

NOTICE OF NSA OPPORTUNITY TO COMMENT



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

Application for a National Scenic Area Site Review

CASE FILE: T2-2024-0054

APPLICANT: Ben Green

LOCATION: 40650 E Historic Columbia River Hwy., Corbett **Property ID #** R287235

Map, Tax lot: 1N5E30CB -00600

Alt. Acct. # R832304400

BASE ZONE: Gorge Special Forestry (GSF-40)

OVERLAYS: Geologic Hazard (GH)

KEY VIEWING AREAS: Bridal Veil, Columbia River, Crown Point, Historic Columbia River Highway, Interstate – 84, Larch Mountain Road, Larch Sherrard, Portland Women’s Forum, Rooster Rock, State Route – 14, Sandy River

LANDSCAPE SETTING: Coniferous Woodlands

PROPOSAL: Request for a detached accessory building (workshop)

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County’s complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on December 18, 2024**. Comments regarding Cultural Resources will be accepted until **4:00 pm on December 25, 2024**. **If you do not wish to submit comments, no response is necessary.**

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.46/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions – Parcel, MCC 38.0110 Tribal Treaty Rights and Consultation

GSF Zone: MCC 38.2025 Review Uses, MCC 38.2060 Dimensional Requirements

NSA Site Review Criteria: MCC 38.7015 Application for NSA Site Review, MCC 38.7040 SMA Scenic Review Criteria, MCC 38.7050 SMA Cultural Resource Review Criteria, MCC 38.7075 SMA Natural Resource Review Criteria, MCC 38.7085 SMA Recreation Resource Review Criteria

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38 – Columbia River Gorge National Scenic Area** or by contacting our office at (503) 988-3043.

Vicinity Map

N↑



- ❖ **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, those who submitted written comment during the comment period, those who requested the decision in writing, and the Gorge Commission. 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 Elevations

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

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

HAGENBUCH & GREEN PROPERTY

CONSTRUCTION OF DETACHED OUTBUILDING FOR STORAGE OF VEHICLES AND LANDSCAPE MAINTENANCE EQUIPMENT



HOME OWNERS:
TRAVIS HAGENBUCH
travis.h@me.com
+1 (310) 913 5145

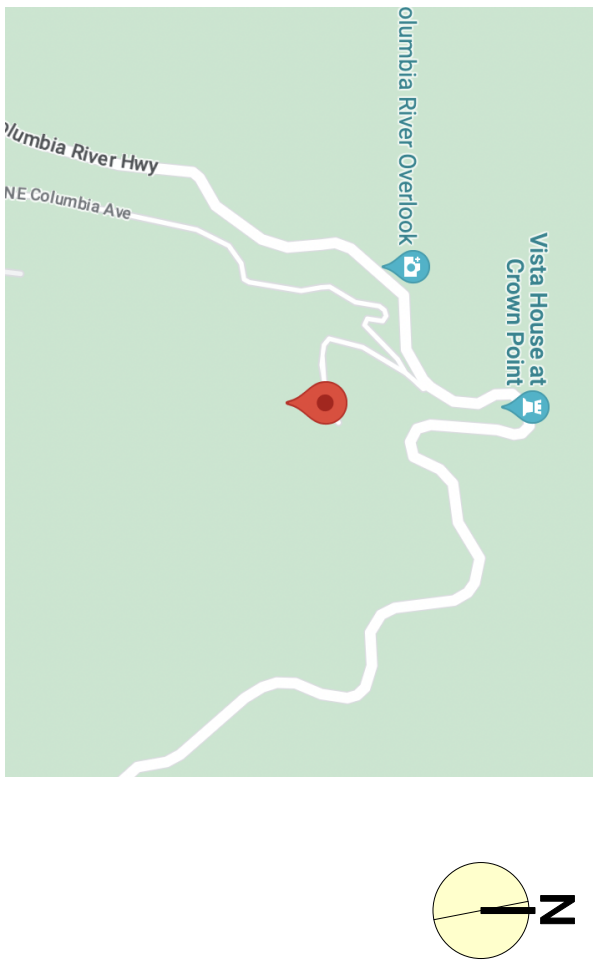
BENJAMIN GREEN
bengreenld@gmail.com
+1 (401) 573 2275

CONTRACTOR:
M & W BUILDING SUPPLY CO. INC.

P. O. BOX 220 CANBY,
OR 97013
(503) 263-9000

CONTACT: VIRGIL BRADLEY

CCB# OR 79450



NOT TO SCALE

CONTENTS:
[01] COVER PAGE
[02] SITE PLAN
[03] SHOP PLAN
[04] SHOP ELEVATIONS (01)
[05] SHOP ELEVATIONS (02)

PROPERTY DETAILS:

3.24 ACRES

THORS HEIGHTS
RPLT BLOCK 3, LOT 19-21, BLOCK 5, LOT 5 & 6

COLUMBIA RIVER GORGE NATIONAL SCENIC AREA

ZONE: GGR-2 (GENERAL MANAGEMENT AREA RESIDENTIAL, 2 ACRE MINIMUM

USE TABLE CODES: "R", "E" & "A"

