

NOTICE OF DECISION

Case File: T2-2019-12124
Permit: National Scenic Area Site Review
Applicant(s): Austin Vannette, Oregon State Parks **Owner(s):** State of Oregon
Location: 40700 E Hist Columbia River Hwy
Tax Lot 100 & 200, Section 30CB, Township 1 North, Range 5 East, W.M.
Alt. Account #R832304680, R832304764 Property ID #R287238 & R287240
Zoning: Gorge Special Public Recreation (GS-PR) and Gorge Special Open Space (GSO)
Key Viewing Areas: Columbia River, Historic Columbia River Hwy., Interstate 84, Larch Mountain Rd., Portland Women's Forum, Hwy. State Route - 14, Sandy River
Landscape Setting: Coniferous Woodland
Proposal Summary: Install two 3,000 gallon underground treatment tanks with an approximately 6' x 12' below grade concrete platform blower motor housing area to support the existing septic system at Vista House.

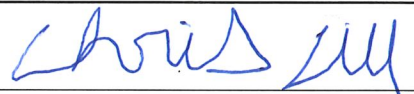
Decision: Approved with Conditions

This decision is final and effective at the close of the appeal period, unless appealed. The deadline for filing an appeal is Tuesday, January 14, 2020 at 4:00 pm.

Opportunity to Review the Record: The complete case file, including the Planning Director Decision containing Findings, Conclusions, Conditions of Approval, and all evidence associated with this application is available for review at the Land Use Planning office. Copies of all documents are available at the rate of \$0.30/per page. For further information, contact Chris Liu, Staff Planner at 503-988-2964 or at chris.liu@multco.us.

Opportunity to Appeal: An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning office at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision is not appealable to the Columbia River Gorge Commission until all local appeals are exhausted.

Issued By:



Chris Liu, Planner

For:

Adam Barber,
Interim Planning Director

Date:

Tuesday, December 31, 2019

Vicinity Map

N↑



Applicable Approval Criteria:

General Provisions: Multnomah County Code (MCC): MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions, MCC 38.0045 Submittal Requirements,

GSO Zone: MCC 38.2625(D) Review Uses, Changes in existing uses, MCC 38.2660(C) & (D) Dimensional Requirements,

GS-PR Zone: MCC 38.2825(C)(8) Review Uses, Placement of Structures necessary for continued public safety, MCC 38.2860(C) & (D) Dimensional Requirements,

Scenic Review Criteria: MCC 38.7040 SMA Scenic Review Criteria, MCC 38.7050 SMA Cultural Resource Criteria, MCC 38.7075 SMA Natural Resource Review Criteria, MCC 38.7085 SMA Recreation Resource Review Criteria

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

Conditions of Approval

Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. The conditions listed are necessary to ensure that approval criteria for this land use

permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in brackets.

1. Permit Expiration – This land use permit shall **expire** as follows:

- a) Within **two (2) years** of the date of the final decision, when construction has not commenced. [MCC 38.0690(B)(1)]
 - i. For purposes of Condition #1.a., commencement of construction shall mean actual construction of the foundation or frame of the approved structure. For utilities and developments without a frame or foundation, commencement of construction shall mean actual construction of support structures for an approved above ground utility, development, or actual excavation of trenches for an approved underground utility or development. For roads, commencement of construction shall mean actual grading of the roadway.
 - ii. Notification of commencement of construction will be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to date of commencement. Work may commence once notice is completed. [MCC 38.0690(B)(3)]
- b) When the structure has not been completed within **two (2) years** of the date of commencement of construction. [MCC 37.0690(B)(2)]
 - i. For purposes of Condition #1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval. [MCC 38.0690(B)(4)]

Note: Expiration of the permit is automatic. Failure to give notice of expiration shall not affect the expiration of this approval. The property owner may request one (1) 12-month extension to the timeframe within which this permit is valid, as provided under MCC 38.0700, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period. [MCC 38.0700]

2. Within 30 days after the decision becomes final, the applicant(s), owner(s), or their representative(s) shall:
- a) Record pages 1 through 4 and Exhibits A.11 & A.13 in this Notice of Decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 38.0670]

Note: The Planning Director may grant reasonable extensions for required recording, not to exceed an additional 30 days, in cases of practical difficulty. Failure to sign and record the Notice of Decision within the prescribed period shall void the decision. [MCC 38.0670]

3. The exterior materials of the improvements listed below shall have the following requirements:
- a) The proposed concrete slab for the blower motor housing area shall be stained dark brown with a flat finish.
 - b) All proposed manhole covers shall be a dark brown color with a flat finish.

