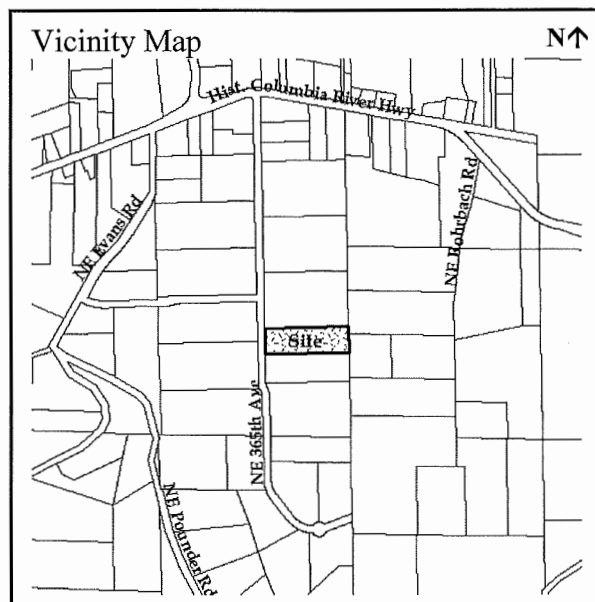


1600 SE 190<sup>th</sup> Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

## NOTICE OF DECISION

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

**Case File:** T2-2014-3346  
**Permit:** National Scenic Area Site Review  
**Location:** 710 NE 365<sup>th</sup> Avenue  
Tax Lot 300, Section 35,  
Township 1 North, Range 4 East, W.M.  
Tax Account #R944350700  
**Applicant:** Kenneth Fischer  
**Owners:** Kenneth Fischer and Rita McCord  
**Base Zone:** Gorge General Residential - 5  
**Landscape Setting:** Rural Residential



**Summary:** Applicant is proposing to raise the roof over the garage to convert existing storage area to bedrooms.

**Decision:** Approved with Conditions.

Unless appealed, this decision is effective Friday, June 27, 2014, at 4:00 PM.

Issued by:

By:   
Lisa Estrin, Planner

For: Karen Schilling- Planning Director

Date: Friday, June 13, 2014

Instrument Number for Recording Purposes: #2011107194

**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, June 27, 2014 at 4:00 pm.**

**Applicable Approval Criteria:** Multnomah County Code (MCC): Multnomah County Code (MCC): MCC 38.0560 Code Compliance, MCC 38.0030 Existing Uses, MCC 38.3025(A), MCC 38.3060 Dimensional Requirements, 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 & Riparian Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, and 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**

