



# Welcome to Multnomah County Land Use and Transportation Planning.

Our planning staff is here to assist you in understanding rules for developing in the Scenic Area and to help you tailor your project to meet them. As part of that effort, we have developed a series of handouts to explain the development standards and processes that you will need to follow. This handout explains the expedited review process and requirements. It provides instructions for the National Scenic Area Expedited Review Application Form. Call-out boxes on the right may refer to other handouts that provide additional information on a particular topic.

## What is Expedited Review?

Expedited Review is a process for reviewing applications for certain types of development in the National Scenic Area. The purpose of the expedited development review process is to provide a streamlined review for proposed development that has a small scale of impact on scenic, cultural, natural, and recreational resources of the National Scenic Area. The expedited review process has a faster approval time and requires applicants to submit less complex materials and address fewer approval criteria than the site review or conditional use processes. The timeframe for this review is 21 to 45 days.

### What is in this handout?

- What is Expedited Review?
- Does my proposal qualify for an Expedited Review Process?
- Specified uses
- Resource Protection Requirements
- Scenic Resources
- Cultural Resources
- Recreational Resources
- Natural Resources
- Application Process
- Submit Information and Plans
- Next Steps-Building Permits

## Does My Proposal Qualify for an Expedited Review Process?

Please contact a County planner to see if your project qualifies for expedited review. In order for the County to review an application with the expedited review process:

See the NSA Expedited Use Application Form

- The proposal must be for certain **specified uses**
- The proposal must meet certain **resource protection requirements**
- The proposal must be reviewed through the **application process**
- The applicant must **submit information and plans**

The remainder of this handout explains these four topics.

## Specified Uses

In general, the following uses can be reviewed under the expedited review process:

- One accessory structure between 60 and 200 square feet in area and less than 10 feet in height (subsequent structures of this size will not qualify for expedited review)
- Retaining walls accessory to existing dwellings less than or equal to 2 feet high and less than or equal to 100 feet long
- One addition or covered deck, provided the existing building is at least 500 square feet in size and the addition or covered deck is not more than 200 square feet, and is no higher than the existing building (subsequent additions or covered decks will not qualify for expedited review)
- Decks (uncovered, attached, and accessory to existing dwellings) less than or equal to 500 square feet and less than or equal to 30 inches high
- Mobile home, replace existing in same location in a mobile home park, if height is within 20% of original and size is no more than 100% increase if replacing a single-wide or 25% if replacing a double-wide mobile home
- Fences, rail, solid, or semi-solid when accessory to existing dwellings, less than or equal to 6 feet high and less than or equal to 100 feet in length
- Fences, wire strand, other

See NSA Handout #2: NSA Use Table

See common types of fencing drawings attached to this handout



- Fences, woven-wire for agricultural use, enclose less than or equal to 80 acres
- Lot line adjustments in GMA zones, where they do not result in potential to create additional parcels through subsequent land divisions
- Lot line adjustments in SMA zones
- Lights, outdoor
- Research and monitoring (air, weather, water, transportation, etc.) facilities, attached to structures, less than or equal to 120 square feet, less than or equal to 12 feet high
- Wind machines in SMA zones, for frost control in conjunction with an agricultural use and windmills for residential energy production less than 18 feet in height
- Trail reconstruction, including appurtenant structures, if less than 1,000 feet of re-route
- Removal/demolition of structures that are less than 50 years old, including wells, septic tanks, and fuel tanks
- Decommission non-paved roads
- Road closure gates
- Guardrails and guardrail ends, new (not jersey barriers), and wire-strand and woven-wire access control fences, other than allowed outright
- Pave existing dirt and gravel roads, if no increase to width, and no disturbance of toe of adjacent embankments, slopes, or cut banks. (Note: grading and paving may be subject to County Grading and Erosion Control review)
- Traffic detection devices, vehicle weighing devices, and signal boxes (not including signs), new, less than or equal to 120 square feet and less than or equal to 12 feet high
- Utility facilities, aboveground and overhead, modify or develop new less than or equal to 120 square feet and less than or equal to 12 feet high; replace in same location, less than or equal to 15% larger than existing; new antennas on existing wireless communication towers/poles other than allowed outright
- Utility facilities, aboveground and overhead, replace existing aboveground and overhead utility facilities including foundations, poles, transformers, conduit, fencing, pumps, valves, pipes, water meters, in the same location, no more than 15% larger than existing
- Utility facilities, underground, new, inside disturbed ROW or easement that have been disturbed in the past, provided that no ditch for linear facilities would be more than 36 inches wide and no excavation for non-linear facilities would exceed 20 cubic yards. (Note: grading and paving may be subject to County Grading and Erosion Control review)

See examples of shielded lighting drawings attached to this handout

See the Grading and Erosion Control Permit handout

#### KVAs in the GMA and SMA

- Beacon Rock
- Bonneville Dam Visitor Centers
- Bridal Veil State Park
- Cape Horn
- Columbia River
- Cook-Underwood Road
- Crown Point
- Dog Mountain Trail
- Historic Columbia River Highway
- Highway I-84, including rest stops
- Larch Mountain
- Multnomah Falls
- Oregon Highway 35
- Pacific Crest Trail
- Panorama Point Park
- Portland Women's Forum State Park
- Rooster Rock State Park
- Rowena Plateau and Nature
- Conservancy Viewpoint
- Sandy River
- Washington State Route 14
- Washington State Route 141
- Washington State Route 142

#### In the SMA only:

- Larch Mountain Road
- Old Washington State Route 14 (County Road 1230)
- Sherrard Point on Larch Mountain
- Wveth Bench Road

### Resource Protection Requirements

The above uses can be reviewed with the expedited review process as long as the proposed development protects the **Scenic, Cultural, Recreation, and Natural resources** in the NSA by complying with the requirements below. Applicants should check with planning staff if they do not understand how the requirements apply to their property.