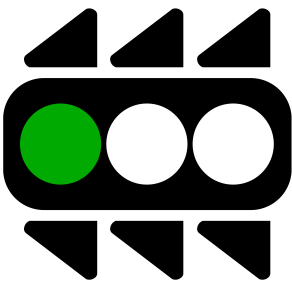
DESIGN AND MATERIALS:

- DETACHED GARAGE TO BE BUILT USING POLE SUPPORT CONSTRUCTION METHOD
- EXTERIOR SURFACES TO CONFORM TO MOST STRINGENT NSA GUIDELINES: NO VISUAL IMPACT TO THE COLUMBIA RIVER GORGE NATIONAL SCENIC AREA BY MATCHING EXISTING ARCHITECTURE AS SIMILARLY AS POSSIBLE IN ORDER TO REMAIN VISUALLY SUBORDINATE TO THE LANDSCAPE.
- WINDOWS, DOORS, AND OVERHEAD DOORS AS SPEC'D WITHIN STANDARDS OF NSA GUIDELINES
- POLE BUILDING CONSTRUCTED ON FAIRLY LEVEL GRADE TO MINIMIZE EXCAVATION
- BUILDING TO CONFORM TO MULTINOMAH COUNTY GUIDELINES IN REGARDS TO SNOW LOAD, WIND REQUIREMENTS, AND MOST STRINGENT BUILDING CODES.
- EXTERIOR TO BE DARK STAINED TO MATCH EXISTING HOUSE CEDAR EXTERIOR

WOOD:
- INTERNAL FRAMING USING PRESSURE TREATED FRAMING PER ENGINEERS
- EXTERIOR CLADDING IN "BOARD & BATTEN" STYLE USING CEDAR T1-11 PLYWOOD (NO GROOVE) + CEDAR TRIM
- WINDOWS + DOORS TO BE WOOD CLAD TO MATCH EXISTING HOUSE

CONCRETE & FOOTINGS:
- FOOTINGS TO SINK AT LEAST 54" BELOW GRADE
- REINFORCED 6" CONCRETE SLAB FOR FUTURE CAR LIFT POINT LOAD

UTILITIES:
- UTILITIES TO BE PERMITTED IN THE FUTURE -- SEE INTENDED UTILITY TRENCH PATH ON SITE PLAN



**40650 EAST HISTORIC COLUMBIA RIVER HIGHWAY,
CORBETT, OR 97019**

HOMEOWNERS:

TRAVIS HAGENBUCH
BEN GREEN

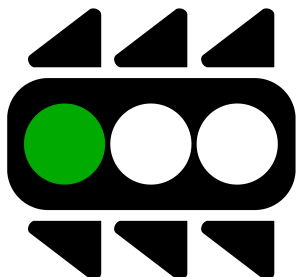
(310) 913-5145
(401) 573-2275

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bengreenLD@gmail.com

**DETACHED
GARAGE**

| Revisions | | |
|-----------|--------|-------------------|
| NO. | Date | Note |
| A | 12/11 | Updated Door Size |
| B | 1/8/24 | Updated Plan |

| | |
|--|--|
| FILE: Crown Point Lodge Model BG no util.mxd | |
| SCALE: AS NOTED | |
| DATE: 1/8/24 | |
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| COVER PAGE | |
| [01] | |



