



# Oregon

Kate Brown, Governor

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May 15, 2019

Mr. Rithy Khut  
Multnomah County  
Land Use Planning Division  
1600 SE 190th Avenue  
Suite 116  
Portland, OR 97233

RE: SHPO Case No. 18-0249  
MULTCO T3-2018-9967, View Point Inn Retreat Facility  
Retreat facility  
40301 E Larch Mountain Road, Corbett, Multnomah County

Dear Mr. Khut:

We have reviewed the materials submitted on the project referenced above, and we concur with the determination that the property is listed in the National Register of Historic Places. We also concur with the finding of no adverse effect for the proposed rehabilitation of the original View Point Inn and the historic shed project. This letter refers to above-ground historic resources only. Comments pursuant to a review for archaeological resources, if applicable, will be sent separately. Unless there are changes to the project, this concludes the requirement for consultation with our office under Section 106 of the National Historic Preservation Act (per 36 CFR Part 800) for above-ground historic resources. Local regulations, if any, still apply and review under local ordinances may be required. Please feel free to contact me if you have any questions, comments or need additional assistance.

Sincerely,

Joy Sears  
Restoration Specialist  
(503) 986-0688  
[Joy.Sears@state.or.us](mailto:Joy.Sears@state.or.us)

EXHIBIT  
I.1

EMERICK ARCHITECTS

5/24/2019

Keith Daily  
Emerick Architects  
321 SW Fourth Avenue #200  
Portland, OR 97204

Rithy Knut  
Multnomah County  
Department of Community Services  
Land Use Planning Division  
1600 SE 190th Ave.  
Portland OR 97233

RE: View Point Inn – T3-2018-9967

Dear Rithy,

Please find the enclosed land use documents to fully replace documents provided in the previous submittal:

Exhibit A – Application Narrative  
Exhibit B – Operational Plan  
Exhibit C – Protection & Enhancement Plan  
Exhibit D – Land Use Drawings  
Exhibit E – Land Use Imagery  
Exhibit F – HDP-1 Form  
Exhibit G – HDP Worksheet  
Exhibit H – Geotechnical Report (New Document)  
Exhibit I – Alternate Parking Study (New Document)  
Exhibit J – Storm Report  
Exhibit K – Tree Removal and Planting Approach Memo (New Document)

We are also providing the attached memo that summarizes our responses to staff's previous basis for denial and also provides a summary of our responses to the dwelling standards.

Sincerely,



Keith Daily  
Project Architect

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**Staff's Previous Basis for Denial:**

1. The special use (retreat facility) is not located within the historic building and accessory building, as they existed on January 1, 2006. The retreat facility is wholly located within new areas that did not exist on January 1, 2006. [MCC 38.7380(C)(6)]
2. The applicant has not provided a "Protection and Enhancement Plan" that describes a proposed schedule for completion of specific actions that will be taken towards restoration, protection, enhancement, and adequate maintenance of the historic resource. [MCC 38.7380(F)(1)(b)]
3. The proposed parking plan does not meet the parking dimensional standards for parking space size, aisle width, and quantity of spaces. [MCC 38.4175 and MCC 38.4205]
4. The proposed use will create hazardous conditions due to the proposed parking plan. [MCC 38.7380(G)(6)]
5. The Hillside Development concerns have not been investigated as required by the HDP Form- 1. [MCC 38.5515(E)(3) and MCC 38.5515(F)]
6. The applicant has requested twelve variances. Because staff is recommending denial of the underlying use, staff cannot recommend approval of the variances, which must be associated with a lawful use. Even if the Hearings Officer approves the underlying use in some form, the variance proposals do not meet the approval criterion that requires the applicant to demonstrate that the zoning requirement sought to be varied would restrict the use of the subject property to a greater degree than it restricts other properties in the vicinity or district. Additionally, by granting the variances, the authorization of those new spaces would establish a use that is not listed in the underlying zone. [MCC 38.7600(A)(2) and MCC 38.7600(A)(4)]

**Summary of Applicant Responses**

1. In response to item #1, the Applicant has modified the design and program for the building as shown in the revised drawings (Exhibit D). The previously-proposed addition has been eliminated. The existing garage will be retained and reused. All special uses will be located within the existing footprint of the historic building and the accessory building.

The retreat facilities will largely be housed in the basement, with some additional space on the ground floor of the main building, the attached garage, and within the accessory shed building. The existing building features a partial basement and a crawlspace area that is contained within the boundaries of the exterior walls and sheltered by the same roof that protects the first and second floor. This condition is original to the building and it existed on January 1, 2006. The applicant is proposing to excavate the crawlspace and the area underneath the garage in order to expand the existing basement to the full extent of the building footprint. This will include an adjacent cistern, which was part of the building's original utility systems, providing stored water to the historic inn.

A review of the legislative demonstrates that the intent of the code was to allow commercial uses in historic buildings to make feasible the substantial costs associated with restoration and that a building's footprint was intended to be the limitation to restrict the scale of new commercial uses, rather than other measures such as square footage. The legislative history fleshes out this "existing building" limitation as follows:

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- Rec. 13 and 16 discuss limiting new commercial uses to the existing building ensures that the commercial activities occurred indoors. By locating the retreat use in the finished basement, the applicant's proposal ensures the new commercial uses will remain indoors.
- Comment from Senior Planner Brian Litt in Rec 31 discusses how this limitation will restrict commercial activities to occur "within the existing building footprint." With respect to the applicant's proposal, the finished basement area will not alter the existing building footprint. The Cambridge Dictionary defines footprint as: "the shape on the ground that is covered by something such as a building." This implies an outer edge or physical limit to the shape rather than to a particular square footage. If the intent of the Management Plan was to limit special uses to the square footage that existed within a building as of January 1, 2006, it would have said as much.
- Early draft proposals reference this limitation as: "A conference and/or retreat facility within a historic building, as it existing as of January 1, 2006. During the adoption process, the "it" was replaced with the term "building." This reinforces that the commercial use limitation is determined by the term "building," as it is defined in MCC 38.005, to include an area of a "building sheltered by a roof" that would, by definition, include an unfinished basement providing crawlspace and building footings. At the View Point Inn, the basement and crawlspace are sheltered by the roof and therefore, the proposed finished basement area is part of the building as it existed in 2006. Rec 42. See MC 38.005 and Scenic Area Plan Glossary.
- Nothing in the legislative record suggests that this limitation ("the historic building, as the building existed as of January 1, 2006") would serve to restrict interior modifications or improvements necessary to accommodate the new uses as long as those new uses were indoors and contained within the existing building footprint. If there is no limit to interior modifications, then there is no basis to restrict finishing unimproved building space.

The existing building footprint will not change as a result of the excavation of the crawlspace to create a full basement and the utilization of the existing cistern (which was a utility-related use) for mechanical equipment (another utility-related use). Furthermore all of the retreat-related uses will occur indoors—that is, they will be limited to be within the perimeter walls of the building under the roof as it existed in 2006, plus the existing cistern. The accessory structure will also be rebuilt in the same location with the same historic footprint. Therefore, the proposed retreat use will be located within the building, as it existed on January 1, 2006.

2. A revised Protection and Enhancement Plan with a detailed construction schedule is included with the revised land use materials. See Exhibit C.
3. A revised parking plan is included that utilizes alternative parking standards. See Exhibit I. MCC 38.4205(G) allows for the applicant to submit a parking study when the applicant asserts that a different amount or type of parking is appropriate. In this case, the applicant finds that smaller stall and aisle dimensions are appropriate for the retreat center use, given that the use is not agricultural or forestry-related, which would need to accommodate larger vehicles. The retreat center will be a destination in the Gorge largely bringing people from the Portland metro area.
4. As demonstrated in the Alternate Parking Plan (Exhibit I), the proposed dimensions are

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appropriate for this use and do not create hazardous conditions.

5. A revised HDP-1 form is included with this land use submission. It is stamped by a licensed geotechnical engineer. The full geotechnical report is also included, which addresses staff's previous concerns. See Exhibits F, G, and H.
6. With the approval of the underlying use, the variances can also be approved. However, the View Point Inn and accessory building are existing historic structures. The County should conclude that the setback requirements do not apply because the View Point Inn and shed structure were built prior to the adoption of a County zoning ordinance and should be allowed to maintain the non-conforming dimensional standards.

### Summary of Dwelling Standards

The applicant is proposing to add a single-family residential dwelling to the site. This dwelling will be contained within a new second story to the existing attached garage. The roofline of the garage will be raised and the gables will be turned so they match the inn's north-south gable orientation. Dormers will be added to the gable roof.

<b>MCC 38.2025</b>	<p>(B) The following uses may be allowed on lands designated GGF, pursuant to MCC 38.0530(B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:</p> <p>(1) On lands designated GGF- 20 and GGF- 40, one single-family dwelling on a legally created parcel upon enrollment in the state's forest assessment program. Upon a showing that a parcel cannot qualify, a parcel is entitled to one single-family dwelling. In either case, the location of a dwelling shall comply with MCC 38.7305 and MCC 38.7315. A declaration shall be signed by the landowner and recorded into county deed records specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated GGF- 20, GGF- 40, GGF- 80, GGA- 20 and</p>	<p>The applicant proposes a single-family residence within the existing building.</p> <p>The parcel cannot qualify for the state's forest assessment program because it is less than two acres in size, which is the threshold minimum lot size.</p> <p>A declaration will be signed by the landowner and recorded into county deed records specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated GGF- 20, GGF- 40, GGF- 80, GGA- 20 and GGA- 40.</p>
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	GGA- 40.	
MCC 38.2460	(A) The minimum lot size for a single family dwelling shall be one acre.	The parcel upon which the existing building is located is one acre.
MCC 38.7035	<p>(A) All Review Uses and Conditional Uses:</p> <p>(1) New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.</p> <p>(2) New buildings shall be compatible with the general scale (height, dimensions and visible mass) of similar buildings that exist nearby (within ¼ mile). Expansion of existing development shall comply with this guideline to the maximum extent practicable.</p>	<p>As the View Point Inn is an existing as opposed to a "new building," subsections (A)(1) and (2) do not apply. To the extent that they could apply to the proposed rehabilitation of the buildings, basement expansion, and dwelling addition, they will not affect the existing topography in any respect.</p> <p>The November 2018 County staff report contains a survey of commercial use buildings within the Gorge Rural Center zoning district as providing a compatible scale determination. The visible mass of the comparison sample, after removing the non-visible basement is between 4,105 – 7,454 square feet. The proposed View Point Inn building will include 6,452 of above-grade, visible square feet providing a comparable visual mass.</p>
	<p>(B) All Review Uses &amp; Conditional Uses topographically visible from Key Viewing Areas:</p> <p>(1) Each development shall be visually subordinate to its setting as seen from Key Viewing Areas.</p> <p>(2) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its potential visual impacts as seen from Key Viewing Areas.</p> <p>(3) Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.</p>	<p>Presently, the garage has a peaked roof with gables facing east and west (opposite of the main building, which has gables facing north and south). The existing gable end wall is visible from the Women's Forum. The applicant proposes to rebuild the roof with the gable orientation matching the main building and adding dormers on both the east and west sides. Although taller than the existing garage roof, the new roof will remain below the roofline for the existing View Point Inn building. This lower roof line and its location (tucked behind the existing building when viewed from the south), will serve to make it visually subordinate when viewed from the KVAs to the south including Larch Mountain and Larch Mountain Road. The only KVA where this addition will be visible is from the Women's Forum State Park. See Exhibit E. However, turning the gable so that the end walls face north-south will make it less visible than it is currently. The siding material will also be a natural wood</p>



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		<p>shingle (earth tone).</p> <p>Due to its visibility from the Women's Forum, the applicant will agree to maintain the existing tree density to the north and west. There are many established trees on the bluff that obscure views of the lower portion of the inn and garage. Over time, the trees will continue to grow, which will lessen the visual impacts of the expanded building. In addition, the applicant will agree to plant six deciduous and/or coniferous trees to replace the removal of two existing trees being removed in this area. These trees will be planted towards the northern and western property lines to provide screening from the Women's Forum State Park to the View Point Inn building addition. The trees planted shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction and shall be installed as soon as practicable prior to project completion.</p> <p>The parking area is on the east side of the inn and is screened by existing vegetation and the historic building to the north and west. As such, the parking lot is not visible from the Gorge or the Women's Forum. The parking lot would be topographically visible from Larch Mountain (7.9 miles away) if the mountain lost all of its trees. The applicant is adding landscape screening to the eastern edge of the parking lot to protect this view. Likewise, to screen the view from Larch Mountain Road, a landscape buffer is proposed for the southern edge of the parking lot.</p>
	<p>(6) New development shall be sited on portions of the subject property which minimize visibility from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of</p>	<p>No "new development" is proposed. Rather, the proposed development relies on the existing building footprint to locate all uses.</p> <p>The garage addition relies on existing topography and vegetation while minimizing cut and fill to the greatest extent practicable.</p> <p>The added building massing at the garage</p>

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	<p>cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable.</p> <p>(7) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas.</p> <p>(8) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035 (C).</p> <p>(9) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from key viewing areas.</p>	<p>mimics the historic structure to the maximum extent practicable.</p>
	<p>(10) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features.</p>	<p>The single-family residence located in the existing garage will be constructed with exterior materials that are non-reflective or low-reflective in nature. The exterior consists of a wood cedar shake roof, painted wood cedar shingle siding, and dark wood trim throughout. The windows will have a reflectivity rating of 11-13% or less.</p>
	<p>(13) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors found at the specific site or in the surrounding landscape.</p>	<p>Even though the single-family residence is located in the existing garage as a new second level and it is smaller in total square area than the existing building, the siding color will not be painted white as the existing building is. An unpainted, natural wood shingle will be used to meet the earth tone requirements.</p>
	<p>(15) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. Variances may be granted if application of this standard would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use, and may be applied only after all reasonable efforts to modify the design, building height, and site to comply with the standard have been made.</p>	<p>The single-family residence in the second story of the garage will remain below the skyline of the cliff ridge.</p>



