

# NSA Expedited Review Additions & Accessory Uses

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

---

## PROPERTY

---

Address \_\_\_\_\_ Site Size \_\_\_\_\_

## PROPOSED DEVELOPMENT (check all that apply)

---

- Addition or covered deck:** Size \_\_\_\_\_ (200 sf max) Height \_\_\_\_\_ ft  
Existing Floor Area \_\_\_\_\_ (500 sf min) Existing Height \_\_\_\_\_ ft (*greater than proposed*)
- Accessory structure:** Size \_\_\_\_\_ (60 to 200 sf) Height \_\_\_\_\_ ft (10 ft max)
- Uncovered, attached deck:** Size \_\_\_\_\_ (500 sf max) Height \_\_\_\_\_ inches (30" max)
- Demolition:** Structure Type \_\_\_\_\_ Age \_\_\_\_\_ (*less than 50 yrs*)
- Rail, solid, or semi-solid fence:** Height \_\_\_\_\_ ft (6' max) Length \_\_\_\_\_ (100' max)
- Wire strand fence:** Height \_\_\_\_\_ ft (*greater than 4'*) Length \_\_\_\_\_ (*greater than 500'*)
- Woven wire fence:** Agricultural enclosure only Area fenced \_\_\_\_\_ (80 ac max)
- Pave existing dirt/gravel road:** All work to occur within existing road prism
- Retaining wall:** Height \_\_\_\_\_ ft (2' max exposed surface) Length \_\_\_\_\_ (100' max)
- Outdoor lights:**
- Other:** \_\_\_\_\_

---

## Submittal Requirements (see MCC 38.0035):

- Completed and Signed Application Form**, including a list of applicable Key Viewing Areas.
- Elevation Drawings**, if the development is topographically visible from Key Viewing Areas. Drawings must be drawn to scale, show the appearance of proposed structures, include natural & finished grade, and the geometrical exterior of at least the length and width of structures as seen from a horizontal view.
- Plans**, drawn to scale. 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; and
- Location and depth of all proposed grading and ditching.
- Proposed uses in streams, ponds, lakes, and their buffer zones shall include the exact boundary of the ordinary high water-mark or normal pool elevation and the prescribed buffer zone; and a description of actions that would alter or destroy the stream, pond, lake, or riparian area.
- Proposed uses in water resources or their buffer zones shall include the exact boundary of the water resource, ordinary high water mark, or normal pool elevation, and their buffer zone; and a description of actions that would affect the water resource.
- Proposed uses on parcels contiguous to established recreation sites shall provide a buffer between the proposed use and recreation site sufficient to insure that the proposed use will not detract from the use or enjoyment of the recreation site.
- New uses located in, or providing recreation river access to, the Columbia River or its fish bearing tributaries shall include the following supplemental information:
  1. The site plan shall show adjacent river areas at least 1/2 mile upstream and down-stream from the project site, the locations at which river access is planned, and the locations of all tribal fishing sites known to the project applicant.
  2. The site plan text shall include an assessment of the potential effects that new uses may have on Indian treaty rights. The assessment shall:
    - a. Describe the type of river access and uses proposed, estimated period when the development would be used, and anticipated levels of use (people, boats, and other uses) during peak-use periods.
    - b. List tribal commercial fishing seasons in the project vicinity, as established by the four Columbia River treaty tribes.
    - c. List tribal ceremonial fishing seasons in the project vicinity.
    - d. Based on the above factors, assess the potential effects that the proposed uses may have on Indian treaty rights.

**Supplemental information will be required for:**

- Forest practices in the Special Management Areas,
- Production and development of mineral resources in the General Management Area,
- Proposed uses visible from Key Viewing Areas,
- Proposed uses located near cultural resources, wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, and rare and sensitive plant sites.

