

14 DAY OPPORTUNITY TO COMMENT

Application for National Scenic Area 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: T2-2020-13302

Location: 34002 NE Mershon Rd., Corbett
Tax Lot 100, Section 33, Township 1 North, Range 4 East, W.M.
Alternative Account #R944331130 Property ID #R322597

Applicant: Barbara Liles & James Morgan

Base Zone: Gorge General Agriculture – 40 (GGA-40) & Exclusive Farm Use (EFU)

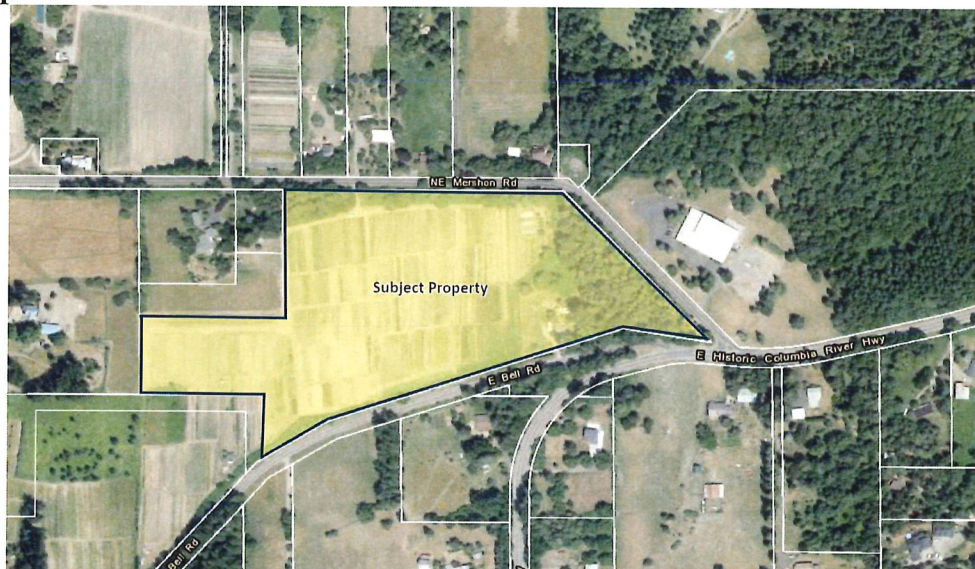
Key Viewing Areas: Columbia River; Historic Columbia River Hwy.; Larch Mt. Road,
Portland Women's Forum; SR-14

Landscape Setting: Rural Residential in Pastoral

Proposal: Replace an existing single-family dwelling and retroactive review of a greenhouse on the subject property. The subject property contains two existing single-family dwellings; the dwelling to be replaced is on the corner of E. Bell Rd. and NE Mershon Rd.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on August 14, 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 \$0.35/per page. For further information regarding this application contact planner, Chris Liu at 503-988-2964 or chris.liu@multco.us.

For this application to be approved, the proposal must meet the applicable approval criteria below:
Multnomah County Code (MCC):

General Provisions: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions – Parcel, MCC 38.0045 Submittal Requirements

GGA-40 Zone: MCC 38.0030 Existing Use, (B) Replacement of Existing Uses, MCC 38.0060 Agricultural Buffer Zones, MCC 38.2225(A)(3) Agricultural Buildings in conjunction with current agricultural use, MCC 38.2260 Dimensional Requirements

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 Criteria, MCC 38.7340 Agricultural Buildings

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:

