



**MULTNOMAH COUNTY
LAND USE PLANNING DIVISION**

1600 SE 190TH Avenue Portland, OR 97233 (503) 248-3043 FAX: (503) 248 -3389

DECISION OF THE PLANNING DIRECTOR

**Columbia River Gorge National Scenic Area Site Review
Case File No.: NSA 12-99
September 15, 1999**

Proposal: Applicant requests to replace an existing home with a manufactured home and convert the existing dwelling into a workshop.

Location: 1843 NE Brower Rd.
1N 5E Section 27, TL 26,
R#94527-0260

Applicant/Owner: Mary Pauli and Linda Davis
1843 NE Brower Rd.
Corbett, OR 97019

Site Size: 11.75 acres

Present Zoning: Gorge General Residential (GGF-20)

Approval Criteria: Multnomah County Code (MCC): MCC 11.15.3670-3682 - Columbia River Gorge National Scenic Area General Provisions (GGF-20); 11.15.3814, 3818, 3822, 3824 and 3826 - National Scenic Area Site Review;

Decision: **Approve with Conditions**

After Recording, return to:

Name _____

Address _____

CONDITIONS OF APPROVAL

After expiration of the 14 day appeal period and prior to zoning approval on a building permit, the applicant shall record the Cover Sheet and these Conditions of Approval in the county deeds and records at the County Recorder's office in order to ensure notice of these conditions to successors in interest.

A. Prior to zoning approval of building permit:

1. The applicant shall submit a copy of the recorded document required above.
2. A final site plan shall show the location of the standpipe.
3. A Replacement Dwelling Agreement shall be signed by the property owners which requires that the existing residence shall be converted to an accessory structure within 3 months of occupancy of the new house. A copy of this agreement shall be submitted to the Planning Division.
4. The property owners shall sign and record a covenant which states that the use of the existing (1929) structure as a second dwelling is not permitted. A copy of this recorded covenant shall be submitted to the Planning Division.
5. The applicant shall demonstrate that the water system is capable of delivering 20 gallons per minute or provide a tank with storage of not less than 1000 gallons.

B. Building Permit Conditions:

1. The roof shall be constructed of fire-resistant materials.
2. The deck shall be built with fire resistant materials equivalent to that specified in the UBC.
3. The chimney on the existing building shall be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
4. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant

C. On-going conditions:

1. If, during construction, cultural or historic resources are uncovered the applicant/owner shall immediately cease development activities and inform the Multnomah County Planning Director, Columbia River Gorge Commission, and U.S. Forest Service of their discovery.
2. All buildings shall be surrounded by a maintained fuel break of 60 feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

3. No trees shall be removed from the forested area, as shown on the site plan as “outside of the cleared area”, other than those trees which are removed to meet fuel break requirements or for safety reasons.
4. The kitchen shall be decommissioned in the existing (1929) dwelling. Decommissioned means removing the stove/oven, refrigerator and all wall connections to these appliances.

D. Miscellaneous Conditions:

1. This approval is based on the submitted material. The proposed addition shall be constructed on the site in accordance with the design, size, and location shown and described in the application materials submitted by the applicant.
2. No additional land use action and/or permit requests shall be accepted, relating to the subject application, until all required fees for the said application have been paid in full.
3. Within one year of the occupancy of a dwelling, the Planning Director shall conduct a review of the development to assure compliance with these standards.

Note: The applicant shall make an appointment with the Staff Planner, Virginia Dodson, at Multnomah County, (503) 248-3043, for building permit sign-off. The applicant shall bring three (3) sets of site and building plans to the County for sign-off prior to submittal of the building permits to the Gresham Building Department.

In the matter of NSA 12-99

By: _____ Date: _____
Virginia Dodson, Planner
For Kathy Busse, Planning Director
Multnomah County Department of Environmental Services
Land Use Planning Division

This decision becomes final on Monday, September 29, 1999, at 4:30pm unless appealed.

A copy of the complete decision and supporting documentation is available at the Multnomah County Land Use Planning Division, 1600 SE 190th Avenue, Portland, OR 97233 (503) 248-3043.

STAFF REPORT

FINDINGS OF FACT

(Formatting Note: Staff as necessary to address Multnomah County ordinance requirements provides Findings referenced here. Headings for each finding are underlined. Multnomah County Code requirements are referenced using a **bold** font. Planning staff comments and analysis may follow applicant responses. Where this occurs, the notation “Staff” precedes such comments.)