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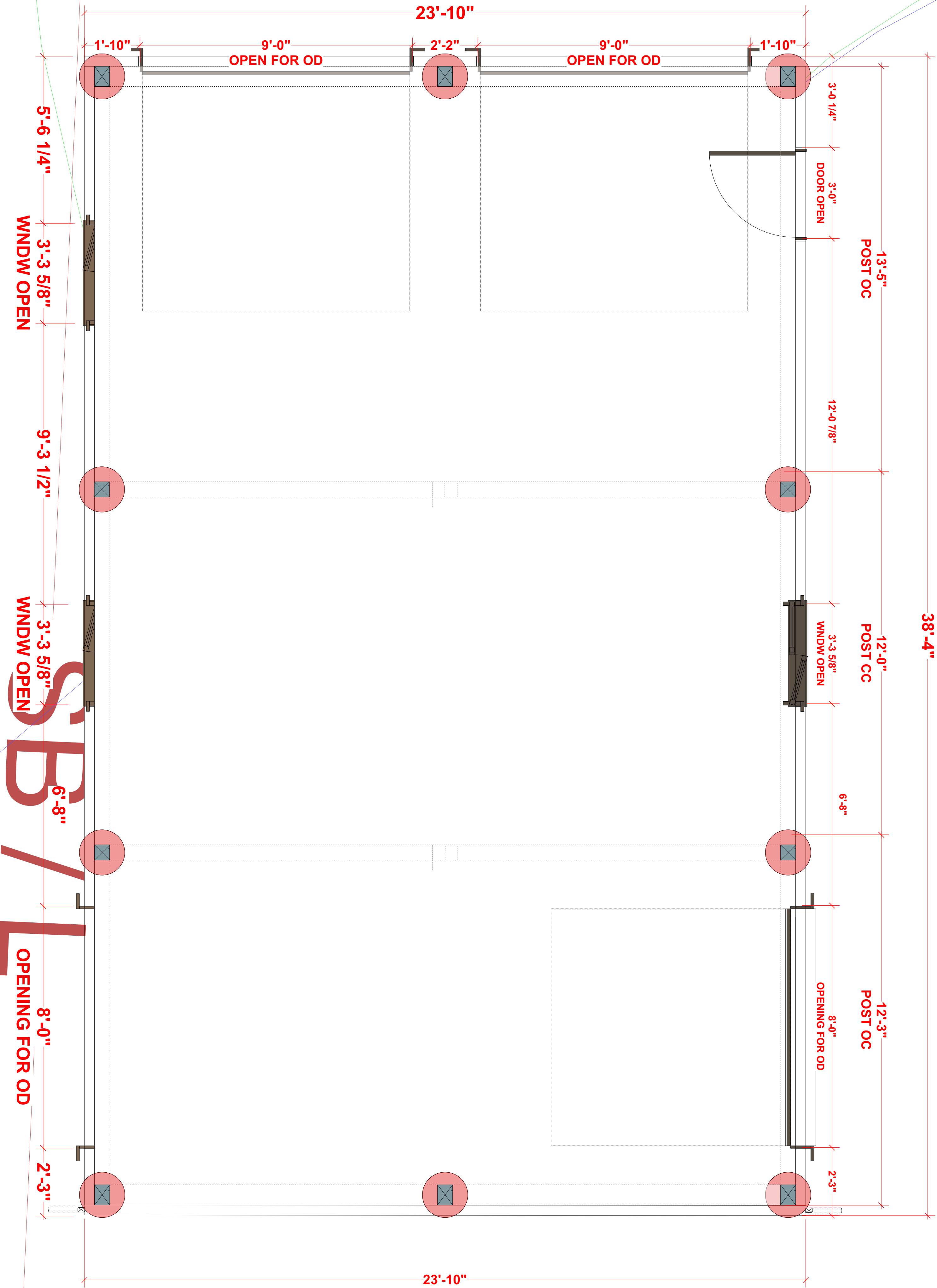
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DATE: 1/8/24

