

14 DAY OPPORTUNITY TO COMMENT

Application for National Scenic Area (NSA) Site Review

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2019-12327

Location: No Situs address; Located 4 miles east of Multnomah Falls
Tax Lot 200, Section 08, Township 1 North, Range 6 East, W.M.
Alternate Account #R946080040 Property ID #R323237

Applicant: Richard Brooks, CIDA Inc.

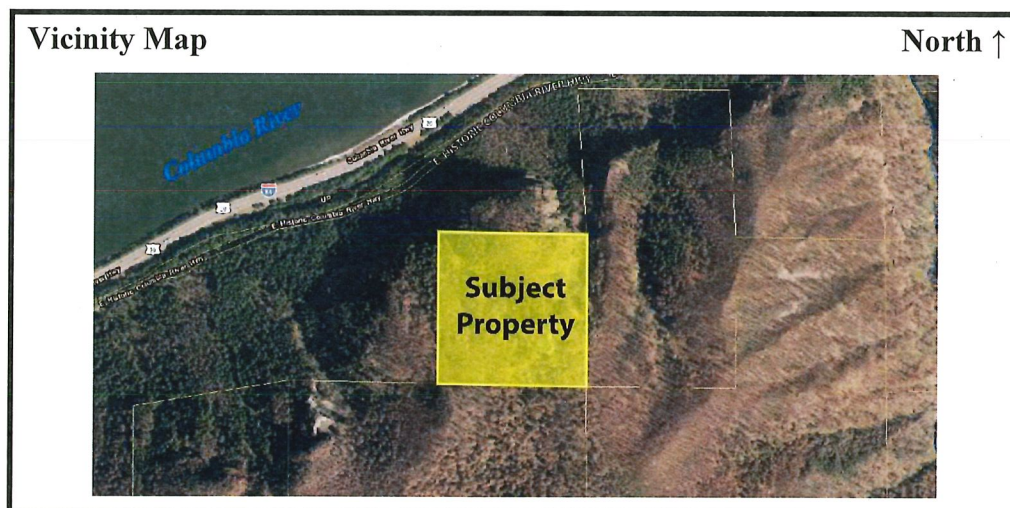
Base Zone: Gorge Special Forestry (GSF-40)
Gorge Special Open Space (GSO)

Key Viewing Areas: Beacon Rock, Cape Horn, Columbia River, Historic Columbia River Highway, Highway I-84, Pacific Crest Trail, Washington State Route 14

Landscape Setting: Gorge Walls, Canyonlands, and Wildlands

Recreation Intensity: Recreation Intensity Class 1 and Class 3

Proposal: The applicant requests a National Scenic Area (NSA) review for the replacement of a dormitory and two sanitary vault privies that were destroyed in the Eagle Creek Fire that began on September 2, 2017.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm** on **Monday, February 17, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm, except holidays*) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application contact planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us.

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(C) Existing Uses and Discontinued Uses

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Zoning Districts: MCC 38.1005(B)(1) Allowed Uses

NSA Site Review Approval Criteria: MCC 38.7040 SMA Scenic Review Criteria

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <https://multco.us/landuse/zoning-code/s> under the link **Chapter 38 – Columbia River Gorge National Scenic Area**

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: 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.

Enclosures:

Zoning Map

Site Plan (reduced to 8.5" x 11")