1. Comments From Other Agencies/Individuals

Notice of the subject request was mailed to the following agencies/individuals:

Columbia River Gorge Commission/Cultural Advisory Committee
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs
Nez Perce Tribe
State of Oregon Historic Preservation Office
U.S. Forest Service NSA Office
Yakima Indian Nation
Friends of the Columbia Gorge
Oregon Department of Transportation
East Multnomah County Soil and Water Conservation District
Corbett Together
Corbett Community Association
Northeast Multnomah County Community Association
Surrounding property owners

Comments were received from the following agencies/individuals:

Friends of the Columbia Gorge
Yakima Indian Nation
U.S. Forest Service NSA Office

2. Project Description:

Applicants wish to move a new manufactured home onto the property and change the use of the existing structure from residence to work shop.

3. Site and Vicinity Characteristics:

The site is accessed off of Brower Road. There is an existing house built in 1929 which is not on a permanent foundation. It is a one story wood building with a porch. Several outbuildings are located on the site. To the north and east the property drops steeply down to Toll Road and a stream. Most of the site is forested. The soils are a mixture of Achcoff cobbly loam and Zygore, both suited to timber production.

4. Multnomah County Code:

11.15.3562 Existing Uses

Except as otherwise provided below, existing uses may continue, notwithstanding the provisions of MCC .3550 through .3834.

- A. Any use or structure existing on February 6, 1993 may continue so long as it is used in the same manner and for the same purpose as on that date.
- B. Any use or structure damaged or destroyed by disaster or an emergency event shall be treated as an existing use or structure if an application for replacement in kind and in the same location is filed within two years of the date of the disaster/emergency event pursuant to the provisions of MCC .3836.
* * *
- 2. Replacement of an existing use or structure by the same type of use or structure in a different location or with a different size shall be subject to MCC .3800 through .3834 to minimize adverse effects on scenic, cultural, natural, and recreation resources.

Staff: The existing house was built in 1929. It has been used as a residence by the current owners for 13 years. According to the applicants this property has been used for a residence since 1929. The replacement dwelling proposed will be located approximately 20 to 30 feet from the existing location. The replacement dwelling may be authorized pursuant to this section provided it is in compliance with the site review standards below.

Gorge General And Gorge Special Forestry (GGF &GSF)

11.15.3632 Primary Uses

- A. The following uses are allowed on land designated GGF without review:
 - 1. Forest practices that do not violate conditions of approval for other approved uses.
 - 2. Agricultural use, except new cultivation.

Staff: The owners have a wholesale nursery on their property. A nursery is considered agricultural use. No new cultivation is proposed.

11.15.3628 Area Affected

MCC .3626 through .3644 shall apply to those areas designated GGF and GSF on the Multnomah County Zoning Map.

Staff: The zoning was changed from GSF-40 to GGF -20 as of January 29, 1999. This was done after an evaluation and determination of priority by the US Forest Service to purchase this land. The Forest Service determined that this parcel has low priority for acquisition. Lands which are not acquired by the Forest Service by the end of the three year period convert to the GMA designation.

11.15.3634 Uses Under Prescribed Conditions

(A) The following uses may be allowed on lands designated GGF, pursuant to MCC .3564:

- 7. Accessory buildings greater than 60 square feet in floor area and/or exceeding 18 feet in height as measured at the roof peaks; subject to MCC .3584 and .3586.

Staff: The existing dwelling, which is approximately 816 square feet, is to be converted into an accessory building. The applicants intend to use this building as a workshop. In order to convert this structure into a workshop, the kitchen must be decommissioned. A Replacement Dwelling Agreement shall be signed by the property owners which requires that the existing

residence shall be converted to an accessory structure within 3 months of occupancy of the new house. In addition, the property owners shall sign and record a covenant which states that the use of this structure as a second dwelling is not permitted. Prior to issuance of a building permit, a copy of the recorded covenant shall be submitted with the Replacement Dwelling Agreement.

11.15.3638 Dimensional Requirements

- (A) Except as provided in subsections MCC .3636(A)(3) and (4), the minimum lot size shall be according to the short-title zone district designation on the Zoning Map, as follows:**

GGF-20 20 acres

GGF-40 40 acres

GGF-80 80 acres

GSF-40 40 acres

Staff: The subject parcel is less than the minimum lot size requirement of the zone. The subject parcel has retained its existing size and shape since prior to the implementation of the NSA zoning designations.