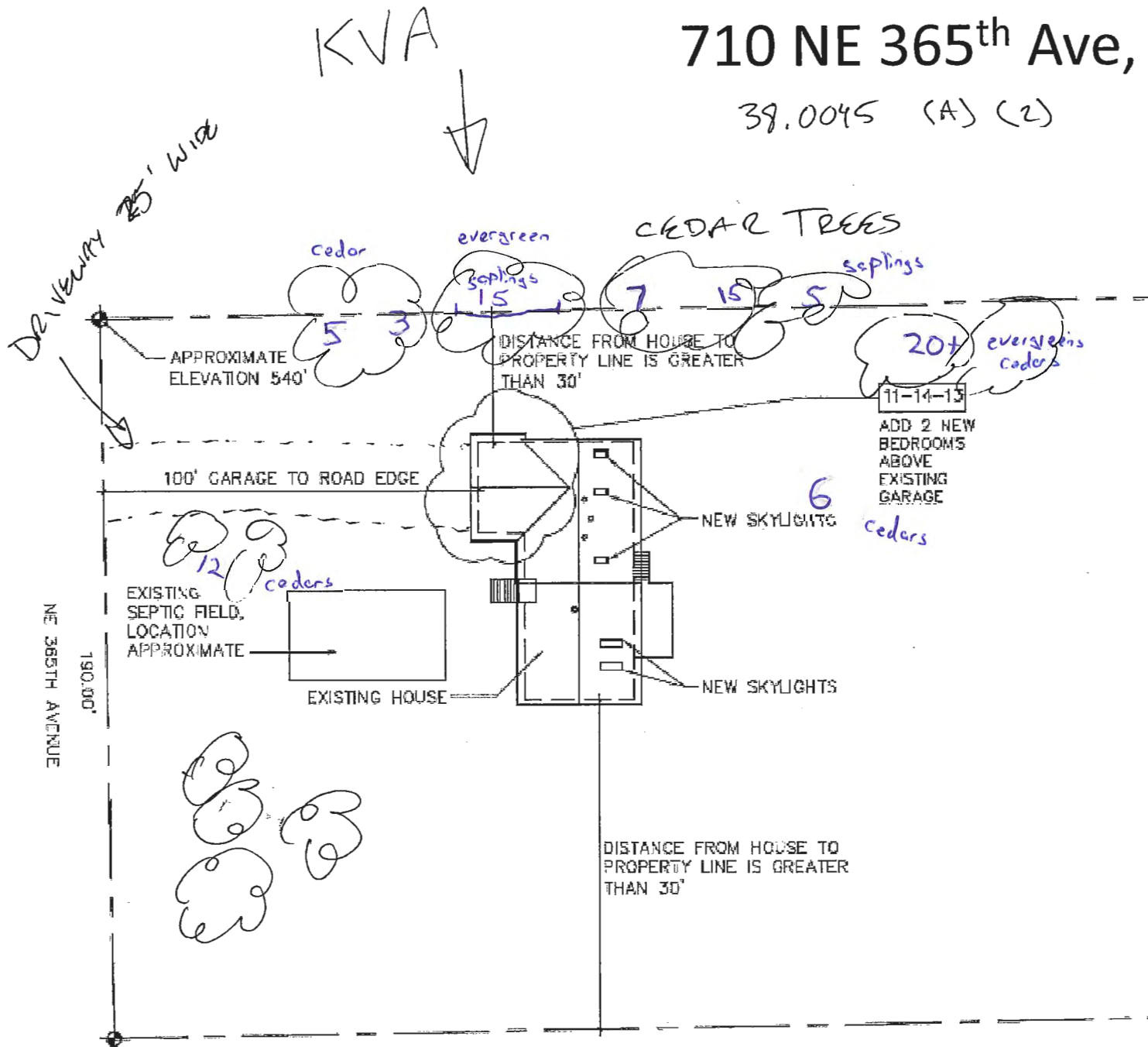
- 1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.**
- 2. Pursuant to MCC 38.0690(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.**

# Ken Fischer &

## 710 NE 365<sup>th</sup> Ave,

39.0045 (A) (2)