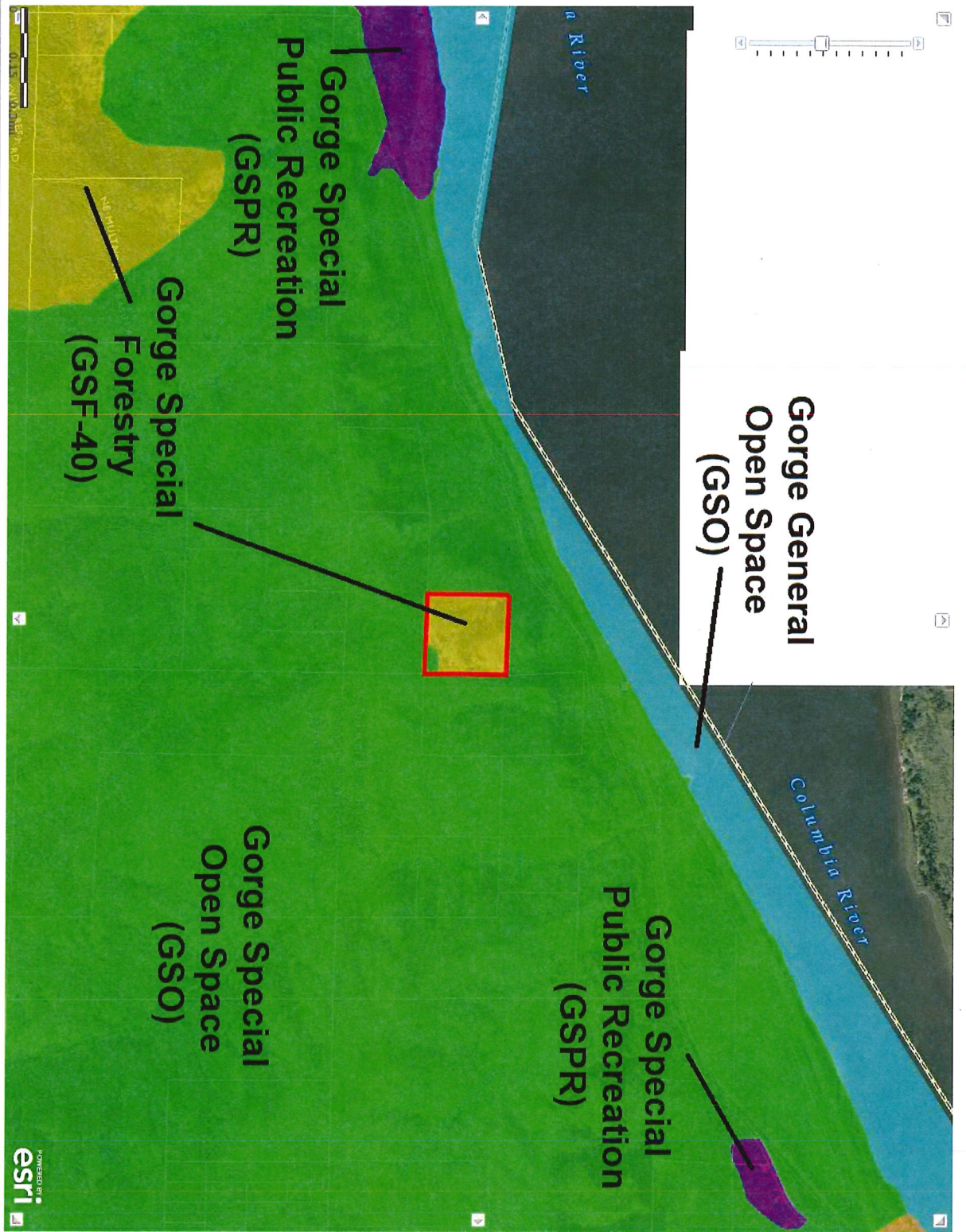
A1.1 - Plans and Elevations

A1.2 - Building Section

A1.3 – Pit Toilet Details

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.



