

NOTICE OF REMAND AND PUBLIC HEARING

This notice concerns a public hearing to consider the land use case cited and described below.

Case File: T3-2018-9967

Scheduled Before one of the following County Hearings Officer's: Liz Fancher or Joe Turner

The **hearing is to be held on Friday, November 15, 2019, at 9:00 am** or soon thereafter, in Room 103 (Columbia Room) at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233

Proposal Summary: The applicant is requesting reconsideration of the above case for a conditional use permit to allow the re-establishment of an accessory building (shed) which was previously denied by the Hearings Officer in the Decision issued on August 5, 2019. The reconsideration would allow the shed to be reconstructed to its former historic size and shape, then used for special uses in a historic building (retreat facility) as part of the Wellness Retreat Facility approved for the primary building on the site previously known as the View Point Inn. The Hearings Officer will reconsider the Decision issued on August 5, 2019 and is on remand from the Gorge Commission. The remand hearing will be limited in scope to the discussion and review of the historic shed and its uses.

Location: Property 1: 40301 E Larch Mountain Road
Tax Lot 1600, Section 30CC, Township 1 North, Range 5 East, W.M.
Tax Account #R832300010 Property ID #R287200
- and -
Property 2: Adjacent property to the east of Property 1 across NE Columbia Ave.
Tax Lot 1500, Section 30CC, Township 1 North, Range 5 East, W.M.
Tax Account #R832301940 Property ID # R287215

Applicant(s): Keith Daily, Emerick Architects

Owner(s): Property 1: HSF, LLC (Registered agent: Sheron Fruehauf)
Property 2: Heiner and Sheron Fruehauf

Site Size: Property 1: 1.00 acre
Property 2: 0.20 acre

Zoning: Gorge General Forestry – 40 (GGF-40)

Key Viewing Areas: Columbia River, Historic Columbia River Highway, Highway I-84, Larch Mountain, Larch Mountain Road, Portland Women's Forum State Park, Sandy River, and Washington State Route 14

Landscape Setting: Pastoral

Recreation Intensity: Recreation Intensity Class II

N↑



Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

Applicable Approval Criteria:

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC): General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0045 Review and Conditional Use Applications – Submittal Requirements, MCC 38.0060 Agricultural Buffer Zones

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Forest District – GGF: MCC 38.2025(A)(1), (4), (22), and (25) Review Uses, MCC 38.2030(A)(10) Conditional Uses, MCC 38.2060 Dimensional Requirements, MCC 38.2085 Off-Street Parking and Loading, MCC 38.2090 Access

Off-Street Parking and Loading: MCC 38.4100 through MCC 38.4205, more specifically MCC 38.4105 General Provisions, 38.4125 Use of Space, MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4135 Improvements Required, MCC 38.4145 Joint Parking or Loading Facilities, MCC 38.4165 Design Standards: Scope, MCC 38.4170 Access, MCC 38.4175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4190 Signs, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces

Hillside Development: MCC 38.5515 Application Information Required, MCC 38.5520 Grading and Erosion Control Standards

National Scenic Area Site Review - Approval Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses - Approval Criteria and Submittal Requirements: MCC 38.7300 Review and Conditional Uses, MCC 38.7305 Fire Protection in Forest Zones, MCC 38.7315 Siting of Dwellings on Forest Land, MCC 38.7380 Special Uses in Historic Buildings

Variances: MCC 38.7600 Variance Approval Criteria, MCC 38.7605 Variance Classification

Land Divisions: MCC 38.7794 Consolidation of Lots, MCC 38.7797 Replatting of Partition and Subdivision Plats, MCC 38.7935 Easements, MCC 38.7950 Water Systems, MCC 38.7955 Sewage Disposal, MCC 38.7960 Surface Drainage, MCC 38.7985 Water System, MCC 38.7990 Sewage Disposal, MCC 38.7995 Surface Drainage and Storm Sewer Systems

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38: Columbia River Gorge National Scenic Area**

