



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 18-99 November 2, 1999

Proposal: Applicant requests approval to replace the existing mobile home with a new manufactured home on the subject parcel. The proposed replacement home is approximately 70 feet x 40 feet according to the applicant. The proposal includes extending the existing driveway and installing a new septic tank and drainfield on the site.

Location: 38700 E. Historic Columbia River Highway
T1N R4E, Section 36, W. M. Tax Lot 52
R#94436-0520.

Applicant/Owner: Kenneth and Jami Adams
38700 E. Historic Columbia River Highway
Corbett, OR 97019

Site Size: 2.00 acres

Zoning: Gorge General Residential (GGR-10)

Approval Criteria: Multnomah County Code (MCC): MCC 11.15.3670-3682 - Columbia River Gorge National Scenic Area General Provisions.

Decision: **Approve with Conditions** the proposed replacement dwelling as described in the "Proposal" section and herein.

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. The applicant shall submit for a Grading and Erosion Control (GEC) permit if the proposal will necessitate the cutting, stockpiling, or filling of 50 cubic yards or more of earth material on the site.
3. A site plan illustrating the location and type of the erosion control measures to be installed shall be submitted to the Land Use Planning (LUP) office. In addition, photos that illustrate the erosion control measures have been installed shall be submitted to the LUP office, or the applicant may call the LUP office for a site inspection.
4. The applicant shall submit a completed copy of the Replacement Dwelling Agreement. Please comply with the Conditions of the said agreement. A copy of the agreement is attached to this decision.
5. Condition from the Oregon Department of Transportation (ODOT): The applicant shall obtain an access permit for the driveway onto the East Columbia River Highway. Contact Gary Adams, Permit Specialist, ODOT District 2C, for information on the written permit application process.
6. Condition from the Oregon Department of Transportation (ODOT): The address sign shall be moved out of the line of sight distance. Please contact Gary Adams at (503)-665-4006 at ODOT for additional information.

B. 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. Erosion Control measures shall be installed on the site (silt fence, straw mulch, tarp, vegetation) and maintained throughout the project.
3. All areas disturbed by grading activities should be seeded or planted with grass or other vegetative cover.

C. Miscellaneous Conditions:

1. This approval for **NSA 18-99** is based on the submitted material. The proposed replacement dwelling, driveway extension, and septic tank and drainfield alterations 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. The existing dwelling shall be removed from the site as the applicant states, or altered to become a non-dwelling within three (3) months of placement of the new single-family dwelling on the site.

3. 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.

Note:

The applicant shall make an appointment with the Staff Planner, Tricia R. Sears, 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 City of Gresham Building Department. It should be noted that the proposed colors (brown and green) for the house and the exterior lighting of the site will be reviewed at the time of issuance of building permits.

In the matter of NSA 18-99:

By: _____ Date: _____
Tricia R. Sears, Planner
For Kathy Busse, Planning Director
Multnomah County Department of Environmental Services
Land Use Planning Division

This decision becomes final on Tuesday, November 16, 1999, at 4:30 PM 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 addresses the Multnomah County ordinance requirements and provides Findings herein. Headings for each finding are underlined. Multnomah County Code requirements are referenced using a **bold** font. Planning Staff comments and analysis follow written applicant responses.

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
Oregon Park & Recreation
Corbett Together
Corbett Community Association
Northeast Multnomah County Community Association
East Multnomah Soil and Water Conservation District
Surrounding property owners

Comments were received from the following agencies/individuals:

Michael Boynton, Heritage Resource Program Manager, U.S.D.A. Forest Service.
Beth Englander, Friends of the Columbia Gorge
James Barrett, East Multnomah Soil and Water Conservation District
Pamela Alegria, Oregon Department of Transportation

1. Project Description:

Applicant:

(Stated here as written by the applicant.)