**1.0 Project Description:**

**Applicant:**

**2.0 Property Description:**

**Applicant:**

**MCC 38.7100 EXPEDITED DEVELOPMENT REVIEW CRITERIA**

**(A) Proposed developments reviewed using the expedited review process shall comply with the following resource protection guidelines:**

**(1) Scenic**

**(a) In the General Management Area, the scenic resource protection provisions MCC 38.7100 (A)(1)(b) through (f) shall not apply to woven-wire fences for agricultural use that would enclose 80 acres or less.**

**Applicant:**

**(b) Except signs, the colors of structures topographically visible from key viewing areas shall be dark earth-tones 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. This guideline shall not apply to additions, which may match the color of existing buildings.**

**Applicant:**

**(c) Except signs, structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.**

**Applicant:**

**(d) Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.**

**Applicant:**

**(e) Signs shall comply with the applicable sign provisions of MCC 38.0080.**

**Applicant:**

**(f) Structures within 1/2-mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and/or designed to achieve the applicable scenic standard (e.g., visual subordination, not visually evident). (Please ask a planner which standard applies to your project.)**

**“Visually Subordinate:** A description of the relative visibility of a development, structure or use where that development, structure or use does not noticeably contrast with the defining landscape setting characteristics, as viewed from a specified vantage point (generally a key viewing area, for the Management Plan), and the setting appears only slightly altered (distinctive characteristics of that setting remain dominant). As opposed to development, structures or uses that are fully screened, structures that are visually subordinate may be partially visible but would be difficult to discern to the common viewer. Visually subordinate development, structures, or uses as well as forest practices in the SMAs shall repeat form, line, color, or texture common to the natural landscape, while changes in their qualities of scale, proportion, intensity, direction, pattern, etc., shall not dominate the natural landscape setting.

**“Not Visually Evident (SMA only):** A description of the relative visibility of a development, structure or use that provides for developments, structures or uses that are not visually noticeable to the casual visitor and the defining landscape setting characteristics appear intact. Deviations may be present but must repeat form, line, color, texture and pattern common to the natural landscape setting so completely and at such scale, proportion intensity, direction, pattern, etc., that it not be noticeable.” [MCC 38.0015]

**Applicant:**

**(2) Cultural**

**(a) The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey. The GMA Cultural Resources Reconnaissance Survey Criteria in MCC 38.7045(A)(1), (2), and (3) shall be used to determine if a reconnaissance and/or historic survey is required for a proposed development.**

**(b) The GMA provisions that protect cultural resources in MCC 38.7045(L) and human remains discovered during construction in MCC 38.7045(M) shall be applied as conditions of approval for all development approved under the expedited development review process.**

**Applicant:**

**(3) Recreation**

**The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.**

**Applicant:**

**(4) Natural**

**(a) Wetlands, Streams, Rivers, Ponds, and Lakes**

**The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to lot line adjustments or development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.**

**Applicant:**

**(b) Sensitive Wildlife and Sensitive Plants**

**1. The development meets one of the following:**

- a. The development is at least 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants; or**
- b. The development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained; or**
- c. For sensitive wildlife, the development is within 1,000 feet of known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range and turkey habitat), but an appropriate federal or state wildlife agency determines**
  - 1) the sensitive wildlife area or site is not active; or**
  - 2) the proposed development would not compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance.**

**For sensitive plants, the development is within 1,000 feet of known sensitive plants, but the Oregon Natural Heritage Program or a person with recognized expertise in botany or plant ecology hired by the applicant has determined that the development would be at least 200 feet from the sensitive plants.**

**2. Development eligible for expedited review shall be exempt from the field surveys for sensitive wildlife in MCC 38.7065 (A) or sensitive plants in MCC 38.7070 (A).**

**Applicant:**

**(B) Proposed developments reviewed using the expedited review process shall comply with the following treaty rights protection guidelines:**

- (1) Proposed developments shall not adversely affect treaty or other rights of any Indian tribe.**
- (2) The expedited development review process shall cease and the proposed development shall be reviewed using the full development review process if an Indian tribe submits substantive written comments during the comment period that identify the treaty rights that exist in the project vicinity and explain how they would be affected or modified by the proposed development.**
- (3) Except as provided in MCC 38.7100(B)(2) above, the GMA and SMA treaty rights, and the consultation process discussed in MCC 38.0110 shall not apply to proposed developments reviewed under the expedited review process.**

**Applicant:**