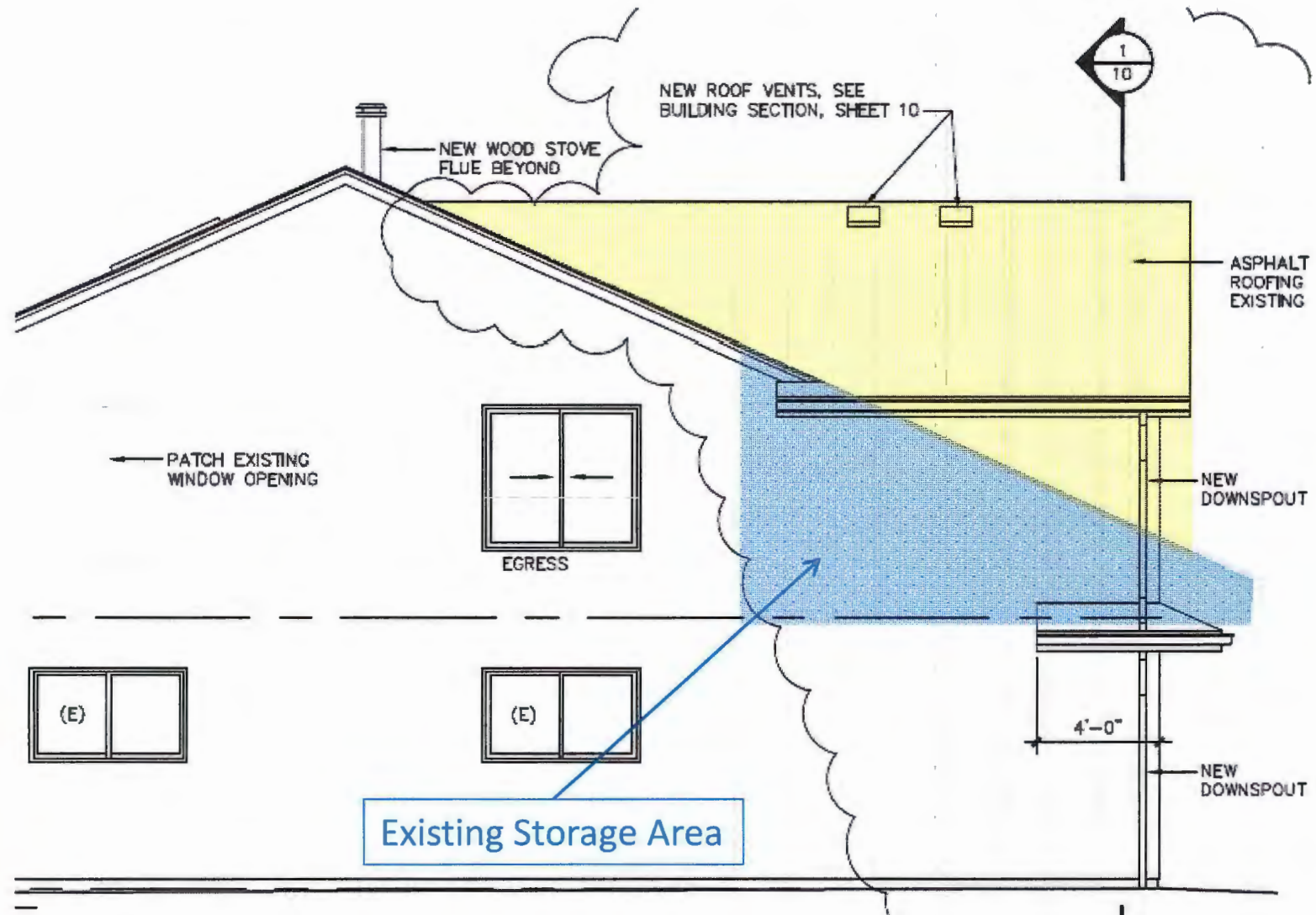


1 SITE PLAN / ROOF PLAN  
1 SCALE: 1" = 30'

B.4

