

## 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:** T2-2019-12360

**Applicant:** Kenneth Fischer & Rita McCord

**Location:** 710 NE 365<sup>th</sup> Avenue, Corbett

Tax Lot 300, Section 35, Township 1 North, Range 4 East, W.M.

Tax Account #R944350700

Property ID #R322752

**Base Zone:** Gorge General Residential (GGR-5)

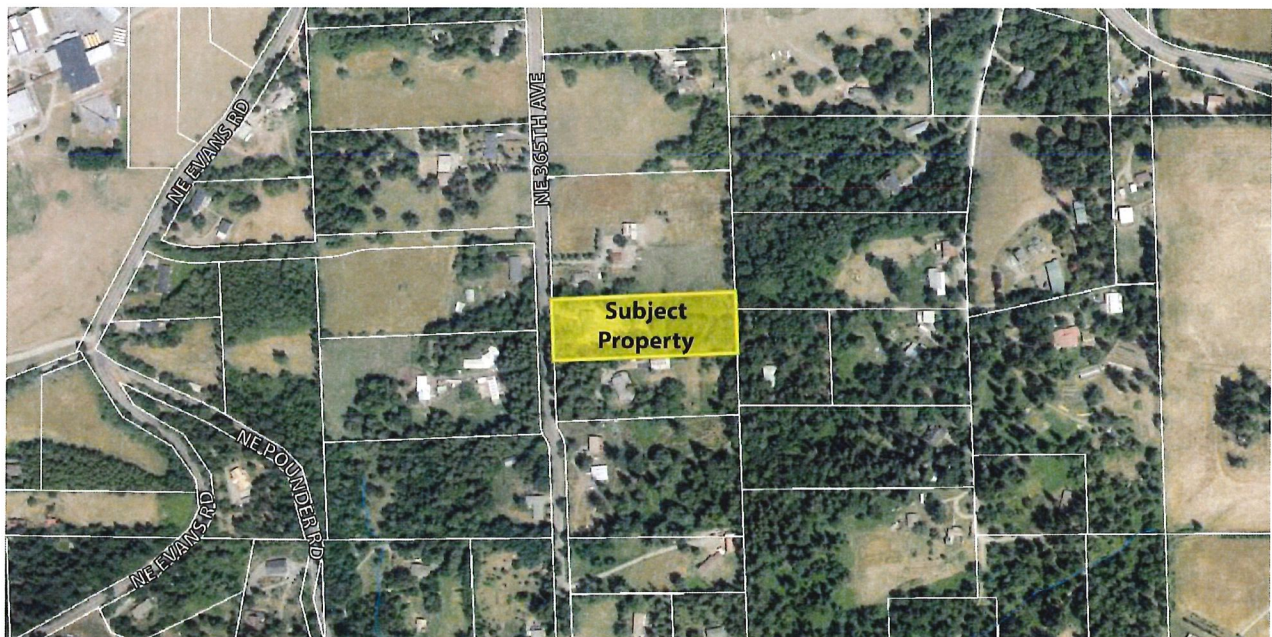
**Key Viewing Areas:** Historic Columbia River Highway

**Landscape Setting:** Rural Residential

**Proposal:** The applicant requests an NSA Site Review to correct compliance issues on the subject property. The proposal includes removal and replacement of trees, updated lighting, deck expansions, and other associated development.

Vicinity Map

North ↑



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on Friday, August 7, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available by contacting the Planner at no cost. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact Planner, Rithy Khut at 503-988-0176 or [rithy.khut@multco.us](mailto: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 Existing Uses and Discontinued Uses

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Gorge General Residential: MCC 38.3025 Review Uses, MCC 38.3060: Dimensional Requirements, MCC 38.3090 Access

