site in its current condition. A condition of approval has been included requiring that the kitchen area (cabinets and any other kitchen items) shall be removed from the plans. No second dwelling unit may be established within the building. After the reconstruction of the building, it will continue to be used as a single family dwelling for the Daniels family.
Criterion met.

3.02 (2) The replacement structure shall be in the same location as the original structure. An exception may be granted and the replacement structure may be sited in a different location if the following conditions exist:

(a) A registered civil engineer, registered geologist, or other qualified and

licensed professional hired by the applicant demonstrates the disaster made the original building site physically unsuitable for reconstruction.

(b) The new building site is no more visible from key viewing areas than the original building site. An exception may be granted if a registered civil engineer, registered geologist, or other qualified and licensed professional hired by the applicant demonstrates the subject parcel lacks alternative building sites physically suitable for construction that are no more visible from key viewing areas than the original building site.

(c) The new building site complies with the cultural resources, natural resources, and treaty rights protection provisions.

Staff: The repair/replacement of the dwelling will occur in the same location as the original dwelling before the fire. *Criterion met.*

3.03 (3) The replacement structure shall be the same size and height as the original structure, provided:

(a) The footprint of the replacement structure may be up to 10 percent larger than the footprint of the original structure.

(b) The walls of the replacement structure shall be the same height as the walls of the original structure unless a minor increase is required to comply with standards in the current jurisdictional building code.

(5) The replacement structure shall be subject to (B)(1), (B)(2), and (B)(3) above if it would not comply with (C)(2) and (C)(3) above.

Staff: Tax records indicate that the main floor is 1,162 square feet. A 10 percent increase to the footprint of the dwelling would be 116.2 square feet. Staff calculates that the proposed living area and covered porch additions to the main floor of the dwelling will be increased by 670 square feet. The footprint of the original structure will be increased by more than 10 percent. The repair of the dwelling and proposed additions will need to comply with MCC 38.0030(B)(1), (2) and (3) in order to allow the project. See additional findings under Sections 3.05 through 3.07 below.

3.04 (6) The original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the two year time frame.

Staff: The subject application was made complete on April 9, 2014. The damage to the building occurred in February 2013. *Criterion met.*

3.05 (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:

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

Staff: The proposed application is to repair an existing single family dwelling and to complete various additions to the main floor of the structure. The building after its completion will be used as the Daniels family home. *Criterion met.*

3.06 (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 dwelling after its restoration and additions will be 670 square feet larger than the original dwelling. The dwelling will be constructed in the same location as the original structure. *Criterion met.*

- 3.07 (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 subject application has demonstrated compliance with the scenic (Section 38.7035), cultural (Section 38.7045), recreational (Section 38.7080) and natural resource provisions and agricultural buffer zones. *Criterion met.*

4.00 Gorge Special Agriculture – 40 Criteria:

4.01 § 38.2225 REVIEW USES

(A) The following uses may be allowed on lands designated GGA pursuant to the provisions of MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(5) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel less than or equal to 10 acres in size 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 20-ft by 24-ft (480 sq. ft.) single-story garage detached from the existing dwelling. The garage building will be 18 feet from finished grade to top of gable. An existing 3-car garage/barn (768 sq. ft.) exists to the northeast of the dwelling. The application indicates that the existing garage/barn will be demolished. Upon its demolition, only the 480 sq. ft two-car garage will be accessory to the dwelling. As no documentation has been provided that the 3-car garage is an existing use, a condition of approval has been included requiring the demolition of the garage/barn within 30 days of completion of the new garage. *As conditioned, criterion met.*

4.02 § 38.2260 DIMENSIONAL REQUIREMENTS

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Staff: The dwelling is proposed to be 35 feet from the western property line, 145 feet from the north property line, 237 feet from the south property line and 100 feet from the east property line. The proposed 2-car garage will be 70 feet from the east property line, 130 feet from the north property line, approximately 262 feet from the south property line and approximately 100 feet from the west property line. The house as it exists is 35 feet tall as shown on the front

elevation. *Criterion met.*

5.00 Site Review Criteria

5.01 § 38.7040 SMA SCENIC 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:

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

(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.