Multnomah County Road Rules (MCRR): MCRR 4.000 Access to County Roads, MCRR 5.000 Transportation Impact, MCRR 6.000 Improvement Requirements, MCRR 16.000 Variance from County Standards and Requirements, MCRR 18.000 Right-of-Way Use Permits

Copies of the referenced Multnomah County Road Rules sections are available by contacting our office at 503-988-3043 or by visiting our website at <https://multco.us/transportation-planning/plans-and-documents/> under the link: **Multnomah County Road Rules**

Enclosures:

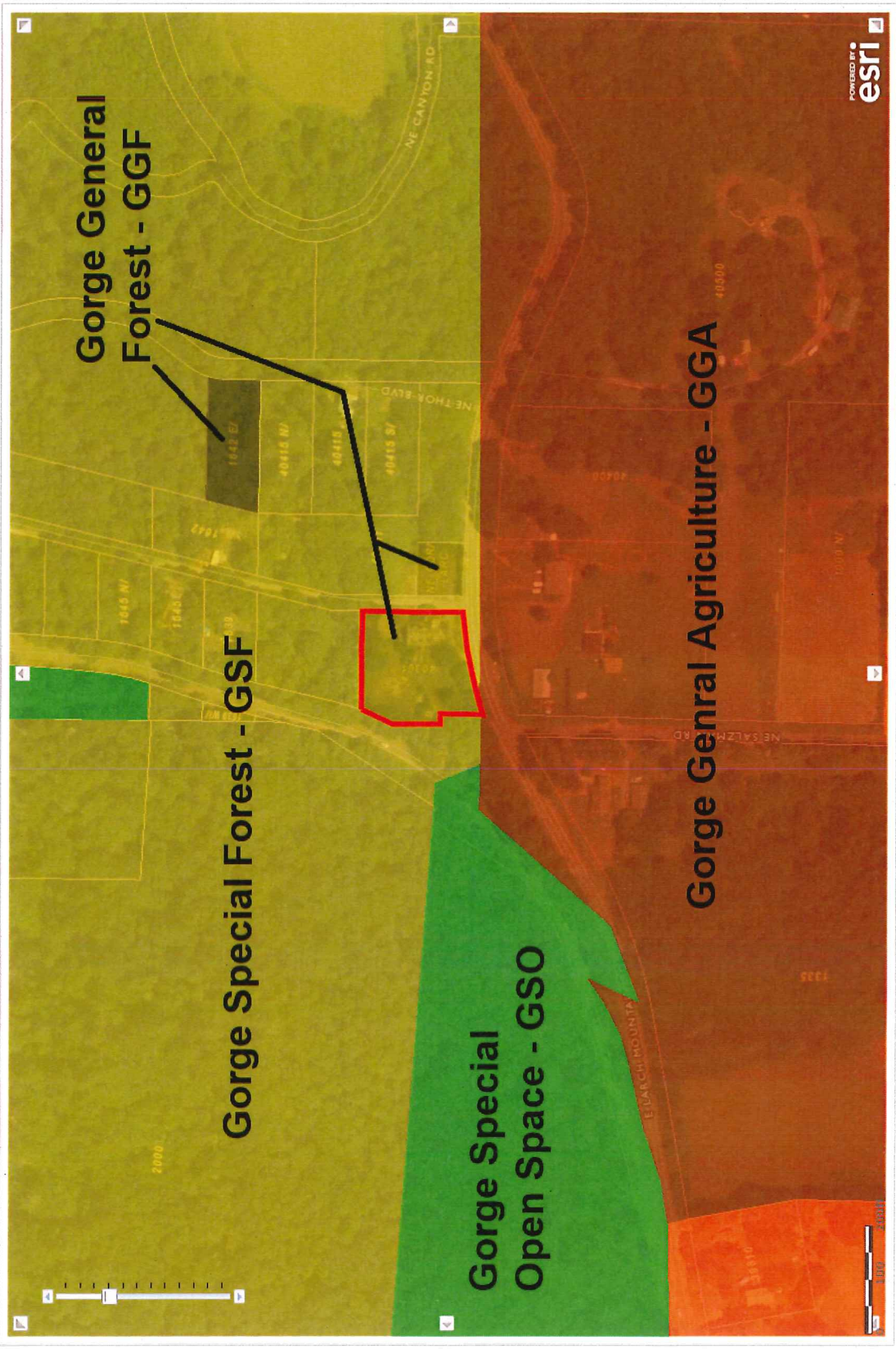
Zoning Map

Site Plan

Building Plan / Building Elevations

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
PH 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

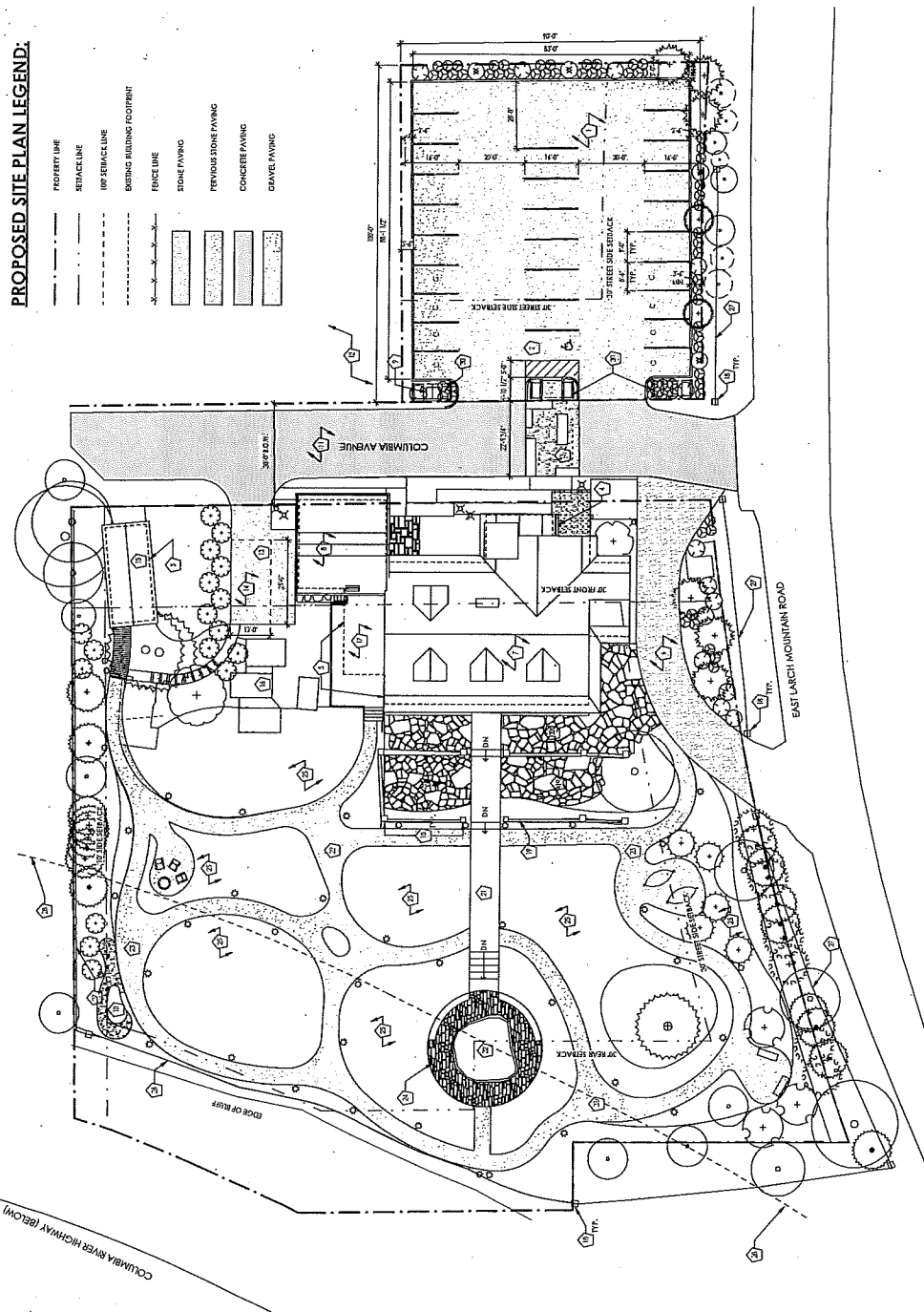
Zoning Map showing 40301 E Larch Mountain Road and adjacent property to east across NE Columbia Ave.

