



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

12/06/2017 11:57AM 000001 #8280

0011 KATHY

NSA

PERMITS-TYPE 3 \$3204.00

NOTICE FEE \$159.00

CR CARD \$3363.00

Application Form

PROPERTY IDENTIFICATION

Property Address No address, located adjacent to and east of Coopey Creek

State Identification# b/t HCRH + railroad IN5E14C-00600

Site Size see enclosed map

A&T Alternate Account Number R# 945140110

For Staff Use

505140
CASE NUMBER

13-2017-9784

LAND USE PERMIT(S)
NSA-CU

DATE SUBMITTED

12/6/17

Compliance

Related ☐

Potential
Transportation
Impact ☐

PF/PA No.

ZONING

GSF-40
Zoning District

Zoning Overlay.

PROPERTY OWNER(S) ☐ OR CONTRACT PURCHASER(S) ☐

Name ODOT

Mailing Address 123 NW Flanders

City Portland State OR Zip Code 97209 Phone#

I authorize the applicant below to make this application.

Property Owner Signature #1

Property Owner Signature #2

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

If no owner signature above, a letter of authorization from the owner is required. ☐

APPLICANT'S NAME AND SIGNATURE

Applicant's Name Sarah Eastman for Tora Peltz

Mailing Address 123 NW Flanders

City Portland State OR Zip Code 97209 Phone# 503.731.3103

Fax 503 731-3266 e-mail Sarah.eastman@odot.state.or.us

tora.peltz@odot.state.or.us

Applicant's Signature

GENERAL DESCRIPTION OF APPLICATION (REQUIRED)

Please provide a brief description of your project.

Please see attached application Coopey Quarry Disposal Site for

KEY VIEWING AREAS: Check all the following sites from which your property can be seen.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Cape Horn | <input checked="" type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Sandy River |
| <input checked="" type="checkbox"/> Crown Point | <input checked="" type="checkbox"/> Portland's Women's Forum State Park | <input type="checkbox"/> Pacific Crest Trail |
| <input type="checkbox"/> Larch Mountain | <input checked="" type="checkbox"/> Highway I-84, including rest stops | <input checked="" type="checkbox"/> Larch Mountain Road (SMA only) |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Rooster Rock State Park | <input type="checkbox"/> Sherrard Point on Larch |
| <input type="checkbox"/> Columbia River | <input type="checkbox"/> Bonneville Dam Visitor Centers | (if in SMA) |
| <input type="checkbox"/> Beacon Rock | <input checked="" type="checkbox"/> Washington State Route 14 | |

Exhibit
A.1


**MULTNOMAH COUNTY, OREGON
PROPERTY RECORDS**

Property Information

Property
InformationTax
SummaryAssessment
HistoryImprovement
InformationNew
SearchSearch
ResultsPrintable
Summary

Logoff

Search Results for R322887**Pay Now****Owner Name**

OREGON STATE OF(HWY COMM

Property ID Number

R322887

Owner Address725 SUMMER ST #C
SALEM, OR 97301-1266**Situs Address**

CORBETT, OR 97019

Alternate Account Number

R945140110

Neighborhood

R010

Map Tax Lot

1N5E14C -00600

Levy Code Area - Taxing Districts

203

Portland Maps[Click to Open Map](#)**Information on Ordering Copies**[Click to Open Order Form](#)**Property Description****Exemption**

(2) STATE

Expiration Date**Tax Roll Description**

SECTION 14 1N 5E, TL 600 10.84 ACRES

Map Number

141N5E 1N5E14C -00600

Parcel**Account Status**

A - Active

Property Use

A - VACANT LAND

Year Built Acreage

10.84

Related Accounts**Linked Accounts****Split/Merge Account****Split/Merge Account Message**

Special Account Information**Sales Information**

| Deed | Grantor (Seller) | Grantee (Buyer) | Instrument | Date | Consideration Amount |
|------|-----------------------------|-----------------------------|------------|------|-------------------------|
| INST | OREGON STATE OF(HWY COMM | OREGON STATE OF(HWY COMM | BP04800413 | | \$0 |

2018 Land Information (Unedited and Uncertified)

| ID | Type | Acres | Sq Ft |
|-----------|------------------------|--------------|--------------|
| L1 | RES - RESIDENTIAL LAND | 10.84 | |

INFORMATION SUBJECT TO DISCLAIMER - SEE [HOME PAGE](#)

© 2017 [Tyler Technologies, Inc. - The Software Group Division](#)

COOPEY DISPOSAL SITE PROPOSAL

Oregon Department of Transportation

T1N R5E Section 14, TL 00600

Zoning: GSF

Chapter 38: Columbia River Gorge Management Area

APPLICABLE MULTNOMAH COUNTY LAND USE CODES AND RESPONSES

Submittal November 9, 2017

| APPLICABLE MULTNOMAH COUNTY CODE | PROVISIONS TO ADDRESS | APPLICABILITY AND ODOT RESPONSES |
|---|---|---|
| CHAPTER 38; GORGE MANAGEMENT AREA | | |
| § 38.1000- GENERAL MANAGEMENT AREA AND SPECIAL MANAGEMENT AREA | The Columbia River Gorge National Scenic Area Act ("Act") divides the Columbia River Gorge National Scenic Area into two categories of land: General Management Area (GMA) and Special Management Area (SMA). The Act authorizes the Columbia River Gorge Commission to plan for the GMA and U.S. Department of Agriculture, Forest Service to plan for the SMA. GMA lands are shown on Multnomah County zoning maps with the prefix "GG" and SMA lands are shown as "GS". These prefixes are followed by a letter and/or numerals identifying the specific type of zoning (e.g. GGA-20 for GMA Agriculture, GSO for SMA Open Space, etc.) (Ord. 1064, Add, 06/23/2005) | Applies. The location of ODOT's property is located in a Special Management Area (SMA). The zoning is GSF 40 as shown on the attached CRGNSA zoning map. |
| PART 3 - ADMINISTRATION AND PROCEDURES | | |
| § 38.0045 REVIEW AND CONDITIONAL USE APPLICATIONS - | (A) The following additional information shall be submitted for all review and | Applies. ODOT proposes to use a state owned parcel previously used as a quarry, internally referred to as the Coopey Quarry, as a |

| | | |
|------------------------|---|---|
| SUBMITTAL REQUIREMENTS | conditional uses: | disposal site for material generated by landslides and other maintenance activities. Coopey Quarry was active before 1940, and was likely used to produce crushed rock during the construction of Interstate 84. Old survey maps suggest portions of the site were likely quarried by the UPRR during the realignment of the railroad in the 1930s. The site will be reclaimed and restored to match existing landforms and generally conform with the topographic survey dating from the late 1930s (pre-quarry state). The National Scenic Area zoning provisions that apply for the proposed disposal site are listed in the following applicable Chapter 38 provisions table. The required information is attached as Appendices. |
| | (1) A list of Key Viewing Areas from which the proposed use would be visible. | <p>Applies. During the pre-application conference with George Plummer, Multnomah County Land Use Planner, the applicant was provided a map with the list of applicable KVAs. The KVAs that are applicable are:</p> <ul style="list-style-type: none"> • Cape Horn • SR-14 • Columbia River • Crown Point • Portland Women's Forum • Larch Mtn. Road • I-84 • Historic Columbia river Highway |
| | (2) A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the reviewing agency to determine the location and extent of the proposed use and evaluate its effects on scenic, cultural, natural, and recreation resources. The map shall be prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. If a parcel is very large, the map does not have to show the entire parcel. Rather, it may show only those portions of the parcel affected by the proposed use. The map shall include the following elements: | <p>Applies. A site map prepared at the appropriate scale that shows all the listed information and is included in the Visual Resource Assessment that is attached as Appendix B and E.</p> |