(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
Pastoral	Forest, Agriculture, Public Recreation, Open Space	VISUALLY SUBORDINATE

Staff: The subject property is topographically visible from the following Key Viewing Areas (KVAs): Bridal Veil, Columbia River, Crown Point, Hist. Columbia River Hwy (HCRH), I-84, Larch Mountain Road, Portland's Women's Forum, Rooster Rock, and Washington State Route-14. The location of the dwelling, additions and detached garage are adjacent to a large area of trees and vegetation. The buildings will use the following materials and colors:

Feature	Material Proposed	Color Proposed	Exhibit #
Siding	Hardi Plank Cement lap siding	Flat Finish - Body	A.3
Trim	Dimensional cedar or fir wood trim	Flat Finish - Body	A.3
Railings	Dimensional cedar or fir wood	Flat Finish – Trim Color	A.3
Roofing	Certain Teed Landmark Series Laminate Shingles	Black	A.27
Windows	Milgard Style line	Espresso	A.4
Doors	Wood Doors	Trim Color	
Entry Door	Mahogany Craftsman Style Door	Dark Mahogany Stain	

Proposed Paint Colors	Miller Paint Color	
	Body	Trim
Option 1	Moss Glen H0100N (D14)	Fieldstone H0146A (D16)
Option 2	Brattle Spruce H0098N (D12)	Gropius Gray H0147A (D15)

Both exterior elevation colors are dark earth tones that will help to achieve visual subordination from KVAs. The Fieldstone trim color is a little light and could be considered consistent with Earthtone D10 on the Recommended Color chart. Option 2 trim color is consistent with Dark Earthtone C1 on the Recommended Color chart. Since the house is topographically visible from a number of KVAs, the two body colors and Option 2 trim color, Gropius Gray are acceptable colors to assist in achieving visual subordination for the proposed project.

To the north, northeast, and northwest, the dwelling and garage will be screened from the various KVAs. The HCRH KVA, is at a minimum 1 mile from the property. Between the dwelling and detached garage and the HCRH are a few trees. With the use of dark earthtone colors for the dwelling and garage and the distance from the HCRH KVA additional vegetation is not required. Provided the buildings use the approved colors and materials and maintain the existing landscaping, the proposal will not adversely affect the scenic resources of the National Scenic Area. *Criterion met.*

- 5.02 (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 proposed application is to repair and expand the existing fire damage dwelling. The detached garage will be located immediately adjacent to the dwelling and its coloring should blend with the landscaping behind it. The style of the garage is consistent with the existing dwelling that was originally constructed in 1915. The two structures will utilize wood trim and Hardiplank siding in order for the materials to be suitable with the adjacent natural landscape elements. *Criterion met.*

- 5.03 (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: The proposed development will restore the fire-damaged dwelling and expand it in its lawfully established location. Significant vegetation exists to the northwest, north, and northeast of the dwelling location between the building and numerous KVAs. The proposed detached garage will be constructed to the northeast of the dwelling and will utilize the existing vegetation to minimize it from KVAs. The site plan indicates that the driveway will not be extended to the garage (Exhibit A.7). No new vegetation is proposed. Only minimal grading will occur to establish the foundation for the new additions and garage. No significant landform change will be necessary to construct these structures. *Criterion met.*

- 5.04 (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: The subject property is topographically visible from nine KVAs. There is significant existing vegetation between the development and the KVAs to the north. There is minimal vegetation between the HCRH KVA and the development, but the HCRH is a minimum of one mile to the south of the subject parcel. The conditions require the maintenance of the existing vegetation to the northwest, north and northeast of the dwelling and the few trees to the south of the homesite and along the roadway. In addition, the colors and materials for the dwelling and garage are required by this decision. No additional conditions are needed to reduce visibility from the KVAs.

- 5.05** **(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: There are no wetlands, streams, sensitive plants or wildlife sites or related buffer zones on the subject site. Marge Dryden of the USFS has indicated that neither a Historic or Cultural Survey is required. The proposed development location has been occupied by existing physical improvements since 1915. Additional findings can be found under Section 6 below. *Criterion met.*

- 5.06** **(7) Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas.**
- (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 restoration of the fire-damage dwelling will not increase the height of the existing

dwelling at 35 feet. The detached garage will be 18 feet tall will not protrude above the skyline. Surrounding evergreen tree canopy exceeds the height of the existing dwelling (See photo below). *Criterion met.*



5.07

(9) The following guidelines shall apply to new landscaping used to screen development from key viewing areas:

(a) New landscaping (including new earth berms) to achieve the required scenic standard from key viewing areas shall be required only when application of all other available guidelines in this chapter is not sufficient to make the development meet the scenic standard from key viewing areas. Development shall be sited to avoid the need for new landscaping wherever possible.