[Web Layout](#)

1. COORDINATE ALL SITE WORK WITH CIVIL & LANDSCAPE DRAWINGS
2. ALL PARKING LOT MARKINGS TO BE MAINTAINED PER MILWAOKE COUNTY CODE STANDARDS
3. REFER TO EXISTING SITE SURVEY FOR ADDITIONAL PROPERTY INFORMATION
4. REFER TO LANDSCAPE PLANS FOR SITE LIGHTING.

[illegible]

PROPERTY LINE	
SETBACK LINE	
100' SETBACK LINE	
EXISTING BUILDING FOOTPRINT	
FENCE LINE	
STONE PAVING	
PERVIOUS STONE PAVING	
CONCRETE PAVING	
GRAVEL PAVING	



REQUIRED OFF-STREET PARKING PER MCC 38.4005	
OVERNIGHT ACCOMMODATIONS:	# PARKING SPACES
ESTUATE/ADJOINING POOL:	5 GUEST ROOMS
ESTUATE/ADJOINING POOL:	122/21/0/0
RECREATION FACILITY (PISCINA, SPACER, STINGRAY)	# PARKING SPACES
RECREATION FACILITY:	# PARKING SPACES
COMBINED REVENUE:	# PARKING SPACES
TOTAL PROVIDED:	# PARKING SPACES
COMMERCIAL EVENT COVERAGE	
COMMERCIAL LECTURES:	40 GUESTS MAX (W/CH-13-14 EMPLOYEES MAX 102/24/0)
	TOTAL LECTURE PARKING REQUIRED = 17 + 5 + 5 = 27
SEASONAL DINNERS:	40 GUESTS MAX (W/CH-13-14 EMPLOYEES MAX 102/24/0)
	TOTAL DINNER PARKING REQUIRED = 17 + 5 + 5 = 27
ANNUAL JOINTLY FIRM:	75 GUESTS MAXIMUM - INCLUDING START 7/20/05-06
	TOTAL ANNUAL PARKING REQUIRED = 27 + 27 = 54
TOTAL REQUIRED PARKING FOR COMMUNITY LECTURE + SEASONAL DINNER EVENTS INCLUDES	
PAVING FOR OVERNIGHT ACCOMMODATIONS:	
IF THE 20' WIDE CHSE/PAVING FEATURES WILL NOT BE OPIED DURING COMMERCIAL EVENTS	
OVERNIGHT ACCOMMODATIONS WILL NOT BE AVAILABLE DURING ANNUAL JOINTLY PARTY	
IF TWO DISCOUNT PARKING SPACES WILL REMAIN AVAILABLE DURING ALL PART	