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MCC 38.7300	<p>(2) The use will not interfere seriously with accepted forest or agricultural practices on nearby lands devoted to resource use</p> <p>(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 of nearby lands, and</p>	<p>Aerial photos from 2017 indicate that the surrounding properties zoned GSF are not actively being managed for forest practices. Rather, the predominant surrounding land use pattern is single-family residential. The proposed residential dwelling above the garage will be entirely consistent with the surrounding single-family residential uses</p>
	<p>(4) The use will not significantly increase fire hazard, fire suppression costs or risk to fire suppression personnel and will comply with MCC 38.0085.</p>	<p>The project will add an automatic sprinkler system throughout the existing building. All exterior planting areas will have an automatic irrigation system that will also help to reduce fire hazard.</p>
	<p>(C) Residential</p> <p>(1) The proposed use would be compatible with the surrounding area. Review of compatibility shall include impacts associated with the visual character of the area, traffic generation, effects of noise, dust and odors.</p>	<p>The proposed dwelling will be located on a new second floor of the garage. The garage is tucked behind the View Point Inn when viewed from Larch Mountain Road, so it will be largely invisible from this vantage point. Furthermore, the character of this area is defined by single-family residential uses and as a result, adding such a dwelling to this property furthers the neighborhood compatibility. The additional traffic generation from this proposed dwelling will be <i>de minimis</i>. No noise, dust, or odor impacts are anticipated to occur to a greater degree than any other residential use.</p>
	<p>(2) The proposed use will not require public services other than those existing or approved for the area.</p>	<p>The property will be served by septic scaled to serve the additional dwelling use as well as the other proposed uses. Domestic water source is provided by the Corbett Water District, which has capacity to serve the property.</p>
	<p>(3) If the subject parcel is located within 500 feet of lands designated GGA or GGF, new buildings associated with the proposed use shall comply with MCC 38.0060.</p>	<p>The proposed dwelling will be located within an addition to an existing building rather than a "new building" and therefore, this criterion does not apply. If this provision does apply, MC 38.0060 establishes new building setbacks from GSA zoned land determined by the farm activity occurring within the nearby GSA zone that varies depending on the type of</p>

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		<p>buffer proposed. The GSA property to the south is used for livestock grazing (as verified with the property owner), requiring a maximum setback of 100'. The proposed dwelling will be set back 134' from the south improved edge Larch Mountain Road and is buffered nearly entirely by the existing historic building. The garage elevation is approximately 4' lower than the road elevation providing a berm and the southern property line will be entirely landscaped (as necessary to subordinate the parking views) to create a continuous vegetative screen from the GSA zoned properties as well. If MC 38.0060 applies, it is satisfied.</p>
MCC 38.7305	<p>(A) All buildings shall be surrounded by a maintained fuel break of 50'. Hazardous fuels shall be removed with the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs. Trees should be spaced greater than 15' between the crowns and pruned to remove dead and low branches.</p>	<p>The proposed development is located within the GGF-40 zone, which is for parcels that are 40 acres in size; but the subject property is only about one acre in size and the existing historic building is less than 50 feet from multiple property lines. Therefore, removal of all trees on this property would not achieve a 50-foot break. Expanding the existing View Point Inn structure to include a dwelling above the garage does not reduce the limited area available to serve as a fuel break in any respect, rather it maintains the existing area to the maximum extent possible. Therefore, to establish a fuel break within the confines of this limited property, all planting areas shall be irrigated with a permanent automatic irrigation system as indicated in the Planting Notes on sheet L2.01, and the building, including the new dwelling, shall include an automatic fire sprinkler system.</p>
	<p>(B) Buildings with plumbed water systems shall install at least one standpipe a minimum of 50' from the structure.</p>	<p>Standpipes shall be installed.</p>
	<p>(D) Access drives shall be constructed to a minimum of 12' in width and not exceed a grade of 12%. Turnouts shall be provided at a minimum of every 500'. Access drives shall be maintained</p>	<p>All access drives are at least 12' wide and less than 12% grade and the subject property does not exceed 500' in any direction.</p>

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	to a level that is passable to fire equipment.	
	(F) Telephone and power supply systems shall be underground wherever possible.	Existing telephone and power supply systems along Larch Mountain Road are overhead and shall remain. Where feasible, new connections will be underground.
	(G) Roofs of structures should be constructed of fire-resistant materials such as metal, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.	This criterion encourages the use of fire-resistant materials but does not mandate them. The View Point Inn is listed in the National Register of Historic Places. The existing roof is sawn cedar shingles and to maintain the historic integrity of the structure, the roof material shall remain cedar shingles. Alternate materials such as fiberglass shingle or tile are not consistent with the Secretary of Interior's Standards for Rehabilitation of Historic Properties, and thus, are not viable options for this property. To accommodate the use of cedar shingles on the roof, an automatic fire sprinkler system will be installed throughout the interior of the building, including the dwelling, to mitigate the overall fire risk.
	(H) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than 1 ¼" mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.	Mesh metal screens shall be installed at all fireplaces and the chimney is to be equipped with a spark arrestor.
	(I) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.	All structural projections shall be constructed according to Building Code requirements.
	(J) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1 ¼" mesh metal screen that is noncombustible and corrosion	Ventilation openings shall be screened per this requirement.

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	resistant.	
MCC 38.7315	(A) The dwelling and structures shall be sited on the parcel so that they will have the least impact on nearby or adjoining forest operations. Dwellings shall be set back at least 200 feet from adjacent properties unless locating the proposed development closer to existing development on adjacent lands would minimize impacts on nearby or adjacent forest operations;	The single-family dwelling will be located within the existing building, specifically within the attached garage. By locating the dwelling within the existing building footprint, the proposal will not impact the supply of forestlands. Although all of the surrounding property north of Larch Mountain Road is zoned for forest uses, there are no nearby or adjoining forest operations and therefore, the County can find no impacts on nearby or adjacent forest operations will result from this dwelling location.
	(B) The amount of forest land used to site dwellings, structures, access roads and service corridors shall be minimized. The dwelling shall be located on that portion of the lot having the lowest productivity characteristics for the proposed primary use, subject to the limitations of subsection (A), above; and	No forest land will be used to site the dwelling as the parcel has no forest and is not used for forest production.
	(C) Dwellings shall be located to minimize the risks associated with fire. Dwellings should be located on gentle slopes and in any case not on slopes which exceed 40 percent. Narrow canyons and draws should be avoided. Dwellings should be located to minimize the difficulty in gaining access to the structure in the case of fire. Dwellings should be located to make the access roads as short and flat as possible.	The single-family dwelling will be located within the existing building, specifically within the attached garage. An automatic fire sprinkler system will be installed throughout the interior of the building to help mitigate the overall fire risk. The existing building is not located on a slope and access roads already exist. In case of fire, it is easily accessed from NE Columbia, off of East Larch Mountain Road.

**VIEW POINT INN & WELLNESS CENTER**  
**REVISED PROJECT NARRATIVE**

**LOCATION:** 40301 E. Larch Mountain Road  
Corbett, OR 97019

Tax Lot 1600 / 1N-5E-30CC  
Alt Account # - R832300010

Tax Lot 1500 / 1N-5E-30CC  
Alt Account # - R832301940

**BASE ZONE:** Gorge General Forestry-40 (GGF-40)

**LANDSCAPE:** Pastoral

**PERMITS REQUIRED:**

- **Review Use** – Proposed use for a single-family residence per MCC 38.2025: Review Uses
- **Conditional Use** – Proposed use for a retreat facility with overnight accommodations and select commercial events to be established per MCC 38.7380: Special Uses in Historic Buildings
- **National Scenic Area Site Review**
- **Hillside Development Permit**
- **Replat** – Replat of Lots 1 & 2 of Thor's Heights Addition. Combine to remove property line between lots.
- **Variance** – The View Point Inn and accessory structure predate the existing Scenic Area regulations and do not meet the front and side setback requirements currently applicable for development within the GGF zone. If a variance is required to accommodate encroachment resulting from the non-conforming structure, the following variances are requested for this project. For additional information regarding these issues, refer to the specific MCC sections found later within this narrative.
  1. MCC 38.2060(C): Dimensional standards for the View Point Inn, accessory structure, the curbing structure surrounding the parking area on the adjacent property, and the trellis at the west side of the parking area.
- **Variance from the Road Rules Requirements:** MCCC 29.571 requires the provision of a 50 foot right-of-way along Columbia Avenue, a local road, which bisects the property. MCC 29.507 allows for variation of these basic standards.

**LIST OF KEY VIEWING AREAS**

The subject property is located within the following Key Viewing Areas:

- Columbia River
- Historic Columbia River Highway
- I-84
- Larch Mountain
- Larch Mountain Road
- Sherrard Point
- Portland Women's Forum State Park
- Washington SR-14

## 1.0 PROJECT DESCRIPTION

The View Point Inn and Wellness Center will rehabilitate a much-beloved historic landmark in the Columbia River Gorge. The building was originally constructed in 1924 and placed on the National Register of Historic Places in 1985. The proposed renovation and site development will follow the Secretary of Interior's Standards for Rehabilitation of Historic Properties, and be closely reviewed by the Oregon State Preservation Office and National Park Service.

The applicant is requesting to establish an inn, restaurant, and wellness retreat center in the historic View Point Inn through the Special Uses in Historic Buildings provisions listed in MCC 38.7380. On the first and second floors of the historic building, five guestrooms traditionally associated with lodging at the View Point Inn would be utilized for the same purpose. The restaurant space will be located within the historic building on the ground floor. A health and wellness-focused retreat for guests will be located on the ground floor, basement area, and the historic accessory building. The View Point Inn will also host commercial events that are incidental and subordinate to the primary inn, restaurant, and retreat uses, and will include a maximum of eight educational lectures, six seasonal dinners, and one staff holiday party. Parking necessary to support these uses will be located on the property to the east.

Overnight and day use guests will come to the inn with the express purpose of withdrawing from the day-to-day complications of life and partaking in an intentional focus on self and well-being supported through the Wellness Retreat Center. Rest and restorative activities available will include spa treatments, health monitoring, naturopathy, hiking excursions, educational talks on healthy living, and eating healthy meals in the restaurant. The sole purpose for this retreat will be for individuals to regroup and find refreshment. Day visitors will be able to visit the retreat center by appointment only. No drop-ins will be allowed.

The square footage of View Point Inn building will be expanded to contain newly created areas for Special Uses within the existing overall building footprint. The existing below-ground crawl space will be excavated to provide a fully-finished basement, within the limits of the building footprint and will incorporate the existing adjacent cistern. A deck that existed on the north side of the Inn in 2006 will be reconstructed in its previous location. The existing attached garage will be retained and the roof rebuilt with new dormers to accommodate a new single-family residence located on the second floor through the Review Uses in MCC 38.2025. Because the single-family dwelling is allowed as a Review Use and is

not a Special Use, modifications to the roofline are not part of the conditional use request. The historic accessory building, which was damaged in 2016 when a tree fell on it, will be reconstructed with the same footprint at its existing location.

The historic grounds will also be developed with a harmonious landscape design that embraces the natural beauty of the Gorge and re-establishes this historic landmark within the community.

On the 0.20 acre (tax lot 1500) property to the east, the applicant is proposing to construct a 27-space parking lot that will serve the View Point Inn.

## 5.0 EXISTING USES AND DISCONTINUED USES CRITERIA

### 5.1 – MCC 38.0030 EXISTING USES AND DISCONTINUED USES

- (E) Discontinuance of Existing Uses and Structures: Except as provided in (C) and (C)(6) above, any use or structure that is discontinued for one (1) year or more shall not be considered an existing use or structure. Proof of intent to abandon is not required to determine that an existing use or use of an existing structure has been discontinued.
  - (1) Multiple Uses: An existing use or structure with more than one legally established use may discontinue one of the uses without discontinuing the others.
  - (2) Change in Use: An existing use or structure shall become discontinued if the use or use of the structure changes.
- (F) Discontinued Uses and Structures: Re-establishment or replacement of any use or structure that has been discontinued shall be subject to all applicable policies and guidelines in the Management Plan, including, but not limited to, guidelines for land use designations and scenic, cultural, recreation and natural resources.

**Response:** In 2011, a fire damaged the roof and caused water damage to portions of the first and second floors of the View Point Inn structure. Subsequently, land use case T3-2012-2421 revoked the prior special use in the historic building and use of the nearby property as a parking lot. Thereafter, the County authorized the damaged building to be converted into a single-family dwelling but the repair work was never completed and the use was not established. As a result, establishing the inn, restaurant, retreat and dwelling uses are subject to land use review.

However, the View Point Inn is a pre-existing structure that has existed in its present form since its construction in 1924, before the National Scenic Area was created. MCC 38.0030(A) explains that: "Any existing use or structure may continue so long as it is used in the same manner and for the same purpose, except as otherwise provided." Subsection C of this same section provides for the "replacement of an existing structure" that is "damaged or destroyed by fire...within two years of the date the original structure was damaged or destroyed." By contrast, MCC 38.1005(B)(1) provides that "repair .... of existing structures" is allowed without review. "Repair" is defined in MCC 38.0015 to expressly include: "reconstructing a portion of a building damaged by fire or a natural event." The applicant does not propose to replace the View Point Inn; rather all rehabilitation work will be done consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties including repair and replacement of only those building elements and systems damaged by fire. No replacement building is proposed. This is important because the existing historic inn structure violates the currently applicable yard setback requirements.