NSA Site Review: 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

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**

**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.

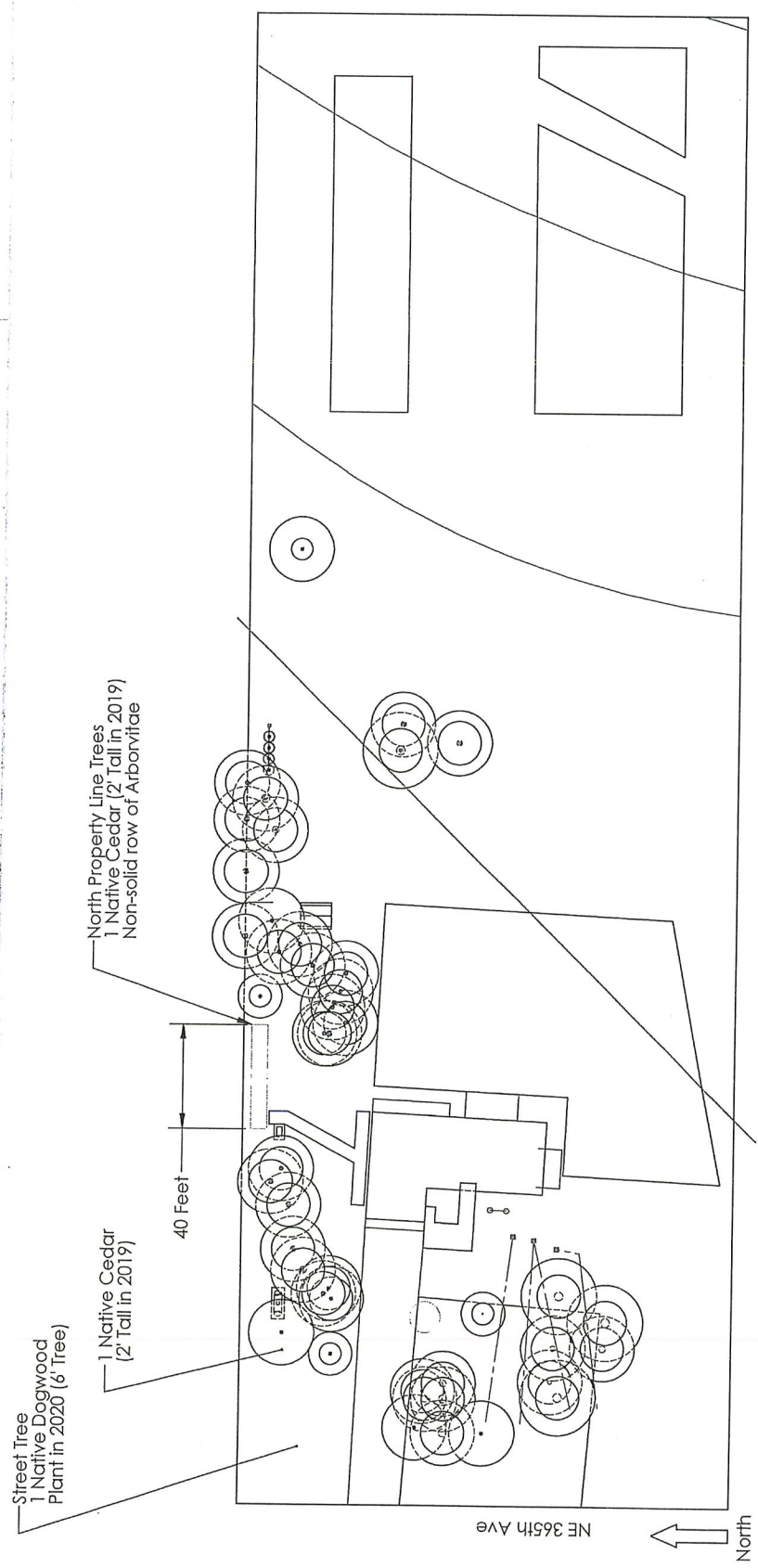
**Enclosures:**

Zoning Map  
Site Plan

**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.

4 3 2 1



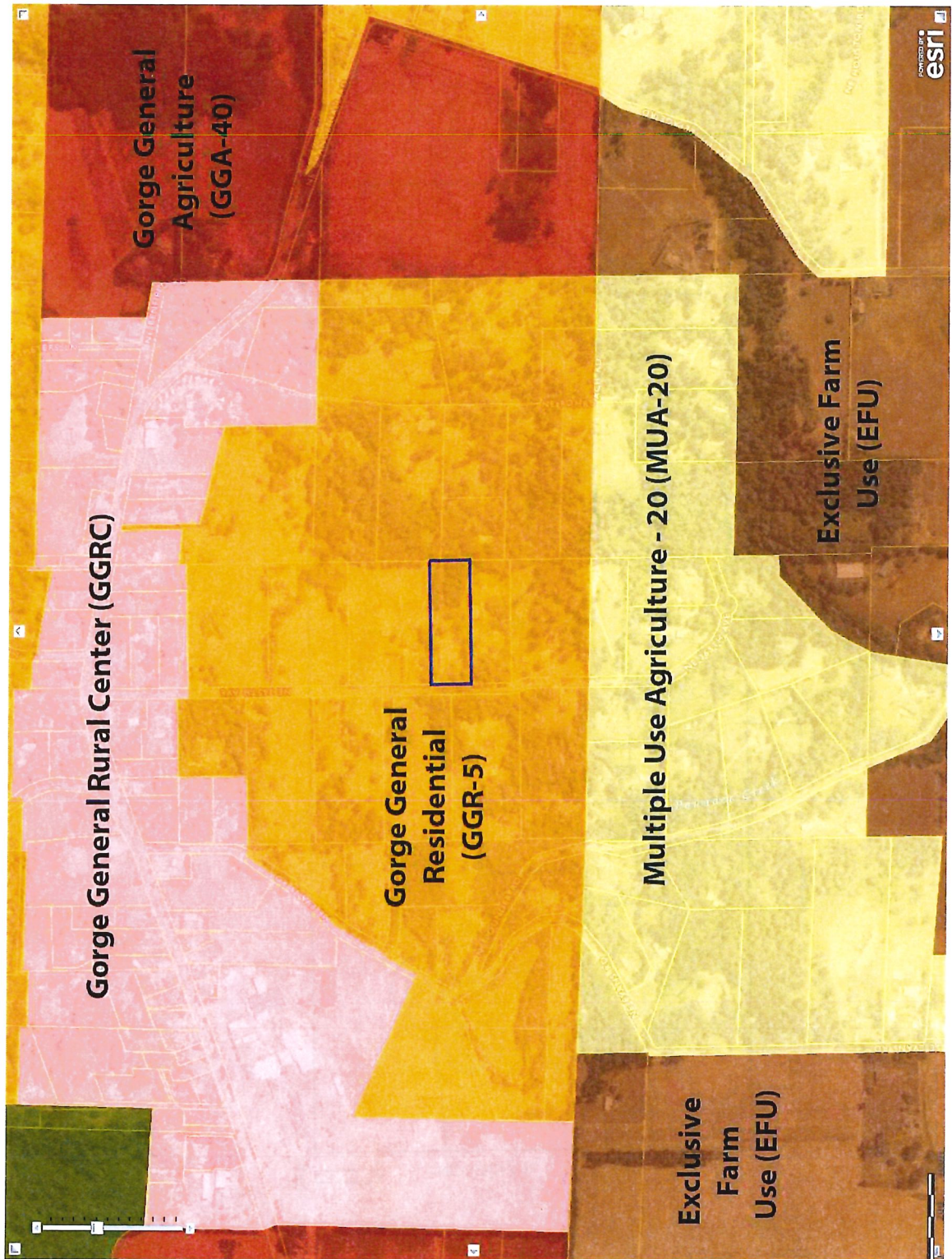
B A

710 NE 365th Ave, Corbett	
TITLE:	Tree Planting
SIZE DWG. NO.	REV
<b>B</b>	<b>Lot Plan</b>
SCALE: 1:500WEIGHT: SHEET 4 OF 4	

Exhibit C-4

4 3 2 1





Department of Community Services  
Land Use Planning and Transportation  
Program  
1600 SE 190th Ave.  
Portland, OR 97233  
Phone: 503.988.3343  
Fax: 503.988.3369  
Email: [land.use.planning@multco.us](mailto: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 with 710 NE 365th Ave  
highlighted

[Web Layout](#)