- c) The safety railing extension shall be painted white with a flat finish to match the color of the existing safety railing.
- 4. If any cultural resources are discovered during construction or development, the following procedures shall be followed:
 - a) In the event of the discovery of cultural resources, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3).
 - i. Immediately notify the Multnomah County Planning Director of the discovery.
 - b) If the discovered material is suspected to be human bone or a burial, the following procedure shall be used:
 - i. Stop all work in the vicinity of the discovery.
 - ii. The applicant shall immediately notify the U.S. Forest Service, the applicant's cultural resource professional, the State Medical Examiner, and appropriate law enforcement agencies.
 - iii. The U.S. Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.
 - iv. A cultural resource professional shall evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3) and report the results to the U.S. Forest Service which shall have 30 days to comment on the report.
 - v. If the U.S. Forest Service determines that the cultural resource is not significant or does not respond within the 30 day response period, the cultural resource review process shall be complete and work may continue.
 - vi. If the U.S. Forest Service determines that the cultural resource is significant, the cultural resource professional shall recommend measures to protect and/or recover the resource pursuant to MCC 38.7050 (G) (4) and (5).

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building permits signed off by land use planning, the applicant shall complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, "Prior to land use sign-off for building plan check..." Be ready to demonstrate compliance with the conditions.
2. Contact the City of Portland, Bureau of Development Services, On-site Sanitation at 503-823-6892 or e-mail septic@portlandoregon.gov for information on how to complete the Septic Evaluation or Permit process for the proposed development.
3. Contact Right-of-Way Permits at row.permits@multco.us, or schedule an appointment at <https://multco.us/transportation-planning/webform/right-way-appointment-request/>, or at 503-988-3582 for an appointment to review your plans. Failure to make an appointment with County Right-of-Way will result in delaying your building plan review.
4. Contact Chris Liu, Planner, at 503-988-2964 or chris.liu@multco.us, for an appointment for review of the conditions of approval and to sign the building permit plans. Land Use Planning

must sign off on the plans and authorize the building permit before you can go to the Building Department. At the time of this review, Land Use Planning will collect additional fees.

The above must be completed before the applicant can obtain building permits from the City of Gresham. Three (3) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee will be collected. In addition, an erosion control inspection fee may be required.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as '**Staff:**' and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 PROJECT DESCRIPTION:

Staff: National Scenic Area Site review for the proposed installation of two 3,000 gallon underground treatment tanks with an approximately 6' x 12' below grade concrete platform blower motor housing area to support the existing septic system at Vista House. The proposal includes a modification to the existing safety railing that will add a control panel and additional rail to increase the height of the railing to 42 inches. Seven manhole covers will be placed at the street level above the tanks.

The subject properties are within the County's Geologic Hazard Overlay; however, this project site is within areas mapped at under 10% per the County's available topographic information. The application materials submitted by the applicant provide additional support that the project qualifies for an exemption to the Geologic Hazard Permit requirements per MCC 38.5510. Therefore, Staff has not addressed the standards of MCC 38.5510 in this decision.

2.0 PROPERTY DESCRIPTION:

Staff: The Vista house is a scenic viewpoint located in the Columbia River Gorge National Scenic Area within the GSPR and GSO zones. The Historic Columbia River Hwy. passes through the Vista house scenic viewpoint area and parking for visitor access is located adjacent to the Hwy. The project site is primarily within the GSPR zone; however, a portion of the project is within the GSPR zone.

3.0 GENERAL PROVISIONS:

3.1 MCC 38.0045 Review And Conditional Use Applications – Submittal Requirements

(A) The following additional information shall be submitted for all review and conditional uses:

Staff: The applicant submitted the required application information as shown in Exhibits A.1 – A.14. In Exhibit A.14, the applicant provided a written amendment to the revised narrative stating that all soil removed from the project site will be transported offsite to Wasco Landfill in The Dalles, OR. *Criteria met.*

3.2 MCC 38.0560 Code Compliance and Applications

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all

applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County...