| | | |
|--|---|---|
| | <p>(a) North arrow;</p> <p>(b) Map scale;</p> <p>(c) Boundaries, dimensions, and size of the subject parcel;</p> <p>(d) Significant terrain features or land-forms;</p> <p>(e) Groupings and species of trees and other vegetation on the parcel;</p> <p>(f) Location and species of vegetation that would be removed or planted;</p> <p>(g) Bodies of water and watercourses;</p> <p>(h) Location and width of existing and proposed roads, driveways, and trails;</p> <p>(i) Location and size of existing and proposed structures;</p> <p>(j) Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting; and</p> <p>(k) Location and depth of all proposed grading and ditching.</p> | |
| | <p>(l) Proposed uses in streams, ponds, lakes, and their buffer zones shall include the exact boundary of the ordinary high water-mark or normal pool elevation and the prescribed buffer zone; and a description of actions that would alter or destroy the stream, pond, lake, or riparian area.</p> | <p>Applies. The site map shows the locations of all water resources as identified by qualified natural resource staff. The Reclamation Plan shows all the prescribed buffers and the proposed activities on the site. Implementation of the Reclamation Plan will not result in any activities that will adversely impact any water resources on the site.</p> |
| | <p>(m) Proposed uses in wetlands or wetlands buffer zones shall include the exact boundary of the wetland and the wetlands buffer zone; and a description of actions that would alter or destroy the wetland.</p> | <p>Applies. The site map shows the locations of all wetlands and wetland buffers as identified by qualified ODOT natural resource staff. The Reclamation Plan shows all the prescribed buffers and the proposed activities on the site. Implementation of the Reclamation Plan will not result in any activities that will adversely impact any water resources on the site.</p> |
| | <p>(n) Proposed uses on parcels contiguous to established recreation sites shall provide a buffer between the proposed use and recreation site sufficient to insure that the</p> | <p>Does not apply. No established recreation sites are contiguous to the proposed use area. While USFS-owned land abuts the ODOT property on the east side of the quarry, no recreational use occurs on the USFS-owned land. ODOT is proposing to limit future</p> |

| | | |
|--|---|---|
| | proposed use will not detract from the use or enjoyment of the recreation site. | access from the USFS managed lands to prevent unauthorized OHV use. A berm will separate the two parcels and is included as part of this proposal. USFS Resource Staff have been involved and informed of this proposal. |
| | <p>(o) New uses located in, or providing recreation river access to the Columbia River or its fish bearing tributaries shall include the following supplemental information:</p> <ol style="list-style-type: none"> 1. The site plan shall show adjacent river areas at least 1/2 mile upstream and downstream from the project site, the locations at which river access is planned, and the locations of all tribal fishing sites known to the project applicant. 2. The site plan text shall include an assessment of the potential effects that new uses may have on Indian treaty rights. The assessment shall: <ol style="list-style-type: none"> a. Describe the type of river access and uses proposed, estimated period when the development would be used, and anticipated levels of use (people, boats, and other uses) during peak-use periods. b. List tribal commercial fishing seasons in the project vicinity, as established by the four treaty tribes. c. List tribal ceremonial fishing seasons in the project vicinity. d. Based on the above factors, assess the potential effects that the proposed uses may have on Indian treaty rights. | Does not apply. The proposed use is not located in an existing recreational Columbia River access nor is a new recreational river access, so does not apply. |
| | (3) Elevation drawings shall show the appearance of proposed structures and shall include natural grade, finished grade, and the geometrical exterior of at least the length and | Does not apply. No structures are associated with the proposed use, however, the Reclamation Plan for the quarry shows the existing grade and the proposed finished grade for the restoration/disposal material drawn to scale. The Reclamation Plan |

| | | |
|---|--|--|
| | width of structures as seen from a horizontal view. Elevation drawings shall be drawn to scale. | is attached as Appendix B, sheet 1 and 2 of 5. |
| § 38.0045 REVIEW AND CONDITIONAL USE APPLICATIONS - SUBMITTAL REQUIREMENTS | (A), The following information shall be submitted for all review and conditional uses: (1) A list of key viewing areas. | Applies. The proposal is a conditional use. During the pre-application conference with George Plummer, Multnomah County Land Use Planner, the applicant was provided a map with the list of applicable KVAs. The KVAs that are applicable are: <ul style="list-style-type: none"> • Cape Horn • SR-14 • Columbia River Crown Point • Portland Women's Forum • Larch Mtn. Road • I-84 • Historic Columbia river Highway |
| | (2) A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the reviewing agency to determine the location and the extent of the proposed use and evaluate its effects on scenic, natural, cultural, and recreation resources..... | Applies. See Appendix A Location Map and Site Concept Plan and Appendix B Reclamation plan for map of the project area. |
| | (3) Elevation drawings shall show the appearance of proposed structures and shall include natural grade, finished grade, and geometrical exterior of at least the length and width of structures seen from a horizontal view. Elevation drawings shall be drawn to scale. | Does not apply. No structures are proposed, however, cross sections are included in the Reclamation Plan to illustrate existing grade versus finished grade. See Appendix A Location Map and Site Concept Plan and Appendix B Reclamation plan. |
| | (B) Supplemental information will be required for: (1) Forest practices in the Special Management Area, | Does not apply. The proposed use is not a forest practice. |
| | (2) Production and development of mineral resources in the General Management Area, | Does not apply. The proposal will not produce or develop mineral resources. § 38.7350 (8) requires addressing (2) of this section, Production and development of mineral resources in the General Management Area. These provisions are addressed in the application. |
| | (3) Proposed uses visible from Key Viewing | Applies. The existing quarry site is visible from the I-84 Key |

| | | |
|---|--|---|
| | Areas, and | <p>Viewing Area for a very short period of time primarily from the westbound travel lanes. The existing quarry site is also visible from the Cape Horn KVA and the SR-14 KVA. Using the site as disposal site will reduce visual impacts over time and will enhance its visual sub ordinance in the surrounding landscape.</p> <p>Analysis of appearance of Proposed Use with perspective of site from Key Viewing Areas is attached in Appendix X and Appendix B sheet 1 or 5.</p> |
| | (4) Proposed uses located near cultural resources, wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, and sensitive plant sites. (Ord. 1125, Amended, 12/11/2008; Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000) | Applies. Information on locations of cultural resources (Appendix G), wetlands (Appendix D), streams, ponds, lakes, riparian areas (Appendix C & E), sensitive wildlife habitat, and sensitive plant sites (Appendix C & E) is attached. While the use is in the GSF40 zone, the provisions of §38.7350 apply since the site is a former quarry and is proposed for use as a road maintenance disposal site. |
| § 38.0570 – PRE-APPLICATION CONFERENCE MEETING | <p>(A) A pre-application conference is optional for uses eligible for Type II expedited review. For all other Type II or Type III applications, the applicant shall schedule and attend a preapplication conference with County staff to discuss the proposal. The pre-application conference shall follow the procedure set forth by the Planning Director and may include a filing fee, notice to neighbors, neighborhood organizations, and other organizations and agencies.</p> <p>(B) To schedule a pre-application conference, the applicant shall contact the Land Use Planning Division and pay the appropriate conference fee. The purpose of the pre-application conference is for the applicant to provide a summary of the applicant's development proposal to staff and in return, for staff to provide feedback to an</p> | Applies. The proposal is a Type II use and requires a Pre-application conference that took place on June 15, 2017 at Multnomah County Department. The notes are attached as Appendix I. |

| | | |
|---------------------------------------|--|--|
| | <p>applicant on likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Director may provide the applicant with a written summary of the pre-application conference within 10 days after the pre-application conference.</p> <p>(C) Notwithstanding any representations by County staff at a pre-application conference, staff is not authorized to waive any requirements of the County Code. Any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the county of any standard or requirement.</p> <p>(D) A pre-application conference shall be valid for a period of 6 months from the date it is held. If no application is filed within 6 months of the conference or meeting, the applicant must schedule and attend another conference before the County will accept a permit application. The Planning Director may waive the pre-application requirements if, in the Director's opinion, the development does not warrant these</p> | |
| PART 4 - ZONING DISTRICTS | | |
| FOREST DISTRICTS – GGF AND GSF | | |
| § 38.2005 AREA AFFECTED | MCC 38.2000 through 38.2095 shall apply to those areas designated GGF and GSF on the Multnomah County Zoning Map. (Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000) | Applies. The ODOT site is mapped GSF on the Multnomah County Zoning Map. |
| § 38.2013 – ALLOWED USES | (B) (1) – (18) | Does not apply. ODOT's use is not an outright allowed use listed in (b) (1) through (18). |
| § 38L.2015 - USES | References 38.1005 and 38.1015 | Does not apply. ODOT's use is not an outright allowed use listed in either of these codes sections. |