DRAWN BY: BEG

SHOP PLAN

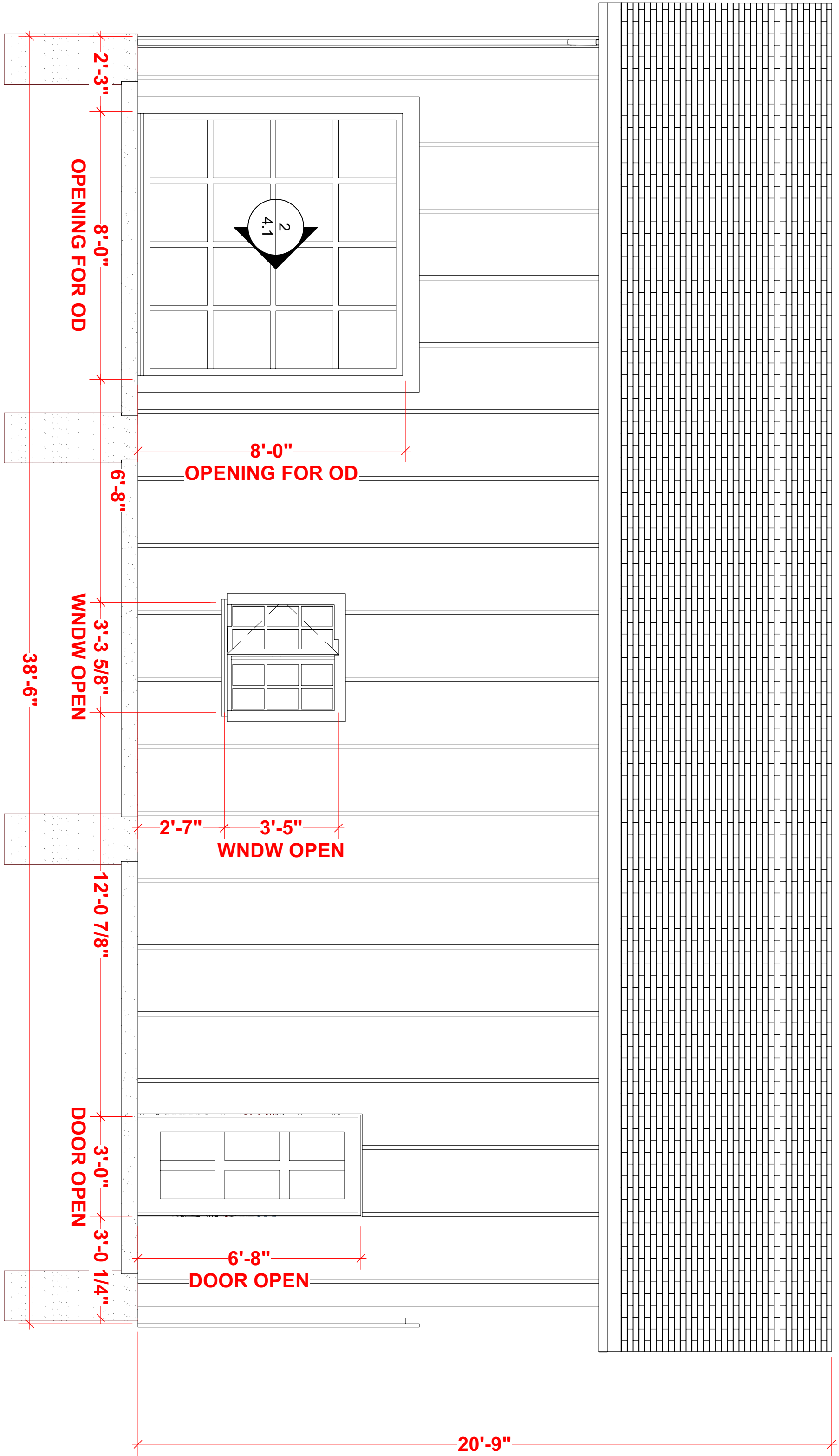
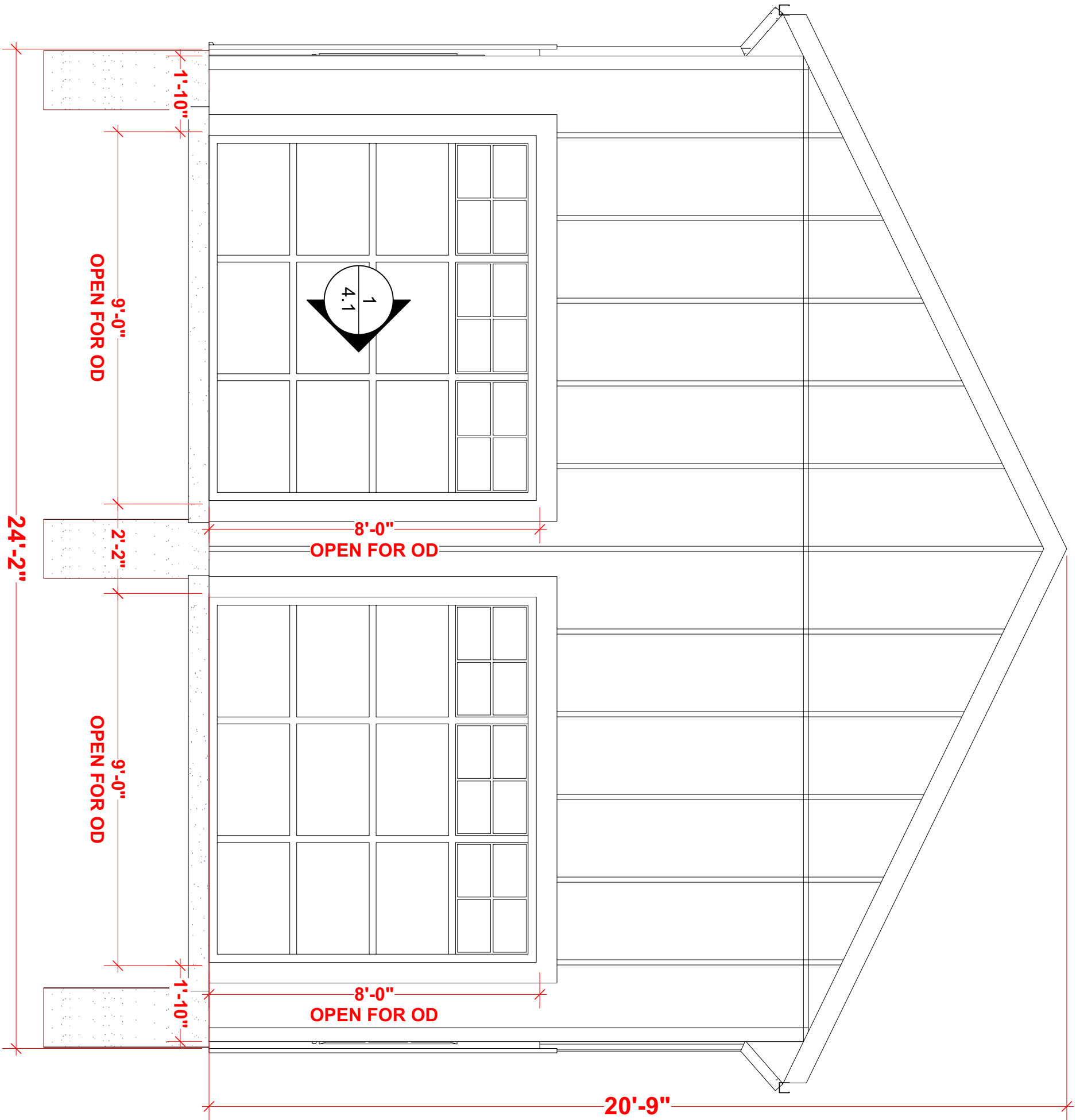
[03]



2 SHOP PLAN

[03] Scale: 1/2" = 1'-0"

P / L



A WEST ELEVATION
[04.1] Scale: 3/8" = 1'-0"