Staff: The subject properties do not have any active associated code compliance or zoning violation cases. Staff is not aware of any violations occurring on the subject properties at this time. *Criteria met.*

4.0 Gorge Special Open Space Zone and Gorge Special Public Recreation Zone:

4.1 MCC 38.2625 Review Uses

(D) The following uses may be allowed on lands designated GSO, pursuant to MCC 38.0530 (B), when consistent with an open space plan approved by the U.S. Forest Service and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(1) Changes in existing uses including reconstruction, replacement, and expansion of existing structures and transportation facilities, except for commercial forest practices

Staff: The Oregon State Parks and Recreation Department (“OSPR”) proposes to install septic treatment tanks for the bathrooms associated with the Vista House. The Vista House is a historic building that has existed since the early 1900s. OSPR also proposes to modify a portion of the existing safety railing along the Historic Columbia River Hwy. through the placement of a control panel and an additional rail to meet safety standards near the proposed blower motor housing area (Exhibit A.13). Findings for MCC 38.7000 – 38.7085 are in sections 5 – 7 of this decision. *This project qualifies as a Review Use.*

4.2 MCC 38.2660 Dimensional Requirements

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet

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

Staff: The proposed septic treatment tanks are located below ground and will not be visible at street level. The proposed modification to the existing safety railing adjacent to the proposed blower motor housing area will increase the height of this portion of the railing to 42 inches and add a control panel (Exhibit A.13). Once the modifications are complete, the

modified portion of the safety railing will be 18 inches taller than the existing height. *Criteria met.*

4.3 MCC 38.2825 Review Uses

(C) The following uses are allowed on all lands designated GS–PR 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:

(8) Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements.

Staff: As stated in section 4.1 above, OSPR proposes to install septic treatment tanks for the existing bathroom associated with the Vista House, a public existing structure with historical significance. OSPR also proposes to modify a portion of the existing safety railings along the Historic Columbia River Hwy. through the placement of a control panel and an additional rail to meet safety standards near the proposed blower motor housing area (Exhibit A.13). Seven manhole covers will be placed above the tanks on the street level. *This project qualifies as a Review Use.*

4.4 MCC 38.2860 Dimensional Requirements

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet

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

Staff: As stated in section 4.2 above, the proposed septic treatment tanks are below ground and are not visible from the street level. The proposed modification to the existing safety railing adjacent to the proposed blower motor housing area will increase the height of this portion of the railing to 42 inches and add a control panel (Exhibit A.13). Once the proposed

modifications are complete, the height of the safety railing will be 18 inches taller than the existing height. *Criteria met.*

5.0 SCENIC REVIEW CRITERIA:

5.1 MCC 38.7040 SMA Scenic Review Criteria

The following scenic review standards shall apply to all Review and Conditional Uses in the Special Management Area of the Columbia River Gorge National Scenic Area with the exception of rehabilitation or modification of historic structures eligible or on the National Register of Historic Places when such modification is in compliance with the national register of historic places guidelines:

(A) All Review Uses and Conditional Uses visible from KVAs. This section shall apply to pro-posed development on sites topographically visible from KVAs:

(1) New developments and land uses shall be evaluated to ensure that the scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from Key Viewing Areas.

(2) The required SMA scenic standards for all development and uses are summarized in the following table...

LANDSCAPE SETTING	LAND USE DESIGNATION	SCENIC STANDARD
Coniferous Woodland, Oak-Pine Woodland	Forest, Agriculture, Residential, Public Recreation	VISUALLY SUBORDINATE

(3) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.