## Scenic Resources

Your proposal must meet this requirement:	How do I know whether it does?
The colors of structures visible from key viewing areas must be dark earth-tones, low or non-reflective building materials must be used, and outdoor lights must be directed downward and shielded.	Check to see if the development would be topographically visible from a key viewing area (KVA). A visit to the KVA may be necessary. Taking photos from the KVA looking back at the site is helpful. If the development would be visible, include paint chips and samples of materials and fixtures with the application.  <b>Exception:</b> If the proposal is for an addition, the addition can match the color of existing buildings.
Structures within ½-mile of a KVA and visible from it must be either “not visually evident” or “visually subordinate”.	County planning staff can assist you in determining whether the structure has to be “not visually evident” (cannot be seen) or “visually subordinate” (can be partially seen, but cannot stand out).
<b>Exception:</b> If the proposal in the General Management Area (zoning districts that begin with GG are in the GMA), and the proposal is for a woven wire fence that would enclose 80 acres or less of an agricultural use, then the proposal for the fence does not need to meet these Scenic Resource requirements.	

## Cultural Resources

Your proposal must meet this requirement:	How do I know whether it does?
Does not affect or modify any treaty or other rights of any Indian tribe	The county will send copies of your application to the four Indian Tribal governments. If your proposal does affect a treaty or other rights, the tribe(s) will send a letter describing the effect. The proposal then cannot be reviewed using the expedited process and must be reviewed using the site review process.
Does not require a reconnaissance survey	The uses reviewed under the expedited process generally do not require a reconnaissance survey. In general, if the proposal does not involve major ground disturbance, and there is low likelihood of cultural resources on the site, then it will not require a reconnaissance survey or historic survey.
Does not require a historic survey	Historic surveys are required when the proposal alters the outside of a structure that is over 50 years old, or when the proposal changes something in the area surrounding the structure that helps define its importance. If the proposal does not involve a structure that is older 50 years, and there are no structures on the site that are 50+ years old, then the proposal meets this requirement. Information about the age of a structure is often available from the County tax assessors' office.

## Recreation Resources

Your proposal must meet this requirement:	How do I know whether it does?
Does not detract from the use and enjoyment of established recreation sites on adjacent parcels.	First, check if there are any recreation sites on adjacent parcels. If there are none, then your proposal meets this requirement. If there are recreation sites, think about how the proposal might detract from the use in terms of noise, interfering with traffic flow or parking, etc. If the proposal would detract from the recreation, then it must be reviewed using the site review process. If the proposal would not detract, then submit a map showing the location of the recreation site relative to the proposal along with the other application information. On the expedited review application form, describe the type of recreation (e.g. hiking trail), including time of activity, how it is accessed, etc. Then describe how the proposal would not detract from the use (e.g. noise, interfering with traffic or parking, etc.)



## Natural Resources

County staff has maps showing where many of these features are within the National Scenic Area and would be happy to assist in identifying if any of these features are on or near the property.

The proposal must meet this requirement:	How do I know whether it does?
The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes.	<p>Buffer zones vary from 50 feet to 200 feet, depending on whether it is a stream with fish, a wetland, etc. If there are not any wetlands, streams, rivers, ponds, and lakes within 200 feet of the proposed development, the proposal likely meets this requirement. If there are, show them on a map that also shows the location of the development relative to them. County planning staff will check buffer zones during the review process.</p> <p><b>Exceptions:</b> If the proposal is for a lot line adjustment, then this requirement does not apply.</p> <p>If the proposal is for development within a right-of-way (road, railroad, etc.) or easement that is maintained and the ground has already been disturbed, this requirement does not apply.</p>
The proposal will not disturb sensitive wildlife and plant areas or sites.	<p>During County review the staff planner will check maps of sensitive wildlife and plants. If there are none within 1,000 feet of the proposed development, the application can be reviewed through the expedited process.</p> <p>If there are sites within 1,000 feet, then the proposal either has to be for an activity that does not disturb the ground*, or the County has to receive a letter from the appropriate federal or state agency stating that the proposal will not impact the wildlife or is at least 200 feet from the sensitive plants.</p> <p><b>Exception:</b> The proposal can meet this requirement if the ground disturbance is within a right-of-way (road, railroad, etc.) or easement that is maintained and the ground has already been disturbed.</p>

## What You Will Need To Submit (Information and Plans)

A. A completed Multnomah County NSA Expedited Review Application Form.

See the NSA  
Expedited Review  
Application Form

B. All site plans shall include the information listed below (Sample Site Plan attached). If the proposal is for forest practices in the SMA, production and development of mineral resources in the GMA, proposed uses visible from KVAs, or proposed uses located near cultural resources, wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, and sensitive plant sites, additional material may be necessary.