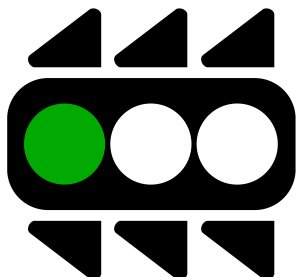
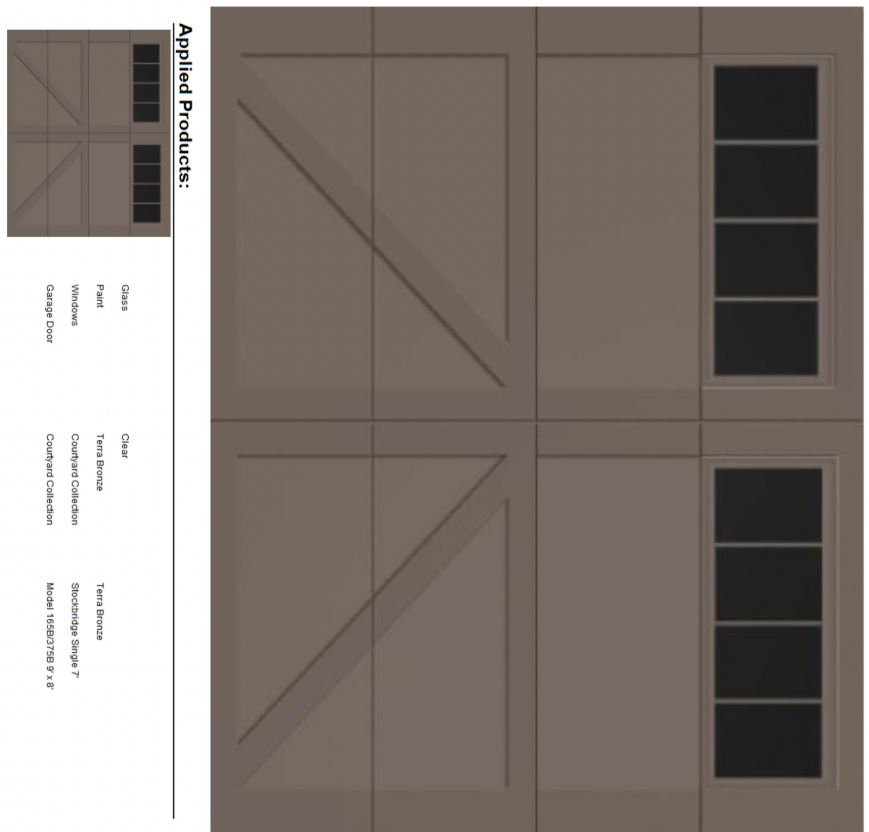
B NORTH ELEVATION
[04.1] Scale: 3/8" = 1'-0"

- CLADDING**
 - EXTERIOR CLADDING IN "BOARD & BATTEN" STYLE USING CEDAR T1-11 PLYWOOD (NO GROOVE) + CEDAR TRIM
- COLOR**
 - SIDING TO BE SOLID COLOR STAINED TO MATCH EXISTING HOUSE CEDAR SHINGLES
 - TRIM TO BE PAINTED DARK SLATE TO MATCH EXISTING HOUSE TRIM
- ROOF**
 - COMPOSITION SHINGLES OVER 1/2" PLYWOOD AND TIGERPAW FELT
- GUTTERS**
 - RAIN GUTTERS ALONG NORTH AND SOUTH EAVES TO DRAIN INTO DOWNSPOUT AT EASTERN END OF ROOF ONTO SPLASH BLOCKS
- DOORS**
 - SOLID WOOD DOORS TO MATCH EXISTING HOUSE
- WINDOWS**
 - WOOD-CLAD 6-PANE CASEMENT STYLE WINDOWS TO MATCH EXISTING HOUSE. PAINTED TO MATCH TRIM & EXISTING HOUSE.

OVERHEAD DOORS
- WEST OVERHEAD (DWG 1-4.1) (9W x 8H) CARRIAGE STYLE TO MATCH EXISTING HOUSE w/ SMALL WINDOWS TO MATCH EXISTING CASEMENT STYLE

- NORTH & SOUTH (DWG 2-4.1) OVERHEAD (8W x 8H) CARRIAGE STYLE TO MATCH EXISTING HOUSE

- EXISTING HOUSE GARAGE DOOR



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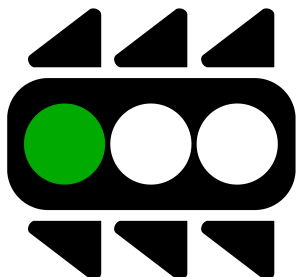
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DRAWN BY: BEG

ELEVATIONS

[04.1]