Staff: Staff evaluates the proposal for scenic standards and effects in sections 5 – 7. The evaluation accounts for the requirement that the development be Visually Subordinate per (2) above. OSPR’s aims to blend in with the adjacent natural landscape elements by their proposal utilizing below grade construction. OSPR proposes to utilize a dark brown stain for the concrete slab delineating the blower motor housing area, dark brown paint for the manhole covers above the tank, and flat white paint matching the existing color of the safety railing for the proposed modification to the safety railing (Exhibit A.10 & A.12). *Criteria met.*

5.2 (4) Proposed developments or land use shall be sited to achieve the applicable scenic standards. Development shall be designed to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is needed to meet the scenic standard from key viewing areas, use of existing topography and

vegetation shall be given priority over other means of achieving the scenic standard such as planting new vegetation or using artificial berms.

(5) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas

(6) Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources.

Staff: As described above, the proposal aims to blend in with the adjacent natural landscape elements by utilizing below grade construction. Ground disturbance is limited to the areas necessary to install the proposed improvements. OSPR proposes to utilize a dark brown stain for the concrete slab delineating the blower motor housing area and flat white paint matching the existing color of the safety railing for the proposed modification to the safety railing. The seven manhole covers on the street surface above the tanks will be painted dark brown (Exhibit A.1 – A.14). *Criteria met.*

5.3 (7) Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas.

(8) Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that compliance with this standard is not feasible considering the function of the structure.

Staff: The modification to a portion of the existing safety railing will increase the railing height to 42 inches and add a control panel, which is below the adjacent tree canopy height. All other aspects of the project are below grade; hence, the proposed development will not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas. *Criteria met.*

5.4 (9) The following guidelines shall apply to new landscaping used to screen development from key viewing areas:

Staff: OSPR did not propose any new landscaping to provide screening from key viewing areas. As stated previously, the modification to a portion of the existing safety railing will increase the railing height to 42 inches and add a control panel. All other aspects of the project are below grade. *This criterion is not applicable.*

5.5 (10) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earthtones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors as dark or darker than the colors in the shadows of the natural features surrounding each landscape setting

(11) The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The Scenic Resources Implementation Handbook will include a recommended list of exterior materials. These recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets approval thresholds in the “Visibility and Reflectivity Matrices” in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure meeting the scenic standard. Recommended square footage limitations for such surfaces will be provided for guidance in the Implementation Handbook.

Staff: As described in section 4.1 and 4.3 above, the proposed septic treatment tanks and equipment will be located below the street. Seven manhole covers painted dark brown will be placed on the street surface encompassing the two parking spaces above the tanks. OSPR proposes a dark brown stain for the concrete pad blower motor housing area (Exhibit A.10 & A.12). OSPR proposes to utilize flat white paint to match the existing color of the existing safety railing following the proposed modification to the safety railing. The proposal does not include any continuous surfaces of glass. A condition of approval is included requiring OSPR to stain / paint the proposed improvements as described herein. *Criteria met through a condition of approval.*

5.6 (12) Any exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting except for road lighting necessary for safety purposes.

(13) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months duration.

Staff: OSPR did not propose any exterior lighting or seasonal lighting as part of this application (Exhibits A.3 & A.10). Therefore, *these criteria are not applicable.*

5.7 (B) The following shall apply to all lands within SMA landscape settings regardless of visibility from KVAs (includes areas seen from KVAs as well as areas not seen from KVAs)

(2) Coniferous Woodlands and Oak-Pine Woodland: Woodland areas shall retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Coniferous and Oak/Pine Woodland landscape.

(a) Buildings in the Coniferous Woodland landscape setting shall be encouraged to have a vertical overall appearance and a horizontal overall appearance in the Oak-Pine Woodland landscape setting.

(b) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.

Staff: The proposal does not include any buildings nor any new plantings (Exhibits A.3 & A.10). Therefore, *these criteria are not applicable.*

5.8 (C) SMA Requirements for KVA Foregrounds and Scenic Routes

(1) All new developments and land uses immediately adjacent to the Historic Columbia River Highway, Interstate 84, and Larch Mountain Road shall be in conformance with state or county scenic route standards.

(2) The following guidelines shall apply only to development within the immediate foregrounds of key viewing areas. Immediate foregrounds are defined as within the developed prism of a road or trail KVA or within the boundary of the developed area of KVAs such as Crown Pt. and Multnomah Falls. They shall apply in addition to MCC 38.7040(A).