# Ken Fischer & Rita McCord

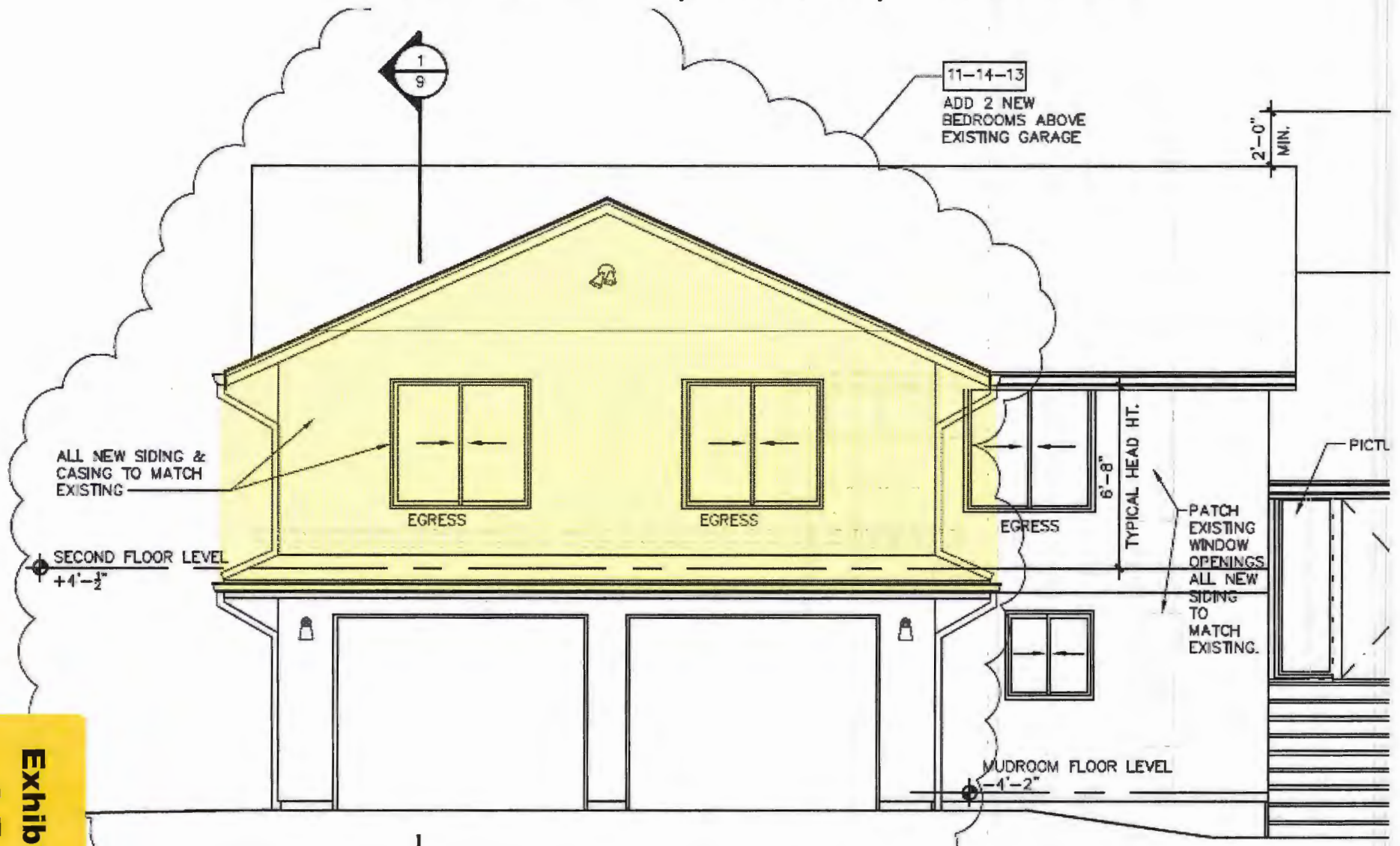
710 NE 365<sup>th</sup> Ave, Corbett, OR 97019