An application to replace our old existing Mobile Home with a new Manufactured home. Along with the new home an extension of our existing driveway will be needed and a new septic tank and Drain Field will be required. The project will require very little grading and excavation due to the grade of the property, which is mostly flat. Our property is surrounded by large mature Maple trees as well as other well-established vegetation which will not be disturbed. The manufactured home has the appearance of that of a site built house and will be on a split faced block foundation. The new home will be approximately 70 feet x 40 feet.

Staff:

The applicant requests approval to replace the existing single-family residence or "mobile home" with a manufactured home. The applicant site plan illustrates location of the "old house to be removed" and the "new proposed manufactured home". In the applicant's narrative, the applicant also requests to extend an

existing driveway on the site to the new proposed home location. The applicant site plan illustrates the location of the "proposed drain field" on the subject parcel. The applicant's proposed replacement dwelling is approximately 70 feet x 40 feet in size for a total of 2800 square feet.

The application was submitted to Multnomah County's Land Use Planning Office on August 25, 1999. The mandatory 30 day Opportunity to Comment period closed September 30, 1999. The application was deemed incomplete on October 14, 1999 and deemed complete on October 29, 1999. Staff visited the site on October 29, 1999. Site visit photos are in the case file for NSA 18-99.

2. Site and Vicinity Characteristics:

The subject parcel is zoned Gorge General Residential (GGR-10) in the General Management Area (GMA) of the Columbia River Gorge National Scenic Area (NSA). The subject parcel is adjacent to properties also zoned GGR-10 to the east and to the south. Properties to the west and to the north are zoned Gorge General Agriculture (GGA-40). Residential and agricultural uses are the predominate uses in the vicinity.

3. Multnomah County Code – Columbia River Gorge National Scenic Area:

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.

Existing use or structure: A legally established use that existed before February 6, 1993. "Legally-established" means established in accordance with the law in effect at the time of establishment.

Staff: The existing mobile home was placed on the subject parcel prior to February 6, 1993. The permit records for the subject parcel on file at Multnomah County's Land Use Planning office show an electrical permit "finaled" on 4/30/86, and a land use permit for a "trailer as a second residence on a health hardship basis" issued 1/14/76. Notations on the land use card and the electrical card provide additional clues to the history of the site. According to the land use card, case file BA 292-69 was approved 11/18/69 and approved for one year "to expire 12/2/70 as per EML. According to the electrical permit, "This permit was issued as the last permit for this trailer at the time trailers in F-2 zones were exempt from permits, EML 4/8/76." The F-2 zoning under the 1962 Ordinance did not expressly include a provision for a health hardship. The 1962 Ordinance contains a provision under Temporary Permits for "Temporary Housing" (Section 8.75). In the 1962 Ordinance there was no minimum lot size listed for the F-2 zone. Records on file at the Assessment and Taxation office of Multnomah County reveal that the parcel, identified as Tax Lot 52, was created out of Tax Lot 7 in 1971. The application meets the criterion.

11.15.3574 Agricultural Buffer Zones

All buildings, as specified, shall satisfy the following setbacks when proposed to be located on a parcel which is adjacent to lands designated GGA-20 or GGA-40:

Type of <u>Agriculture</u>	<u>Type of Buffer</u>		
	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

Applicant: The property is adjacent to GGA-40 on two sides and meets the setback requirements for livestock, grazing, pasture, haying. The applicant's property is surrounded by large maple trees and natural vegetation, and the proposed home is over 200 feet from one GGA-40 and over 30 feet from the other.

Staff: The subject parcel contains a blueberry patch, as drawn by the applicant on the submitted site plan. The proposed location of the applicant's new dwelling is approximately 140 feet from the east property line (adjacent parcel to the east is zoned GGR-10) and approximately 230 feet from the west property line (adjacent parcel to the west is zoned GGA-40). The parcel to the north of the subject parcel is zoned GGA-40 and the proposed new home is approximately 60 feet from the north property line. The parcel to the south of the subject parcel is zoned GGR-10 and the proposed new home is approximately 70 feet from the south property line. The adjacent parcels are used primarily for livestock grazing and pasture according to the applicant. Staff visited the site on October 29, 1999. The application meets the criterion.

