

NOTICE OF PARCEL DETERMINATION AND NSA DECISION



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

Case File: T2-2024-0076

Applicant: Nick Chase

Proposal: Request for a Parcel Determination and National Scenic Area (NSA) Site Review. A Parcel Determination determines if a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration. The NSA Site Review is for the replacement of an existing dwelling.

Location: 1835 NE Brower Road, Corbett

Property ID # R322993

Map, Tax lot: 1N5E27D -01100

Alt. Acct. # R945270290

Base Zone: Gorge Special Forestry (GSF-40)

Overlays: Geologic Hazard (GH)

Key Viewing Areas: Cape Horn, Columbia River, Historic Columbia River Highway, I-84, Larch Mountain Road, Larch Sherrard, State Route – 14 (SR-14), Sandy River

Landscape Setting: Coniferous Woodlands

Determination: The subject property known as 1N5E27D -01100 is a Parcel in its current configuration

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Friday, November 7, 2025 at 4:00 pm.

Issued by:

A handwritten signature in black ink, appearing to be "Izze Liu".

Izze Liu, Planner

For: Megan Gibb,
Planning Director

Date: October 24, 2025

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of \$0.71/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Columbia River Gorge Commission until all local appeals are exhausted.



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

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Gorge Special Forestry – 40 (GSF-40): MCC 38.0030(A) Right to Continue Existing Uses and Structures..., MCC 38.0030(C)(1) – (6) Replacement of Existing Structures Damaged or Destroyed by Disaster...

Geologic Hazard (GH): MCC 38.5510(L) Exemptions

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**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. Permit Expiration – This land use permit shall expire as follows:
 - a. Within two (2) years of the date of the final decision when construction has not commenced. [MCC 38.0690(B)]

- i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
 - ii. For purposes of 1.a.i, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to LUP-submittals@multco.us with the case no. T2-2024-0076 referenced in the subject line. [MCC 38.0660(A)]
- b. Within two (2) years of the date of commencement of construction when the structure has not been completed. [MCC 38.0690(B)]
 - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
 - ii. For purposes of 1.b.i, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to LUP-submittals@multco.us with the case no. T2-2024-0076 referenced in the subject line. [MCC 38.0660(A)]

Note: Expiration of the permit is automatic. Failure to give notice of expiration shall not affect the expiration of this approval. The property owner may request one (1) 12-month extension to the timeframe within which this permit is valid, as provided under MCC 38.0700, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period. [MCC 38.0700]

- 2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 38.0660(B)]
- 3. Prior to submitting Building Plans for Zoning Review, the property owners or their representative shall:
 - a. The property owners shall acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be sent to Izze Liu at isabella.liu@multco.us. [MCC 38.0660(A) & (B)]
- 4. **When submitting Building Plans for Zoning Review**, the property owner(s) or their representative shall:
 - a. Provide the color choices for the exterior trim and doors. The proposed colors must be an earth tone. Examples of acceptable earth tones can be found in the *Scenic Resources Implementation Handbook*. [MCC 38.0030(C)(4)]
 - b. Apply for an Erosion & Sediment Control (ESC) or Minimal Impact Project (MIP) permit for any mechanized ground disturbance associated with this project.
- 5. **During construction**, the property owner(s) or their representative shall:
 - a. Put into action the following procedures, if any Cultural Resources and/or Archaeological Resources are located or discovered on the property during this project, including but not limited to finding any evidence of historic campsites, old burial grounds, implements, or artifacts. Additionally, all survey and evaluation reports and mitigation plans shall be submitted to the Planning Director and the SHPO. Native American tribal governments

shall also receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.:

- i. Halt Construction - All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - ii. Notification - The project applicant shall notify the County Planning Director and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Native American tribal governments within 24 hours. Procedures required in MCC 38.7045(L) shall be followed.
 - iii. Survey and Evaluation - The Gorge Commission will survey the cultural resources after obtaining written permission from the landowner and appropriate permits from Oregon State Historic Preservation Office (SHPO) (see ORS 358.905 to 358.955). It will gather enough information to evaluate the significance of the cultural resources. The survey and evaluation will be documented in a report that generally follows the standards in MCC 38.7045(C)(2) and MCC 38.7045(E).
 - iv. Mitigation Plan - Mitigation plans shall be prepared according to the information, consultation, and report standards of MCC 38.7045(J). Construction activities may recommence when the conditions in the mitigation plan have been executed. [MCC 38.0030(C)(2)(c) and MCC 38.7050(H)]
- b. Put into action the following procedures, if human remains are discovered during excavation or construction (human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts):
- i. Halt Activities - All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.
 - ii. Notification - Local law enforcement officials, the Multnomah County Planning Director, the Gorge Commission, and the Native American tribal governments shall be contacted immediately.
 - iii. Inspection - The State Medical Examiner shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives from the Indian tribal governments shall have an opportunity to monitor the inspection.
 - iv. Jurisdiction - If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.
 - v. Treatment - Prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in Oregon Revised Statutes, Chapter 98.740 to 98.760.
 - vi. If the human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report standards of MCC 38.7045(I).
 - vii. The plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in the standards of MCC 38.7045(J) are met and the mitigation plan is executed. [MCC 38.0030(C)(2)(c) and MCC 38.7050(H)]