- (B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.**

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
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30	10	30	30
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Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: The site plan shows that the proposed location of the replacement dwelling will be approximately 137 feet to the nearest side yard, over 230 feet from the front yard, and 240 feet from the rear yard. The minimum front lot line is about 700 feet. The manufactured home is 15 ½ feet high. These criterion are met.

- (D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.**

Staff: No right-of-way dedication has been required for this application from the Right-of-Way Division.

- (E) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.**

Staff: No structures such as barns, silos, etc. are proposed.

11.15.3640 Off-Street Parking and Loading

Off-street parking and loading shall be provided as required by MCC .6100 through .6148.

Staff: The subject parcel contains adequate parking area (at least two parking spaces) and hence the application meets the criterion.

11.15.3642 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 abuts NE Brower Road and access to the site is gained via NE Brower Road. An access permit will likely be required from the Right-of-way Division. This is an over the counter permit contact Allen Young at 503-248-3582.

11.15.3584 Approval Criteria for Fire Protection in Forest Zones

A. All buildings shall be surrounded by a maintained fuel break of 60 feet. Hazardous fuels shall be removed within the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, and other dead vegetation shall be removed from beneath trees.

Applicant: The proposed building will be sited farther from the tree line. Three trees that are currently near the existing building and the proposed site will be removed as part of the site preparation. They are within 60 feet of the existing house and the proposed site.

Staff: The area around the proposed and existing house is within a cleared area. However, there are some trees and shrubs which may need pruning to meet this standard. A condition of approval will ensure that this standard is met.

B. Buildings with plumbed water systems shall install at least one standpipe a minimum of 50 feet from the structure.

Applicant: There will be a standpipe installed a minimum of 50 feet from the new building.

Staff: A final site plan shall show the location of the standpipe.

C. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.

Applicant: We anticipate that our water system will provide the needed required flow.

Staff: The registration statement from the certified water rights examiner states that he ran two trials to calculate water flow. He found that the flow was about .9 cfm or about 6.5 gallons per minute. The examiner conceded that this rate was probably low. In order to meet

this criterion, the applicant shall demonstrate that the water system is capable of delivering 20 gallons per minute or provide a tank with storage of not less than 1000 gallons.

- D. Access drives shall be constructed to a minimum of 12 feet in width and not exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment. Variances to road standards may be made only after consultation with the local rural fire district and the Oregon Department of Forestry.**

Applicant: The existing driveway meets these requirements.

Staff: The existing driveway is relatively flat and approximately 12 feet wide. The driveway is 150 feet long.

- E. Within one year of the occupancy of a dwelling, the Planning Director shall conduct a review of the development to assure compliance with these standards.**

Staff: A condition of approval will require that an inspection is conducted within one year of occupancy of the new dwelling.

- F. Telephone and power supply systems shall be underground whenever possible.**

Applicant: Telephone service is underground. Electrical service is by overhead line. This is the standard system supplied by PGE.

- G. Roofs of structures should be constructed of fire-resistant materials such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.**

Applicant: Roof materials will be fire-resistant composition shingles.

Staff: The building permit review shall ensure that the roof of the proposed dwelling is constructed of fire-resistant materials. The existing dwelling appears to have a composite shingle roof.

- H. Any chimney or stovepipe on any structure for use with a woodstove or fireplace should be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.**

Applicant: There will be no chimney or stovepipe.

Staff: The existing dwelling does have a chimney. The chimney shall be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.

- I. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.**

Applicant: All structural projects will be built with fire resistant materials as the code requires.

Staff: The building plan shows a deck on the rear of the house. The deck shall be built with fire resistant materials equivalent to that specified in the UBC.

J. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1¼ inch mesh metal screen that is noncombustible and corrosion resistant.

Applicant: All ventilation openings will be screened as required.

11.15.3586 Approval Criteria for Siting of Dwellings on Forest Land

The approval of new dwellings and accessory structures on forest lands shall comply with the following standards:

A. The dwelling and structures shall be sited on the parcel so that they will have the least impact on nearby or adjoining forest operations. Dwellings shall be set back at least 200 feet from adjacent properties unless locating the proposed development closer to existing development on adjacent lands would minimize impacts on nearby or adjacent forest operations;

Applicant: The proposed dwelling will be less than 200 feet from the property line. However, that will cluster it closer to existing neighboring dwellings and farther from forest lands.

Staff: The replacement dwelling is located about 80 feet from the west property line. The adjacent property owner also has located their house and outbuildings near this same property line. Thus, the impacts on nearby forest operations are minimized. See aerial photo.