- (B) The planting of a continuous vegetative screen may be used to satisfy, in part, the setback standards. Trees shall be at least 6 feet high when planted and reach an ultimate height of at least 15 feet. The vegetation screen shall be planted along the appropriate parcel line(s), and be continuous.**

Staff: The applicant proposes to plant Douglas fir and Cedar trees (according to the 10/29/99 site visit conversation with the applicant) in the location illustrated on the site plan (revised plan submitted 10/19/99) entitled, "new trees". The applicant will retain the existing trees on the site illustrated on the site plan around the perimeter of the property. Very little vegetation will be removed to accommodate the extension of the driveway. To accommodate the new house location, no trees or shrubs will be removed; grass will be removed. The application meets the criterion.

11.15.3678 Uses Under Prescribed Conditions

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

(1) One single-family dwelling per legally created parcel.

Applicant: Application to replace existing dwelling with new manufactured home which is a single-family dwelling.

Staff: The applicant proposes to replace the existing single-family residence with a manufactured home approximately 70 feet x 40 feet. A finding for the "legally created parcel" is made under Section .3562, Existing Uses. The applicant does not propose to build any accessory structures at this time. Currently and as shown on the site plan, several accessory structures exist on the subject parcel. The applicant proposes to extend the existing driveway.

(a) If the subject parcel is located adjacent to lands designated GGA or GGF, the use shall comply with the buffer requirements of MCC .3574; and

Staff: The subject parcel is adjacent to lands designated GGA, please see the applicant and Staff responses under Section .3574.

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:

(1) New buildings and roads shall be sited and designed to retain the existing topography and reduce necessary grading to the maximum extent practicable.

Applicant: The applicants (sic) property is generally flat and requires very little grading to place the home and create a driveway.

Staff: Staff visited the site on October 29, 1999 and Staff agrees with the applicant's description that the site has "generally flat" topography. Topographic maps substantiate the apparent flatness of the site. The applicant proposes very little grading to accommodate the proposed new dwelling. According to the October 29, 1999 Staff/ applicant conversation, it is likely that only the footings will necessitate moving earth material. It should be noted that moving 50 cubic yards of material, for the house and/or the driveway, requires a Grading and Erosion Control (GEC) permit. As proposed, the application meets the criterion.

(2) New buildings shall be generally consistent with the height and size of existing nearby development.

Applicant: The replacement Manufactured is consistent with the height and size of that of neighboring properties.

Staff: The applicant submitted elevation drawings of the proposed dwelling. It is a one- story structure that is consistent with the size and height of existing nearby development. The application meets the criterion.

(3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.

Applicant: No new vehicular access points are needed for this project.

Staff: The subject parcel is accessed via a private road that connects to East Historic Columbia River Highway. The applicant proposes to use the existing access point. The application meets the criterion.

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

Staff: The applicant will retain all of the vegetation on the site except for the grass removed in the driveway and house locations. A few shrubs may be removed to accommodate the driveway. As shown on the site plan, the applicant will plant additional trees on the site. The application meets the criterion.

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

Staff: Staff and the applicant have addressed the landscape setting criteria in Section .3814.

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

- (1) Size, height, shape, color, reflectivity, landscaping, siting or other aspects of proposed development shall be evaluated to ensure that such development is visually subordinate to its setting as seen from Key Viewing Areas.**

Applicant: The replacement Manufactured home is consistent with other homes in the surrounding area in that of size and shape and is typical of that of a manufactured home. The colors of the home will be Dark Earth Tones (Brown and Green) and the home will not contain any reflective material other than glass.