Note: Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to submitting Building Plans for Zoning Review...”.
2. You will need to provide a copy of your Transportation Planning Review (TPR) sign-off with your building plans. If you have not yet received sign-off, visit the following webpage for instructions on how to request a review of your plans: <https://www.multco.us/planreview>. Failure to obtain TPR sign-off of your plans will result in delaying your zoning review.
3. Contact the City of Portland, Bureau of Development Services, On-site Sanitation at 503-823-6892 or e-mail septic@portlandoregon.gov for information on completing the Septic Permit or Evaluation process for the proposed development. All existing and/or proposed septic system components (including septic tank and drainfield) must be accurately shown on the site plan.
4. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions regarding the submission of your building plans for zoning review and review of conditions of approval. Please ensure that any items required under, “When submitting Building Plans for Zoning Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

Once you have obtained an approved zoning review, application for building permits may be made with the City of Gresham.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: The applicant is requesting a Parcel Determination and National Scenic Area Site Review for the replacement of an existing dwelling.

2.0 Property Description & History:

Staff: The subject property is zoned Gorge Special Forestry (GSF-40) and located within the following key viewing areas: Cape Horn, Columbia River, Historic Columbia River Highway, I-84, Larch Mountain Road, Larch Sherrard, State Route – 14 (SR-14), and Sandy River. The subject property is developed with a single-family dwelling and two detached accessory buildings.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 38.0530 (Exhibits C.3 & C.5). Staff did receive comments during the comment period.

3.1 U.S. Forest Service (Exhibit D.1) Chris Donnermeyer, MA, RPA, Heritage Program Manager, submitted the following comment on October 3, 2024:

I have reviewed the proposed undertaking and area of potential effect as stated on the development review application, against the National Scenic Area records and inventories. These inventories include the cultural resource site inventory maintained by the State Historic Preservation Office. Based upon the information provided in these inventories and the requirements of the Gorge Commission’s Land Use Ordinances, it is recommended that:

A Cultural Resource Reconnaissance Survey is: Not Required

A Historic Survey is: Not Required

3.2 U.S. Forest Service (Exhibit D.2) Luciano Legnini, Archaeologist, submitted a comment on July 11, 2025.

Staff: The USFS confirmed that there were no changes from the previous survey determination and that no surveys would be required.

4.0 Code Compliance and Applications Criteria:

4.1 MCC 38.0560 Code Compliance and Applications

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

* * *

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation

include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

This standard codified in the Columbia River Gorge National Scenic Area Code chapter related to land use application procedures and, by its terms, expressly applies to the application review process. Importantly, a finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance.

For purposes of the current application, there are no known open compliance cases associated with the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *This criterion is met.*

5.0 Parcel Criteria:

5.1 MCC 38.0015 Definitions

As used in this Chapter, unless the context requires otherwise, the following words and their derivations shall have the meanings provided below.

Parcel:

- (a) Any unit of land legally created by a short division, partition, or subdivision, that was legally recognized under all state laws and local ordinances in effect on November 17, 1986. A unit of land that is eligible for consolidation as provided in the Management Plan shall not be considered a parcel.**
- (b) Any unit of land legally created and separately described by deed, or sales contract, or record of survey prior to November 17, 1986, if the unit of land complied with all planning, zoning, and land division ordinances or regulations applicable at the time of creation and up through November 16, 1986**
- (c) A unit of land legally created and separately described by deed or sales contract after November 17, 1986 if the unit was approved under the Final Interim Guidelines or a land use ordinance consistent with the Management Plan, or by the U.S. Forest Service Office prior to the Final Interim Guidelines**
- (d) A unit of land shall not be considered a separate parcel simply because it:**
 - 1. Is a unit of land created solely to establish a separate tax account;**
 - 2. Lies in different counties**
 - 3. Lies in different sections or government lots;**
 - 4. Lies in different zoning designations; or**
 - 5. Is dissected by a public or private road.**

Staff: To qualify as a Lot of Record, the subject property, when created or reconfigured, must meet the definition of a “Parcel” under MCC 38.0015. The applicant provided the deed records for the subject

property to support the Lot of Record request (Exhibit A.22). The applicant provided a Contract that was recorded on September 19, 1970 that contains a legal description that describes the current configuration of the subject property (Exhibit A.22).