| | | |
|--|--|--|
| § 38.2020– ALLOWED USES | (A) Allowed uses without review - (1) – (8) | Does not apply. The proposed ODOT use does not fit within any of the listed categories of allowed uses. |
| § 38.2023 – EXPEDITED USES – | | Does not apply. The proposed use is not listed. |
| § 38.2025 – REVIEW USES | (A), (B), and (C) | Does not apply. The proposed use is not listed. |
| § 38.2030 CONDITIONAL USES | (A) The following conditional uses may be allowed on lands designated GGF, pursuant to the provisions of MCC 38.0045 and 38.7300 - (1) through (11). | Does not apply. The proposed use is in an area zoned GSF40, not GGF. |
| | (B) The following conditional uses may be allowed on lands designated GSF, pursuant to the provisions of MCC 38.0045. | Applies. The proposal is located on GSF 40 lands. |
| | (9) Disposal sites managed and operated by the Oregon Department of Transportation or the Multnomah County Public Works Department for earth materials and any inter-mixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to MCC 38.7350. | Applies. The proposal is for a disposal site that will be operated by the Oregon Department of Transportation. Responses to MCC 38.7350 are listed in the table in PART 7 – SPECIAL USES. |
| PART 6 - APPROVAL CRITERIA | | |
| § 38.7010 APPLICABILITY | With the exception of Primary Uses, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in the Columbia River Gorge National Scenic Area except when approved pursuant to MCC 38.0530 (B) or (C) or 38.7090. (Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 994, Amended, 09/26/2002) | Applies. This is a new use on the site. As a conditional use this application will be considered using the Type II (Hearings Officers) approval process. These decisions are appealable to the Columbia River Gorge Commission. |
| § 38.7015 APPLICATION FOR NSA SITE REVIEW AND CONDITIONAL USE REVIEW | An application for NSA Expedited Development Review, Site Review or Conditional Use Review shall address the applicable criteria for approval, under MCC 38.7035 through 38.7100. (Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Re-placed, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000) | Applies. The proposed use is a conditional use. |

| | | |
|--|---|--|
| <p>§ 38.7020 REQUIRED FINDINGS</p> | <p>A decision on an application for NSA Expedited Development Review, Site Review or Conditional Use Review shall be based upon findings of consistency with the criteria for approval specified in MCC 38.7035 through 38.7100 as applicable. (Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Re-placed, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000)</p> | <p>Applies. ODOT has submitted all information to meet the required findings. The County will review this information and make appropriate findings based on the available information.</p> |
| <p>§ 38.7040 SMA SCENIC REVIEW CRITERIA</p> | <p>The following scenic review standards shall apply to all Review and Conditional Uses in the Special Management Area of the Columbia River Gorge National Scenic Area with the exception of rehabilitation or modification of historic structures eligible or on the National Register of Historic Places when such modification is in compliance with the national register of historic places guidelines: (A) All Review Uses and Conditional Uses visible from KVAs. This section shall apply to proposed development on sites topographically visible from KVAs::</p> | <p>Applies. The proposed use has been evaluated to ensure compliance with the scenic standard that applies for the proposed use and location.</p> <p>The proposed use has been evaluated from the following list of KVAs, also listed in § 38.0045 REVIEW AND CONDITIONAL USE APPLICATIONS - SUBMITTAL REQUIREMENTS A (1):</p> <ul style="list-style-type: none"> • Cape Horn • SR-14 • Columbia River • Crown Point • Portland Women's Forum • Larch Mtn. Road • I-84 • Historic Columbia river Highway <p>Analysis of appearance of Proposed Use with perspective of site from Key Viewing Areas is attached in Appendix X and Appendix B sheet 1 or 5.</p> |
| | <p>(1) New developments and land uses shall be evaluated to ensure that the scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from Key Viewing Areas.</p> | <p>Applies. The site is located on ODOT lands within the Coniferous Woodland, Oak-Pine Woodland Landscape Setting with a Forest Designation. According to the Required SMA Scenic Standards Table in 38.7040 the scenic standard is VISUALLY SUBORDINATE.</p> <p><i>Visually Subordinate Definition: The relative visibility of a structure or use where that structure or use does not noticeably</i></p> |

| | | |
|--|---|---|
| | | <p><i>contrast with the surrounding landscape, as viewed from specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings. Visually subordinate forest practices in the Special Management Area shall repeat form, line, color, or texture common to the natural landscape, while changes in their qualities of size, amount, intensity, direction, pattern, etc. shall not dominate the natural landscape setting.</i></p> <p>The existing quarry is presently visually evident from Cape Horn and SR 14 Columbia River, Crown Point, Women's Forum Larch Mountain Rd, I-84, HCRH, Appendix F. The proposal to develop a disposal site and eventual reclamation/ restore the landscape of the quarry will minimize the visual evidence and enhance visual sub ordinance of the site through contouring and planting and thus enhancing the National Scenic Area.</p> |
| | <p>(2) The required SMA scenic standards for all development and uses are summarized in the following table.</p> <p>REQUIRED SMA SCENIC STANDARDS</p> <p>LANDSCAPE SETTING</p> <p>LAND USE DESIGNATION</p> <p>SCENIC STANDARD</p> <p>Coniferous Woodland, Oak-Pine Woodland Forest (State Owned Lands), VISUALLY SUBORDINATE</p> | <p>Applies. The applicable SMA scenic standard for the Landscape Setting is <u>Coniferous Woodland, Oak-Pine Woodland</u>. The zoning district is Forest. The SMA standard to meet is <u>VISUALLY SUBORDINATE</u>.</p> |
| | <p>(3) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.</p> | <p>Applies. The scenic standard of "Visual Subordinance" will be achieved through land contours and plantings. The proposal to develop a disposal site and eventual reclamation of the quarry will minimize the visual evidence and enhance visual sub ordinance of the site through contouring and planting and thus enhancing the National Scenic Area.</p> <p>Visual Assessment attached as Appendix F.</p> |

| | | |
|--|--|--|
| | (4) Proposed developments or land use shall be sited to achieve the applicable scenic standards. Development shall be designed to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is needed to meet the scenic standard from key viewing areas, use of existing topography and vegetation shall be given priority over other means of achieving the scenic standard such as planting new vegetation or using artificial berms. | Applies. The scenic standard of “Visual Subordinance” has been met through design of the proposed use of the site as a disposal and quarry reclamation site as described in the Visual Assessment attached as Appendix F. Berms will be used to visually buffer the most existing viewsheds from KVAs namely I-84. These berms will be planted with native trees and shrubs. |
| | (5) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas. | Applies. The scenic standard of “Visually Subordinance” has been met through design of the proposed use of the site as a disposal and quarry reclamation site as described in the Visual Assessment attached as Appendix XX. |
| | (6) Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources. | Applies. <u>Visually Subordinance</u> has been met by introducing berms to limit view corridors into the quarry floor from KVAs namely Interstate 84. The berms are located within the identified buffers but will enhance the wetland, riparian functions. |
| | (7) Proposed developments shall not protrude above the line of a bluff, cliff, or sky-line as seen from Key Viewing Areas. | Applies. The proposed contours associated with the proposed disposal site will help blend with existing topography. The existing quarry is visually evident from SR 14 and Cape Horn. The rim of the quarry presents an unnatural horizontal band within the broader landscape setting. The existing quarry contrasts noticeably with surrounding environment. The proposal to recontour the site and fill the quarry will contribute to the site overall visually sub ordinance. |
| | (8) Structure height shall remain below the average tree canopy height of the natural | Does not apply. No structures are proposed. |

| | | |
|--|--|---|
| | vegetation adjacent to the structure, except if it has been demonstrated that compliance with this standard is not feasible considering the function of the structure. | |
| | <p>(9) The following guidelines shall apply to new landscaping used to screen development from key viewing areas:</p> <p>(a) New landscaping (including new earth berms) to achieve the required scenic standard from key viewing areas shall be required only when application of all other available guidelines in this chapter is not sufficient to make the development meet the scenic standard from key viewing areas. Development shall be sited to avoid the need for new landscaping wherever possible.</p> | <p>Applies.</p> <p>The primary means to meet the visually subordination standard will be through the use of topography and the introduction berms. The berms will include large boulders and will be designed to mimic the surrounding landscape. The site will be sculpted to generally match the original topography shown in the 1930s survey. This historic survey demonstrates the pre-quarry condition. The slope was generally undulating and sloping to the north to the Columbia River.</p> <p>The proposed use, reclamation of an inactive quarry through use as a disposal site for material from various ODOT maintenance activities, will require berms to achieve the scenic standard of Visual Subordination from the I-84 KVA. The berms will be planted with native vegetation. Please see Appendix F, which includes the Visual Assessment for the proposed use and identifies areas for screening through documentation and analysis of existing visual conditions and exposure. The Reclamation Plan (Appendix B) includes construction of berms in designated locations to provide the most effective screening from key viewing areas.</p> |
| | <p>(b) If new landscaping is necessary to meet the required standard, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to meet the scenic standard within</p> | <p>Applies. The berms will be planted/landscaped with native trees and shrubs to provide more effective screening of the site from the I-84 KVA. The Reclamation Plan has been developed by the ODOT Region 1 Landscape Architect. The planting proposal concept is to provide the maximum amount of vegetative screening in the shortest growing time, and to include evergreen/coniferous species to provide every season screening of the disposal site. The planting plan can be found in Appendix B.</p> |