- Project applicant's name and address.
- Location of the proposed use, including township, range, section, county, and tax lot number.
- A written description of the proposed use, including details on the height, exterior color(s), and construction materials of proposed structures.
- A list of key viewing areas from which the proposed use would be topographically visible.
- A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the reviewing agency to determine the location and extent of the proposed use and evaluate its effects on scenic, cultural, natural, and recreation resources. The map shall be prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail. If a parcel is very large, the map of the entire property may be of a smaller scale, shall indicate the project location, and shall be supplemented by a map of the project area that is at, or greater than, the scale listed above. The map shall include the following elements:
  - North arrow
  - Map scale
  - Boundaries, dimensions, and size of the subject parcel
  - Significant terrain features or landforms
  - Groupings and species of trees and other vegetation on the parcel
  - Location and species of vegetation that would be removed or planted
  - Bodies of water and watercourses



- Location and width of existing and proposed roads, driveways, and trails
- Location and size of existing and proposed structures
- Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting
- Location and depth of all proposed grading and ditching

C. Elevation drawings at a scale of ¼ inch equals 1 foot or similar shall show the exterior architectural appearance of proposed structures as seen from a horizontal view (both length and width). Elevation drawings shall be drawn to scale and must show natural grade and finished grade. Additions to existing structures shall show how the new construction ties into existing development.

D. In the General Management Area, all applications for structural development involving more than 100 cubic yards of grading with slopes between 10 and 30 percent shall include a grading plan. In the Special Management Area, all applications for structural development involving more than 100 cubic yards of grading with slopes greater than 10 percent (except trails) shall include a grading plan. Grading plans shall include the following:

See the Grading and Erosion Control Permit handout and the GEC & FD Application Form

- A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
  - Natural and finished grades
  - Location of all areas to be graded, with cut banks and fill slopes delineated
  - Estimated dimensions of graded areas
- A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
  - Its purpose
  - An estimate of the total volume of material to be moved
  - The height of all cut banks and fill slopes
  - Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
  - A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings
  - A description of any other interim or permanent erosion control measures to be used

### Application Process

The numbers listed here correspond to those shown in the NSA process flow chart, NSA Handout #7.

See NSA Handout #7: NSA Process Flow Chart

### 1 Pre-filing Conference (Optional)

**A Pre-filing conference is optional, but is very valuable for identifying issues early on, before an application is submitted.**

- The applicant will complete a pre-filing form (available at the County or on our website).
- The County will schedule a pre-filing conference.
- The applicant and County staff planner meet to discuss the proposed development.
- The County planner will verify that the proposal can be reviewed using the expedited development review process, and that the applicant has necessary materials and understands what needs to be included in an expedited review application.





## 2 Completeness Review

The applicant brings in the expedited review application form, necessary materials listed in **What You Will Need To Submit** (above) and required fee to the County office.

At the time of submittal, the County planner checks to make sure that all necessary forms and information are included in the submittal.

## 3 Preliminary Decision

- The Multnomah County planner uses the application form to issue a preliminary decision to approve with conditions or deny the development application.
- All development approved under the expedited development review process will include conditions of approval related to discovery of cultural resources and/or human remains during construction.

## 4 Notice

Multnomah County will send copies of the application to:

- The four Indian tribal governments  
If an Indian tribe submits substantive written comments during the comment period that identify treaty rights exist in the project vicinity and explain how they would be affected or modified by the proposed development, then the proposal cannot be reviewed through the expedited development review process. The proposal has to be reviewed using the site review process.
- The Gorge Commission
- The Forest Service
- Landowners within 750 feet of the perimeter of the subject parcel

## 5 Final Decision/Appeal

- If the County does not receive comments within 14 days, the preliminary decision is considered final.
- If the County receives comments, then the decision is modified to address the comments and is sent out for a 14-day appeal period. Any person shall be allowed to appeal the decision within the appeal period. Appeals are to a Multnomah County Hearings Officer at a public hearing.

### Next Steps—Building Permit(s)

A building permit may be needed. Within the National Scenic Area, the City of Gresham processes building permits for Multnomah County. Permits for development within the City of Troutdale are processed by Troutdale.

Applicants need to:

- Contact the City of Gresham (503-618-2832) or Troutdale (503-665-5175) Building Department about the proposed development and obtain information about applying for a building permit(s).
- Coordinate with the Multnomah County planner who reviewed the National Scenic Area application. The County planner will need to review the building permit application and sign it prior to the applicant submitting it to the City of Gresham or Troutdale.
- Submit the County-approved building permit application materials to the City. (The County will have a list for what you will need to bring in).

**Important: The City of Gresham will not review applications for building permits in the National Scenic Area until the County has verified that the development complies with National Scenic Area rules and has stamped its approval on the building plans.**