In the event that the County determines that the structure that has remained standing since 1924 no longer exists, the applicant requests variances as allowed by MCC 38.7600 discussed in greater detail below.

## 6.0 GORGE GENERAL FORESTRY DISTRICT – GGF CRITERIA

### 6.1 MCC 38.2025: REVIEW USES

- (A) The following uses may be allowed on lands designated GGF, pursuant to MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:
- (E) Resource enhancement projects for the purpose of enhancing scenic, cultural, recreation, and/or natural resources, subject to MCC 38.7345. These projects may include new structures (e.g. fish ladders, sediment barriers) and/or activities (e.g. closing and revegetating unused roads, recontouring abandoned quarries).

**Response:** The applicant has applied for a Conditional Use permit proposing to use and a historic building as a Wellness Retreat Center. The Wellness Retreat Center will be located in the building that was previously known as the View Point Inn. The existing View Point Inn building is listed on the National Register of Historic Places and is considered a cultural resource. An accessory building will be rebuilt after it was damaged by a falling tree and a parking lot will be constructed on an adjacent tax lot across NE Columbia Avenue.

As required in MCC 38.7345(A):

“Applications for resource enhancement projects must describe the goals and benefits of the proposed enhancement project. They must also thoroughly document the condition of the resource before and after the proposed enhancement project.”

The applicant has provided an Operational Plan (Exhibit B), Protection and Enhancement Plan (Exhibit C), Material Samples (Exhibit E) documenting the interior and exterior materials that will be used as part of this project, and National Register of Historic Places Inventory – Nomination Form. Together these materials satisfy the requirements for documentation that describe the goals and benefits of the proposed project and document the historic characteristics of the location, form, style, integrity, and physical condition of historic buildings and structures.

The proposed reuse of View Point Inn building and the rebuilding and expansion of the accessory building, and additional accessory structures are limited in size and scope by the requirements of MCC 38.2030(A)(10) Special Uses in Historic Buildings as discussed in Section 7.0.

- (22) Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building.

**Response:** The applicant has applied for a Conditional Use permit proposing to use a building as a Wellness Retreat Center. The Wellness Retreat Center will be located in the historic building that was previously known as the View Point Inn. The applicant is proposing to expand the building from its current size at 8,988 square feet to 10,368 square feet. This

expansion occurs at the basement level and with the addition of a dwelling in new second floor within the existing garage.

The second building proposed to be used is an accessory building located north of the main building. The accessory building was formerly a storage shed and is proposed to be converted into a spa room. The proposed structure will be rebuilt, as a tree fell on it. The accessory structure will have the same footprint and the usable area will not be expanded. The existing structure is 28'- 6" x 12'-4", which equates to 350 sf. Since the rebuilt accessory building has insulation and exterior finish that thickens the walls, the dimensions are larger than this on A3.5 in Exhibit D. The studs are in the same place as the existing shed, but the drawing makes it look a slightly bigger because of the wall thickness. On the square footage calculation, the thickness of the walls is included, resulting in the 372 sf number.

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

- (1) On lands designated GGF- 20 and GGF- 40, one single-family dwelling on a legally created parcel upon enrollment in the state's forest assessment program. Upon a showing that a parcel cannot qualify, a parcel is entitled to one single-family dwelling. In either case, the location of a dwelling shall comply with MCC 38.7305 and MCC 38.7315. A declaration shall be signed by the landowner and recorded into county deed records specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated GGF- 20, GGF- 40, GGF- 80, GGA- 20 and GGA- 40.

**Response:** The applicant proposes a single-family residence within the existing building. Specifically, the dwelling will be located as a new second story within the attached garage. Presently, the garage has a peaked roof with gables facing east and west (opposite of the main building, which has gables facing north and south). The applicant proposes to rebuild the roof with the gable orientation matching the main building and adding dormers on both the east and west sides. Because the single-family dwelling is allowed as a Review Use and is not a Special Use, modifications to the roofline are not part of the conditional use request. While the special uses are limited to "within the historic building," which is interpreted to mean the existing building footprint, the dwelling need not remain with the existing building footprint.

The parcel cannot qualify for the state's forest assessment program because it is less than two acres in size, which is the threshold minimum lot size.

Responses to 38.7000 through 38.7085, 38.7305, and 38.7315 follow on the subsequent pages of this document.

A declaration will be signed by the landowner and recorded into county deed records specifying that the owners, successors, heirs and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated GGF- 20, GGF- 40, GGF- 80, GGA- 20 and GGA- 40.

## 6.1 - MCC 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:

(6) Expansion of existing non-profit group camps, retreat or conference center.

**Response:** The proposed retreat center is not a nonprofit and the applicant is not utilizing the provision above. Because the existing use has been discontinued, establishing the inn, restaurant, retreat, and dwelling uses are subject to land use review.

(C) The following conditional uses may be allowed on lands designated GGF, pursuant to the provisions of MCC 38.0045 and 38.7300:

(10) Special uses in historic buildings, subject to MCC 38.7380

**Response:** The View Point Inn property was placed on the National Register of Historic Places in 1985. A copy of the nomination form has been included with this application. Therefore, the proposed Inn & Wellness Center is an allowed Conditional Use within a historic building. For additional information, please refer to the responses specific to section MCC 38.7380 found later in this narrative.

## 6.2 - MCC 38.2060: DIMENSIONAL REQUIREMENTS

(C) Minimum Yard Dimensions:

- Front = 30'
- Side = 10'
- Street Side = 30'
- Rear = 30'
- Maximum Structure Height = 35'
- Minimum Front Lot Line Length = 50'

**Response:** The Yard Dimensions from the property line are as follows:

The existing historic building:

- Front / Street Side @ Columbia Avenue = 2'-0"  
Note: Existing garage is over the property line.
- Side / Street Side @ East Larch Mountain Road = 24'-10"  
Note: Yard = 32'-6" to edge of pavement & 30'-0" to existing fence line
- Side Yard to North = 97'-0"
- Rear Yard to West = 132'-0"
- Existing Structure Height is 33'-6"
- Front Lot Line is approximately 192'-4"

The View Point Inn building was built in 1924 and the garage was added before 1935 when it can be visualized in aerial photographs. This was prior to the adoption of a County zoning ordinance and, therefore, the structure is allowed to maintain the non-conforming dimensional standards including yard dimensions and building setbacks. Should the County conclude, in the alternative, that variances to these standards are necessary, this application makes such a request.

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

**Response:** No accessory structures that exceed the 35 height limit are proposed; this criterion does not apply.

### 6.3 - MCC 38.2085: OFF-STREET PARKING AND LOADING

Off-street parking & loading shall be provided as required by MCC 38.4100 - 38.4215.

**Response:** Off-street parking and loading has been provided for the proposed use. Please refer to the responses specific to section MCC 38.4100 - 38.4215 found later in this narrative.

### MCC 38.2460: Dimensional Requirements

- (A) The minimum lot size for a single family dwelling shall be one acre.

**Response:** The parcel upon which the existing building is located is one acre.

## 7.0 SPECIAL USES – APPROVAL CRITERIA AND SUBMITTAL REQUIREMENTS CRITERIA

### 7.1 - MCC 38.7300: REVIEW AND CONDITIONAL USES

- (B) Forestry

- (1) The owners of land designated GGF or GGA within 500' 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

**Response:** The owners of adjacent lands were notified on November 15, 2018, which was sent 25 days prior to the initial hearing.

- (2) The use will not interfere seriously with accepted forest or agricultural practices on nearby lands devoted to resource use
- (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 of nearby lands, and

**Response:** Ariel photos from 2017 indicate that the surrounding properties zoned GSF are not actively being managed for forest practices. Rather, the predominant surrounding land use pattern is single-family residential. The surrounding GSA-zoned properties are a mixture of single-family residential and agricultural fields. The Operation Plan (Exhibit B) will ensure that the special uses will not interfere with accepted forest or agricultural practices. The maximum number of overnight guests will be 10; the same number as historically existed on the site. A maximum of 20 day-use retreat attendees with visits lasting at least half-a-day between the hours 9:00 AM to 6:00 pm is far less intensity than historically existed. The View Point Inn operated for its first 50 years or longer as a more intensive tourist destination compared to what is proposed. As the rehabilitation of an existing historic building on a previously developed



site, the proposed development will not create any loss or interference with forest or agricultural land.

The proposed residential dwelling above the garage will be entirely consistent with the surrounding single-family residential uses.

- (4) The use will not significantly increase fire hazard, fire suppression costs or risk to fire suppression personnel and will comply with MCC 38.0085.

**Response:** The existing building does not have a sprinkler system installed and the proposed development will add an automatic sprinkler system throughout the existing building and to reduce fire hazard and suppression costs while improving safety. In addition, all exterior planting areas will have an automatic irrigation system that will also help to reduce fire hazard.

(C) Residential

- (1) The proposed use would be compatible with the surrounding area. Review of compatibility shall include impacts associated with the visual character of the area, traffic generation, effects of noise, dust and odors.

**Response:** The proposed dwelling will be located on a new second floor of the garage that will be largely invisible from the surrounding area because it is tucked behind the existing View Point Inn structure to the north. As pointed out above, the character of this area is defined by single-family residential uses and as a result, adding such a dwelling to this property furthers the neighborhood compatibility. The additional traffic generation from this proposed dwelling will be *de minimis*. No noise, dust, or odor impacts are anticipated to occur to a greater degree than any other residential use.

- (2) The proposed use will not require public services other than those existing or approved for the area.

**Response:** When improved, the existing View Point Inn will be served by septic scaled to serve the additional dwelling use as well as the other proposed uses. The subject properties currently have a domestic water source provided by the Corbett Water District, which has capacity to serve the proposed dwelling.

- (3) If the subject parcel is located within 500 feet of lands designated GGA or GGF, new buildings associated with the proposed use shall comply with MCC 38.0060.

**Response:** The proposed dwelling will be located within an addition to an existing building rather than a "new building" and therefore, this criterion does not apply. If this provision does apply, MC 38.0060 establishes new building setbacks from GSA zoned land determined by the farm activity occurring within the nearby GSA zone that varies depending on the type of buffer proposed. The GSA property to the south is used for livestock grazing (as verified with the property owner), requiring a maximum setback of 100'. The proposed dwelling will be set back 134' from the south improved edge Larch Mountain Road and is buffered nearly entirely by the existing historic building. The garage elevation is approximately 4' lower than the road elevation providing a berm and the southern property line will be entirely landscaped (as necessary to subordinate the parking views) to create a continuous vegetative screen from the GSA zoned properties as well. If MC 38.0060 applies, it is satisfied.

- (4) If the subject parcel is located within 500 feet of lands designated GGF, new buildings associated with the proposed use shall comply with MCC 38.7305.

**Response:** See consolidated response below.

(D) Commercial

- (1) The proposal is limited to 5,000 square feet of floor area per building or use; and

**Response:** MCC 38.7380 allows special uses in historic buildings that is more specific and takes precedence over a more general criterion limiting the commercial use of a building. Therefore, this limitation does not apply. To the extent that it could apply, it is satisfied because the only additional finished commercial square footage added as part of this proposal is 2,847 square feet and satisfies this standard. This 2,847 square feet is comprised of the crawlspace area that becomes finished basement (1858 sf), the new basement under the garage (690 sf), and the cistern that is being used for mechanical equipment (299 sf).

**MCC 38.7305: Fire Protection in Forest Zones**

- (A) All buildings shall be surrounded by a maintained fuel break of 50'. Hazardous fuels shall be removed with the fuel break area. Irrigated or fire resistant vegetation may be planted within the fuel break. This could include green lawns and low shrubs. Trees should be spaced greater than 15' between the crowns and pruned to remove dead and low branches.

**Response:** The proposed development is located within the GGF-40 zone, which is for parcels that are 40 acres in size; but the subject property is only about one acre in size and the existing historic building is less than 50 feet from multiple property lines. Therefore, removal of all trees on this property would not achieve a 50-foot break. Expanding the existing View Point Inn structure to include a dwelling above the garage does not reduce the limited area available to serve as a fuel break in any respect, rather it maintains the existing area to the maximum extent possible. Therefore, to establish a fuel break within the confines of this limited property, all planting areas shall be irrigated with a permanent automatic irrigation system as indicated in the Planting Notes on sheet L2.01 (Exhibit D), and the building, including the new dwelling, shall include an automatic fire sprinkler system.

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

**Response:** Standpipes shall be installed as required. Refer to drawing sheet C2.0 for additional information (Exhibit D).

- (D) Access drives shall be constructed to a minimum of 12' in width and not exceed a grade of 12%. Turnouts shall be provided at a minimum of every 500'. Access drives shall be maintained to a level that is passable to fire equipment.

**Response:** All access drives are at least 12' wide and less than 12% grade and the subject property does not exceed 500' in any direction. Refer to drawings C1.0, C2.0 and A0.1 for additional information (Exhibit D).

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

**Response:** The applicant will provide access to the Planner Director to conduct a review of the development after one year.

(F) Telephone and power supply systems shall be underground wherever possible.

**Response:** Existing telephone and power supply systems along Larch Mountain Road are overhead and shall remain. Where feasible, new connections will be underground.