(a) The proposed development shall be designed and sited to meet the applicable scenic standard from the foreground of the subject KVA. If the development cannot meet the standard, findings must be made documenting why the project cannot meet the requirements of 38.7040(A) and why it cannot be redesigned or wholly or partly relocated to meet the scenic standard.

(b) Findings must evaluate the following: ***

(3) Right-of-way vegetation shall be managed to minimize visual impact of clearing and other vegetation removal as seen from Key Viewing Areas. Roadside vegetation management should enhance views out from the highway (vista clearing, planting, etc.).

(4) Encourage existing and require new road maintenance warehouse and stockpile areas to be screened from view from Key Viewing Areas.

(5) Development along Interstate 84 and the Historic Columbia River Highway shall be consistent with the scenic corridor strategies developed for these roadways

Staff: As described above, the project scope is limited to the installation of two septic treatment tanks, associated safety modifications to an existing safety railing, and concrete pad for the blower motor housing (Exhibit A.1 – A.14). The project aids in supporting the existing restroom facility for the Vista House site. OSPR did not propose any expansion or increase to the existing restroom facility. Given the majority of the development is below grade and under the Historic Columbia River Hwy., there are no anticipated adverse effects to the existing Vista House site. *Criteria met.*

6.0 CULTURAL RESOURCE CRITERIA:

6.1 MCC 38.7050 SMA Cultural Resource Criteria

(A) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the U.S. Forest Service or Planning Director does not require a cultural resource survey and no comment is received during the comment period provided in MCC 38.0530(B)

Staff: The US Forest Service provided a Cultural Resources Survey Determination indicating that a Cultural Resource Reconnaissance Survey is 'Not Required' and that a Historic Survey is 'Required' (Exhibit B.2). The US Forest subsequently provided a follow-up letter regarding the Historic Survey completed by Christina Sweet, Historian with Oregon State Parks and Recreation (Exhibit B.3). In the follow-up letter, the Heritage Program Manager concurred that there is "no adverse effect" from the proposed project. *Criteria met.*

6.2 (H) Discovery During Construction

All authorizations for new developments or land uses shall be conditioned to require the immediate notification of the Planning Director in the event of the inadvertent discovery of cultural resources during construction or development.

Staff: A condition of approval is included in this decision requiring the applicant to comply with the procedures in MCC 38.7050(H). *This criterion met through a condition of approval.*

7.0 SPECIAL MANAGEMENT AREA CRITERIA:

7.1 MCC 38.7075 SMA Natural Resource Review Criteria

All new developments and land uses shall be evaluated using the following standards to ensure that natural resources are protected from adverse effects. Proposed uses and development within wetlands, streams, ponds, lakes, riparian areas and their buffer zones shall be evaluated for cumulative effects to natural resources and cumulative effects that are adverse shall be prohibited. Comments from state and federal agencies shall be carefully considered.

Staff: Per available County maps, the proposed development is not within a wetland, stream, pond, lake, riparian area or a buffer zone. Therefore, *these criteria are not applicable.*

7.2 MCC 38.7085 SMA Recreation Resource Review Criteria

(A) The following shall apply to all new developments and land uses:

(1) New developments and land uses shall be natural resource based and not displace existing recreational use.

(2) Protect recreation resources from adverse effects by evaluating new developments and land uses as proposed in the site plan. An analysis of both on and off site cumulative effects such as site accessibility and the adverse effects on the Historic Columbia River Highway shall be required.

Staff: This proposal is limited to the installation of two septic system treatment tanks and related modifications to support the existing bathroom associated with the Vista House site. OSPR is not proposing to expand the number of restrooms or any other aspect of the Vista

House site. The proposed improvements / modifications are below grade and will not reduce access to the site or alter the current use of the Historic Columbia River Hwy (Exhibit A.1 – A.14). *Criteria met.*

7.3 (4) Mitigation measures shall be provided to preclude adverse effects on the recreation resource.

Staff: Given the limited scope of the project described above, there are no anticipated adverse effects to the Vista House site and its users (Exhibit A.1 – A.14). *Criterion met.*

7.4 (10) A demonstration that the proposed project or use will not generate traffic, either by type or volume, which would adversely affect the Historic Columbia River Highway, shall be required prior to approval.