Staff: The replacement home will be reviewed, at the time of building permits, for color compatibility with NSA color standards. The applicant's proposal of brown and green (no samples reviewed at this time) is likely to be compatible with NSA standards and this will be verified at the time of issuance of building permits. As stated under (A)(2), the size and height of the proposed structure is consistent with existing nearby development. The applicant proposes a one-story dwelling as shown on the submitted elevation drawings. The development is visually subordinate and the application meets the criterion.

- (2) The extent and type of conditions applied to a proposed development to achieve visual subordination should be proportionate to its potential visual impacts as seen from Key Viewing Areas. Primary factors influencing the degree of potential visual impact include: 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). Written reports on determination of visual subordination and final conditions of approval shall include findings addressing each of these factors.**

Applicant: The subject property meets the setback requirements of that of Rural Residential property. The property can only be seen from the Scenic Highway if the adjacent GGA-40 property to the north were to clear cut approximately 10 acres of forest and then subjects property has a wall of 40 foot Maple trees and some Cedar trees that surround the property line

which would contain some visual impact. At the time of application the subject property cannot be seen from any KVA and is approximately 1500 feet from Scenic Highway.

Staff: As described by the applicant, the subject parcel is not visible from any KVA in the National Scenic Area (NSA). The subject property is well screened by the existing vegetation on the subject property and by the vegetation on the adjacent property. A site visit by Staff on October 29, 1999 confirmed that the site is, at this time, not visible from the East Historic Columbia River Highway. The proposed one-story house will be well screened with vegetation and the house will be brown and green colors. The application meets the criterion.

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

Applicant: Giving the distance and the amount of natural vegetation between that of the Scenic Highway and the subject property we believe the cumulative effect of the proposed development is minimal.

Staff: The applicant's proposed development is visually subordinant and as such, the cumulative potential visual impacts of the development are minimal. The application meets the criterion.

(6) New buildings or roads 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.

Applicant: The main driveway to the structure from the Scenic Highway already exists. The placement of the new home and the new driveway leading from the main private road will not be placed on any wetland, riparian corridor, sensitive plant or conflict with other protections of natural or cultural resources. The subject property is basically flat and requires very little grading for new home and driveway.

Staff: The applicant's proposal will not infringe upon a wetland, a riparian corridor, sensitive plants, or sensitive wildlife sites. The applicant's proposal will not conflict with the protection of cultural or natural resources and hence the application meets the criterion.

(7) In siting new buildings and roads, use of existing topography and vegetation to screen such development from Key Viewing Areas shall be prioritized over other means of achieving visual subordination, such as planting of new vegetation or use of artificial berms to screen the development from Key Viewing Areas.

Applicant: The subject property runs parallel to the Scenic Highway and has vegetation running along the entire length of the parcel therefore the site location of the home would make little difference to the exposure to the KVA. The existing topography or vegetation will not be disturbed.

Staff: The applicant proposes very little grading of the site to accommodate the proposed driveway extension and the new dwelling (old one to be removed). The applicant proposes to remove very little (some grass and possibly a shrub) vegetation to accommodate the extension of the driveway and the construction of the house. The application meets the criterion as the proposed development is not visible from the KVAs.

(8) Driveways and buildings shall be designed and sited to minimize grading activities and visibility of cut banks and fill slopes from Key Viewing Areas.

Applicant: Minimal grading will be required to complete extension of driveway to proposed home site and cannot be seen for any KVAs.

Staff: As has already been stated by the applicant and by Staff, minimal grading will occur on the site to accommodate the proposed extension of the driveway and the new dwelling location. The existing home will be removed from the site, according to the applicant. The application meets the criterion.

- (9) 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.**

Applicant: The exposure to the KVA's is minimal if null, however the proposed home will be dark earth tones and shall be composed of non-reflective material.

Staff: The applicant has stated the new dwelling will be earth tone colors, specifically, brown and green. Staff will verify the compatibility of the proposed colors with the NSA color standards at the time of issuance of building permits. The application meets the criterion.