1 SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

SITE PLAN

VIEW POINT INN & WELLNESS CENTER
40301 E Larch Mountain Rd,
Corbett, OR 97019

PROJECT NO: 1723
DRAWN BY: BA CHUO BY: KMO
DATE: 10/31/2019

AO.1

EXHIBIT 4

LAND USE SUBMITTAL

EMERICK ARCHITECTS

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

DATE: 11/14/2011

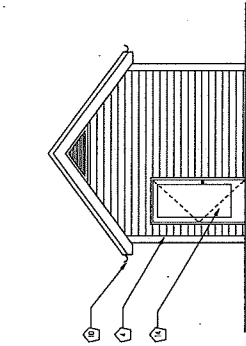
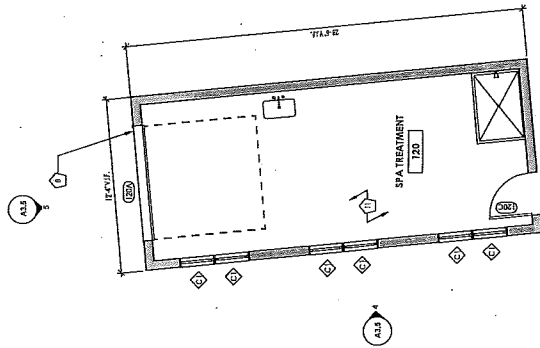
LEVEL: BASIC DESCRIPTION

ELEVATION NOTES:

1. ALL NEW WINDOWS AND DOORS TO BE ALUMINUM CLAD WOOD TO MATCH EXISTING COLOR PROFILE AND DETAIL AS SHOWN IN ELEVATION. FINISH TO MATCH EXISTING. EQUIPMENT, GRATING TO HAVE A REFINED FINISH TO BE MATCHED TO EXISTING. ALL NEW MATERIALS EMPLOYED DURING DRUM TO BE IDENTIFIED BY G.C. TO ALLOW MATCHING OF NEW MATERIALS.
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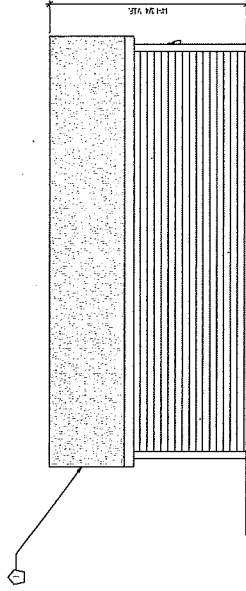
PROPOSED OUTBUILDING KEYNOTES:

1. COME SINGLE EIGHT TO MATCH (E) ORIGINAL SHUCCS & REE (E) SHUCCS TO GREAT EIGHT POSSIBLE.
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3. COME SINGLE EIGHT TO MATCH (E) ORIGINAL SHUCCS & REE (E) SHUCCS TO GREAT EIGHT POSSIBLE.
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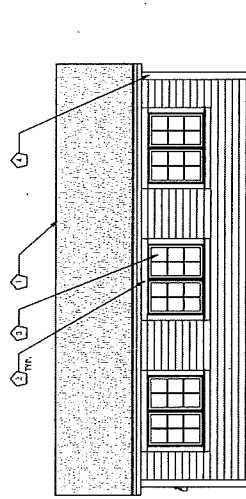
2 WEST ELEVATION - PROPOSED - ACCESSORY BLDG

SCALE: 1/4" = 1'-0"



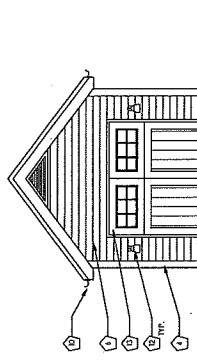
3 SOUTH ELEVATION - PROPOSED - ACCESSORY BLDG

SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION - PROPOSED - ACCESSORY BLDG

SCALE: 1/4" = 1'-0"



5 EAST ELEVATION - PROPOSED - ACCESSORY BLDG

SCALE: 1/4" = 1'-0"

1 FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

ERICK ARCHITECTS
2020 E. LARCH MOUNTAIN RD.
CORBETT, OR 97019

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. # DATE DESCRIPTION

VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

ACCESSORY BUILDING

PROJECT NO. 173
PROPERTY: JAY (CLIENT PRESENT)
DATE: 10/10/2019

A3.5

EXHIBIT 4

LAND USE SUBMITTAL

NOTE: INFORMATION IN THESE
DRAWINGS IS FOR INFORMATION ONLY.
CONSTRUCTION SHALL BE PERMITTED
PERMIT HAS BEEN SUBMITTED.