Staff: This proposal is limited to the installation of two septic system treatment tanks and related modifications to support the existing bathroom associated with the Vista House site. OSPR is not proposing to expand the number of restrooms or any other aspect of the Vista House site. The proposed improvements / modifications are below grade and will not reduce existing parking spaces when complete (Exhibit A.1 – A.14).

7.5 MCC 38. 7085: (A)(3), (A)(5), (A)(6), (A)(7), (A)(8), (A)(9)

Staff: This proposal is limited to the installation of two septic system treatment tanks and related modifications to support the existing bathroom associated with the Vista House site. OSPR is not proposing to expand the number of restrooms or any other aspect of the Vista House site. Therefore, the proposal does not include any features discussed in the above criteria. *These criteria are not applicable.*

8.0 PUBLIC COMMENT:

8.1 Comments from the Friends of the Columbia River Gorge, submitted by Attorney Steven McCoy.

Staff: Comments noting the applicable approval criteria for the project are included in the case record.

9.0 CONCLUSION:

Based on the findings and other information provided above, the applicant has carried the burden necessary for the National Scenic Area Site Review to establish the requested septic treatment tanks, fence alteration, and blower motor pad in the GSO and GS-PR zone. This approval is subject to the conditions of approval established in this report.

10.0 Exhibits

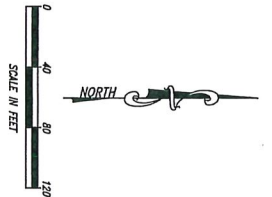
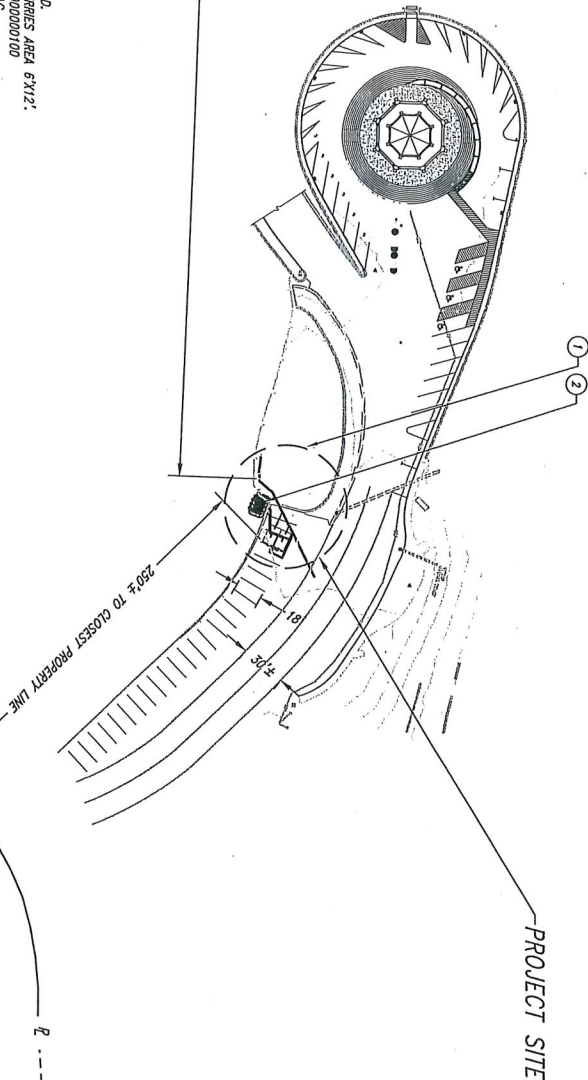
- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits
- 'D' Comments Received