- (10) 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.**

Applicant: No exterior lighting will be used with the exception of recessed lights on the porch which point down.

Staff: The applicant states the limited exterior lighting will be pointed down. Staff will verify, at the time of issuance of building permits, the lighting is in compliance with the applicant statement. The application meets the criterion.

- (13) 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.**

Applicant: The subject site is not located on a ridge, bluff, or cliff.

Staff: The applicant's proposed development is not located on a ridge, bluff, or cliff. The application meets the criterion.

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

Applicant: Any new power lines or communication lines will be underground.

Staff: The application will meet the criterion as described.

- (26) Compliance with specific approval conditions to achieve visual subordination (such as landscaped screening), except mining and associated activities, shall occur within a period not to exceed 2 years after the date of development approval.**

Applicant: Even though proposed site cannot be seen from KVA's the addition of many native plants and trees are to be planted. The trees are to be of the coniferous type to add to the screen.

Staff: The applicant proposes to install additional trees on the site; the site plan illustrates the location of the "new trees". The site, as is currently vegetated, provides screening from all KVA's. In addition, the subject parcel is approximately 1500 feet from the East Columbia River Historic Highway. The site is not located on a ridge, bluff, or cliff. The sum of the site characteristics create a visually subordinate site. The application meets the criterion.

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

Staff: The subject parcel is identified as part of the Rural Residential in Pastoral landscape setting in the National Scenic Area. Therefore, both the Pastoral (1) and the Rural Residential (3) criteria are addressed by the applicant and Staff.

(1) Pastoral

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

Applicant: The proposed development matches the typical existing developments in the surrounding area. The proposed home is similar to the manufactured homes on the properties adjacent to the subject property.

Staff: As stated earlier in the criteria, Staff recognizes the proposed new development is compatible with the general scale of existing nearby development. The application meets the criterion.

- (b) Accessory structures, outbuildings and accessways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.**

Applicant: The subject property is a small 2 acre parcel in which the proposed house is within 100 feet the other outbuildings.

Staff: The applicant's submitted site plan illustrates the location of the "outbuildings" on the site; these accessory buildings include a garage and a pole barn. The old house will be removed from the site and this is noted on the site plan. No new accessory buildings are proposed with this application. The applicant proposes a new single-family dwelling as shown on the site plan (dated 10/19/99). The application meets the criterion.

- (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 site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.**

Applicant: No plans exist to remove any of the existing tree covering and all vegetation screening will be retained.

Staff: As described by the applicant, the vegetation will be retained on the site. Very little vegetation will be removed (grass and possibly a shrub) to accommodate the extended driveway and the new house location. The application meets the criterion.

(ii) Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.

Applicant: No plans have been made to change existing vegetation.

Staff: The applicant proposes to add trees to the site as shown on the submitted site plan. The application meets the criterion. The subject property is vegetated and contains a lot of vegetation on the perimeter of the parcel. Adjacent properties are used for grazing and fields. The applicant meets the criterion.

(iii) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, Douglas fir, Lombardy poplar (usually in rows), Oregon white oak, bigleaf maple, and black locust (primarily in the eastern Gorge).

Applicant: Additional trees will be planted and will include Douglas fir.

Staff: The applicant proposes to plant Douglas fir and Cedar trees on the site. The site plan illustrates the location of the trees.

(iv) At least one-quarter of any trees planted for screening shall be coniferous for winter screening.

Applicant: All the new trees planted will be of the coniferous type due to the existence of many large maple trees that already exist.

Staff: The applicant will comply with the criterion as described.

(v) Structures' exteriors shall be dark and either natural or earth-tone colors unless specifically exempted by MCC .3418(B)(11) and (12).

Applicant: The proposed home will be dark in color (brown).

Staff: The applicant proposes to use green and brown - dark earth tone colors - for the proposed dwelling. Staff will verify the colors at the time of issuance of building permits to ensure compatibility with NSA color standards.