| | | |
|--|---|--|
| | five years or less from the commencement of construction. | |
| | (c) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive. | Applies. The berms will be seeded and planted as part of the phase I development. Ideally, ODOT staff would like to plant the berms this coming fall to ensure vitality of the plant material pending approval of the conditional use application. |
| | (d) The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species). | Applies. The Scenic Resources Implementation Handbook has been referenced during the development of the planting plan. Additionally, ODOT staff have been coordinating with the USFS Landscape Architect, Morai Hefflen to ensure compatible species. |
| | (10) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The <i>Scenic Resources Implementation Handbook</i> will include a recommended palette of colors as dark or darker than the colors in the shadows of the natural features surrounding each landscape setting | Does not apply. No constructed structures are proposed. |
| | (11) The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The <i>Scenic Resources Implementation Handbook</i> will include a recommended list of exterior materials. These | Does not apply. No constructed structures are proposed. |

| | | |
|--|--|---|
| | recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets approval thresholds in the “Visibility and Reflectivity Matrices” in the <i>Implementation Handbook</i> . Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure meeting the scenic standard. Recommended square footage limitations for such surfaces will be provided for guidance in the <i>Implementation Handbook</i> . | |
| | (12) Any exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting except for road lighting necessary for safety purposes. | Does not apply. No lighting is proposed. |
| | (13) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months duration. | Does not apply. No seasonal lighting is proposed. |
| | (B) The following shall apply to all lands with-in SMA landscape settings regardless of visibility from KVAs (includes areas seen from KVAs as well as areas not seen from KVAs): | Applies. The proposed use is in an SMA; the landscape setting is Coniferous-Oak Woodland. |
| | (2) Coniferous Woodlands and Oak-Pine Woodland: Woodland areas shall retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Coniferous and Oak/Pine Woodland landscape. | Applies. The proposed use of the site for disposal of material from emergency landslide events and maintenance activities. Use of the former quarry site as a disposal site requires a Reclamation Plan that once filled the reclaimed site will blend with the surrounding coniferous and oak-pine woodland landscape. See the Reclamation Plan attached as Appendix B. |
| | a) Buildings in the Coniferous Woodland landscape setting shall be encouraged to have a vertical overall appearance and a | Does not apply. No buildings are proposed. |

| | | |
|--|--|--|
| | horizontal overall appearance in the Oak-Pine Woodland landscape setting. | |
| | (b) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics. | Applies. Only native plant material has been listed for use in the reclamation site. See Appendix B. |
| | (C) SMA Requirements for KVA Foregrounds and Scenic Routes (1) All new developments and land uses immediately adjacent to the Historic Columbia River Highway, Interstate 84, and Larch Mountain Road shall be in conformance with state or county scenic route standards. | Applies. The proposed is immediately adjacent to or within the foreground of the I-84 and HCRH KVAs. The proposal is in conformance with the HCRH Master Plan as the proposed use is not visible from the HCRH Scenic Route. Additionally, the proposal is consistent with the I-84 Corridor Strategy. See attached Analysis of appearance of Proposed Use with perspective of site from Key Viewing Areas is attached in Appendix F and Appendix B sheet 1 or 5. |
| | (2) The following guidelines shall apply only to development within the immediate foregrounds of key viewing areas. Immediate foregrounds are defined as within the developed prism of a road or trail KVA or within the boundary of the developed area of KVAs such as Crown Pt. and Multnomah Falls. They shall apply in addition to MCC 38.7040(A). | Does not apply. The proposed use is not immediately adjacent to or within the foreground of the listed KVAs. The site is immediately adjacent but is not topographically visible. |
| | (3) Right-of-way vegetation shall be managed to minimize visual impact of clearing and other vegetation removal as seen from Key Viewing Areas. Roadside vegetation management should enhance views out from the highway (vista clearing, planting, etc.). | Does not apply. |
| | (4) Encourage existing and require new road maintenance warehouse and stockpile areas to be screened from view from Key Viewing Areas. | Applies. The proposed use will not include a warehouse, but may include stockpiles as part of the disposal of native material generated by landslide events and maintenance activities that impact I-84 and the HCRH. The disposal site will be screened from all views from KVAs through the use of berms and landscaping. |
| | (5) Development along Interstate 84 and the | Applies. The proposed use is consistent with the scenic corridor |

| | | |
|---|---|---|
| | Historic Columbia River Highway shall be consistent with the scenic corridor strategies developed for these roadways. | strategies for I-84 and the HCRH.. The strategies can be reviewed at http://gorgevitalsigns.org/Misc/I84_201201.pdf The HCRH Master Plan at http://www.oregon.gov/ODOT/Regions/Documents/HCRH/Master-Plan-Intro-History-HCRH.pdf |
| | (D) SMA Requirements for areas not seen from KVAs Unless expressly exempted by other provisions in MCC 38.7040, colors of structures on sites not visible from key viewing areas shall be earth-tones found at the specific site. The specific colors or list of acceptable colors shall be approved as a condition of approval, drawing from the recommended palette of colors included in the Scenic Resources Implementation Handbook. (Ord. 1125, Amended, 12/11/2008; Ord. 1064, Amended, 06/23/2005; Ord. 997, Repealed and Replaced, 10/31/2002; Ord. 953 §2, Reorg&Renum, 11/30/2000) | Does not apply. No structures will be constructed on the proposed disposal site and reclamation project. |
| § 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA All new developments and land uses shall be evaluated using the following standards to ensure that natural resources are protected from adverse effects. Comments from state and federal agencies shall be carefully considered. | (A) All Water Resources shall, in part, be protected by establishing undisturbed buffer zones as specified in MCC 38.7075 (2)(a) and (2)(b). These buffer zones are measured horizontally from a wetland, stream, lake, or pond boundary as defined in MCC 38.7075 (2)(a) and (2)(b). | Applies. Appendix C &D includes the Wetlands and Waters Delineation Report for Coopey Quarry. This report identifies three wetlands and one pond (waters of the state) on the property. Much of the site is a former quarry and highly disturbed with little soil and was not considered buffer. The rest of the site is mostly buffer for water resources and the man-made quarry wall/cliff. The Mitigation report (Appendix E) identifies buffer impacts, mitigation and site restoration. |
| | (1) All buffer zones shall be retained undisturbed and in their natural condition, except as permitted with a mitigation plan. | Applies. To access the proposed disposal site, ODOT will impact 0.15 acre of buffer. Appendix E contains a mitigation report that discusses impacts to natural resources, their buffers and proposes mitigation for these impacts. This one lane road with a turn out is the |

| | | |
|--|---|---|
| | | minimum necessary for site access. |
| | <p>(2) Buffer zones shall be measured outward from the bank full flow boundary for streams, the high water mark for ponds and lakes, the normal pool elevation for the Columbia River, and the wetland delineation boundary for wetlands on a horizontal scale that is perpendicular to the wetlands, stream, pond or lake boundary. 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:</p> <p>(a) A minimum 200 foot buffer on each wetland, pond, lake, and each bank of a perennial or fish bearing stream, some of which can be intermittent.</p> <p>(b) A 50-foot buffer zone along each bank of intermittent (including ephemeral), non-fish bearing streams.</p> <p>(c) Maintenance, repair, reconstruction and realignment of roads and railroads within their rights-of-way shall be exempted from the wetlands and riparian guidelines upon demonstration of all of the following:</p> <ol style="list-style-type: none"> 1. The wetland within the right-of-way is a drainage ditch not part of a larger wetland outside of the right-of-way. 2. The wetland is not critical habitat. 3. Proposed activities within the right-of-way would not adversely affect a wetland adjacent to the right-of-way. | <p>Applies. Appendix E contains the Coopey Quarry Mitigation Report which identifies natural resources and their buffers. The pond, wetlands, Coopey Creek and the quarry wall (cliff) were all considered to require a 200 foot NSA buffer. Previously developed areas (the quarry) were excluded from buffers similar to the NSA analysis used for ODOT's HCRH Trail: Wyeth to Starvation Creek which excluded gravel parking lots and existing roads.</p> |
| | (3) The buffer width shall be increased for the following: | Does not apply. The buffer width will not be increased; none of the listed conditions (a) through (c) are present in the proposed use |

| | | |
|--|--|---|
| | <p>(a) When the channel migration zone exceeds the recommended buffer width, the buffer width shall extend to the outer edge of the channel migration zone.</p> <p>(b) When the frequently flooded area exceeds the recommended riparian buffer zone width, the buffer width shall be extended to the outer edge of the frequently flooded area.</p> <p>(c) When an erosion or landslide hazard area exceeds the recommended width of the buffer, the buffer width shall be extended to include the hazard area.</p> | area. |
| | <p>(4) Buffer zones can be reconfigured if a project applicant demonstrates all of the following:</p> <p>(a) The integrity and function of the buffer zones is maintained.</p> <p>(b) The total buffer area on the development proposal is not decreased.</p> <p>(c) The width reduction shall not occur within another buffer.</p> <p>(d) The buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, man-made features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.</p> | Does not apply. The buffer zones will not be reconfigured. |
| | <p>(5) Requests to reconfigure buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant (1) identifies the precise location of the sensitive wildlife/plant or water resource, (2) describes the biology of the sensitive wildlife/plant or hydrologic condition of the water resource, and (3)</p> | Does not apply. The buffer zones will not be reconfigured. |