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

**Response:** This criterion encourages the use of fire-resistant materials but does not mandate them. The View Point Inn is an existing building on the National Register of Historic Places. The existing roof is sawn cedar shingles and to maintain the historic integrity of the structure, the roof material shall remain cedar shingles. Alternate materials such as fiberglass shingle or tile are not consistent with the Secretary of Interior's Standards for Rehabilitation of Historic Properties, and thus, are not viable options for this property. To accommodate the use of cedar shingles on the roof, an automatic fire sprinkler system will be installed throughout the interior of the building, including the dwelling, to mitigate the overall fire risk.

(H) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than 1 ¼" mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.

**Response:** As noted on the architectural plans and elevation drawings (Exhibit D), mesh metal screens shall be installed at all fireplaces and the chimney is to be equipped with a spark arrestor.

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

**Response:** All structural projections shall be constructed according to Building Code requirements. This requirement shall be addressed as part of the building permit application and review to be completed upon land use approval.

(J) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1 ¼" mesh metal screen that is noncombustible and corrosion resistant.

**Response:** As noted on the architectural elevation drawings (Exhibit D), any ventilation openings shall be screened per this requirement.

#### **MCC 38.7315: Siting of Dwellings on Forest Land**

(A) The dwelling and structures shall be sited on the parcel so that they will have the least impact on nearby or adjoining forest operations. Dwellings shall be set back at least 200 feet



from adjacent properties unless locating the proposed development closer to existing development on adjacent lands would minimize impacts on nearby or adjacent forest operations;

**Response:** The single-family dwelling will be located within the existing building, specifically within the attached garage. By locating the dwelling within the existing building footprint, the proposal will not impact the supply of forestlands. Although all of the surrounding property north of Larch Mountain Road is zoned for forest uses, there are no nearby or adjoining forest operations and therefore, the County can find no impacts on nearby or adjacent forest operations will result from this dwelling location.

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

**Response:** No forest land will be used to site the dwelling as the parcel has no forest and is not used for forest production.

(C) Dwellings shall be located to minimize the risks associated with fire. Dwellings should be located on gentle slopes and in any case not on slopes which exceed 40 percent. Narrow canyons and draws should be avoided. Dwellings should be located to minimize the difficulty in gaining access to the structure in the case of fire. Dwellings should be located to make the access roads as short and flat as possible.

**Response:** The single-family dwelling will be located within the existing building, specifically within the attached garage. An automatic fire sprinkler system will be installed throughout the interior of the building to help mitigate the overall fire risk. The existing building is not located on a slope and access roads already exist. In case of fire, it is easily accessed from NE Columbia, off of East Larch Mountain Road.

#### 7.4 - MCC 38.7380: Special Uses in Historic Buildings

(A) Definitions

- (1) For the purpose of this section, the term "historic buildings" refers to buildings either on or eligible for the National Register of Historic Places.
- (2) For the purposes of this section, the "subject property" refers to the parcel or group of parcels in common ownership that have been historically used in conjunction with an historic building.

**Response:** The View Point Inn building has been on the National Register of Historic Places since 1985. A copy of the nomination form has been included with this application. The property located at 40301 E. Larch Mountain Road, Tax Lot 1600 and the adjacent Tax Lot 1500 are under the same ownership and have been historically used in conjunction with the existing historic building.

(C) The following uses may be allowed as established in each zone on a property with a building either on or eligible for the National Register of Historic Places and that was 50 years old or

older as of January 1, 2006 subject to compliance with the standards of MCC 38.7000-38.7085, MCC 38.7300 and parts (D), (E), (F) and (G) of this section.

- (1) Establishment selling food and/or beverages, limited to historic buildings that originally had kitchen facilities. The seating capacity of such an establishment shall be limited to the building, as the building existed as of January 1, 2006, including any decks, terraces or patios also existing as of that date. Banquets, private parties and other special events that take place entirely within an approved establishment selling food and/or beverages shall be considered a part of the approved use.

**Response:** The National Register nomination documents that the historic building operated as a roadhouse inn and restaurant, including a kitchen, since its construction. Upwards of 175 guests per day were accommodated prior to 1962 and in 2006, the owner obtained land use approval to host 125 guests per day. The applicant is proposing a comparatively modest scale use with a maximum of 10 overnight guests and a maximum of 20 day guests having access to the restaurant daily.

- (2) Overnight accommodations. The room capacity of such accommodations shall be limited to the total number of lawfully existing rooms in the historic building as of January 1, 2006.

**Response:** The View Point Inn was originally constructed in 1924 and has been on the National Register of Historic Places since 1985. The proposed Conditional Use for the property includes overnight accommodations. The historic inn featured five guest rooms for overnight accommodations and the proposed development maintains that same capacity.

- (3) Commercial events in the building or on the subject property, incidental and subordinate to the primary use of the property.

**Response:** A maximum of 12 educational community lectures, a maximum of eight special menu dinners, and one annual holiday party are planned throughout the year to establish a greater connection with the local community. Each event will be limited to no more than 40 people, except the holiday party, which will have up to 80 people. These are incidental and subordinate to the primary use of the property. Please refer to the Operational Plan (Exhibit B) that has been included with this application for additional information.

- (6) A conference and/or retreat facility within a historic building, as the building existed as of January 1, 2006.

**Response:** The primary inn and restaurant uses will be supported by a wellness retreat center which is another special use permitted within a historic structure. There is no code definition for "retreat facility." The common definition of "retreat" is "an act or process of withdrawing especially from what is difficult, dangerous, or disagreeable." The common definition of "facility" is "something that is built, installed, or established to serve a particular purpose." Therefore, the definition of a retreat facility would be "something that is built, installed, or established to serve in the act or process of withdrawing especially from what is difficult."

Overnight and day use guests will come to the inn with the express purpose of withdrawing from the day-to-day complications of life and partaking in an intentional focus on self and well-being

supported through the Wellness Retreat Center. Rest and restorative activities available will include spa treatments such as massages and acupuncture, health monitoring, hiking excursions, educational talks on healthy living, and eating healthy meals in the restaurant. The sole purpose for this retreat will be for individuals to regroup and find refreshment and wellness.

As detailed in the Operational Plan (Exhibit B), overnight guests will be required to register for a minimum one-week stay. Day visitors will be able to visit the retreat center by appointment only. No drop-ins will be allowed. Day visitors will partake in multiple retreat activities, including restaurant meals, and will not be booking individual appointments for massage, acupuncture, etc. The hours of operation for all day use appointments will be between 9 AM and 6 PM.

The retreat facilities will largely be housed in the basement, with some additional space on the ground floor of the main building, the attached garage, and within the accessory shed building. The existing building features a partial basement and a crawlspace area that is contained within the boundaries of the exterior walls and sheltered by the same roof that protects the first and second floor. This condition is original to the building and it existed on January 1, 2006. The applicant is proposing to excavate the crawlspace and the area underneath the garage in order to expand the existing basement to the full extent of the building footprint. This will include an adjacent cistern, which was part of the building's original utility systems, providing stored water to the historic inn. The cistern is 12 feet wide, 25 feet long, and 10 feet deep with six-inch-thick concrete walls. It is adjacent to the basement on the north side.

MCC 38.7380(C)(6) limits the location of a retreat use to "within a historic building, as the building existed as of January 1, 2006." The term "historic building" carries a special meaning under the special uses in historic buildings section. It refers to "buildings on the National Register or eligible for the National Register." Buildings are placed on the National Register or are eligible for the same because they have special historic significance. It is this significance, whether in the form of a building, burial site or other resource that becomes the building for purposes of protection under the special use authorization. The significance, in this case, is an architectural landmark that will be painstakingly restored to exactly the same building footprint, the same height, the same impact on key viewing areas, everything that made this building significant in the first instance.

A review of the legislative history supports this interpretation. The intent was to allow commercial uses in historic buildings to make feasible the substantial costs associated with restoration and that a building's footprint was intended to be the limitation to restrict the scale of new commercial uses, rather than other measures such as square footage. The legislative history fleshes out this "existing building" limitation as follows:

- Rec. 13 and 16 discuss limiting new commercial uses to the existing building ensures that the commercial activities occurred indoors. By locating the retreat use in the finished basement, the applicant's proposal ensures the new commercial uses will remain indoors.
- Comment from Senior Planner Brian Litt in Rec 31 discusses how this limitation will restrict commercial activities to occur "within the existing building footprint." With respect to the applicant's proposal, the finished basement area will not alter the existing building footprint. The Cambridge Dictionary defines footprint as: "the shape on the ground that is covered by something such as a building." This implies an outer edge or physical limit to the shape rather than to a particular square footage. If the

intent of the Management Plan was to limit special uses to the square footage that existed within a building as of January 1, 2006, it would have said as much.

- Early draft proposals reference this limitation as: "A conference and/or retreat facility within a historic building, as it existing as of January 1, 2006. During the adoption process, the "it" was replaced with the term "building." This reinforces that the commercial use limitation is determined by the term "building," as it is defined in MCC 38.005, to include an area of a "building sheltered by a roof" that would, by definition, include an unfinished basement providing crawlspace and building footings. At the View Point Inn, the basement and crawlspace are sheltered by the roof and therefore, the proposed finished basement area is part of the building as it existed in 2006. Rec 42. See MC 38.005 and Scenic Area Plan Glossary.
- Nothing in the legislative record suggests that this limitation ("the historic building, as the building existed as of January 1, 2006") would serve to restrict interior modifications or improvements necessary to accommodate the new uses as long as those new uses were indoors and contained within the existing building footprint. If there is no limit to interior modifications, then there is no basis to restrict finishing unimproved building space.

The existing building footprint will not change as a result of the excavation of the crawlspace to create a full basement and the utilization of the existing cistern (which was a utility-related use) for mechanical equipment (another utility-related use). Furthermore all of the retreat-related uses will occur indoors—that is, they will be limited to be within the perimeter walls of the building under the roof as it existed in 2006, plus the existing cistern. Therefore, the proposed retreat use will be located within the building, as it existed on January 1, 2006.

(10) Parking areas on the subject property to support any of the above uses.

**Response:** The vacant adjacent property on the opposite side of NE Columbia Avenue will accommodate needed parking for the proposed uses.

(D) Uses allowed by parts (C)(3) of this section shall include all information required for the "Operational Plan for Commercial Events as specified in MCC 38.7380(F)(1)(b)(iv).

**Response:** Please refer to the Operational Plan that has been included with this application (Exhibit B).

(F) The following criteria apply to all proposed Special Uses in Historic Buildings in addition to the Site Review Criteria of MCC 38.700-38.7085.

(1) Cultural Resources

- (a) All applications for uses listed in MCC 38.7380 (C) shall include a historic survey and evaluation of eligibility for the National Register of Historic Places...The evaluation of eligibility shall not be required for buildings previously determined to be eligible. For such properties, documentation of a prior eligibility determination shall be included in the application.

**Response:** The View Point Inn building has been on the National Register of Historic Places since 1985. A copy of the nomination form has been included with this application. An Oregon SHPO

Clearance Form prepared by Jessica Engeman was submitted to the SHPO and the Forest Service for their review. These agencies subsequently determined the project did not cause any adverse effects to the View Point Inn. Along with the Operational Plan (Exhibit B), Protection and Enhancement Plan (Exhibit C), and Material Samples (Exhibit E) documenting the interior and exterior materials that will be used as part of this project, these documents satisfy the requirements for documentation for a Historic Survey. This is due to the fact that the documents include historic photographs, maps, and other research document the historic characteristics of the location, form, style, integrity, and physical condition of historic buildings and structures.

- (b) Applications for Special Uses in Historic Buildings shall include a "Protection and Enhancement Plan" which shall include the following:
- (i) A description of how the proposed use will significantly contribute to the protection and enhancement of the historic resource, including specific actions that will be taken towards restoration, protection and enhancement, and adequate maintenance of the historic resource, and a proposed schedule for completion of such actions.
  - (ii) A statement addressing consistency of the proposed use with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and the Secretary of the Interior's Standards for Preservation of Historic Properties.
  - (iii) Detailed architectural drawings and building plans that clearly illustrate all proposed exterior alterations to the building associated with the proposed use. Any exterior additions to the building or outdoor components of the proposed use (e.g. parking areas, site for temporary structures, interpretive displays) shall be shown on the site plan.
  - (iv) Any proposal for commercial events at a historic property shall include an Operation Plan for Commercial Events, to be incorporated into the "Protection and Enhancement Plan". The Operational Plan shall include sufficient information to demonstrate how the commercial events will remain incidental and subordinate to the primary use of the property, and shall, at minimum, address:
    - Number of events to be held annually.
    - Maximum size of events, including number of guests and vehicles at proposed parking area.
    - Provision for temporary structures, including location and type of structures anticipated.
    - How the proposed commercial events will contribute to protection and enhancement of the historic resource.

**Response:** Please refer to the revised "Operational Plan" (Exhibit B) and revised "Protection and Enhancement Plan" (Exhibit C) that have been included with this application.

## (2) Scenic Resources

- (a) New parking areas associated with the proposed use shall be located on the subject property as it existed as of January 1, 2006. Such parking areas may be developed using paving blocks, gravel, or other pervious surfaces; asphalt, concrete and other impervious materials are prohibited.



- (b) Parking areas associated with the proposed use shall be visually subordinate from Key Viewing Areas, and shall to the maximum extent practicable, use existing topography and existing vegetation to achieve visual subordination.
- (c) Temporary structures associated with a commercial event (e.g. tents, canopies, portable restrooms) shall be placed on the subject property no sooner than two days before the event and removed within two days after the event. Alternatively, temporary structures may remain in place for up to 90 days in one calendar year if the County determines that they will be visually subordinate from Key Viewing Areas.