B. The amount of forest land used to site dwellings, structures, access roads and service corridors shall be minimized. The dwelling shall be located on that portion of the lot having the lowest productivity characteristics for the proposed primary use, subject to the limitations of subsection (A), above; and

Applicant: There will be no forest land used to site the dwelling. There is currently a structure on the site. That structure (a barn) will be removed. The surrounding area has not been in forest production since before 1933 (per aerial photos taken by USGS).

Staff: The lot has a soil index of 155 to 175, which means that it is well suited for Douglas Fir. However, the area proposed for the replacement dwelling has already been cleared and has been the area used for residential purposes for many years. The new dwelling will be located approximately 20 feet from the existing dwelling in an area already cleared. The existing driveway will be only temporarily widened by 4 feet which will not impact any trees. The remaining portion of the site is also well suited for growing Douglas Fir. The amount of forest land used is minimized.

C. Dwellings shall be located to minimize the risks associated with fire. Dwellings should be located on gentle slopes and in any case not on slopes which exceed 40 percent. Narrow canyons and draws should be avoided. Dwellings should be located

**to minimize the difficulty in gaining access to the structure in the case of fire.
Dwellings should be located to make the access roads as short and flat as possible.**

Applicant: The dwelling will be located to minimize the risks associated with fire. The land is nearly flat, with no nearby slopes or hills. Access will be via the existing 150 foot driveway, which will deliver fire vehicles directly to the front of the house. The driveway is relatively flat, with only a slight slope downward toward the house.

The siting standards of .3586 have been satisfied.

11.15.3806 Application for NSA Site Review

An application for NSA Site Review shall address the applicable criteria for approval, under MCC .3814 through .3834, and shall be filed as follows:

A. For a Use Under Prescribed Conditions, in the manner provided in MCC .3564; and

11.15.3808 Required Findings

A decision on an application for NSA Site Review shall be based upon findings of consistency with the criteria for approval specified in MCC .3814 through .3834.

11.15.3814 GMA Scenic Review Criteria

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

A. All Uses Under Prescribed Conditions and Conditional Uses:

- 3. New buildings and roads shall be sited and designed to retain the existing topography and reduce necessary grading to the maximum extent practicable.**

Applicant: There will be no new roads built. The driveway will be widened by four feet to accommodate the width of the manufactured house. This widening will not be permanent. The house will be "pit-set". In other words, there will be a slight excavation made for the foundation and skirting blocks. There will be no other grading done. The property is fairly level, with a very slight slope down to the north, allowing access to the crawl space without grading. No other change to the existing topography is proposed.

- 4. New buildings shall be generally consistent with the height and size of existing nearby development.**

Applicant: The new house is one and a half stories, as is the house on the neighboring property to the west. The proposed house will be somewhat larger than the existing house. However, it will be in scale with existing nearby dwellings. The nearest property across Brower Road (just west and south of our property) has many outbuildings and a very large three story house. Our proposed house will be much smaller in mass, dimensions, and height. Also the two houses nearest ours, and one that is one-quarter mile west of our property are visible from the road. Our existing house, and the proposed new house, are not visible from the road because of a screen of trees.

Staff: The proposed manufactured home is 60 feet long and 40.5 feet wide and 15.5 feet high. It is a total of 2096 square feet, including a 162 square foot deck.. The existing house is 816 square feet of finished floor space and 300 square feet of unfinished (attic) space. This criteria is satisfied.

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: This site is not adjacent to a Scenic Travel Corridor. Therefore does not apply.

4. **Project applicants shall be responsible for the proper maintenance and survival of any required vegetation.**

Staff: No vegetation is required.

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

See (C)(2) below.

B. All Uses Under Prescribed Conditions and Conditional Uses visible from Key Viewing Areas:

Staff: The use is not visible from any Key Viewing Area due to existing topography and distance.

C. All Uses Under Prescribed Conditions and Conditional Uses within the following landscape settings:

2. Coniferous Woodland

- a. **New development shall be compatible with the general scale (height, dimensions and overall mass) of development in the vicinity. Expansion of existing development shall comply with this standard to the maximum extent practicable.**

See response to (A)(2) above.

- b. **Structure height shall remain below the forest canopy level.**

Staff: the one story manufactured home is well below the forest canopy.