(d) Compatible recreation uses include resource-based recreation uses of a very low or low-intensity nature, occurring infrequently in the landscape.

Applicant: Subject property will not be used for recreation.

Staff: The applicant does not propose uses for the site other than those typically anticipated with a single-family residence in a rural setting. The criterion is not applicable to the application.

(3) Rural Residential

- (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.**

Applicant: The proposed development matches the typical existing developments in the surrounding area. The proposed home is similar to the manufactured homes on the properties adjacent to the subject property.

Staff: The applicant's proposal is compatible with nearby existing development. This point has been reiterated throughout this decision document. The application meets the criterion.

- (b) 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.**

Applicant: No changes in the existing tree coverage will be necessary.

Staff: The applicant plans to retain the existing tree coverage and in fact, proposes to plant more trees (Douglas fir and Cedar) on the site as shown on the site plan. The application meets the criterion.

- (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 site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.**

Applicant: No plans to remove the existing tree covering and all vegetative screening will be retained.

Staff: The applicant will retain the vegetation on the site as has been described throughout the decision document. The application meets the criterion.

- (ii) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.**

Applicant: Additional trees will be planted and will be of the native coniferous type.

Staff: As stated earlier, the applicant states the criterion will be met through the existing and proposed vegetative coverage (see site plan).

- (iii) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.**

Applicant: All the new trees planted will be of the coniferous type due to the existence of many Maples on the site.

Staff: The applicant states the criterion will be met by planting coniferous trees such as Douglas fir and Cedar trees.

- (iv) Structures' exteriors shall be dark and either natural or earth-tone colors unless specifically exempted by MCC .3418(B)(11) and (12).**

Applicant: The proposed home will be dark brown in color.

Staff: The applicant proposes to use brown and green colors for the new dwelling. The applicant's color selection will be verified as compatible with NSA color standards at the time of issuance of the building permits.

(d)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.

Applicant: Subject property will not be used for recreation.

Staff: The subject property is zoned for single-family residential use in a rural setting. This criterion is not applicable to the proposed application.

11.15.3818 GMA Cultural Resource Review Criteria

Staff: Michael Boynton, Heritage Resource Program Manager for the U.S. Forest Service, National Scenic Area, submitted a report dated September 29, 1999. Under "Results and Analysis," Boynton states, "The property was identified as devoid of historic or prehistoric cultural material." Boynton concluded, "There will be no effects to cultural resources consequent to approval of this project."

The application meets the criterion.

11.15.3822 GMA Wetlands Review Criteria:

Staff: The site does not contain a wetland according to the maps on file at Multnomah County's Land Use Planning office.

The application meets the criterion.

11.15.3824 GMA Stream, Lake, & Riparian Area Review Criteria:

Staff: The site does not contain a lake, stream, or riparian corridor according to the maps on file at Multnomah County's Land Use Planning office.

The application meets the criterion.

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 site does not contain a sensitive wildlife habitat area according to the maps on file at the Land Use Planning offices of Multnomah County.

The application meets the criterion.

11.15.3828 GMA Rare Plants 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 subject parcel does not contain a rare plant according to the maps on file at Multnomah County's Land Use Planning office.

The application meets the criterion.

11.15.3832 GMA Recreation Resource Review Criteria:

Staff: The applicant proposes to use the site for a single-family residence (remove the existing dwelling and place a new dwelling on the site). The subject parcel is zoned for single-family residential use. The applicant does not request use of the site for recreational purposes except for those activities typically associated with a single-family residence.

The criterion is not applicable to the proposed development.

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 for a new (replacement) single-family dwelling 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 Land Use Planning Division at (503) 248-3043, or visit our offices at 1600 SE 190th Avenue, Portland, Oregon, 97233 between the hours of 8:00 am to 4:00 pm.

The appeal period ends November 16, 1999, at 4:30 PM.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.
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