**Response:** The existing gravel parking area on the subject property is to be reused for the proposed use, with a revised layout per the attached drawings (Exhibit D) and previous comments within this narrative. The location of the parking area to the east of the existing building makes it visually subordinate from any Key Viewing Areas to the west, including the Women's Forum. The parking lot will be screened with landscaping on the east and south sides so it will be visually subordinate from the Larch Mountain and Larch Mountain Road Key Viewing Areas. Should temporary structures be used for any event, the guidelines established in this code shall be followed.

(3) Recreation Resources

The proposed use shall not detract from the use and enjoyment of existing recreation resources on nearby lands.

**Response:** The proposed use will not detract from the use and enjoyment of any recreation resources nearby. In contrast, rehabilitation of the existing building that is currently in disrepair will visually enhance the visual experience as seen from any nearby areas.

(4) Agricultural and Forest Lands

- (a) The proposed use shall be compatible with and will not interfere with accepted forest or agricultural practices on nearby lands devoted to such areas.
- (b) The proposed use will be sited to minimize the loss of land suitable for production of crops, livestock or forest products.
- (c) A declaration has been signed by the landowner and recorded into the county deeds and records specifying that the owners, successors, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted agriculture or forest practices on nearby lands.

**Response:** No active forest practices were identified on surrounding lands. The proposed inn, restaurant and retreat uses are a continuation of uses that have previously existed on the subject property, and have thus been compatible with nearby agricultural practices. Since the proposed use is sited at an existing building on the National Register of Historic Places, there will be no loss of land suitable for production of crops, livestock or forest product. As a previously approved use on the subject property, a declaration should already have been recorded into the county deeds. If no declaration currently exists, the owner shall sign one and have it recorded as necessary.

As for the residential dwelling, it will be located on the same existing building footprint eliminating any loss of forest or farm land. Locating the dwelling (a non-farm and non-forest use) within the cluster of pre-existing non-farm/non-forest uses will have the effect of merging any potential impacts, which as pointed out above, are significantly less intense than the historic

roadhouse inn and restaurant use. A declaration will be signed memorializing the rights of neighbors to continue to farm.

(G) The following standards address health, safety, and potential impacts to surrounding properties and apply to all proposed Special Uses in Historic Buildings.

- (1) Outdoor uses shall be limited to the hours of 7:00 am to 7:00 pm or sunset, whichever is later, except that in between Memorial Day and Labor Day afternoon activities may extend as late as 10 pm.

**Response:** These limitations shall be observed.

- (2) The use of outdoor amplification in conjunction with a use authorized under this section is prohibited.

**Response:** No outdoor amplification shall be used.

- (3) Parking shall be provided in accordance with the Minimum Required Off-Street Parking Spaces in MCC 38.4205. Existing off street parking and loading areas on a historic property shall be allowed to be used in their current configuration. New parking areas or expansions to existing parking areas shall meet the design and improvement standards of MCC 38.4100-38.4215 with the following exceptions.

MCC 38.4130(B) and (C) shall not apply to Special Uses in Historic Buildings. All required parking associated with the use shall be provided on the subject property.

Additionally, the surfacing requirements of MCC 38.4180(A) shall not apply. Instead, the surfacing requirements of MCC 38.7380(F)(2)(a) shall be employed.

**Response:** The existing off-street parking area is to be re-used, with modifications to the layout as indicated in the attached drawings (Exhibit D) and previous comments within this narrative. The revised layout does not expand the existing parking count or area, and the parking area shall be surfaced with gravel. Please refer to responses given to MCC 38.4100-38.4215 found earlier in this narrative, and drawing sheets C1.0, L1.01 and A0.1 for additional information (Exhibit D).

- (4) Business identification or facility entry signs located on the premises may be allowed subject to the provisions of MCC 38.0080.

**Response:** Should any signs be necessary, the provisions of MCC 38.0080 shall be followed.

- (5) The proposed use shall be compatible with the surrounding area.
- (6) The proposed use shall not create hazardous conditions.

**Response:** As an existing building that was originally constructed in 1924 and is on the National Register of Historic Places, the proposed use is compatible with the surrounding area. Use of the property as an inn and retreat center has traditionally existed on the site and shall not create any hazardous conditions.



In the previous staff report, staff noted that hazardous conditions could include traffic conflicts, sewage disposal issues, and potential fire danger. The applicant has commissioned a Site Distance Analysis, which is currently in progress. While not ready for submittal at this time, staff can resolve this with a condition. The applicant also provided a Septic Review from DEQ, who finds the sewage disposal system as designed to be suitable for the proposed use. The Corbett Rural Fire District #14's fire review found that the proposed development complies with the fire apparatus access standards and that the minimum fire flow and flow duration is available.

Regarding parking dimension and circulation, the applicant has provided an alternative parking study (Exhibit I) that explains that the reduced size of the parking spaces and aisle widths will be sufficient to safely allow the passage of vehicles. In fact, the proposed reduced parking space size and aisle width is quite common in nearby urban areas where the intensity of vehicle use of off-street lots would be far greater than at this special use where attendance is regularly limited to hotel guests who stay for a week and day-use guests who will stay for at least half day. Therefore, the proposed use will not create hazardous conditions in the parking lot.

- (7) The proposed use shall not require public services other than those existing or approved in the area.

**Response:** The proposed use does not require any public services other than those existing or approved in the area.

- (8) If private services will be used, the applicant shall demonstrate the private service is or can be made adequate to serve the use.

**Response:** If private services are determined to be necessary for this project, appropriate documentation shall be provided.

## 8.0 NATIONAL SCENIC AREA SITE REVIEW APPROVAL CRITERIA

### MCC 38.7035 GMA SCENIC REVIEW CRITERIA

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

- (A) All Review Uses and Conditional Uses:
- (1) New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.
  - (2) New buildings shall be compatible with the general scale (height, dimensions and visible mass) of similar buildings that exist nearby (within ¼ mile). Expansion of existing development shall comply with this guideline to the maximum extent practicable.
  - (3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.
  - (4) Property owners shall be responsible for the proper maintenance and survival of any required vegetation.
  - (5) For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan.

**Response:** As the View Point Inn is an existing as opposed to a "new building," subsections (A)(1) and (2) do not apply. To the extent that they could apply to the proposed rehabilitation of the buildings, basement expansion, and dwelling addition, they will not affect the existing topography in any respect.

Please refer to drawing sheet C1.0 (Exhibit D), along with the HDP forms (Exhibits F & G) for additional information regarding the approach to grading.

The November 2018 County staff report contains a survey of commercial use buildings within the Gorge Rural Center zoning district as providing a compatible scale determination. The visible mass of the comparison sample, after removing the non-visible basement is between 4,105 – 7,454 square feet. The proposed View Point Inn building will include 6,452 of above-grade, visible square feet providing a comparable visual mass. Therefore, these standards are satisfied.

No new vehicular access points to Scenic Travel Corridors are required for the proposed development. Please refer to the L-series of drawings (Exhibit D) for additional information regarding the landscape elements of the project.

(B) All Review Uses & Conditional Uses topographically visible from Key Viewing Areas:

- (1) Each development shall be visually subordinate to its setting as seen from Key Viewing Areas.
- (2) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its potential visual impacts as seen from Key Viewing Areas.
- (3) Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.

**Response:** The View Point Inn is on the National Register of Historic Places and also includes a wooden shed that that National Register nomination indicates may be original. The National Register nomination preparer notes the dimensions of the shed as 10 x 20 feet. The recent site survey indicates the shed is actually 12'-4" x 28'- 6". There is no indication from physical or photographic evidence that the shed has increased in size since the historic period. Given that the dimensions for the Inn are also incorrect in the nomination, this document should not be relied upon to determine the exact size of the shed. The shed can be seen in aerial photographs as early as 1935 in the same location that it exists today. Scaling the roof of the shed in the 1935 aerial and factoring the roof eaves confirms that the footprint of the shed is consistent with the existing dimensions. Copies of these aerial photos are included with this application (Exhibit E).

Largely damaged by a falling tree, the applicant proposes to reconstruct the same-sized shed in the same location. Per section MCC 38.7035(B)(14), *Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordination requirements for lands seen from Key Viewing Areas.* In such, the proposed reconstruction project is exempt from the visual subordination requirements of MCC 38.7035(B)(1-3) listed above.

The residential dwelling will be located as a new second story within the attached garage. As it is a Review Use that is not part of the Special Uses authorized on the site, it must be visually subordinate.

Presently, the garage has a peaked roof with gables facing east and west (opposite of the main building, which has gables facing north and south). The existing gable end wall is visible from the Women's Forum. The applicant proposes to rebuild the roof with the gable orientation matching the main building and adding dormers on both the east and west sides. Although taller than the existing garage roof, the new roof will remain below the roofline for the existing View Point Inn building. This lower roof line and its location (tucked behind the existing building when viewed from the south), will serve to make it visually subordinate when viewed from the KVAs to the south including Larch Mountain and Larch Mountain Road. The only KVA where this addition will be visible is from the Women's Forum State Park. See Exhibit E. However, turning the gable so that the end walls face north-south will make it less visible than it is currently. The siding material will also be a natural wood shingle (earth tone).

Due to its visibility from the Women's Forum, the applicant will agree to maintain the existing tree density to the north and west. There are many established trees on the bluff that obscure views of the lower portion of the inn and garage. Over time, the trees will continue to grow, which will lessen the visual impacts of the expanded building. In addition, the applicant will agree to plant six deciduous and/or coniferous trees to replace the removal of two existing trees being removed in this area. These trees will be planted towards the northern and western property lines to provide screening from the Women's Forum State Park to the View Point Inn building addition. The trees planted shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction and shall be installed as soon as practicable prior to project completion.

The parking area is on the east side of the inn and is screened by existing vegetation and the historic building to the north and west. As such, the parking lot is not visible from the Gorge or the Women's Forum. The parking lot would be topographically visible from Larch Mountain (7.9 miles away) if the mountain lost all of its trees. The applicant is adding landscape screening to the eastern edge of the parking lot to protect this view. Likewise, to screen the view from Larch Mountain Road, a landscape buffer is proposed for the southern edge of the parking lot.

- (4) In addition to site plan requirements in MCC 38.0045 (A) applications for all buildings visible from key viewing areas shall include a description of the proposed building's height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used, number, size, locations of plantings, and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).

**Response:** Refer to the attached drawings and material sheets regarding the above listed elements of the proposed building and site (Exhibits D & E).

- (6) New development shall be sited on portions of the subject property which minimize visibility from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable.
- (7) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas.
- (8) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035 (C).

- (9) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from key viewing areas.

**Response:** For items (6-9) above, no "new development" is proposed. Rather, the proposed development relies on the existing building footprint to locate all uses. As explained in greater detail above, the garage addition relies on existing topography and vegetation while minimizing cut and fill to the greatest extent practicable. Refer to the Civil and Landscape drawings (Exhibit D), and associated Hillside Development Forms for additional information regarding grading and vegetation (Exhibits F & G). The added building massing at the garage mimics the historic structure to the maximum extent practicable. The parking lot driveway is minimally visible from the Larch Mountain Road KVA, as there is landscaping planted along the southern edge of the property that is only broken where NE Columbia meets Larch Mountain Road and restoring the existing building will not visibly alter the topography from key viewing areas.

To maintain visual subordination as necessary throughout the site, the proposal replaces any trees that are being removed as follows: Several evergreen trees along East Larch Mountain Road are proposed to be removed due to their deteriorating health and are to be replaced with a healthier, evergreen alternative. Three Norway Maples in the parking lot are proposed to be removed as they conflict with the parking lot requirements for the site. A large, evergreen screen of native shrubs is proposed on the south and east side of the parking lot to provide additional screening of the parking lot. A fourth Norway Maple is proposed to be removed adjacent to the east end of the accessory structure as it is planted too close to the structure. Two Alders are proposed to be removed as they are planted on top of the existing septic field and could conflict with the functionality of the septic system. In addition to the preservation of two existing Doug Fir trees and a mix of evergreen and deciduous trees on the north edge of the site, a red mulberry tree and a series of Fargesia bamboo are proposed adjacent to the accessory structure and along the north property line to help further screen the structure from neighboring properties.

- (10) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features.

**Response:** The View Point Inn, including the wooden shed, is on the National Register of Historic Places, and per section MCC 38.7035 (B)(14) is exempt from this requirement. The proposed rehabilitation follows the Secretary of Interior's Standards for Rehabilitation of Historic Properties.

Like the historic building, the single-family residence located in the existing garage will be constructed with exterior materials that are non-reflective or low-reflective in nature. The exterior consists of a wood cedar shake roof, painted wood cedar shingle siding, and dark wood trim throughout. The windows will have a reflectivity rating of 11-13% or less. Please refer to the attached elevations, renderings and material sheets for additional information (Exhibits D & E).

- (11) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.



**Response:** Exterior lighting throughout the project will be minimal. Most lighting will be low-level bollards for pathway lighting that will be screened from Key Viewing Areas. Building lighting will be directed downward and shielded with non-reflective materials. Refer to attached lighting image sheets for additional information about proposed lighting fixtures (Exhibit E).

- (12) Unless expressly exempted by other provisions of 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.

**Response:** The View Point Inn is on the National Register of Historic Places, and per section MCC 38.7035 (B)(14) is exempt from this requirement. The proposed rehabilitation follows the Secretary of Interior's Standards for Rehabilitation of Historic Properties. Please refer to the attached elevations, renderings and material sheets for additional information (Exhibits D & E). The dwelling will be sided with a natural wood shingle to meet the earth-tone requirement.