**Exhibit  
A.9**

# Ken Fischer & Rita McCord

710 NE 365<sup>th</sup> Ave, Corbett, OR 97019





# Ken Fischer & Rita McCord

710 NE 365<sup>th</sup> Ave, Corbett, OR 97019

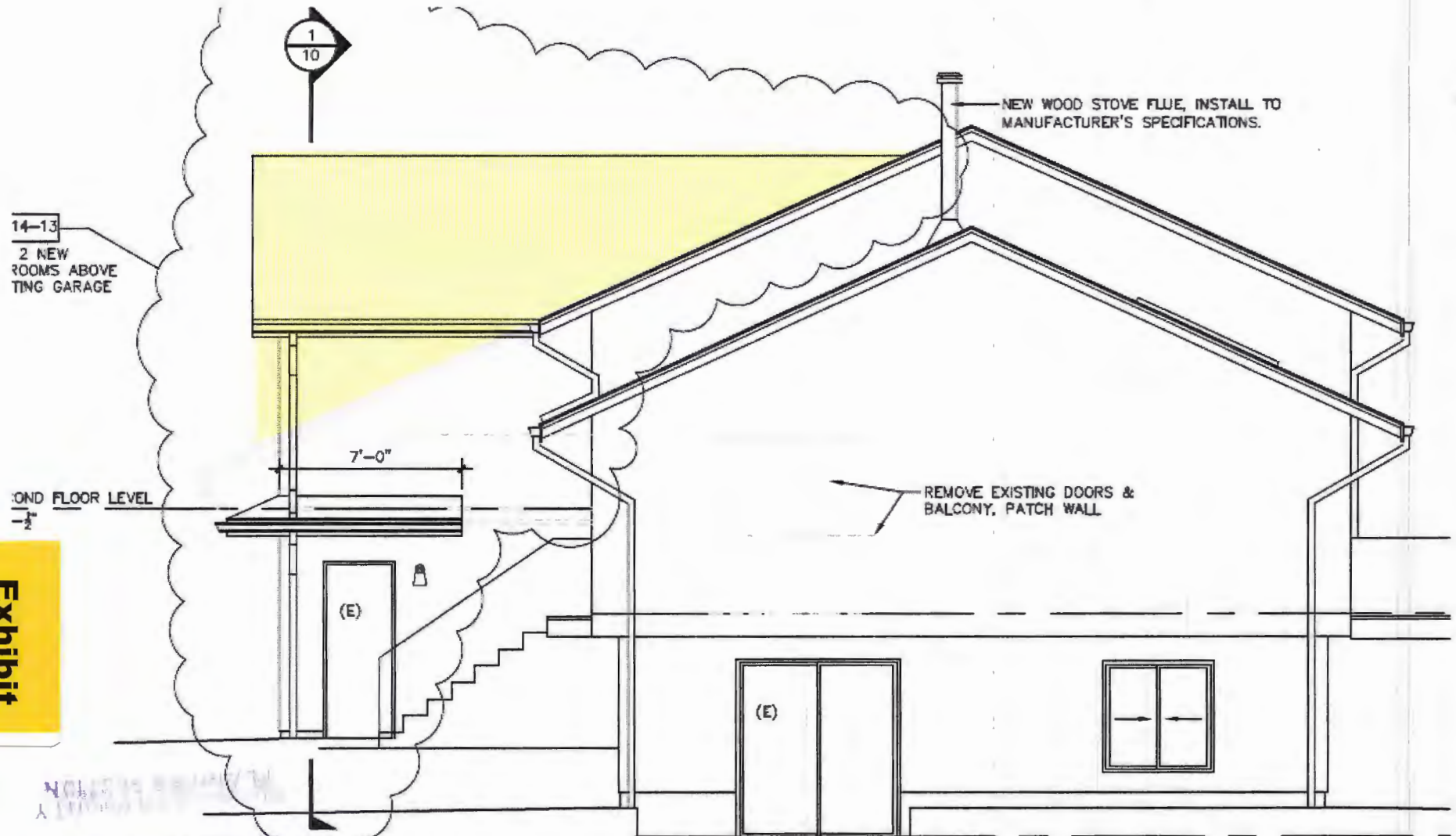


Exhibit  
A.11

RECEIVED  
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## **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 approval for the building plan check, the property owners shall mark on the site plan the location of all existing and proposed exterior lighting. The exterior lighting on the building shall be directed downward and sited, hooded and shielded such that it is not highly visible from the Historic Columbia River Highway. The light fixtures shall be consistent with the light detail labeled as Exhibit A.15. [MCC 38.7035(B)(11)]
2. Prior to land use approval for the building plan check, the property owners shall record pages 1-3 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]
3. The evergreen trees within and along the northern and western yards between the dwelling and the property lines shall be maintained for screening of the dwelling from the Historic Columbia River Highway (Exhibit B.. Failure to maintain the trees in a living state on the site shall be a violation of this permit.
  - a. If the property owners want 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)(1), (4), (6) and (7) and MCC 38.7035(A)(4)].

**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 (after July 1, 2014 - \$70) 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 two bedrooms over the existing garage. The roof over the garage will be raised over this portion of the garage and two new windows will be added facing the street.

### **2.00 Property Description & History:**

**Staff:** The subject property is 2.5 acres and contains an existing dwelling and a non-permitted accessory building. The existing dwelling is shown on the tax records as follows:

Floor Area	Sq. Ft.
Main Floor	910
Attached Garage	984
Second Floor	1044
Finished Basement	852
<b>Total Square Footage</b>	<b>3,790</b>

The dwelling was authorized for construction in December 1977 by Land Use Planning and was finalized on November 4, 1981. No authorization records were found for a 360+/- square foot metal accessory structure. The accessory structure was constructed between 1998 and 2002 without land use authorization. Without land use approval during this time period, the accessory structure cannot be considered an Existing Use pursuant to MCC 38.0030. The property owners have entered into a Voluntary Compliance Agreement (VCA) to either seek land use review or remove the structure within this year. Pursuant to MCC 38.0560, the VCA documents allow Land Use Planning to authorize the addition while allowing the applicant adequate time to correct the accessory structure situation.

### **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 adjacent to lands designated GGF, the placement of a dwelling shall also comply with the fire protection standards of MCC 38.7305.**

**Staff:** The subject property is zoned Gorge General Residential – 5 (GGR). The surrounding properties are also zoned GGR-5. The parcel was legally created in 1973 when the property was zoned F-2 (2 acre minimum lot size). After the addition, the building will remain a single



family dwelling.