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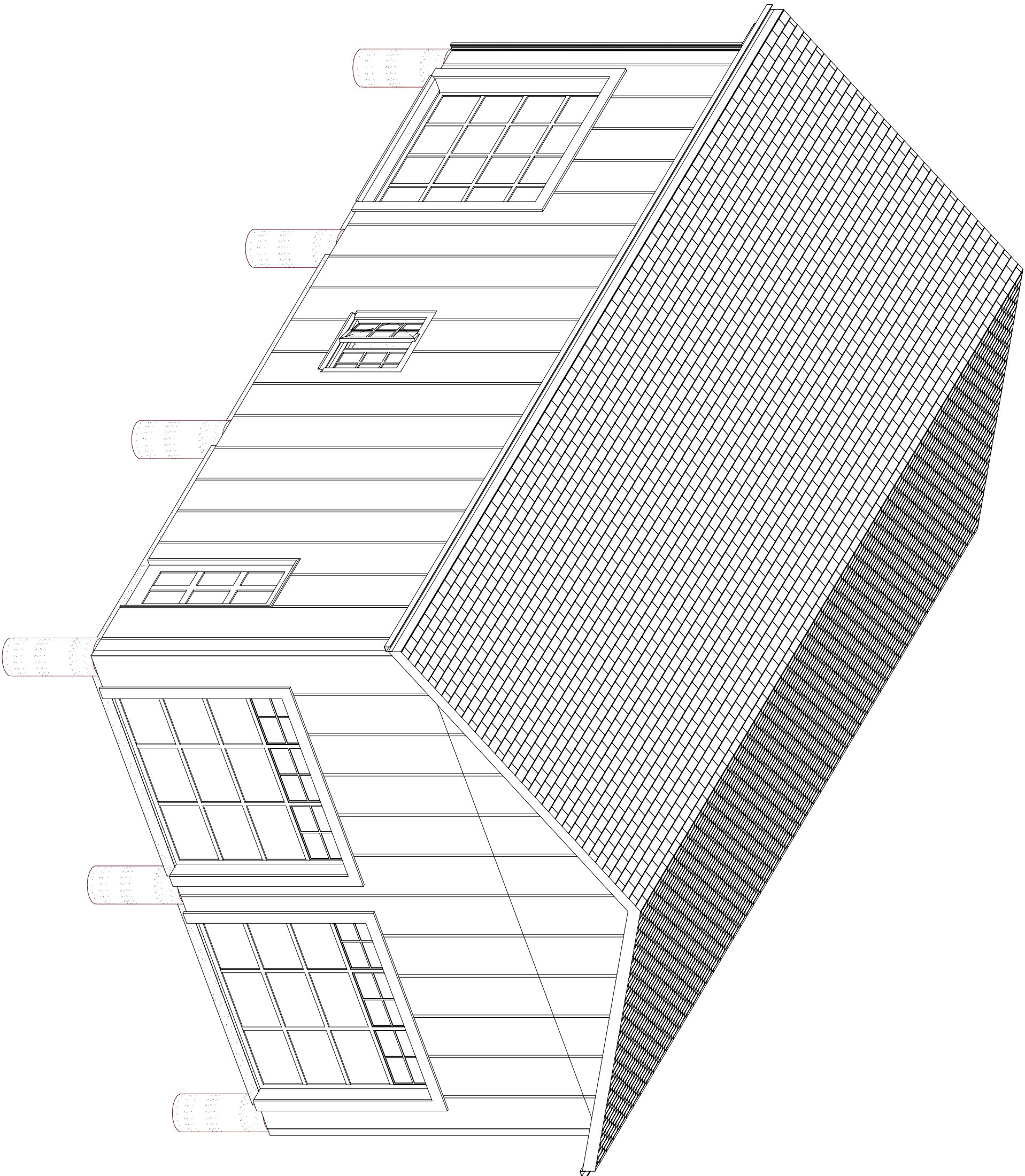
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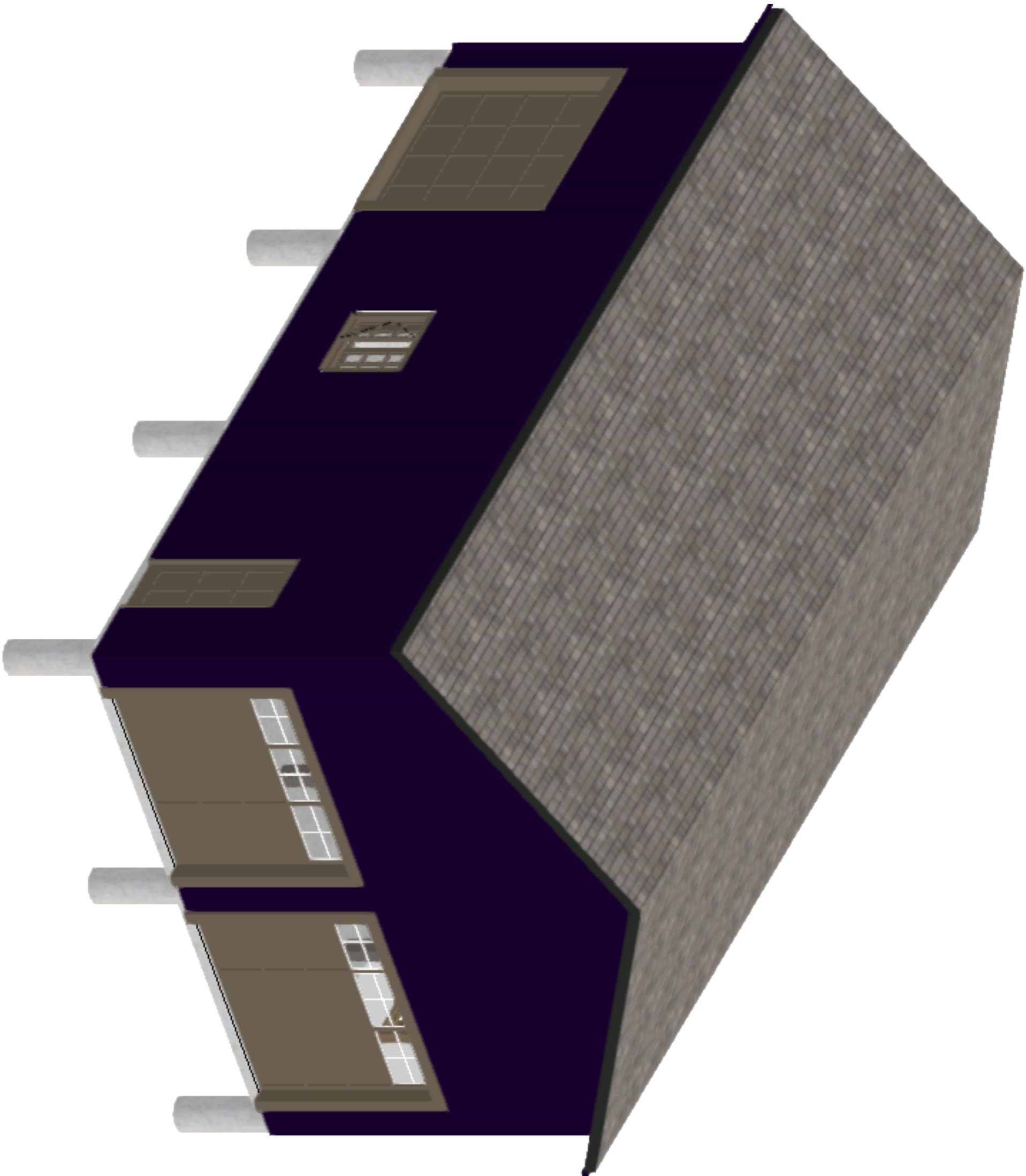
ISOMETRIC