Site Plan
Floor Plan
Building Elevation
Greenhouse Photos

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

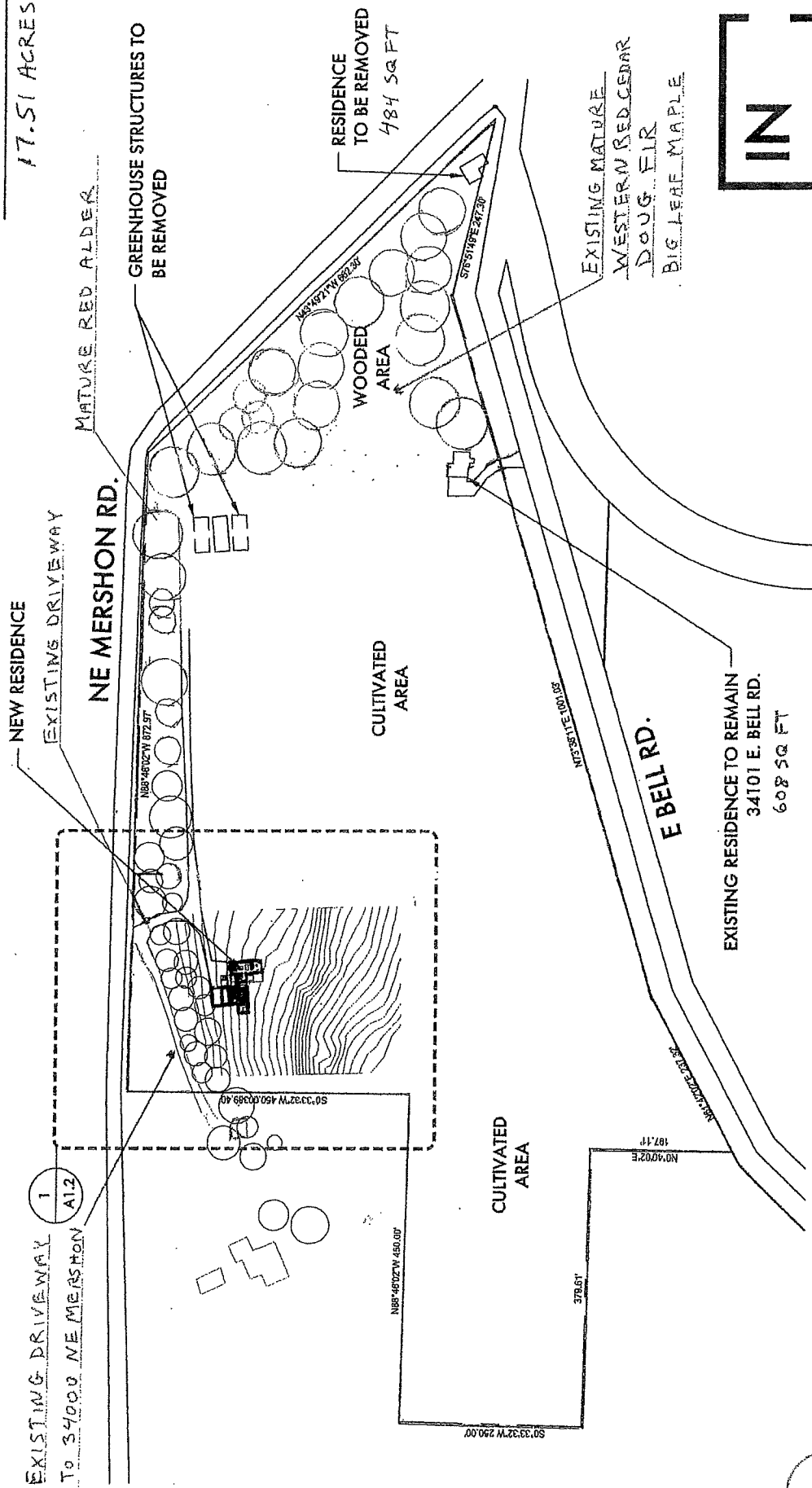
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.
Case #T2-2020-13302