(b) If new landscaping is necessary to meet the required standard, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to meet the scenic standard within five years or less from the commencement of construction.

(c) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(d) The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

Staff: No new landscaping is proposed. *Criteria are not applicable.*

- 5.08** (10) 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 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 as dark or darker than the colors in the shadows of the natural features surrounding each landscape setting

Staff: As discussed in Section 5.01, the applicant has proposed two body and one trim color that are dark earthtone. A condition of approval has been included requiring their use. *As conditioned, criterion met.*

- 5.09** (11) The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The Scenic Resources Implementation Handbook will include a recommended list of exterior materials. These recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets approval 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 meeting the scenic standard. Recommended square footage limitations for such surfaces will be provided for guidance in the Implementation Handbook.

Staff: All materials except the windows are non or low-reflective materials (See Section 5.01). The applicant has indicated that the Milgard windows to be installed will have a reflectivity rating of 15%. The Scenic Resources Implementation Handbook indicates that in well-screened or shaded areas outside of the foreground of KVAs, cleared thermal pane glass with a maximum of 15% light reflectivity rating is approvable. The amount of window glass proposed is appropriate for the style of dwelling and the dwelling’s location and screening in relation to the various KVAs. *Criterion met.*

- 5.10** (12) Any exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting except for road lighting necessary for safety purposes.

Staff: The applicant has indicated that “All exterior lighting to be sky friendly, hooded down lighting. No exterior floodlights are installed.” A condition of approval has been included requiring that the location of all exterior lighting for the property be shown on the site plan and that lighting details for the fixtures be provided. *As conditioned, criterion met.*

- 5.11** (13) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months duration.

Staff: A condition of approval has been included to remind the present and future property owners of this limitation. *Criterion met.*

- 5.12** (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):

(4) Pastoral: Pastoral areas shall retain the overall appearance of an agricultural landscape. The use of plant species common to the landscape setting shall be encouraged. The use of plant species in rows as commonly found in the landscape setting is encouraged.

Staff: The proposed development will return the subject property to its existing condition. No additional trees or vegetation are proposed that would alter the combination of pasture and trees on the site. *Criterion met.*

5.13 (C) SMA Requirements for KVA Foregrounds and Scenic Routes

(1) All new developments and land uses immediately adjacent to the Historic Columbia River Highway, Interstate 84, and Larch Mountain Road shall be in conformance with state or county scenic route standards.

Staff: The subject site is not immediately adjacent to the Historic Columbia River Highway, Interstate 84 or Larch Mountain Road. *Criterion not applicable.*

6.00 Resource Review Criteria

6.01 § 38.7050 SMA CULTURAL RESOURCE REVIEW CRITERIA

(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: Marge Dryden, USFS has not required a cultural or historic study for the property. Comments were not received requesting a cultural review during the comment period. *Criterion met.*

6.02 § 38.7075 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: There are no wetlands, lakes or streams located on the property and no buffer zones over riparian resources on adjacent properties. Sensitive wildlife or plant areas do not exist on the subject site. *Criterion met.*

6.03 § 38.7085 SMA RECREATION RESOURCE REVIEW CRITERIA

(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: Recreational resources do not exist on the subject site or adjacent parcels. *Criterion met.*

7.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the NSA Site Review to restore the fire damaged single family dwelling, construct various main floor additions to the dwelling and detached garage in the Gorge Special Agriculture - 40 zone. This approval is subject to the conditions of approval established in this report.