| | | |
|--|--|---|
| | demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wildlife/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function. | |
| | (6) The local government shall submit all requests to re-configure sensitive wild-life/plant or water resource buffers to the U.S. Forest Service and the appropriate state agencies for review. All written comments shall be included in the project file. Based on the comments from the state and federal agencies, the local government will make a final decision on whether the reconfigured buffer zones are justified. If the final decision contradicts the comments submitted by the federal and state agencies, the local government shall justify how it reached an op-posing conclusion. | Does not apply. The buffer zones will not be reconfigured. |
| | (B) When a buffer zone is disturbed by a new use, it shall be replanted with only native plant species of the Columbia River Gorge. | Applies. Native plants are shown on the planting plan see Appendix B. |
| | (C) The applicant shall be responsible for identifying all water resources and their appropriate buffers. | Applies. Qualified ODOT staff has identified the water resources in the Wetlands and Waters Delineation Report for Coopey Quarry Appendix D. |
| | (D) Wetlands Boundaries shall be delineated using the following: (1) The approximate location and extent of wetlands in the Scenic Area is shown on the National Wetlands Inventory (U. S. Department of the Interior 1987). In addition, the list of hydric soils and the soil survey maps shall be used as an indicator of wet-lands. (2) Some wetlands may not be shown on the | Applies. Qualified ODOT staff have identified the water resources in the Wetlands and Waters Delineation Report for Coopey Quarry (Appendix D) using the methods described here. |

| | | |
|--|---|--|
| | <p>wetlands inventory or soil survey maps. Wetlands that are discovered by the local planning staff during an inspection of a potential project site shall be delineated and protected.</p> <p>(3) The project applicant shall be responsible for determining the exact location of a wetlands boundary. Wetlands boundaries shall be delineated using the procedures specified in the '1987 Corps of Engineers Wetland Delineation Manual (on-line Edition)'.</p> <p>(4) All wetlands delineations shall be conducted by a professional who has been trained to use the federal delineation procedures, such as a soil scientist, botanist, or wetlands ecologist.</p> | |
| | <p>(E) Stream, pond, and lake boundaries shall be delineated using the bank full flow boundary for streams and the high water mark for ponds and lakes. The project applicant shall be responsible for determining the exact location of the appropriate boundary for the water resource.</p> | <p>Applies. Qualified ODOT staff have identified the water resources in the Wetlands and Waters Delineation Report for Coopey Quarry (Appendix D) using the methods described here.</p> |
| | <p>(F) The local government may verify the accuracy of, and render adjustments to, a bank full flow, high water mark, normal pool elevation (for the Columbia River), or wetland boundary delineation. If the adjusted boundary is contested by the project applicant, the local government shall obtain professional services, at the project applicant's expense, or the county will ask for technical assistance from the U.S. Forest Service to render a final delineation.</p> | <p>Applies. The local government may verify the accuracy of the Wetlands and Waters Delineation Report for Coopey Quarry (Appendix D).</p> |
| | <p>(G) Buffer zones shall be undisturbed unless the following criteria have been satisfied:</p> | <p>Applies. To access the proposed disposal site, ODOT will impact 0.15 acre of buffer. Appendix E contains a mitigation report that</p> |

| | | |
|--|---|--|
| | (1) The proposed use must have no practicable alternative as determined by the practicable alternative test. Those portions of a proposed use that have a practicable alternative will not be located in wetlands, stream, pond, lake, and riparian areas and/or their buffer zone. | discusses impacts to natural resources, their buffers and proposes mitigation for these impacts. This one lane road with a turn out is the minimum necessary for site access. |
| | (2) Filling and draining of wetlands shall be prohibited with exceptions related to public safety or restoration/enhancement activities as permitted when all of the following criteria have been met: (a) A documented public safety hazard exists or a restoration/ enhancement project exists that would benefit the public and is corrected or achieved only by impacting the wetland in question. (b) Impacts to the wetland must be the last possible documented alternative in fixing the public safety concern or completing the restoration/enhancement project. (c) The proposed project minimizes the impacts to the wetland. | Does not apply. No wetland draining or filling is proposed. |
| | (3) Unavoidable impacts to wetlands and aquatic and riparian areas and their buffer zones shall be offset by deliberate restoration and enhancement or creation (wetlands only) measures as required by the completion of a mitigation plan. | Applies. The project will remove 1,000 linear feet of man-made quarry wall/cliff and 0.15 acre of NSA buffer. As mitigation for these impacts ODOT will: <ul style="list-style-type: none"> • Restore Coopey Quarry creating 7.26 acres of buffer • Restore the original 0.15 acre of buffer impact. • Utilize large wood cut from the site as downed logs • Remove English Ivy and Himalayan blackberry from 2.60 acre of existing NSA buffer. See Appendix E Coopey Quarry Mitigation Report.. |
| | (H) Protection of sensitive wildlife/plant areas and sites shall begin when proposed new developments or uses are within 1000 | Does not apply. No sensitive wildlife or plants were found within the project area. |

| | | |
|--|---|---|
| | <p>feet of a sensitive wildlife/plant site and/or area. Sensitive Wildlife Areas are those areas depicted in the wildlife inventory and listed in Table 2 of the Management Plan titled "Types of Wildlife Areas and Sites Inventoried in the Columbia Gorge", including all Priority Habitats Table. Sensitive Plants are listed in Table 3 of the Management Plan, titled "Columbia Gorge and Vicinity Endemic Plant Species." The approximate locations of sensitive wildlife and/or plant areas and sites are shown in the wildlife and rare plant inventory.</p> | |
| | <p>(I) The local government shall submit site plans (of uses that are proposed within 1,000 feet of a sensitive wildlife and/or plant area or site) for review to the U.S. Forest Service and the appropriate state agencies (Oregon Department of Fish and Wildlife for wildlife issues and by the Oregon Natural Heritage Program for plant issues).</p> | |
| | <p>(J) The U.S. Forest Service wildlife biologists and/or botanists, in consultation with the appropriate state biologists, shall review the site plan and their field survey records. They shall:</p> <ul style="list-style-type: none"> (1) Identify/verify the precise location of the wildlife and/or plant area or site. (2) Determine if a field survey will be required. (3) Determine, based on the biology and habitat requirements of the affected wild-life/plant species, if the proposed use would compromise the integrity and function of or result in adverse affects (including | <p>Applies. The US Forest wildlife biologists and state biologist may review site plans and field survey documentation to verify its accuracy.</p> |

| | | |
|--|--|--|
| | <p>cumulative effects) to the wildlife or plant area or site. This would include considering the time of year when wildlife or plant species are sensitive to disturbance, such as nesting, rearing seasons, or flowering season.</p> <p>(4) Delineate the undisturbed 200 ft buffer on the site plan for sensitive plants and/or the appropriate buffer for sensitive wildlife areas or sites, including nesting, roosting and perching sites.</p> <p>(a) Buffer zones can be reconfigured if a project applicant demonstrates all of the following: (1) the integrity and function of the buffer zones is maintained, (2) the total buffer area on the development proposal is not decreased, (3) the width reduction shall not occur within another buffer, and (4) the buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, man-made features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.</p> | |
| | <p>(b) Requests to reduce buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant, (1) identifies the precise location of the sensitive wildlife/plant or water resource, (2) de-scribes the biology of the</p> | <p>Does not apply. No sensitive wildlife or plants or their buffers were found within the project area.</p> |

| | | |
|--|--|--|
| | sensitive wildlife/plant or hydrologic condition of the water resource, and (3) demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wild-life/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function. | |
| | (c) The local government shall submit all requests to re-configure sensitive wildlife/plant or water resource buffers to the U.S. Forest Service and the appropriate state agencies for review. All written comments shall be included in the record of application and based on the comments from the state and federal agencies, the local government will make a final decision on whether the reduced buffer zones is justified. If the final decision contradicts the comments submitted by the federal and state agencies, the local government shall justify how it reached an opposing conclusion. | Does not apply. No sensitive wildlife or plants were found within the project area. |
| | (K) The local government, in consultation with the State and federal wildlife biologists and/or botanists, shall use the following criteria in re-viewing and evaluating the site plan to ensure that the proposed developments or uses do not compromise the integrity and function of or result in adverse effects to the wildlife or plant area or site: (1) Published guidelines regarding the protection and management of the affected | Does not apply. No sensitive wildlife or plants were found within the project area. |