- (13) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors found at the specific site or in the surrounding landscape.

**Response:** Even though the single-family residence is located in the existing garage as a new second level and it is smaller in total square area than the existing building, the siding color will not be painted white as the existing building is. An unpainted, natural wood shingle will be used to meet the earth-tone requirements.

- (14) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordination requirements for lands seen from Key Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures.

**Response:** The View Point Inn, including the accessory shed building, was placed on the National Register of Historic Places in 1985 and is therefore exempt from these visual subordination requirements. A copy of the historic nomination has been included with this application. The rehabilitation shall be consistent with National Park Service regulations for historic structures. Refer to the drawings (Exhibit D), images (Exhibit E and the Protection & Enhancement Plan (Exhibit C) that are included with this application.

- (15) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. Variances may be granted if application of this standard would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use, and may be applied only after all reasonable efforts to modify the design, building height, and site to comply with the standard have been made.

**Response:** The single-family residence in the second story of the garage will remain below the skyline of the cliff ridge.

- (16) An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Area, may itself protrude above the skyline if:
- (a) The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and
  - (b) There is no practical alternative means of altering the building without increasing the protrusion.

**Response:** The View Point Inn building and accessory building do not protrude above the skyline of the bluff, cliff, or ridge. The proposed alteration to the garage does protrude above the tree line, but is below the skyline of the ridge.

- (17) The following standards shall apply to new landscaping used to screen development from key viewing areas:
- (a) New landscaping shall be required only when there is no other means to make the development visually subordinate from key viewing areas. Development shall be sited to avoid the need for new landscaping wherever possible.
  - (b) If new landscaping is required, it shall be used to supplement other techniques for achieving visual subordination.
  - (c) Vegetation planted for screening purposes shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction.
  - (d) Landscaping shall be installed as soon as practicable, and prior to project completion.

**Response:** The proposed landscaping is intended to fit with the historic nature of the property. The western lawn area that has traditionally been a feature of the property shall remain. The landscaping is an integral part of the project and shall be installed prior to project completion. Please see above comments regarding tree removal and replacement throughout the site and refer to the Planting Plan shown on drawing sheet L2.01 for additional information (Exhibit D).

- (18) Conditions regarding new landscaping or retention of existing vegetation for new developments on land designated GMA Forest shall meet both scenic guidelines and the fuel break requirements of MCC 38.7305(A).

**Response:** Please refer to the L-series of Landscape drawings (Exhibit D), other responses to scenic guidelines within this narrative and the response to MCC 38.7305(A) found later in this narrative.

- (23) Except for water-dependent development and water-related recreation development, development shall be set back 100 feet from the ordinary high-water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam.

**Response:** The subject property is located more than 100' back from the ordinary high-water mark of the Columbia River below Bonneville Dam.

- (24) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent.

**Response:** The proposed project does not include new buildings. Slopes within the area of development on the property, including the existing building and landscaping areas, do not exceed 30%. Refer to the grading plan, drawing sheet C1.0 for additional information (Exhibit D).

(25) All proposed structural development involving more than 100 cubic yards of grading on sites visible from Key Viewing Areas shall include submittal of a grading plan.

**Response:** A grading plan has been included with this application. Please refer to drawing sheet C1.0 (Exhibit D).

(C) All Review Uses & Conditional Uses within the following landscape settings, regardless of visibility from KVAs:

(1) Pastoral

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

**Response:** The National Register nomination filed in 1985 mentions the existence of a wooden shed and explains that it is thought to be original. Included with this application are aerial photos taken of the property before 1996 showing the location of the shed and its location and size matches exactly with what is being proposed. The dimensions listed in the nomination are incorrect. The proposed 372 square foot accessory building is not a new building and as a result, this provision does not apply. If it does apply, it is clustered to the extent possible.

b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual subordination for new development and expansion of existing development:

1. Except as necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.
2. Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.
3. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the areas.
4. At least one-quarter of any trees planted for screening shall be coniferous for winter screening.

**Response:** As indicated on the proposed "Tree Removal and Protection Plan" on sheet L0.01 (Exhibit D), the majority of existing tree cover is to remain, with only a minimal amount to be removed as necessary for site development. The open character of the west portion of the historic property has predominantly been retained, as indicated by the open lawn areas shown in the "Planting Plan" on sheet L2.01 (Exhibit D). A select amount of planting is proposed towards the north of the site as screening for the accessory building; please refer to sheet L2.01 (Exhibit D) for additional information regarding species.

(D) All Review Uses and Conditional Uses within scenic travel corridors:



- (2) All new buildings and alterations to existing buildings, except in a GGRC, shall be set back at least 100' from the edge of pavement of the Scenic Travel Corridor roadway. A variance to this setback requirement may be granted pursuant to MCC 38.0065. All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway, to the maximum extent possible.
- (3) Additions to existing buildings or expansion of existing parking lots located within 100' of the edge of pavement of a Scenic Travel Corridor roadway except in a GGRC, shall comply with subsection (2) above to the maximum extent practicable.

**Response:** The project property is within the Columbia River Highway Scenic Travel Corridor. As indicated by the setback line on drawing sheet A0.1 (Exhibit D), the existing building is set back more than 100' from the Columbia River Highways edge of pavement.

## 8.6 - MCC 38.7045: GMA CULTURAL RESOURCE REVIEW CRITERIA

### (C) Cultural Resource Reconnaissance Surveys

- (1) A cultural reconnaissance survey shall be required for all proposed uses, except:
  - (a) The modification, expansion, replacement, or reconstruction of existing buildings and structures
  - (e) Proposed uses that would occur on sites that have been adequately surveyed in the past.

**Response:** The View Point Inn is an existing building that was originally constructed in 1924 and has been on the National Register of Historic Places since 1985. Multiple surveys and plat maps of the property have been found, some dating as far back as 1913. Per exceptions (a) and (e) listed above, a cultural resource reconnaissance survey is not required.

## 9.0 OFF-STREET PARKING AND LOADING

### 9.1 - MCC 38.4105: General Provisions

In the event of the erection of a new building or an addition to an existing building, or any change in the use of an existing building, structure or land which results in an intensified use by customers, occupants, employees or other persons, off-street parking and loading shall be provided according to the requirements of this Section.

**Response:** As explained above, no uses exist on the property. As discussed in greater detail below, the proposed Operational Plan (Exhibit B) identifies the following:

- Overnight guests: 10 overnight guests
- Restaurant and daily visitors for the spa/wellness center: Maximum of 20 guests/day
- Commercial events (8 educational community lectures, maximum of 6 special menu dinners, and an annual Christmas party): Maximum of 80 people including staff and any event contractors for the holiday party and up to 40 people for other commercial events.
- Residential apartment: 2 residents

Therefore, the proposed uses must be reviewed pursuant to MCC 35.4100 et al.

### 9.3 – MCC 38.4130: Location of Parking and Loading Spaces

- (A) Parking spaces required by this section shall be provided on the lot of the use served by such spaces.

**Response:** Existing parking for the View Point Inn is located on the adjacent property to the east. This condition has previously been permitted and approved and will remain in effect with this new proposal. For additional information, see response below to part (B) of this section.

- (B) Exception – The Planning Director may authorize the location of required parking spaces other than on the site of the primary use, upon written finding by the Director that:

- (1) Parking use of the alternate site is permitted by this Ordinance
- (2) The alternate site is within 350' of the use
- (3) There is a safe and convenient route for pedestrians between the parking area and use
- (4) Location of required parking other than on the site of the use will facilitate satisfaction of one or more purposes or standards or requirements of this chapter
- (5) There is assurance in the form of a deed, lease, contract or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.

**Response:** The existing parking area for the View Point Inn is located on the property directly to the east, which is under the same ownership as the main property. Copies of the deeds for both properties have been included with this application. The properties are separated by Columbia Avenue, which is 30 feet wide. Two access points for this parking lot were authorized under permit No. 65292. Location of the parking to the east of the existing building means it is not visible from the Key Viewing Areas located west of the property. If parking were to be located on the main property, it would ultimately be visible from the Women's Forum and would place the parking in conflict with other sections of this code. The proposed landscape plan includes the addition of a stone paver crosswalk to provide a safe and convenient route for pedestrians across Columbia Avenue. Refer to drawings C1.0, L1.01 and A0.1 for additional information (Exhibit D).

- (C) Loading spaces and vehicle maneuvering area shall be located only on or abutting the property served.

**Response:** The required loading space is to be located on the property served. It is shown to the north of the existing attached garage. See drawings C1.0, L1.01 and A0.1 for additional information (Exhibit D).

### 9.8 – MCC 38.4175: Dimensional Standards

- (A) Parking spaces shall meet the following requirements:

- (1) At least 70% of the required off-street parking spaces shall have a minimum width of 9', a minimum length of 18', and a minimum vertical clearance of 6'-6".

- (2) Up to 30% of the required off-street parking spaces may have a minimum width of 8'-6", a minimum length of 16', and a vertical clearance of 6' if such spaces are clearly marked for compact car use.
- (3) For parallel parking, the length of the parking space shall be 23'.
- (4) Space dimensions shall be exclusive of access drives, aisles, ramps or columns.

(B) Aisle width shall be not less than:

- (1) 25' for 90-degree parking
- (2) 20' for less than 90-degree parking
- (3) 12' for parallel parking
- (4) Angle measurements shall be between the center line of the parking space and center line of the aisle.

**Response:** 90-degree parking is proposed for the entire lot. Twenty-foot wide aisles are proposed between the rows of parking and the turning aisle at the end of the center row of spaces. See drawing sheet A0.1 (Exhibit D) for additional information. Again, the applicant requires that the County accept alternative parking standards as authorized by MCC 38.4180 to accommodate this request as the proposed alternative standards have been shown to provide a safe parking environment that does not create hazardous conditions and is compatible with the proposed use. Please refer to the Alternative Parking Study included with the application (Exhibit I).

(C) Loading spaces shall meet the following requirements:

- (1) Minimum width = 12', minimum depth = 25'
- (2) Minimum vertical clearance shall be 13'

**Response:** The proposed loading space is 12' wide by 25' deep. The loading space is not covered and a minimum vertical clearance of 13' shall be maintained to any tree limbs that may overhang the loading space.

## 9.9 - MCC 38.4180 IMPROVEMENTS

(A) Surfacing:

- (1) Unless as otherwise provided in either this section or MCC 38.7380 for Special Uses in Historic Buildings; all areas used for parking, loading or maneuvering of vehicles, including the driveway, shall be surfaced with at least gravel or 2" of blacktop on a 4" crushed rock base or at least 6" of Portland cement, unless a design providing additional load capacity is required by the fire service provider, building official or County Engineer, as applicable.

**Response:** The surfacing for the parking areas shall be gravel.

(B) Curbs and Bumper Rails:

- (1) All areas used for parking, loading and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required landscape strips or yards

or in those cases where no landscaped area is required, by curbs, bumper rails or other permanent barrier against unchanneled motor vehicle access or egress.

- (2) The outer boundary of a parking or loading area shall be provided with a bumper rail or curbing at least 4" in height and at least 3' from the lot line or any required fence.

**Response:** A 4" high concrete curb will mark the outer boundary of the parking area. The curb will be 6" wide, maximum. As indicated on drawing sheet A0.1 (Exhibit D), the interior face of the curb is 3'-6" in from all property lines. Assuming the curb is 6" wide, there will be at least 3' clear from the back of curb to the property line.

- (C) Marking – All areas for parking and maneuvering of vehicles shall be marked in accordance with the approved plan required under MCC 38.4120, and such marking shall be continually maintained.

**Response:** All parking and maneuvering areas shall be marked and maintained. Refer to drawing sheets C1.0, L1.01 and A0.1 for additional information (Exhibit D).

- (D) Drainage – All areas for the parking and maneuvering of vehicles shall be graded and drained to provide for the disposal of all surface water on the lot.

**Response:** All parking and maneuvering areas shall be graded and drained. Refer to drawing sheets C1.0 and C2.0 for proposed grading and drainage information (Exhibit D).

#### 9.10 – MCC 38.4185 LIGHTING

Any artificial lighting which may be provided shall be shielded or deflected so as to not shine into adjoining dwellings or other types of living units, and so as not to create a hazard to the traveling public on any street.

**Response:** Only downward directed light fixtures will be used to avoid shining into adjacent properties or streets. The lighting will be shielded and/or deflected away from adjacent areas. Please refer to the lighting images that have been included in this application.

#### 9.11 – MCC 38.4195 DESIGN STANDARDS: SETBACKS

- (A) Any required yard which abuts upon a street lot line shall not be used for a parking or loading space, vehicle maneuvering area or access drive other than a drive connecting directly to a street.

**Response:** As noted above, the View Point Inn building was built prior to the adoption of a County zoning ordinance and is allowed to maintain the non-conforming dimensional standards reducing and, in some cases, eliminating the yard setbacks. If the non-conforming nature of the structure does not allow the existing building to encroaching into these yard requirements, the applicant has requested a variance. Whether by virtue of its non-conforming status or through variances, reduction of these minimum setback standards will allow for parking to be located as proposed.

#### 9.12 – MCC 38.4205 MINIMUM REQUIRED OFFSTREET PARKING SPACES

(A) Residential Uses

- (1) Single Family Dwelling – Two spaces for each dwelling unit.