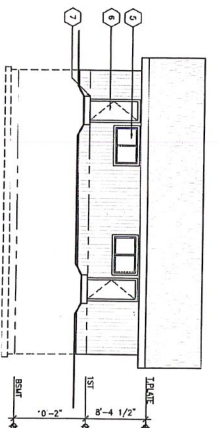
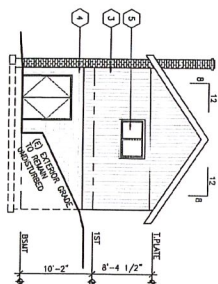
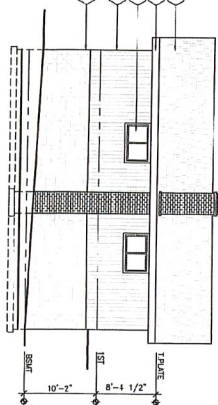
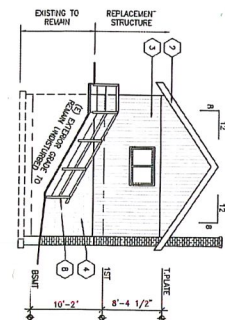
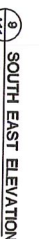
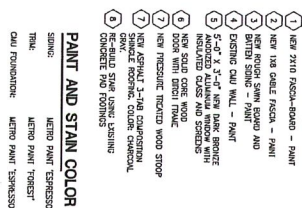
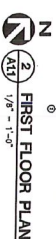
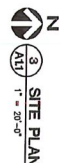
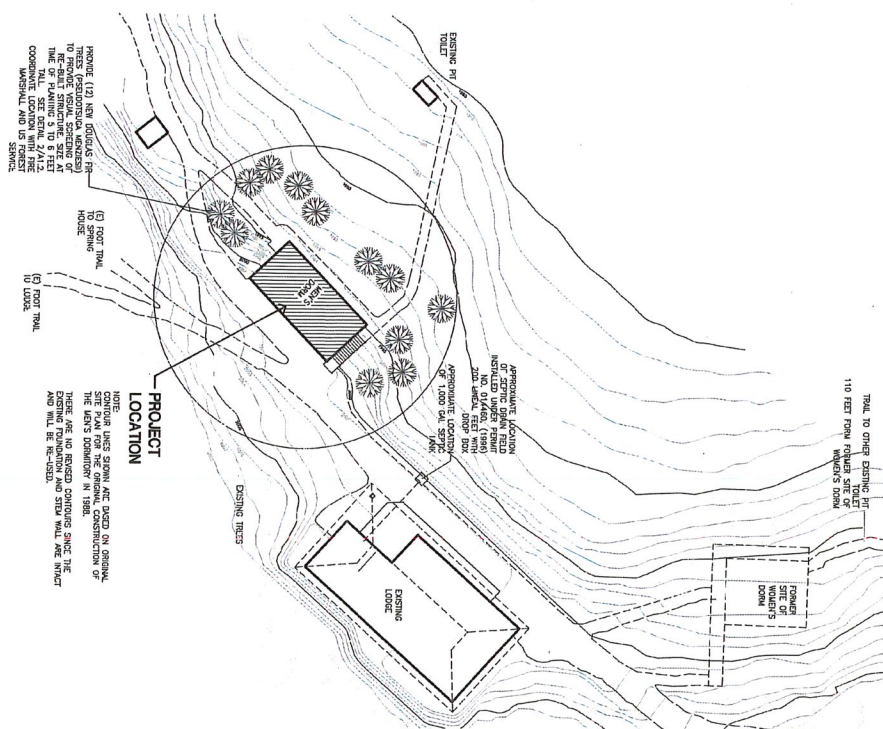
Department of Community Services
 Land Use Planning and Transportation
 Program
 1600 SE 190th Ave.
 Portland, OR 97233
 Ph 503.988.3043
 Fax 503.988.3389
 Email: land.use.planning@multico.us

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 of tax lot 280, Section 08, 1 North, 6 East, N.W.

Web Layout



NOTE: THE SCOPE OF THIS PROJECT INCLUDES THE CONSTRUCTION OF A HOUSEHOLD UNIT THAT WAS BURNED DOWN DURING THE OAKCREEK FIRE. THE INTENT IS TO REPLACE THE STRUCTURE TO THE EXACT SIZE AND SPECIFICATIONS OF THE ORIGINAL STRUCTURE. THE FOUNDATION WILL BE RE-BUILT.

NOTE: PER OGC SECTION 310.9, LOOSING HOUSES WITH MORE THAN 5 CREST ROOMS AND WHERE THE TOTAL NUMBER OF QUESTS DOES NOT EXCEED 10 PROVIDE A CHAIR WITH THE OGC SIGN.

NOTE: THE HOUSE WILL NOT BE OCCUPANALLY OR ELECTRICALLY REWIRED OR COULDED. IT IS THE ONE NOT TO BE CONSIDERED CONDITIONED SPACE.

BUILDING SECTION