| | | |
|--|---|--|
| | <p>wildlife/plant species. Examples include: the Oregon Department of Forestry has prepared technical papers that include management guidelines for osprey and great blue heron; the Washington Department of Wildlife has prepared similar guidelines for a variety of species, including the western pond turtle, the peregrine falcon, and the Larch Mountain salamander (Rodrick and Milner 1991).</p> <p>(2) Physical characteristics of the subject parcel and vicinity, including topography and vegetation.</p> <p>(3) Historic, current, and proposed uses in the vicinity of the sensitive wildlife/plant area or site.</p> <p>(4) Existing condition of the wildlife/plant area or site and the surrounding habitat and the useful life of the area or site.</p> <p>(5) In areas of winter range, habitat components, such as forage, and thermal cover, important to the viability of the wildlife must be maintained or, if impacts are to occur, enhancement must mitigate the impacts so as to maintain overall values and function of winter range.</p> | |
| | <p>(6) The site plan is consistent with the "Oregon Guidelines for Timing of In-Water Work to Protect Fish and Wildlife Resources" (Oregon Department of Fish and Wildlife 2000).</p> | Does not apply. There is no in water work for this project. |
| | <p>(7) The site plan activities coincide with periods when fish and wildlife are least sensitive to disturbance. These would include, among others, nesting and brooding periods (from nest building to fledgling of</p> | Does not apply. No sensitive wildlife or plants were found within the project area. |

| | | |
|--|---|---|
| | young) and those periods specified. | |
| | (8) The site plan illustrates that new developments and uses, including bridges, culverts, and utility corridors, shall not interfere with fish and wildlife passage. | Applies. The disposal site once completed will improve wildlife passage. Fish passage is not affected by the proposal. |
| | (9) Maintain, protect, and enhance the integrity and function of Priority Habitats (such as old growth forests, talus slopes, and oak woodlands) as listed in the Priority Habitats Table. This includes maintaining structural, species, and age diversity, maintaining connectivity within and between plant communities, and ensuring that cumulative impacts are considered in documenting integrity and function. | <p>The man-made quarry wall / cliff face will be lost when the disposal site is filled. The quarry wall is about 30-40 feet high and extends 1,000 feet along the southern edge of the project. The quarry wall, although man-made, provides cliff habitat. The cliffs are approximately 1,000 linear feet long, of which approximately 500ft is vegetated by several species of fern, English ivy and blackberry and transitions into a vegetated steep slope. The remaining 500ft are relatively unvegetated and contain a fissure running horizontally approximately 15ft from the top.</p> <p>The overall project will have a net environmental benefit discussed in the Coopey Quarry Mitigation Report, Appendix E.</p> |
| | (L) The wildlife/plant protection process may terminate if the local government, in consultation with the U.S. Forest Service and state wild-life agency or Heritage program, determines (1) the sensitive wildlife area or site is not active, or (2) the proposed use is not within the buffer zones and would not compromise the integrity of the wildlife/plant area or site, and (3) the proposed use is within the buffer and could be easily moved out of the buffer by simply modifying the project proposal (site plan modifications). If the project applicant accepts these recommendations, the local government shall incorporate them into its development review order and the wildlife/plant protection process may | Does not apply. No sensitive wildlife or plants were found within the project area. |

| | | |
|--|---|--|
| | conclude. | |
| | (M) If the above measures fail to eliminate the adverse effects, the proposed project shall be prohibited, unless the project applicant can meet the Practicable Alternative Test and prepare a mitigation plan to offset the adverse effects by deliberate restoration and enhancement. | Does not apply. No sensitive wildlife or plants were found within the project area. |
| | (N) The local government shall submit a copy of all field surveys (if completed) and mitigation plans to the U.S. Forest Service and appropriate state agencies. The local government shall include all comments in the record of application and address any written comments submitted by the state and federal wildlife agency/heritage programs in its development review order. Based on the comments from the state and federal wildlife agency/heritage program, the local government shall make a final decision on whether the proposed use would be consistent with the wildlife/plant policies and guidelines. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the local government shall justify how it reached an opposing conclusion. | |
| | (O) The local government shall require the project applicant to revise the mitigation plan as necessary to ensure that the proposed use would not adversely affect a sensitive wildlife/plant area or site. | Does not apply. No sensitive wildlife or plants were found within the project area. |
| | (P) Soil productivity shall be protected using the following guidelines: (1) A description or illustration showing the mitigation measures to control soil erosion and stream sedimentation. | |

| | | |
|--|--|--|
| | <p>(2) New developments and land uses shall control all soil movement within the area shown on the site plan.</p> <p>(3) The soil area disturbed by new development or land uses, except for new cultivation, shall not exceed 15 percent of the project area.</p> <p>(4) Within 1 year of project completion, 80 percent of the project area with surface disturbance shall be established with effective native ground cover species or other soil-stabilizing methods to prevent soil erosion until the area has 80 percent vegetative cover.</p> | |
| | <p>(Q) An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes. A practicable alternative does not exist if a project applicant satisfactorily demonstrates all of the following:</p> <p>(1) The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites.</p> <p>(2) The basic purpose of the use cannot be reasonably accomplished by reducing its proposed size, scope, configuration, or density, or by changing the design of the use in a way that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites.</p> | |

| | | |
|--|---|--|
| | (3) Reasonable attempts were made to remove r accommodate constraints that caused a project applicant to reject alternatives to the proposed use. Such constraints include inadequate infrastructure, parcel size, and land use designations. If a land use designation or recreation intensity class is a constraint, an applicant must request a Management Plan amendment to demonstrate that practicable alternatives do not exist. | |
| | (R) The Mitigation Plan shall be prepared when: (1) The proposed development or use is within a buffer zone (wetland, pond, lakes, riparian areas, wildlife or plant areas and/or sites). (2) There is no practicable alternative as determined by MCC 38.7075 (Q). | To access the proposed disposal site, ODOT will impact 0.15 acre of buffer. Appendix E contains a mitigation report that discusses impacts to natural resources, their buffers and proposes mitigation for these impacts. This one lane road with a turn out is the minimum necessary for site access. |
| | (S) In all cases, Mitigation Plans are the responsibility of the applicant and shall be prepared by an appropriate professional (botanist/ecologist for plant sites, a wildlife/fish biologist for wildlife/fish sites and a qualified professional for water resource sites). | Applies. The mitigation report was prepared by a group of qualified biologist, professional wetland scientist and a landscape architect. |
| | (T) The primary purpose of this information is to provide a basis for the project applicant to re-design the proposed use in a manner that protects sensitive water resources, and wild-life/plant areas and sites, that maximizes his/her development options, and that mitigates, through restoration, enhancement, and replacement measures, impacts to the water resources and/or wildlife/plant area or site and/or buffer zones. | Applies. The proposed project minimized impacts to 1,000 linear feet of man-made quarry wall/cliff and 0.15 acre of NSA buffer. As mitigation for these impacts ODOT will: <ul style="list-style-type: none"> • Restore Coopey Quarry creating 7.26 acres of buffer . • Restore the original 0.15 acre of buffer impact. • Utilize large wood cut from the site as downed logs • Remove English Ivy and Himalayan blackberry from 2.60 acre of existing NSA buffer. See Appendix E Coopey quarry Mitigation Report. |

| | | |
|--|---|---|
| | (U) The applicant shall submit the mitigation plan to the local government. The local government shall submit a copy of the mitigation plan to the U.S. Forest Service, and appropriate state agencies. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the local government shall justify how it reached an opposing conclusion. | |
| | (V) A project applicant shall demonstrate sufficient fiscal, technical, and administrative competence to successfully execute a mitigation plan involving wetland creation. | Does not apply. No wetlands will be created. |
| | (W) Mitigation plans shall include maps, photographs, and text. The text shall: (1) Describe the biology and/or function of the sensitive resources (e.g. Wildlife/plant species, or wetland) that will be affected by a proposed use. An ecological assessment of the sensitive resource to be altered or destroyed and the condition of the resource that will result after restoration will be required. Reference published protection and management guidelines. (2) Describe the physical characteristics of the subject parcel, past, present, and future uses, and the past, present, and future potential impacts to the sensitive resources. Include the size, scope, configuration, or density of new uses being proposed within the buffer zone. (3) Explain the techniques (W) Mitigation plans shall include maps, photographs, and text. The text shall: (1) Describe the biology and/or function of | See Appendix E, Coopey Quarry Mitigation Report. The report includes the information requested. |