[05]



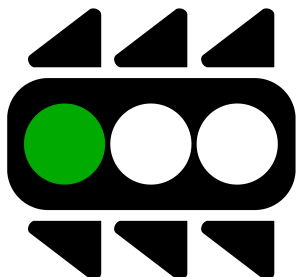
A WEST ISOMETRIC LINE

[05] Scale: 1/4" = 1'-0"



B WEST ISOMETRIC RENDER

[05] Scale: 1/4" = 1'-0"



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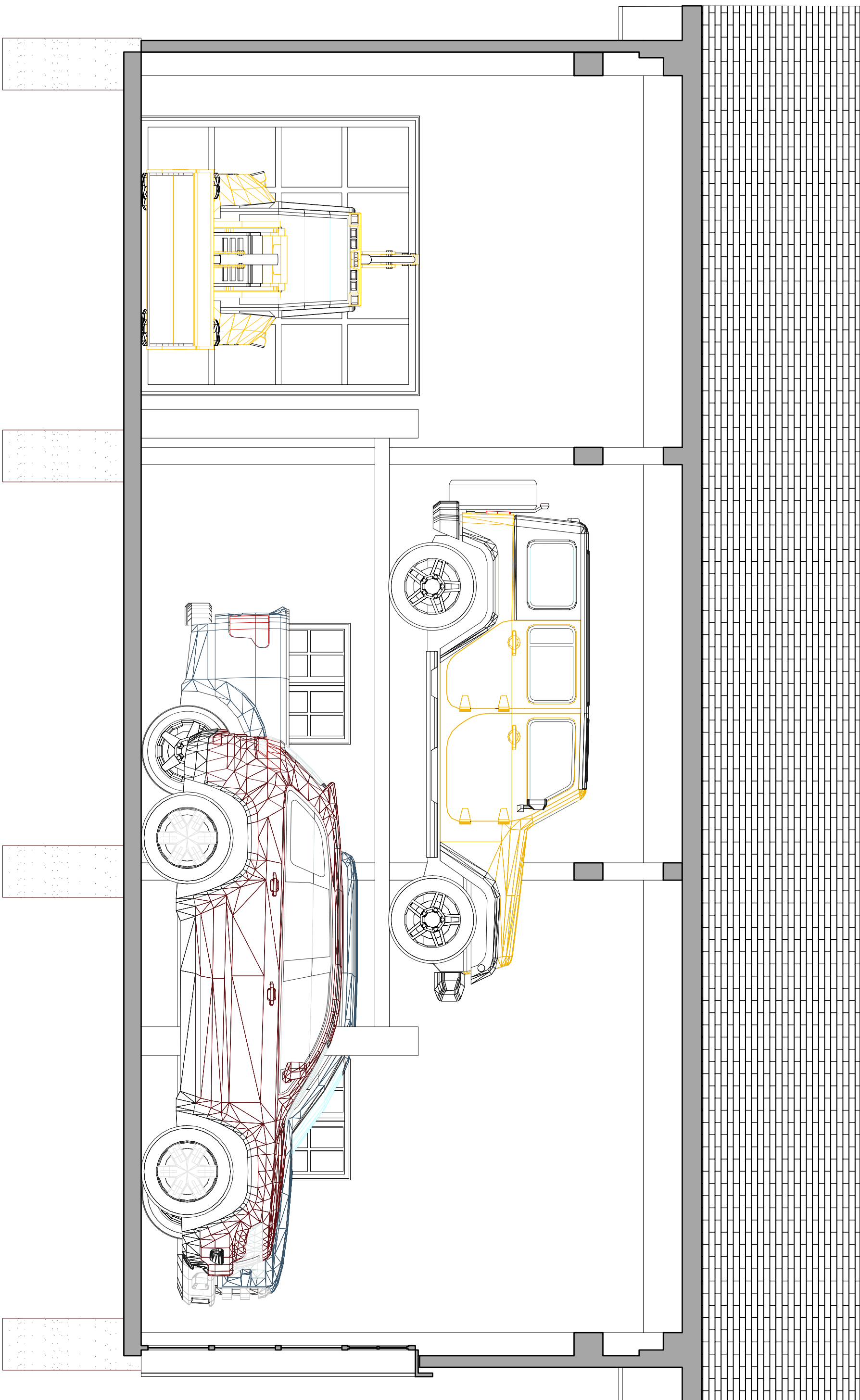
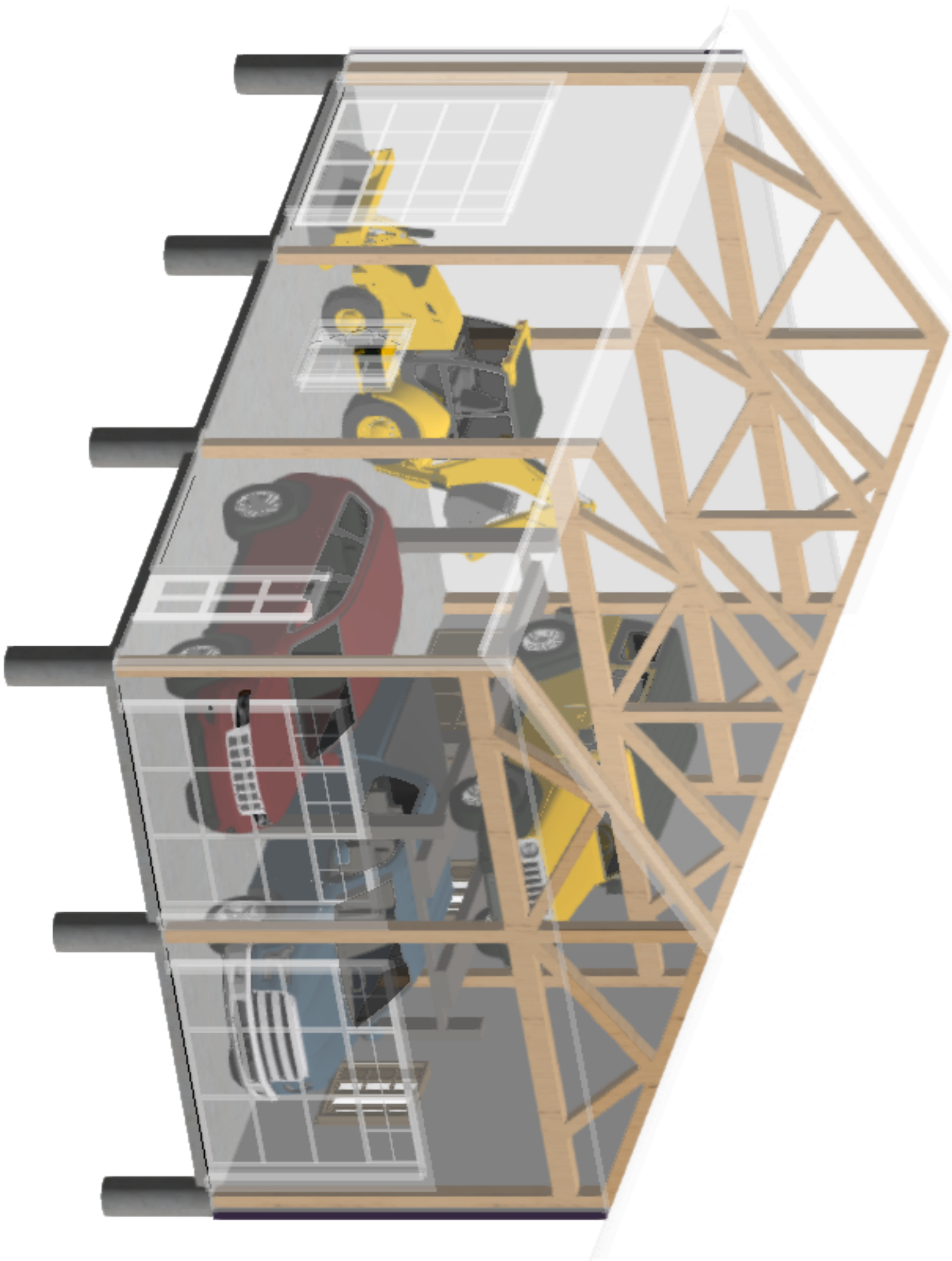
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INTERIOR

[06]



A1 SECTION DUE SOUTH
[06] Scale: 3/8" = 1'-0"