Exhibits with a “*” after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2019-12124 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	3	NSA Application Form and accompanying emails	06.14.2019
A.2	1	Index of Submitted Documents	06.14.2019
A.3	2	Project Narrative	06.14.2019
A.4	4	Engineer Site Evaluation	06.14.2019
A.5	5	Site Photos	06.14.2019
A.6	14	CES Sewage Treatment Plans	06.14.2019
A.7	1	OPRD Site Plan & OPRD Blower Pad Plan View	06.14.2019
A.8	1	OPRD Blower Pad Section View	06.14.2019
A.9	4	Pre-filing Conference Summary Notes.	06.14.2019
A.10	4	Revised Narrative	09.25.2019
*A.11	1	Revised Site Plan	09.25.2019
A.12	1	Color Sample Chart for proposed concrete sealer	09.25.2019
*A.13	3	Fence Plan Renderings	09.25.2019
A.14	1	Amendment to Revised Narrative	09.30.2019
‘B’	#	Staff Exhibits	Date
B.1	4	County Assessment & Taxation property Information	06.14.2019
B.2	2	USDA Forest Service Cultural Resources Survey Determination	07.09.2019
B.3	1	Letter from USDA Forest Service RE: Historic Survey Findings prepared by OPRD	08.09.2019
‘C’	#	Administration & Procedures	Date
C.1	2	Agency Review	06.25.2019
C.2	3	Incomplete Letter	07.12.2019
C.3	1	Applicant Response and acceptance of the 180 day clock	08.28.2019
C.4	1	Complete Letter (Day 1)	10.10.2019
C.5	10	Opportunity to Comment	10.29.2019
C.6	15	Administrative Decision	12.31.2019
‘D’	#	Comments Received (if needed)	Date
D.1	5	Comments from the Friends of the Columbia River Gorge, submitted by Attorney Steven McCoy	11.14.2019

RECEIVED
2019 SEP 25 PM 2:35
MULTNOMAH COUNTY
PLANNING SECTION

- NOTES:
1. EXISTING SEPTIC DRAINFIELD.
 2. REMOVE EXISTING BLACKBERG'S AREA 6'X12'.
 3. MAP TAX LOT INSECTIONS-000000100.
 4. TOTAL PARCEL AREA 286 AC.
 5. LOCATION OF NEW UNDERGROUND FAST UNITS WILL BE BURIED IN CONCRETE VAULTS UNDER PAVEMENT. ELEVATION OF PAVEMENT WILL NOT SUBSTANTIALLY CHANGE AND NUMBER OF PARKING SPACES (SIZE 9'X18') WILL REMAIN THE SAME.
 6. ROAD WIDTH IN PARKING LOT 28'±.



FOR
PERMITTING
PURPOSES
ONLY

EXHIBIT
A.11

SITE PLAN - BLOWER PAD & FENCE
VISTA HOUSE TO CROWN POINT SEWAGE TREATMENT SYSTEM UPGRADE
CROWN POINT STATE SCENIC CORRIDOR

OREGON PARKS AND RECREATION DEPARTMENT



APPROVED BY A. VANNETTE
CHECKED BY A. VANNETTE
DESIGNED BY A. VANNETTE
DRAWN BY G. HAMILTON
DATE 4-26-19

REVISION	DATE	BY

SHEET 1 OF 1
DATE 9/9/2019
CONTACT # 780

* This copy reduced *
Not-to-scale

RECEIVED

2019 SEP 25 PM 2:35

MULTNOMAH COUNTY
PLANNING SECTION

VISTA HOUSE 42" SAFETY RAIL AT BLOWER PLATFORM

42" TALL
3 RAIL
FENCE

EXISTING
28" TALL
2 RAIL
FENCE

NEW MOVED
42" TALL
3 RAIL
FENCE

PARKING LOT

NOT TO SCALE

STONE
RAIL

DRIVEWAY

EXHIBIT

A.13

tabbles

VISTA HOUSE

42" SAFETY RAILING AT BLOWER PLATE
TOTAL RAILING LENGTH

8' O.C.

CHAMFER ORTAC TURNER EXISTING

BOLTS TO MATCH EXISTING

NEW 4'x8"

WHITE PAINT TO MATCH EXISTING

TOP RAILING

EXISTING

EXISTING

GRADE

NOT TO SCALE

(3)

10"

10"x10" COLUMNS

RECEIVED

2019 SEP 25 PM 2:35

MULTNOMAH COUNTY
PLANNING SECTION

VISTA HOUSE 42" SAFETY RAAILING AT BLEWER PLATFORM
MODIFIED SECTION

17'

EXISTING
RAILING

NEW
RAILING

EXISTING
PARADEIN
FENCE

PARKING AREA

NOT TO SCALE

(9)