8.00 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 T2-2014-3315 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	2.20.2014
A.2	5	Narrative	2.20.2014
A.3	1	Exterior Specifications	2.20.2014
A.4	12	Milgard Window and Door Brochure	2.20.2014
A.5	1	Window Glass	2.20.2014
A.6	1	Impervious Surfaces Diagram	2.20.2014
A.7	1	Site Plan	2.20.2014
A.8	1	Existing Elevations	2.20.2014
A.9	2	Proposed Elevations	2.20.2014
A.10	2	Fire Damage Demo Plan Page 2 & 3 of 14	2.20.2014
A.11	1	Floor Plan for 2 nd Floor Page 6 of 14	2.20.2014
A.12	1	Floor Plan for 3 rd Floor Page 8 of 14	2.20.2014
A.13	1	Basement/Foundation Plan Page 4 of 14	2.20.2014
		a. Floor Framing Notes Page 5 of 14	
		b. Floor Framing Notes Page 7 of 14	
		c. Roof Framing Notes Page 9 of 14	
		d. Roof Framing Notes Page 10 of 14	
		e. Sheet 1 of 1	
		f. Sheet 2 of 2	
		g. Lateral Bracing Plan Sheet #S1.1	
		h. Lateral Bracing Plan Sheet #S1.2	
		i. Lateral Bracing Plan Sheet #S1.3	
		j. Lateral Bracing Plan Sheet #S2.0	
		k. Lateral Bracing Plan Sheet #S2.1	
		l. Lateral Bracing Plan Sheet #S2.2	
		m. Lateral Bracing Plan Sheet #S2.3	
A.14	1	Section AA & BB Page 11 of 14	2.20.2014
A.15	1	Section CC Page 12 of 14	2.20.2014
A.16	1	Front – Post Fire	2.20.2014
A.17	1	Rear – Post Fire	2.20.2014
A.18	1	Front – Post Fire Damage Demo	2.20.2014
A.19	2	Rear – Post Fire Damage Demo	2.20.2014
A.20	1	Side – Post Fire Damage Demo	2.20.2014

A.21	2	House Photos	2.20.2014
A.22	4	Certification of On-Site Sewage Disposal	2.20.2014
		a. Land Feasibility Study Form – Pages 3	
A.23	2	SHPO Letter regarding Fire Damage Restoration dated September 5, 2013	2.20.2014
A.24	2	Landscaping Plan	2.20.2014
A.25	1	Vicinity Map	2.20.2014
A.26	1	Existing Conditions and Storm Management Plan	2.20.2014
A.27	1	Roofing Material	2.20.2014
A.28		Stormwater Management Report	2.20.2014
A.29	2	Bargain and Sale Deed recorded July 30, 1997 at 97114810	2.20.2014
A.30	2	WFG National Title Insurance Company Maps for Parcel #: R322362 / 1N4E29DD 00900	2.20.2014
A.31	1	Warranty Deed recorded in Book 299, Page 236 on May 21, 1065	2.20.2014
A.32	2	Fire Service Agency Review	2.20.2014
A.33	15	Site Plan – Sheet 1	4.09.2014
		A.33.a Sheet 2 – Fire Damaged Demo Plan – Main Floor	
		A.33.b Sheet 3 – Fire Damaged Demo Plan – 2 nd Story	
		A.33.c Sheet 4 – Basement/Foundation Plan	
		A.33.d Sheet 5 – Lower Floor Structure	
		A.33.e Sheet 6 – 2 nd Floor Plan (Main Floor)	
		A.33.f Sheet 7 – 3 rd Floor Structure	
		A.33.g Sheet 8 – 3 rd Floor Plan	
		A.33.h Sheet 9 – Lower Roof Floor Plan	
		A.33.i Sheet 10 – Upper Roof Floor Plan	
		A.33.j Sheet 11 – Sections AA and BB	
		A.33.k Sheet 12 – Section CC	
		A.33.L Sheet 13 – Front and Side Elevations	
		A.33.m Sheet 14 – Side and Rear Elevations	
		A.33.n Sheet 15 – Garage Floor Plan and Roof Plan	
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'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Information for 1N4E29DD – 00900	2.20.2014
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'C'	#	Administration & Procedures	Date

C.1	4	Incomplete Letter	3.20.2014
C.2	10	Opportunity to Comment	5.2.2014
C.3	15	Administrative Decision	

Application Complete on 4.09.2014

'D'	#	Comments Received	Date
D.1	1	Vaughn Comment	5.19.2014
D.2	7	Friends of the Gorge	5.19.2014
D.3	1	Wright Comments	5.09.2014