- c. **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:**
 - i. **Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from Key Viewing Areas shall be retained.**
 - ii. **At least half of any trees planted for screening purposes shall be species native to the setting. Such species include: Douglas fir, grand fir, western red cedar, western hemlock, bigleaf maple, red alder, ponderosa pine and Oregon white oak, and various native willows (for riparian areas).**
 - iii. **At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.**
 - iv. **Structures' exteriors shall be either natural or earthtone colors unless specifically exempted by MCC .3814(B)(11) and (12).**

Staff: Site is not visible from any key viewing areas due to topography and distance.

- d. **Compatible recreation uses include resource-based recreation uses of varying intensities. Typically, outdoor recreation uses should be low-intensity, and include trails, small picnic areas and scenic viewpoints. Some more intensive recreation uses, such as campgrounds, may occur. They should be scattered, interspersed with large areas of undeveloped land and low-intensity uses.**

Staff: Proposed use is not a recreation use.

11.15.3818 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: A cultural resource reconnaissance is not required as this is a replacement of an existing dwelling. The site of the new dwelling is currently occupied by a barn/shed.

11.15.3822 GMA Wetland Review Criteria

A. The wetland review criteria shall be deemed satisfied if:

2. **The project site is not identified as a wetland on the *National Wetlands Inventory* (U.S. Fish and Wildlife Service, 1987);**
3. **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;**
4. **The project site is adjacent to the main stem of the Columbia River.**
5. **The project site is not within a wetland buffer zone; and**
6. **Wetlands are not identified on the project site during site review, or**

Staff: The Forest Service identified a forested wetland on this site. However, the project site is not within a wetland buffer zone.

11.15.3824 GMA Stream, Lake and Riparian Area Review Criteria

F. 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**
 - b. **Intermittent streams, provided they are not used by anadromous or resident fish: 50 feet**

Staff: The US Forest Service identified a perennial stream on this property. Therefore, a 100 foot buffer zone required. The proposed building is more than 500 feet from the stream.

11.15.3826 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).

Staff: The subject site is located within 1000 feet of elk and deer winter range habitat.

C. Uses not listed in MCC .3826(A) may be allowed within 1,000 feet of a sensitive wildlife area or site, when approved pursuant to MCC .3826(D) and reviewed under the applicable provisions of MCC .3814 through .3834.

D. Uses that are proposed within 1,000 feet of a sensitive wildlife area or site shall be reviewed as follows:

- 1. Site plans shall be submitted to Oregon Department of Fish and Wildlife by the Planning Director. State wildlife biologists will review the site plan and their field survey records. They will**
 - a. Identify/verify the precise location of the wildlife area or site,**
 - b. Ascertain whether the wildlife area or site is active or abandoned, and**
 - c. Determine if the proposed use may compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance, such as nesting or rearing seasons.**

In some instances, state wildlife biologists may conduct field surveys to verify the wildlife inventory and assess the potential effects of a proposed use.

Staff: On August 31, 1999, the site plan and elk/deer habitat winter range map were mailed to Greg Robart of the Oregon Department of Fish & Wildlife. Mr. Robart reviewed the site plan and records and determined that the proposed use will not compromise the integrity of the elk/deer. However, the Department requested that existing forested area remain in its present condition. A condition of approval will ensure that no trees be removed from the forested area, as shown on the site plan as "outside of the cleared area", other than those trees which are removed to meet fuel break requirements or for safety reasons.

11.15.3828 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: According to the US Forest service maps, no rare plant species have been identified within 1000 feet of the subject site. In addition, the Forest Service evaluation of this site states: No known sites for sensitive flora or fauna are reported for this parcel.

11.15.3832 GMA Recreation Resource Review Criteria

Staff: No recreation use is proposed. Across from Brower Road is National Forest land which can be used for recreation.

Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the proposed National Scenic Area Site Review. The applicant's request for a Site Review is approved subject to the Conditions of Approval established in this report.

NOTICE:

The Administrative Decision detailed above will become final unless an appeal is filed within the 14-day appeal period that starts the day after the notice is mailed. If the 14th day falls on a Saturday, Sunday, or a legal holiday, the appeal period extends through the next full business-day. If an appeal is filed, a public hearing will be scheduled before a County Hearings Officer pursuant to Multnomah County Code section 11.15.8290 and in compliance with ORS 197.763. To file, complete an Appeal of Administrative Decision for, and submit to the County Planning Division Office, together with a \$100.00 fee and supplemental written materials (as needed) stating the specific grounds, approval criteria, or standards on which the appeal is based. To review the application file(s), obtain appeal forms, or other instructions, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 1600 SE 190th Avenue, Portland, Oregon, 97233(8:00am to 4:00pm).

The appeal period ends September 29, 1999, at 4:30pm.