### **3.02 § 38.3060 DIMENSIONAL REQUIREMENTS**

#### **(C) Minimum Yard Dimensions – Feet**

<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>
<b>30</b>	<b>10</b>	<b>30</b>	<b>30</b>

#### **Maximum Structure Height – 35 feet**

**Staff:** The addition will occur within the footprint of the existing dwelling. The existing dwelling is approximately 80 feet from the front property line, approximately 33 feet from the northern side property line, approximately 86 feet to the southern side property line and over 400 feet the eastern property line (rear yard) (Exhibit A.12). The height of the dwelling will not be increased over its existing height (Exhibit A.7, A.9 and A.11). *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 existing building and driveway was finalized in November 1981. The addition will be constructed above the existing garage (Exhibit A.7). No grading will need to occur to construct the addition to the dwelling. *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:** The existing dwelling with the attached garage is 3,790 square feet. With the addition, the roof area of the garage will be raised in height and the structure will increase in size by slightly more than 200 square feet. The dwelling will be approximately 4,000 square feet. Planning staff reviewed a number of properties within a ¼ mile of the subject property. Of the dwellings considered, the average size was 3,598 square feet. The two largest dwellings in the area are 4,071 and 4,783 square feet respectfully. After the expansion of the dwelling, it will be compatible with the general scale of similar 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:** Scenic Travel Corridors in the area are: portions of Interstate 84 and the Historic Columbia River Highway. The subject site is located on 365<sup>th</sup> Avenue. *Criterion not applicable.*

**4.04 (4) Property owners shall be responsible for the proper maintenance and survival**

**of any required vegetation.**

**Staff:** A condition of approval has been included requiring that the trees within the northern and western yard between the dwelling and the property lines be maintained and replaced if necessary due to death or disease.

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

**Staff:** The property is located within the Rural Residential Landscape setting. Compatibility findings are located in Section 4.22.

**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 subject property is topographically visible from the Historic Columbia River Highway (HCRH). The house is sided with wood clapboard and rock veneer. The photographs of the dwelling show beige siding and tan trim. The rock veneer is dark medium brown. The garage doors are a medium dark brown. The dwelling is roofed with architectural composite shingles in dark gray. The windows are white vinyl-clad with clear thermal pane glass. Actual window reflectivity is 12%. The dwelling is approximately 1/3 of a mile to the south of the Highway. While topographically visible, the property has cedar trees along its western and northern borders which provide screening for the dwelling. A condition of approval has been included requiring the property owners to maintain these trees and replace them if they become diseased, die, or are otherwise removed. *As conditioned, criterion met.*

**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 proposed addition is relatively small and has just exceeded the threshold for an expedited review. While the house is currently larger than the average size dwelling within the vicinity, after the addition, it will remain below the largest sized dwelling in the area. The average size for dwellings in the area will be changed from 3,598 square feet to 3,619 square feet which is a difference of 21 square feet. The cumulative effects of the proposal is minimal.

*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 Exhibits A. 3 through A.17. A condition of approval has been included to ensure survival of existing cedar trees needed for screening purposes. *As conditioned, criterion met.*

- 4.09** (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 proposed addition is dependent of the location of the existing dwelling. The addition to the second story of the dwelling will not to add to the height of the dwelling. Existing vegetation on the site can be used to minimize visibility from the Historic Highway. *Criterion met.*

- 4.10** (7) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas.

**Staff:** The proposed addition will utilize existing cedar trees to achieve visual subordination from the Historic Highway. *Criterion met.*

- 4.11** (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 trees in the northern and western yards between the dwelling and the property lines shall be maintained. *As conditioned, criterion met.*

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

**Staff:** The original dwelling and driveway were constructed in 1979. The proposed addition will occur to the second story of the building and will not alter the terrain of the parcel. *Criterion met.*

- 4.13** (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 house is sided with wood clapboard and rock veneer. The photographs of the dwelling show beige siding with tan trim. The rock veneer is dark medium brown. The garage doors are a medium dark brown. The dwelling is roofed with architectural composite shingles in dark gray. The existing windows are white vinyl clad with clear thermal pane glass. Actual window reflectivity is 12%. These vinyl windows appear to have been approved by Expedited Review, T2-2012-2184. The two proposed windows on the front on the addition facing the street will also be white vinyl clad with clear thermal pane glass. The existing cedar trees along and near the north and western property lines will screen the building from the key viewing area, Historic Columbia River Hwy. *Criterion met.*

- 4.14**            **(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:** The applicant has provided a lighting detail (Exhibit A.15) which meets the above requirements. Exterior lighting on the dwelling shall use this fixture. *As conditioned, criterion met.*