(C) Retail, Office & Commercial Use

- (2) Store, and Personal Service Shop - 1 space for each 400 sf of gross floor area
- (4) Restaurant, Coffee Shop, Tavern or Bar – 1 space for each 100sf gross floor area
- (6) Overnight Accommodations – 1 space per guest room or suite plus extra spaces for dining rooms, ballrooms or meeting rooms as required by this section where the capacity of such areas exceeds the capacity of the guest rooms or suites.
- (7) Commercial Events – 1 space for every 3 guests allowed within the maximum event size plus one space for each 2 employees.
- (8) Conference or Retreat Facilities – These shall be treated as combinations of uses such as overnight accommodations, restaurant, auditorium, etc; and the required spaces for each separate use shall be provided.

**Response:** The View Point Inn & Wellness Center combines overnight accommodations with a restaurant, overnight accommodations, retreat facility, and a residential dwelling. Therefore, the required off-street parking calculations are developed as a combination of those uses as follows:

Residential Uses	1 Dwelling Unit	= 2 parking spaces
Overnight Accommodations:	5 Guest Rooms	= 5 parking spaces
Restaurant / Dining Room:	1225sf/100sf	= 12 parking spaces
Spa Facilities (Personal Service):	3195sf/400sf	= 8 parking spaces
<b>Combined Total</b>		<b>= 27 parking spaces</b>

In addition, the Operational Plan (Exhibit B) included with this application indicates a series of Commercial Events by reservation only. The proposed Commercial Events are as follows:

Community Lectures:	<u>40 guests max. (40/3= 13) + 12 employees max. (12/2=6)</u>
	<b>Total Lecture Parking Required = 19 spaces</b>
Seasonal Dinners:	<u>40 guests max. (40/3= 13) + 12 employees max. (12/2=6)</u>
	<b>Total Dinner Parking Required = 19 spaces</b>
Annual Staff Holiday Party:	<u>75 guests maximum - including staff (75/3 = 25)</u>
	<b>Total Lecture Parking Required = 25 spaces</b>

The Wellness Center will not be open during the Community Lectures or Seasonal Dinners and the Restaurant area will be used to serve those events, but the Overnight Accommodations will still be available. Therefore, in addition to the 19 required parking spaces for those events, the five parking spaces dedicated to guest rooms and the two parking spaces dedicated to the dwelling unit will still be required, bringing the total parking count for those events to 26 spaces. The Overnight Accommodations will not be available during the Annual Holiday Party, so those spaces will not be required, but the two dwelling unit spaces will need to remain, bringing the total parking requirement for the Annual Holiday event to 27 spaces, including the dwelling unit.



The proposed parking layout for the project includes a total of 27 parking spaces. Refer to drawing sheets C1.0, L1.01 and A0.1 (Exhibit D) and the Operational Plan (Exhibit B) for additional information.

(G) Alternative Parking Standards

Alternatively, where a mixture of uses is proposed or where the applicant asserts that a different amount or type of parking is appropriate as the required parking, the applicant may submit a parking and loading study. Such a study will include estimates of parking and off-street loading demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. The study will document the source of data used to develop the recommendations for identification of the use's required parking.

**Response:** The proposed parking layout includes 27 total spaces, all of which will have the 6'-6" minimum vertical clearance. Of those, a total of eight spaces (30%) are 8'-6" wide by 16' long. The remaining spaces are 9'-0" wide by 16' long. For spaces along the lot perimeter, the 16' length includes an overhang depth beyond the curb/bumper stop. See drawing sheet A0.1 for additional information (Exhibit D).

MCC 38.4180(G) allows the County to adjust the "type of parking" depending on the specific uses proposed upon the filing of a parking and loading study. The parking and loading study included with this application includes a survey of the parking space dimensions required within the City of Portland as well as those from Wasco County, Clackamas County, and Camas, WA. Urban jurisdiction parking dimensional standards provide an appropriate basis from which to adjust the dimensional standards because the special uses proposed are most likely to attract travelers from urban locales. In other words, where larger-sized parking spaces make sense when accommodated larger-sized farm or forest-supporting trucks, a substantial majority of the visitors to the inn and retreat will be visitors from outside the area who are more likely to elect a smaller, more fuel-efficient vehicle for a road trip.

If relying on urban comparisons is not appropriate, the applicant directs staff to Clackamas County parking dimensional standards that require that parking spaces be a minimum of 8.5 feet wide and 16 feet long and that no more than 25% may exceed this standard. See Clackamas County Zoning and Development Ordinance 1015.02(A). Additionally, Camas, WA, Code of Ordinances, designates that parking spaces shall be a minimum of 9 feet wide and 18 feet long, but allows for one-way drive aisles at 15 feet wide. This represents a rural alternative to the MCC aisle widths from a similar Gorge locale to the View Point Inn location.

## 10.0 HILLSIDE DEVELOPMENT CRITERIA

### MCC 38.5520: Grading & Erosion Control Standards

Approval of development plans on sites subject to a Hillside Development Permit shall be based on findings that the proposal adequately addresses the following standards. Conditions of approval may be imposed to assure the design meets the standards:

(A) Design Standards for Grading & Erosion Control

- (1) Grading Standards – Items (a) through (e)
- (2) Erosion Control Standards – Items (a) through (m)

- (B) Responsibility
- (C) Implementation
- (D) Final Approvals

**Response:** A Hillside Development Permit is part of this Land Use Application. For implementation of the Grading & Erosion Control standards, please refer to drawing sheet C1.0 (Exhibit D) and the associated HDP Form 1, HDP Worksheet, and Geotechnical Report (Exhibits F, G, and H).

## 11.0 VARIANCE CRITERIA

### 11.1 – MCC 38.7600: Variance Approval Criteria

- (A) The Approval Authority may permit and authorize a variance from the dimensional requirements of 38.2060(C), 38.2260(C), 38.2460(C), 38.2860(C), 38.2660(C), 38.3060(C), and 38.3260(C) only when there are practical difficulties in the application of the Chapter. A Major Variance shall be granted only when all of the following criteria are met. A Minor Variance shall meet criteria (3) and (4).

**Response:** As explained above, the County should conclude that the setback requirements for the pre-existing View Point Inn and accessory building does not apply because the View Point Inn and shed structure were built prior to the adoption of a County zoning ordinance and should be allowed to maintain the non-conforming dimensional standards. If they do apply, the applicant requests a variance to dimensional standards for the View Point Inn, accessory structure, the curbing structure surrounding the parking area on the adjacent structure, and the trellis on the west side of the parking lot. The November Staff Report contains a table identifying the extent that the existing and proposed structures will encroach into the setback areas. In all cases, a Major Variance is necessary.

- (1) A circumstance or condition applies to the property or to the intended use that does not apply generally to other property in the same vicinity or district. The circumstance or condition may relate to the size, shape, natural features, and topography of the property or the location or size of physical improvements on the site or the nature of the use compared to surrounding uses.

**Response:** The condition that applies to this property is that it contains existing structures built in 1924 that predate the County's zoning regulations and have been designated on the National Register for protection. The property was developed to accommodate commercial uses and therefore it has been sized and located as necessary to support such uses, including parking. Further, the 40-foot setback requirements are premised on 40-acre minimum lot sizes. The subject View Point property is one acre in size and the parking property is .20 acres. These small lot sizes contribute to the unique property conditions.

- (2) The zoning requirement would restrict the use of the subject property to a greater degree than it restricts other properties in the vicinity or district.

**Response:** As pointed out above, the subject property includes pre-existing structures that must be rehabilitated and reused in their existing footprint in order for commercial uses to be established and the historic features identified by the National Register designation retained. Similarly, compliance with the setbacks with regard to the parking area would effectively limit the use of the property because it would make the adjacent property virtually unusable for the provision of parking.

- (3) The authorization of the variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which the property is located, or adversely affects the appropriate development of adjoining properties.

**Response:** As explained above, the View Point Inn operated as a much more intense roadhouse restaurant and inn over the past 100 years than what is being proposed in this case. No impacts resulting from the location of the structure have been identified. To the extent that the County finds potential for impacts, the limitation in the hours of outdoor uses and the intensity of the retreat uses will limit any potentially detrimental effects to the public welfare and will not be injurious to properties in the vicinity.

- (4) The granting of the variance will not adversely affect the realization of the Management Plan nor will it establish a use which is not listed in the underlying zone.

**Response:** The purpose of the Management Plan is "to protect and provide for the enhancement of the scenic, cultural, recreational, and natural resources of the Columbia Gorge." As a historic resource, the restoration of the existing View Point Inn building would protect and enhance the purposes identified in the Management Plan.

## VIEW POINT INN & WELLNESS CENTER OPERATIONAL PLAN

The View Point Inn and Wellness Center will include the following components of its operation:

- Five guest bedrooms accommodating up to ten guests within the Inn's historic structure.
- Wellness retreat center with a health spa located in the finished basement, garage, first floor of the inn, and restored accessory building.
- Health food restaurant for registered guests located in the Inn's historic great room.
- Limited larger events as described below.

### Overnight Guests

The primary business activity for the View Point Inn and Wellness Center is focused on the five guest bedrooms that were previously operated by the historic Inn. These rooms will continue to be within the historic part of the building, restoring a centerpiece of the Corbett community while creating a healing retreat for guests who want to appreciate the natural beauty of the Columbia River Gorge.

The five queen beds offer space for a maximum of 10 overnight guests who will be required to register for a minimum one-week stay. These guests will participate in the retreat activities described below and eat healthy meals provided by the restaurant. The retreat facilities and restaurant serve to create a holistic retreat experience for the Inn's overnight guests.

### Day Visitors

To efficiently utilize the limited space, reconcile the needs of the entity's business projections, and accommodate the needs of local clients, the View Point Inn and Wellness Center's operational plan incorporates the use of all facilities for day visitors, by appointment only. Day visitor numbers are projected to be 20 external visitors per day who will stay for at least a half day between the hours of 9 AM and 6 PM. No drop-ins will be allowed. Day visitors will partake in multiple retreat activities, including restaurant meals, and will not be booking individual appointments for massage, acupuncture, etc. The restaurant will only be open to clients who have made an appointment for use of the retreat facilities.

### Wellness Retreat Center

To create a holistic approach to wellness for the overnight guests and day-use visitors, the wellness retreat center is an essential component of the facility. Guests will come to the inn with the express purpose of withdrawing from the day-to-day complications of life and partaking in an intentional focus on self and well-being. Wellness and restorative activities will include spa treatments, health assessments, hiking excursions, educational talks on healthy living, and eating healthy meals in the restaurant. The sole purpose for this retreat will be for individuals to regroup, find refreshment, and renewed wellness.



## Staff

Staff and intern numbers are anticipated to be 5-12 employees, depending on the facility's fill rate. Work shifts will range from three to eight hours in length.

Internships and volunteer opportunities will be offered to students and graduates of local universities and institutions to provide for advanced learning within the community.

## Commercial Events

Limited larger events will include:

- 8 educational community lectures (high tea) per year, by reservation only. Maximum attendance of 40 people.
- 4-6 seasonal special menu dinners, by reservation only. Maximum attendance of 40 people.
- 1 annual holiday party for staff and families. Maximum attendance of 75 people (including service staff).

Food will be provided onsite by the restaurant. No temporary structures are proposed or anticipated. No weddings will occur at the View Point Inn.

Overnight accommodations will still be available during the community lectures and seasonal dinners, allowing the primary use of the property to continue throughout these incidental events. The proposed events will provide opportunities beyond the retreat and wellness services for the community to engage with this historic resource. Integrating the View Point Inn with the community will further the protection and enhancement of this historic resource.

## Hours of Operation

The Wellness Center and restaurant will be open to registered day visitors from 9 am to 6 pm, seven days per week.

The commercial events described above will conclude by 10 pm. Except between Memorial Day and Labor Day, any outdoor activities associated with these events will conclude by 7 pm or sunset.

## Parking & Deliveries

The property includes a parking lot that accommodates 27 cars. All overnight guests, day visitors, and residents in the dwelling can be accommodated within the provided parking lot. The commercial event parking will also be accommodated by the provided parking lot. As indicated above, the maximum event will be 75 people, including any service staff for the event. Per MCC 38.4205, commercial events require one space per three guests ( $75/3 = 25$  spaces).

A loading space is located adjacent to the retreat center to service the shipping/receiving needs of the facility. An average of three deliveries and pick-ups are anticipated per week during business hours.



**VIEW POINT INN & WELLNESS CENTER**  
**REVISED PROTECTION AND ENHANCEMENT PLAN**

MCC 38.7380.F(b) - Applications for Special Uses in Historic Buildings shall include a "Protection and Enhancement Plan" which shall include the following:

- (i) A description of how the proposed use will significantly contribute to the protection and enhancement of the historic resource, including specific actions that will be taken towards restoration, protection and enhancement, and adequate maintenance of the historic resource, and a proposed schedule for completion of such actions.

**Response:** The Fruehauf's significant investment in the View Point Inn property and reopening of the building as an inn with a retreat center will significantly contribute to the protection and enhancement of this historic resource. Continuing to use the building as an inn allows for the greatest retention of historic character. While the historic finishes were previously destroyed by fire, the layout of the historic building is largely intact and is one of its character-defining features. By reusing the building in a manner that includes hospitality, the historically-significant great room is retained for its original function and the five guest rooms are also retained. This precludes the need to completely re-demise the interior as might be required for a different use.

Given that this National Register property is currently participating in the Special Assessment Program and has also applied for Historic Tax Credits through the National Park Service (NPS), all work on the property will be closely review by the Oregon State Historic Preservation Office (SHPO) and NPS for conformance with the Secretary's Standards for Historic Rehabilitation.