| | | |
|--|--|--|
| | <p>the sensitive resources (e.g. Wildlife/plant species, or wetland) that will be affected by a proposed use. An ecological assessment of the sensitive resource to be altered or destroyed and the condition of the resource that will result after restoration will be required. Reference published protection and management guidelines.</p> <p>(2) Describe the physical characteristics of the subject parcel, past, present, and future uses, and the past, present, and future potential impacts to the sensitive resources. Include the size, scope, configuration, or density of new uses being proposed within the buffer zone.</p> <p>(3) Explain the techniques that will be used to protect the sensitive resources and their surrounding habitat that will not be altered or destroyed (for examples, delineation of core habitat of the sensitive wildlife/plant species and key components that are essential to maintain the long-term use and integrity of the wildlife/plant area or site).</p> <p>(4) Show how restoration, enhancement, and replacement (creation) measures will be applied to ensure that the proposed use results in minimum feasible impacts to sensitive resources, their buffer zones, and associated habitats.</p> <p>(5) Show how the proposed restoration, enhancement, or replacement (creation) mitigation measures are NOT alternatives to avoidance. A proposed development/use must first avoid a sensitive resource, and only if this is not possible should restoration, enhancement, or creation be considered as mitigation. In reviewing mitigation plans, the</p> | |
|--|--|--|

| | | |
|--|---|---|
| | local government, appropriate state agencies, and U.S. Forest Service shall critically examine all proposals to ensure that they are indeed last resort options. | |
| | (X) At a minimum, a project applicant shall provide to the local government a progress re-port every 3-years that documents milestones, successes, problems, and contingency actions. Photographic monitoring stations shall be established and photographs shall be used to monitor all mitigation progress. | Applies. ODOT will quantitatively monitor the restoration site on years 1, 3 and 5 after completion of the disposal site. If all the performance standards are achieved in less, ODOT may terminate monitoring with approval of the review agencies after year 3. Qualitative assessments of the will occur on years 2 and 4. |
| | (Y) A final monitoring report shall be submitted to the local government for review upon completion of the restoration, enhancement, or replacement activity. This monitoring report shall document successes, problems encountered, resource recovery, status of any sensitive wildlife/plant species and shall demonstrate the success of restoration and/or enhancement actions. The local government shall submit copies of the monitoring report to the U.S. Forest Service; who shall offer technical assistance to the local government in helping to evaluate the completion of the mitigation plan. In instances where restoration and enhancement efforts have failed, the monitoring process shall be extended until the applicant satisfies the restoration and enhancement guidelines. | |
| | (Z) Mitigation measures to offset impacts to resources and/or buffers shall result in no net loss of water quality, natural drainage, fish/wildlife/plant habitat, and water resources by addressing the following: (1) Restoration and enhancement efforts shall be completed no later than one year | (1)The Coopey Quarry Disposal Site Restoration will start with planting berms along I-84. These initial berms are designed to hide disposal activity from I-84 travelers. The berms will be planted on the north slopes with native tree species shortly after construction. Other initial restoration activities will include removal of English Ivy and Himalayan blackberry from the retained buffers, restoration of the pond shoreline, and placement of some downed logs in the |

after the sensitive resource or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.

(2) All natural vegetation within the buffer zone shall be retained to the greatest extent practicable. Appropriate protection and maintenance techniques shall be applied, such as fencing, conservation buffers, live-stock management, and noxious weed control. Within five years, at least 75 percent of the replacement vegetation must survive. All plantings must be with native plant species that replicate the original vegetation community.

(3) Habitat that will be affected by either temporary or permanent uses shall be rehabilitated to a natural condition. Habitat shall be replicated in composition, structure, and function, including tree, shrub and herbaceous species, snags, pool-riffle ratios, sub-strata, and structures, such as large woody debris and boulders.

(4) If this standard is not feasible or practical because of technical constraints, a sensitive resource of equal or greater benefit may be substituted, provided that no net loss of sensitive resource functions occurs and provided the County, in consultation with the appropriate State and Federal agency, determine that such substitution is justified.

(5) Sensitive plants that will be destroyed shall be transplanted or replaced, to the maximum extent practicable. Replacement is used here to mean the establishment of a particular plant species in areas of suitable habitat not affected by new uses.

existing buffer.

ODOT will restore the quarry site continuously as it gets filled. ODOT proposes to fill the quarry from the east to the west in phases. We are anticipating about five phases that create cells within the disposal site. When a cell is completely filled, it will be restored with a foot of topsoil, compost and native forest plantings within one year. When the final phase is complete and the cell is filled, ODOT will remove the access road and replant the access route. ODOT estimates this could take from 5-30 years.

(2) The proposal will enhance and retain 2.6 acres of buffer while only impacted 0.15 acre. In addition ODOT will create 7.26 acres of buffer planted with native species.

(3) The 0.15 acre of buffer impact will be restored once the disposal site is completed.

(4) The proposed mitigation report demonstrates an ecological lift from the proposed mitigation plan (Appendix E)

(5) No sensitive plants will be destroyed.

(6) The one lane road with a turn out is the minimum necessary for site access. The road does not cross a stream or wetland.

(7) The project is not impacting or creating wetlands.

Replacement may be accomplished by seeds, cuttings, or other appropriate methods. Replacement shall occur as close to the original plant site as practicable. The project applicant shall ensure that at least 75 percent of the replacement plants survive 3 years after the date they are planted

(6) Nonstructural controls and natural processes shall be used to the greatest extent practicable.

(a) Bridges, roads, pipeline and utility corridors, and other water crossings shall be minimized and should serve multiple purposes and properties. (b) Stream channels shall not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for water crossings to reduce disruption to hydrologic and biologic functions. Culverts shall only be permitted if there are no practicable alternatives as determined by MCC .38.7075 (Q).

(c) Fish passage shall be protected from obstruction.

(d) Restoration of fish passage should occur wherever possible.

(e) Show location and nature of temporary and permanent control measures that shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope net-ting, berms and ditches, tree protection, sediment barriers, infiltration systems, and culverts.

(f) Groundwater and surface water quality will not be degraded by the proposed use. Natural hydrologic conditions shall be maintained, restored, or enhanced in such a manner that replicates natural conditions,

including current patterns (circulation, velocity, volume, and normal water fluctuation), natural stream channel and shoreline dimensions and materials, including slope, depth, width, length, cross-sectional profile, and gradient.

(g) Those portions of a proposed use that are not water-dependent or that have a practicable alternative will be located outside of stream, pond, and lake buffer zones.

(h) Streambank and shoreline stability shall be maintained or restored with natural revegetation.

(i) The size of restored, enhanced, and replacement (creation) wetlands shall equal or exceed the following ratios. The first number specifies the required acreage of replacement wetlands, and the second number specifies the acreage of wetlands altered or destroyed.

Restoration: 2: 1

Creation: 3: 1

Enhancement: 4: 1

(7) Wetland creation mitigation shall be deemed complete when the wetland is self-functioning for 5 consecutive years. Self-functioning is defined by the expected function of the wetland as written in the mitigation plan. The monitoring report shall be submitted to the local government to ensure compliance. The U.S. Forest Service, in consultation with appropriate state agencies, shall extend technical assistance to the local government to help evaluate such reports and any subsequent activities associated with compliance.

| | | |
|---|---|--|
| | (8) Wetland restoration/enhancement can be mitigated successfully by donating appropriate funds to a non-profit wetland conservancy or land trust with explicit instructions that those funds are to be used specifically to purchase protection easements or fee title protection of appropriate wetlands acreage in or adjacent to the Columbia River Gorge meeting the ratios given above in MCC 38.7075 (Z) (6) (i). These transactions shall be explained in detail in the Mitigation Plan and shall be fully monitored and documented in the monitoring report. | |
| § 38.7300- REVIEW AND CONDITIONAL USES | (B) Forestry | Applies. The use is in a GSF40 zone. |
| | (1) The owners of land designated GGF or GGA within 500 feet of the perimeter of the subject parcel have been notified of the land use application and have been given at least 10 days to comment prior to a final decision; | Does not apply. The zone is GSF40, not a GGF or GGA zone. |
| | (2) The use will not interfere seriously with accepted forest or agricultural practices on nearby lands devoted to resource use; | Does not apply. The site currently has no utility as a forest use. The proposed use will not interfere with accepted forest or agricultural uses on nearby lands. |
| | (3) The use will be sited in such a way as to minimize the loss of forest or agricultural land and to minimize the chance of interference with accepted forest or agricultural practices on nearby lands; and | Does not apply. The site does not have any forest resources and the proposed use as a disposal site for highway maintenance materials generated by slide or other geo-environmental events. |
| | (4) The use will not significantly increase fire hazard, fire suppression costs or risks to fire suppression personnel and will comply with MCC 38.0085. | Does not apply. The use will not generate any increase in fire hazard, fire suppression costs or risks to fire suppression personnel than the existing condition of the site. |
| PART 7 - SPECIAL USES | | |