- 4.15**            **(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.**

**(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 color of the body of the existing dwelling is a medium tan. The trim is white. The addition to the dwelling is modestly over 200 square feet. The existing dwelling is 3,790 square feet. The white vinyl windows appear to have been approved by Expedited Review, T2-2012-2184. *Criterion not applicable.*

- 4.16**            **(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 existing single family dwelling was constructed by 1979. The house is not eligible for the National Register of Historic Places. *Criterion met.*

- 4.17**            **(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 house is located at approximately 570 elevation. The top of the terrain near the Historic Highway is at approximately 670 elevation. The dwelling is less than 35 feet in height and is below ridgeline long the Historic Highway. *Criterion met.*

**4.18 (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:** No new landscaping is proposed as part of this project. *Criterion not applicable.*

**4.19 (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 subject property is zoned Gorge General Residential – 5. *Criterion not applicable.*

**4.20 (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 subject property is located along the road right-of-way known as 365<sup>th</sup> and is not adjacent to the Columbia River Highway. *Criterion not applicable.*

- 4.21 (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 dwelling is located on an area of the property with slopes ranging between 0 to 10%. *Criterion met.*

- 4.22 (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.**

**Staff:** The applicant has not proposed removal of any existing tree cover as part of this application. The trees near the northern and western property lines are needed to maintain visual subordination for the building addition. A condition of approval has been included requiring maintenance of these trees. *As conditioned, criterion met.*

- 4.23 (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.**

**Staff:** No trees are proposed to be planted to achieve visual subordination. The existing cedar trees, distance from the Historic Highway and house earthtone colors help to achieve visual subordination. The existing cedar and evergreen tree cover has been conditioned to be retained (Exhibit B.4). *As conditioned, criterion met.*

- 4.24 (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:** No recreational uses are proposed as part of this application. *Criterion 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.**

**Staff:** The proposed project is an addition to an existing single family dwelling constructed in 1979. *The project is exempt from cultural and historic review.*

**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:** The property is not adjacent to the main stem of the Columbia River, within an identified wetland buffer and the National Wetlands Inventory does not identify any wetlands on the site. The soils on the site are Mershon silt loam which are not identified as hydric soils. *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.**

**§ 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.**

**Staff:** The proposed project is a small addition to an existing single family dwelling. The

addition will occur on the second story and will not intrude into any buffer zones. No wildlife areas or sensitive plant species will be altered. *Criterion met.*

#### **5.04 § 38.7080 GMA RECREATION RESOURCE REVIEW CRITERIA**

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

**Staff:** No recreational resources will be affected and no recreational use is proposed. *Criterion 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 construct an addition to an existing single family dwelling in the Gorge General Residential – 5 (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

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 T2-2014-3346 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	3.11.2014
A.2	1	Cover Letter dated March 9, 2014	3.11.2014
A.3	2	Narrative	3.11.2014
A.4	1	Air Photo with Proposed Addition Highlighted as a Square	3.11.2014
A.5	1	Summary of Proposal	3.11.2014
A.6	1	Photograph of Existing Attached Garage with Existing Roofline	3.11.2014
A.7	1	Proposed Western (Front) Building Elevation of Garage with Addition	3.11.2014
A.8	1	Photograph of Existing Northern Side of Garage	3.11.2014
A.9	1	Proposed Northern Side Elevation of Dwelling	3.11.2014
A.10	1	Photograph of Existing Southern Side of Garage and Dwelling	3.11.2014
A.11	1	Proposed Southern Side Elevation of Dwelling	3.11.2014
A.12	1	Site Plan	3.11.2014
A.13	2	Fire Service Agency Review	3.11.2014
A.14	8	Certification of On-Site Sewage Disposal	3.11.2014
A.15	1	Lighting Detail	3.11.2014

A.16	1	LOE Performance Stats for Proposed Window	3.11.2014
A.17		Floor Plans	3.11.2014

'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Record for 1N4E35BC – 00300	3.11.2014
B.2	11	A&T Improvement Information for Surrounding Properties within ¼ mile of Subject Property	6.9.2014
B.3	2	USFS Cultural Review	5.1.2014
B.4	1	Trees that need to be Maintained	6.10.2014

'C'	#	Administration & Procedures	Date
C.1	1	Complete Letter (Day 1)	4.01.2014
C.2	8	Opportunity to Comment	4.17.2014
C.3	13	Administrative Decision	6.11.2014