We understand that the work necessary to protect and enhance the property must be done within five years from land use approval. All proposed improvements and alterations reflected in the submitted plans will be completed as a single project to be finished before occupancy is granted. This will not be a phased rehabilitation of the property. The owners intend to submit for permit shortly after land use approval is issued and to commence construction by the spring of 2020. Work will likely be done in 2021, but certainly before the five-year deadline. The attached construction schedule provides a detailed list of tasks to complete the project and their approximate start and completion dates.

The enclosed plans depict the work shown on the construction schedule that will be undertaken to restore, protect, and enhance the View Point Inn. Some key scopes of work that will be completed as part of this project include:

- Reroofing and residing the building with wood shingles to match the historic condition.
- Installing new historically-compatible windows and doors throughout the building, including replacing the non-historic metal-frame porch enclosure with wood windows that are consistent with the historic condition.
- Restoring the grounds and retaining historic features such as the rock-faced piers and pond.
- Restoring all interior finishes including the great room fireplace, wood paneling, wood floors, wall and ceiling finishes.
- Rebuilding the historic staircase.
- Finishing the five guest rooms, including construction of new en-suite bathrooms.
- Excavating a basement under the entirety of the building to be used as a retreat center.

- Re-demising the attached garage.
- Adding dormers and new windows to the garage.
- All new mechanical, electrical, and plumbing throughout the building.
- Constructing a parking lot per the attached plans.

As a property supporting a commercial business, the View Point Inn will be professionally managed and have an on-site caretaker. Additionally, the facilities manager for the property will observe, schedule, and supervise regular maintenance to the historic resource and the grounds. These activities will include, but are not limited to, repairing siding, roofing, windows, and doors; painting and staining the main building, outbuilding, and deck; parking lot maintenance; regular landscape maintenance including weeding, mowing, tree trimming, and cleaning the pond and reflecting pool.

- (ii) A statement addressing consistency of the proposed use with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties and the Secretary of the Interior's Standards for Preservation of Historic Properties.

**Response:** Only Standard #1 deals with the topic of "use." This Standard reads: "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." By retaining the building's use as an inn, the character of the building can be restored to its historic condition. While the historic finishes were destroyed by fire and subsequent weather exposure, the layout of the historic building is largely intact. By reusing the building in a manner that includes hospitality, the historically-significant great room is retained for its original function and the five guest rooms are also retained. This precludes the need to completely re-demise the key interior spaces as might be required for a different use. This is where some types of historic rehabilitation projects struggle to meet Standard #1. When a new use is vastly different from the historic use, alterations are typically required to support the new use that would be detrimental to the historic character of the property. This is not the case for the View Point Inn because the new use is very similar to the historic use.

With respect to the basement and garage, these are not considered important historic spaces and therefore more significant modifications to these spaces are acceptable within the context of meeting the Secretary's Standards. The basement has historically functioned as a storage/utility space and has no character-defining historic features or finishes. Therefore, its expansion and finishing as part of the retreat facilities is an appropriate area of the building to concentrate new program spaces, as it has no negative effect on the character and function of the critical historic features and spaces of the main part of the inn. The garage was historically a flat-roofed utilitarian building and has been heavily altered since the historic period, retaining no character-defining features or finishes. Because the existing garage no longer contributes to the historic significance of the property, the proposed alterations to the garage roof do not adversely affect the property. Furthermore, the garage is smaller in scale than the previously-proposed addition, which SHPO and NPS found to be appropriate and met the Secretary's Standards.

# EMERICK ARCHITECTS

Project Schedule	START	FINISH
Selective Demolition for Shoring	3/28/2020	4/10/2020
Bracing of Building for Shoring	3/28/2020	4/10/2020
Site Prep for Construction	3/28/2020	4/10/2020
Shoring/Raising Existing Structure	4/11/2020	4/17/2020
Temporary Access Road	4/11/2020	4/17/2020
Set Erosion Control	4/11/2020	4/17/2020
Demolition of Basement	4/25/2020	5/15/2020
Basement Excavation	5/16/2020	5/29/2020
Set PGE Vaults & Pads	5/16/2020	5/29/2020
Underground Utilities	5/30/2020	6/12/2020
Run Electrical Utility Conduit	5/30/2020	6/5/2020
FRP Footings	6/13/2020	6/26/2020
FRP Basement Walls	6/27/2020	7/24/2020
Foundation Wall Waterproofing	7/25/2020	8/7/2020
Concrete Cure	7/25/2020	8/21/2020
Frame Basement Structural Walls Columns & Beams	7/25/2020	8/14/2020
Backfill Basement Walls	8/8/2020	8/21/2020
Frame 1st Floor Floor	8/15/2020	8/28/2020
Prep for Building Attachment to Foundation	8/15/2020	8/21/2020
Lower Existing Building & Remove Shoring	8/22/2020	8/28/2020
1st Floor Sheathing	8/29/2020	9/4/2020
Under-slab Insulation	8/29/2020	9/4/2020
Infill Shoring Support	8/29/2020	9/4/2020
Frame 1st Floor Walls & Structure	9/5/2020	9/18/2020
Vapor Barrier	9/5/2020	9/11/2020
FRP Basement SOG	9/12/2020	9/25/2020
Basement Radiant Piping	9/12/2020	9/18/2020
Frame 2nd Floor Walls & Structure	9/19/2020	10/2/2020
MEP Rough In 1st Floor	9/19/2020	10/16/2020
Frame 1st Floor Ceilings and Soffits	9/19/2020	9/25/2020
Install Basement Firebox & Flue	9/19/2020	10/2/2020
Frame Basement Interior Walls & Furring	9/26/2020	10/9/2020
MEP Rough In 2nd Floor	10/3/2020	10/30/2020
Roof Framing	10/3/2020	10/16/2020
Frame 2nd Floor Ceilings and Soffits	10/3/2020	10/9/2020
Install 1st Floor Firebox & Flue	10/3/2020	10/16/2020
Exterior MEP Rough In	10/3/2020	10/16/2020
MEP Rough-In Basement	10/10/2020	11/6/2020
Remove Existing Ice & Water/Roof Plywood	10/10/2020	10/16/2020
Frame Basement Ceilings and Soffits	10/10/2020	10/16/2020
Install 2nd Floor Firebox & Flue	10/17/2020	10/30/2020
Roof Sheathing	10/17/2020	10/30/2020
Construct Exterior Chimney	10/31/2020	11/20/2020

EMERICK ARCHITECTS

Sheet Metal Flashing	10/31/2020	11/13/2020
Roofing & Roof Shingles	11/7/2020	1/1/2020
Install Clay Wall Assemblies Basement	11/7/2020	11/20/2020
Install Exterior Windows & Doors	11/14/2020	11/27/2020
Install Level 1 Floor Insulation	11/21/2020	11/27/2020
Install Clay Wall Assemblies 1st Floor	11/21/2020	12/4/2020
Install Basement Ceiling Drywall	11/28/2020	12/18/2020
Install Level 2 Floor Insulation	12/5/2020	12/11/2020
Install Clay Wall Assemblies 2nd Floor	12/5/2020	12/18/2020
Exterior Rigid Insulation	12/11/2020	12/24/2020
Install 1st Floor Ceiling Drywall	12/12/2020	1/1/2020
Install Roof Insulation	12/19/2020	12/25/2020
Exterior Trim and Shingles	12/19/2020	1/15/2020
Paint Basement Ceilings	12/19/2020	1/1/2020
Install 2nd Floor Ceiling Drywall	12/26/2020	1/15/2020
Paint 1st Floor Ceilings	1/2/2021	1/15/2020
Exterior Paint	1/7/2021	1/20/2020
Install Gutters & Downspouts	1/14/2020	1/27/2020
Paint 2nd Floor Ceilings	1/16/2020	1/29/2020
Install Basement Plaster	1/16/2020	2/5/2020
Propane Installation	1/28/2020	2/3/2020
Install Fire System Vault & FDC	1/28/2020	2/10/2020
Run Water to the Building	1/28/2020	2/3/2020
Install Septic System	1/28/2020	2/17/2020
Install Site Storm & Drywell	1/28/2020	2/10/2020
Install 1st Floor Plaster	1/30/2020	2/19/2020
Stain Basement Floor	2/6/2020	2/12/2020
Run Fire Lines to the Building	2/11/2020	2/17/2020
Install 2nd Floor Plaster	2/13/2020	3/4/2020
Install Basement Door Frames	2/13/2020	2/26/2020
Install Basement Casework	2/13/2020	2/26/2020
Install Basement Millwork & Trims	2/13/2020	3/4/2020
Install 1st Floor Flooring	2/20/2020	3/18/2020
Basement MEP Finishes	2/20/2020	3/4/2020
Install Basement Doors & Hardware	2/20/2020	3/4/2020
Install Irrigation	3/3/2020	3/9/2020
Install 2nd Floor Flooring	3/5/2020	4/1/2020
Install 1st Floor Door Frames	3/10/2020	3/23/2020
Install 1st Floor Casework	3/10/2020	3/23/2020
Install 1st Floor Millwork & Trims	3/10/2020	3/30/2020
FRP Concrete Curbs	3/10/2020	3/16/2020
Install Stone Pavers	3/10/2020	3/30/2020
1st Floor MEP Finishes	3/17/2020	3/30/2020
1st Floor Doors & Hardware	3/17/2020	3/30/2020



# EMERICK ARCHITECTS

FRP Concrete Paving	3/17/2020	3/30/2020
Install Vehicular Gravel Parking Lot	3/17/2020	3/23/2020
Install Kitchen Equipment	3/24/2020	4/6/2020
Install 2nd Floor Casework	3/24/2020	4/6/2020
Install 2nd Floor Door Frames	3/24/2020	4/6/2020
Install 2nd Floor Millwork & Trims	3/24/2020	4/13/2020
Frame Exterior Deck	3/24/2020	4/6/2020
Pavement Markings	3/24/2020	3/30/2020
2nd Floor MEP Finishes	3/31/2020	4/13/2020
2nd Floor Doors & Hardware	3/31/2020	4/13/2020
Install Gravel Paths	3/31/2020	4/13/2020
Install Permeable Pavers @ Driveway	3/31/2020	4/13/2020
Install Asphalt Entry	4/14/2020	4/20/2020
Install Landscaping	4/14/2020	4/27/2020
Install Vehicular Gravel Road	4/21/2020	4/27/2020
Paint 1st Floor Ceilings	1/2/2021	1/15/2021
Exterior Paint	1/7/2021	1/20/2021
Install Gutters & Downspouts	1/14/2021	1/27/2021
Paint 2nd Floor Ceilings	1/16/2021	1/29/2021
Install Basement Plaster	1/16/2021	2/5/2021
Propane Installation	1/28/2021	2/3/2021
Install Fire System Vault & FDC	1/28/2021	2/10/2021
Run Water to the Building	1/28/2021	2/3/2021
Install Septic System	1/28/2021	2/17/2021
Install Site Storm & Drywell	1/28/2021	2/10/2021
Install 1st Floor Plaster	1/30/2021	2/19/2021
Stain Basement Floor	2/6/2021	2/12/2021
Run Fire Lines to the Building	2/11/2021	2/17/2021
Install 2nd Floor Plaster	2/13/2021	3/4/2021
Install Basement Door Frames	2/13/2021	2/26/2021
Install Basement Casework	2/13/2021	2/26/2021
Install Basement Millwork & Trims	2/13/2021	3/4/2021
Install 1st Floor Flooring	2/20/2021	3/18/2021
Basement MEP Finishes	2/20/2021	3/4/2021
Install Basement Doors & Hardware	2/20/2021	3/4/2021
Install Irrigation	3/3/2021	3/9/2021
Final Clean	4/14/2021	4/27/2021
Commissioning	4/28/2021	5/25/2021
Punch list & Corrections	5/26/2021	6/22/2021
Install 2nd Floor Flooring	3/5/2021	4/1/2021
Install 1st Floor Door Frames	3/10/2021	3/23/2021
Install 1st Floor Casework	3/10/2021	3/23/2021
Install 1st Floor Millwork & Trims	3/10/2021	3/30/2021
FRP Concrete Curbs	3/10/2021	3/16/2021



EMERICK ARCHITECTS

Install Stone Pavers	3/10/2021	3/30/2021
1st Floor MEP Finishes	3/17/2021	3/30/2021
1st Floor Doors & Hardware	3/17/2021	3/30/2021
FRP Concrete Paving	3/17/2021	3/30/2021
Install Vehicular Gravel Parking Lot	3/17/2021	3/23/2021
Install Kitchen Equipment	3/24/2021	4/6/2021
Rough Grade Exterior	2/18/2021	3/2/2021
Install Base for Hardscape	3/3/2021	3/9/2021
FRP Deck Foundation	3/3/2021	3/23/2021
Install 2nd Floor Casework	3/24/2021	4/6/2021
Install 2nd Floor Door Frames	3/24/2021	4/6/2021
Install 2nd Floor Millwork & Trims	3/24/2021	4/13/2021
Frame Exterior Deck	3/24/2021	4/6/2021
Pavement Markings	3/24/2021	3/30/2021
2nd Floor MEP Finishes	3/31/2021	4/13/2021
2nd Floor Doors & Hardware	3/31/2021	4/13/2021
Install Gravel Paths	3/31/2021	4/13/2021
Install Permeable Pavers @ Driveway	3/31/2021	4/13/2021
Install Asphalt Entry	4/14/2021	4/20/2021
Install Landscaping	4/14/2021	4/27/2021
Install Vehicular Gravel Road	4/21/2021	4/27/2021