CORBETT HOUSE

34002 NE MERSHON RD.

CORBETT, OR 97019

17.51 ACRES

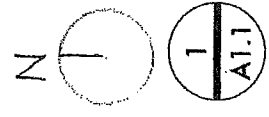


IN SITU

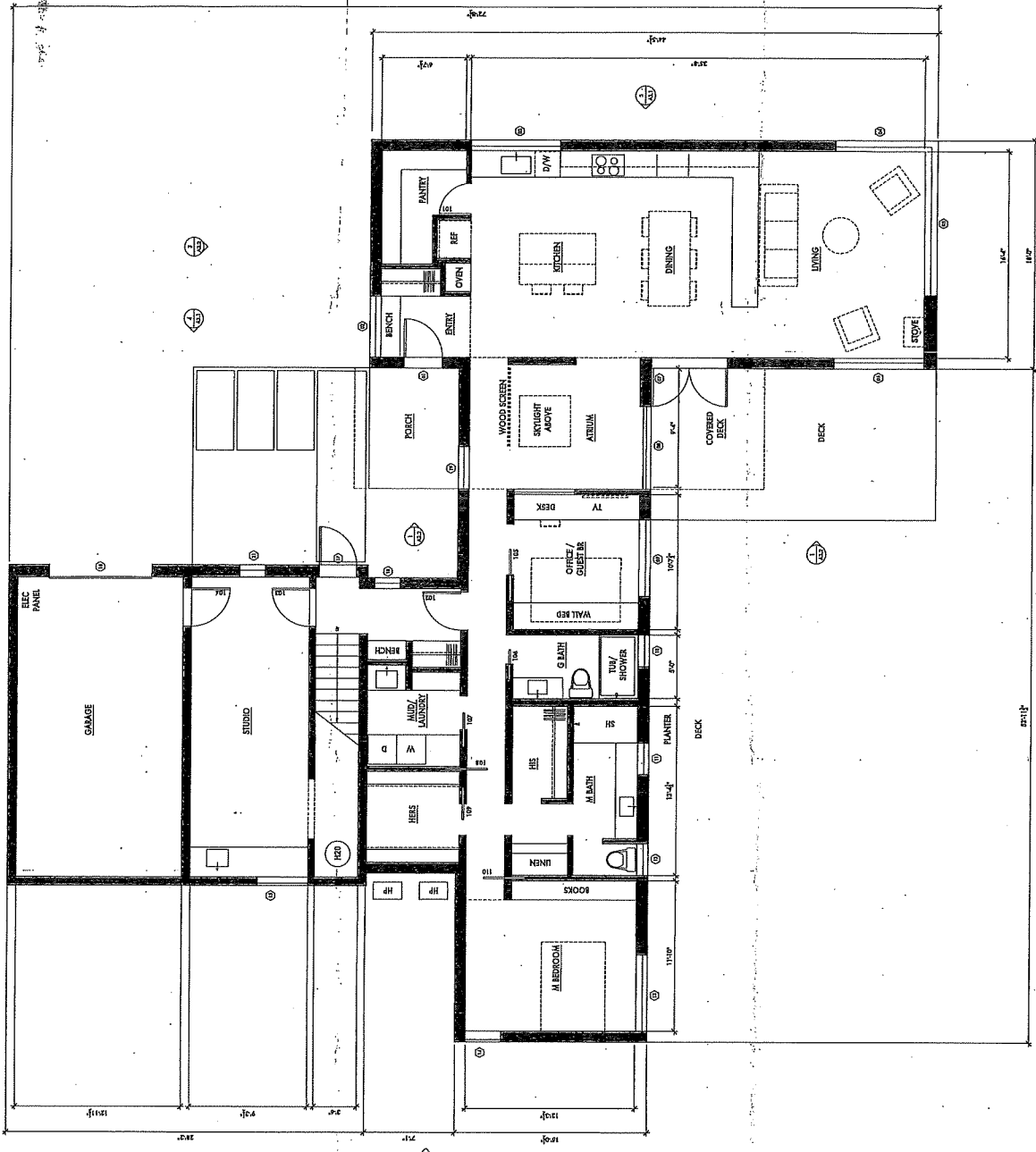
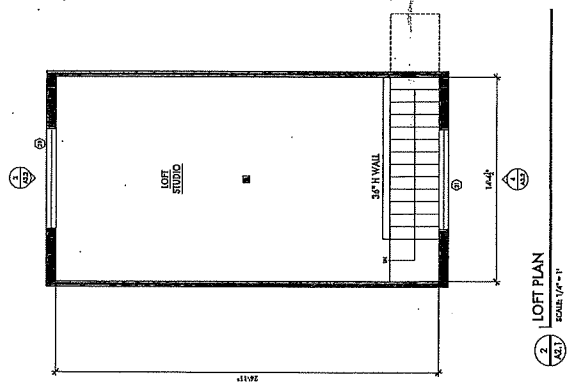
IN SITU ARCHITECTURE
EXHIBIT
A.3

SITE PLAN: OVERALL PROPERTY

SCALE: 1" = 200'

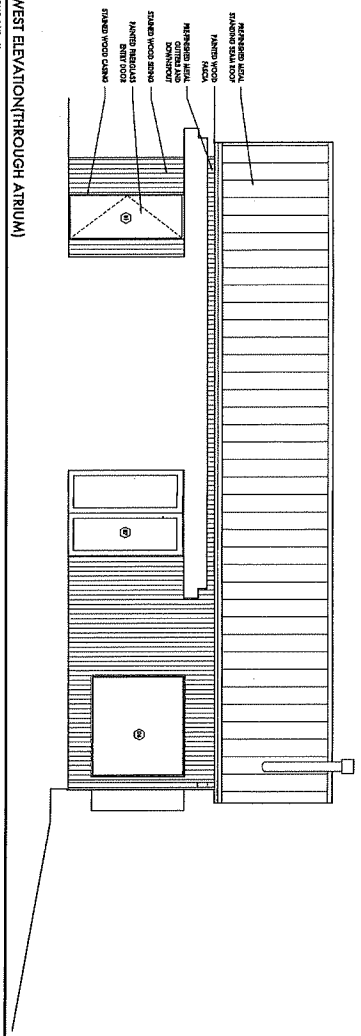


REVISIONS:

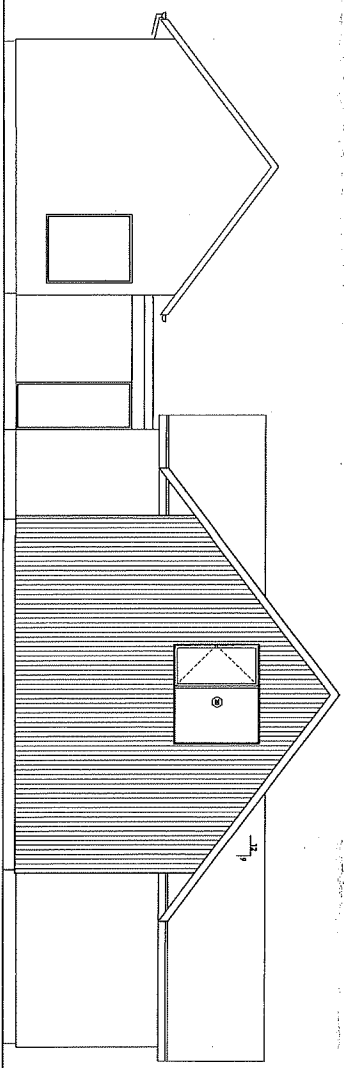


North 0 1 2 4

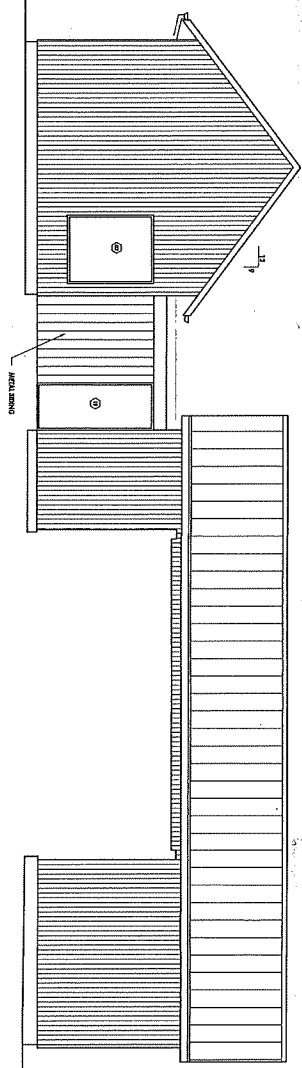
WEST ELEVATION (THROUGH ATRIUM)
SCALE: 1/8" = 1'



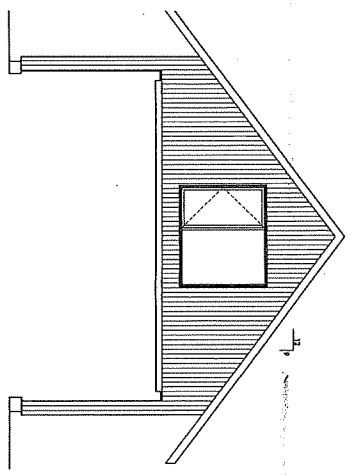
NORTH ELEVATION: GARAGE
SCALE: 1/8" = 1'



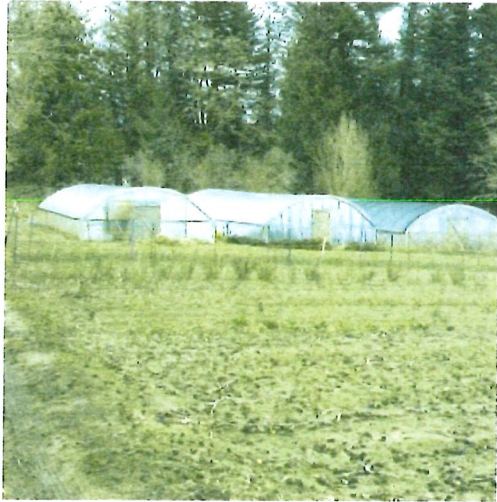
NORTH ELEVATION: HOUSE
SCALE: 1/8" = 1'



SOUTH ELEVATION: GARAGE
SCALE: 1/8" = 1'



Greenhouses – 34101 E Bell Rd.



Interior #1



Interior #2

**EXHIBIT
A.7**