| | | |
|---|--|--|
| <p>§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES.</p> | <p>(A) Application Requirements. In addition to other applicable requirements, land use applications for disposal sites shall include the same information that applicants are required to submit for expansion of existing quarries and production and/or development of mineral resources in the GMA, including, but not limited to:</p> | <p>Applies. The proposed ODOT use of the site is as a disposal site for public road maintenance activities so this provision applies to the proposed use.</p> |
| | <p>(1) A reclamation plan that includes:</p> <p>(a) A map of the site, at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with 10-foot contour intervals or less, showing pre-reclamation existing grades and post-reclamation final grades; locations of topsoil stockpiles for eventual reclamation use; location of catch basins or similar drainage and erosion control features employed for the duration of the use; and the location of storage, processing, and equipment areas employed for the duration of the use.</p> <p>(b) Cross-sectional drawings of the site showing pre-reclamation and post-reclamation grades.</p> <p>(c) Descriptions of the proposed use, in terms of estimated quantity and type of material removed, estimated duration of the use, processing activities, etc.</p> <p>(d) Description of drainage/erosion control features to be employed for the duration of the use.</p> <p>(e) A landscaping plan providing for re-vegetation consistent with the vegetation patterns of the subject landscape setting, indicating species, number, size, and location of plantings for the final reclaimed grade, as</p> | <p>Applies. A reclamation plan is attached in Appendix B that includes all the information detailed in (a) through (e).</p> |

| | | |
|--|--|--|
| | well as a description of irrigation provisions or other measures necessary to ensure the survival of plantings. | |
| | (2) Perspective drawings of the site as seen from key viewing areas. | Applies. Photos are included in the Visual Analysis completed for the application and attached as Appendix F. |
| | (3) Cultural resource reconnaissance and historic surveys, as required by MCC 38.7045(A). Disposal sites shall be considered a “large-scale use” according to MCC 38.7045 (D)(2). | Applies. The cultural and historic resource surveys required have been completed and are under review by the appropriate agencies. The review of both the archaeological resource survey and the historic resource survey are being conducted concurrently. Letters of Concurrence will be forwarded to Multnomah County as soon as the review is completed. |
| | <p>(4) Written reports of field surveys to identify sensitive wildlife areas or sites and sensitive plants.</p> <p>(a) Field survey reports identifying sensitive wildlife sites shall:</p> <ol style="list-style-type: none"> 1. Cover all areas affected by the proposed use or recreation facility; 2. Be conducted by a professional wildlife biologist hired by the project applicant; 3. Describe and show all sensitive wildlife areas and sites discovered in a project area on the site plan map. <p>(b) Field survey reports identifying sensitive plant sites shall:</p> <ol style="list-style-type: none"> 1. Cover all areas affected by the proposed use or recreation facility; 2. Be conducted by a person with recognized expertise in botany or plant ecology hired by the project applicant; 3. Identify the precise location of the sensitive plants and delineate a 200-foot buffer zone; | Applies. The results of the biological field surveys are attached as Appendix C. The surveys have been conducted in compliance with all provisions of (a) and (b). Both the wildlife and plant surveys were conducted by ODOT qualified staff. All sensitive resources have been identified and mapped according to the listed provisions and are attached in Appendix C. |

| | | |
|--|--|--|
| | 4. Show results on the site plan map. | |
| | <p>(B) Siting Standard. The proposed disposal site shall only be approved if the applicant demonstrates it is not practicable to locate the disposal site outside the Scenic Area or inside an Urban Area. At a minimum, the applicant shall submit a feasibility and suitability analysis that compares the proposed disposal site to existing or potential disposal sites located both outside the Scenic Area and inside an Urban Area.</p> | <p>Applies.</p> <p>Feasibility and Suitability Analysis Coopey Disposal Site Oregon Department of Transportation, Appendix H.</p> <p>The Coopey Quarry is a state owned abandoned quarry used during the development of Interstate 84 through the 1940s and 1950s as a gravel source for the construction of the water level route through the Gorge. The site sits between Interstate 84 and UPRR and the Historic Columbia River Highway. The site is zone GSF 40. Disposal sites are allowed as conditional uses within this zone. According to Chapter 38 of MCC. ODOT is required to demonstrate that it is not practicable to locate the site outside the Scenic Area or inside an Urban Area. ODOT is proposing to use the abandoned quarry as a disposal site with the intent of reclaiming the quarry to its pre-quarry condition using native material produce during geologic events and maintenance activities within the Gorge Area.</p> <p>ODOT maintenance staff identified the need for a new disposal site in the Columbia River Gorge due to the geologic activities. Severe weather cause rock fall and tree to fall across the roadway. Existing disposal site are at capacity and permitted for temporary storage. A long term solution to store debris is needed within the Columbia River Gorge. The Coopey Quarry was identified as a practicable alternative due to its size, ability access, scenic subordination, location (its close proximity to where much of the debris is being generated).</p> <p>ODOT geologists have prepared a survey of existing ODOT owned lands that could provide opportunities to store materials (spreadsheet attached Appendix H).</p> <p>There are presently 8 ODOT managed disposal sites within the Columbia River Gorge National Scenic Area. These sites are</p> |

| | | |
|--|--|--|
| | | <p>presently at capacity.</p> <p>The Gorge is a geologically dynamic place. Transportation through the Gorge is critical. Removal of debris that fall on or across the road is an important function of the Oregon Department of Transportation to maintain access through the Gorge. Expedited removal of debris is paramount during emergency events. This site is located in an area prone to landslides and geologic events. During severe weather events multiple slides or flows may occur. Proximity between the event and the disposal site is paramount. The faster the trucks can haul and remove the debris the faster the road can be opened for emergency vehicles and police.</p> <p>Sites outside the scenic area would require extensive travel time. ODOT staff reached out to Multnomah County Road Maintenance Crews. Multnomah County presently trucks their road debris to a disposal site in the West Hills site. Trucking debris to the West Hills of Portland is not practicable assuming the life line function of ODOTs facilities. Geologic events most often occur during winter. Keeping the transportation corridors open is critical during these times. Access for police and emergency vehicles is very important to public safety. Interstate 84 and the Historic Columbia River Highway are critical transportation corridors though the Gorge. Closures of these facilities require long detours which may also be impacted by slides and rock fall during severe weather conditions.</p> <p>During winter operations maintenance crews have access to one dump truck. The other trucks in the fleet are set up with plows and sanding equipment necessary to maintain access through the Gorge. During these times maintenance staffing is limited and often spread across the region plowing or sanding to maintain access on the interstate or along the Historic Columbia River Highway.</p> <p>With one truck available, a flagger and loader operator, would need to sit idle waiting for the truck to return from a sites located outside the National Scenic Area.</p> |
|--|--|--|

| | | |
|--|---|---|
| <p>§ 38.7045 GMA CULTURAL RESOURCE REVIEW CRITERIA</p> | <p>(A) through (M).</p> | <p>Applies. Criteria A through M have been satisfied. ODOT has contracted with appropriate technical professionals to complete all required surveys, research and coordination with the appropriate agencies. The contracts and the results have been reviewed by qualified ODOT professional staff.</p> <p>The results of the Cultural Resource Review (Built and Archaeology) have been submitted to the appropriate state and federal staff for their review and concurrence. Copies of the appropriate concurrence/clearance letters are attached in Appendix G.</p> |
| <p>§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES</p> | <p>(C) Scenic Resource Standards. Disposal sites shall comply with the same scenic resources protection standards as expansion of existing quarries and production and/or development of mineral resources in the GMA, including, but not limited to:</p> | |
| | <p>(1) Sites more than 3 miles from the nearest key viewing area shall be visually subordinate as seen from any key viewing area, according to MCC 38.7035 (B) (25). An interim period to achieve compliance with this requirement shall be established before approval. The period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the start of on-the-ground activities.</p> | <p>See applicant findings for SMA Scenic Criteria.</p> |
| | <p>(2) Sites less than 3 miles from the nearest key viewing area shall be fully screened from any key viewing area, according to MCC 38.7035 (B) (26). An interim period to achieve</p> | |

| | | |
|--|--|--|
| | <p>compliance with this requirement shall be established before approval. The period shall be based on site-specific topographic and visual conditions, but shall not exceed 1 year beyond the start of on-the-ground activities. Disposal activity occurring before achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.).</p> | |
| | <p>(3) Reclamation plans shall restore the site to a natural appearance that blends with and emulates surrounding landforms and vegetation patterns to the maximum extent practicable. (Ord. 1064, Add, 06/23/2005)</p> | |
| | | |