Based on the County's historical zoning map, the subject property was zoned F-2 when the referenced contract was recorded with the County (Exhibit B.4). The F-2 zone had a minimum lot size of 2 acres and there were no requirements for road frontage, a minimum lot line or lot width (Exhibit B.5). The subject property is 6.15 acres in size (Exhibit B.3). The applicant provided a current deed for the subject property that contains the same legal description in the Contract that was recorded in 1970 (Exhibit A.22). *The subject property complied with all applicable zoning laws at the time of its creation or reconfiguration.*

In 1970, the process to create or divide a parcel required a deed or sales contract dated and signed by the parties to the transaction. The document needed to be in recordable form or recorded with the County Recorder prior to November 17, 1986. As evidenced by the 1970 deed, the applicable land division laws were satisfied (Exhibit A.22).

Based upon the above, the subject property satisfied all applicable zoning and land division laws when it was created or reconfigured in 1970.

6.0 Existing Uses and Discontinued Uses Criteria:

6.1 MCC 38.0030 Existing Uses and Discontinued Uses

- (A) Right to Continue Existing Uses and Structures: Any existing use or structure may continue so long as it is used in the same manner and for the same purpose, except as otherwise provided.**

* * *

- (C) Replacement of Existing Structures Damaged or Destroyed by Disaster: An existing structure damaged or destroyed by fire, flood, landslide or other similar disaster may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within two years of the date the original structure was damaged or destroyed. The replacement structure shall comply with the following standards:**

- (1) The replacement structure shall have the same use as the original structure. An existing manufactured home may be replaced with a framed residence.**

Staff: The existing dwelling was damaged during a wind/ice storm on December 28, 2022. The County received the replacement dwelling application on August 27, 2024 and deemed the application complete on December 20, 2024. The applicant is proposing to replace the existing manufactured dwelling with another manufactured dwelling (Exhibit A.21). *This criterion is met.*

- (2) The replacement structure shall be in the same location as the original structure. An exception may be granted and the replacement structure may be sited in a different location if all the following conditions exist:**
- (a) A registered civil engineer, registered geologist, or other qualified and licensed professional hired by the applicant demonstrates the disaster made the original building site physically unsuitable for reconstruction.**
 - (b) The new building site is no more visible from key viewing areas than the original building site. An exception may be granted if a registered civil engineer, registered geologist, or other qualified and licensed professional hired by the applicant demonstrates the subject parcel lacks alternative building sites physically suitable for construction that are no more visible from key viewing areas than the original building site.**
 - (c) The new building site complies with the cultural resources, natural resources, and treaty rights provisions.**

Staff: The applicant is proposing to establish the replacement manufactured dwelling in the same location as the original dwelling but the dwelling will be rotated counter clockwise. The west end of the home will shift south for a total of 6 feet to comply with the septic setback requirements (Exhibits A.14 & A.21). A Condition of Approval is included to ensure the protection of cultural resources in the event of discovery. *As conditioned, this criterion is met.*

(3) The replacement structure shall be the same size and height as the original structure, provided:

- (a) The footprint of the replacement structure may be up to 10 percent larger than the footprint of the original structure. The footprint of a structure includes any covered decks and porches, attached garages, and breezeways that share a wall with the structure.**

Staff: The original manufactured dwelling is 1,612 square feet in size (Exhibit A.5). The proposed replacement manufactured dwelling is 1,680 square feet in size which is approximately 4.1 % larger than the original dwelling (Exhibits A.6 & A.21). *This criterion is met.*

- (b) The walls of the replacement structure shall be the same height as the walls of the original structure unless a minor increase is required to comply with standards in the current jurisdictional building code.**

Staff: The existing manufactured dwelling and the proposed replacement dwelling are both 14.5 feet in height (Exhibit A.21). *This criterion is met.*

(4) The replacement structure shall only be subject to the following scenic resources standards:

- (a) The replacement structure shall comply with the provisions regarding color and reflectivity. These provisions shall be applied to achieve the applicable scenic standard (visually subordinate or not visually evident) to the maximum extent practicable.**

Staff: The proposed replacement structure will be required to achieve the “Visually Subordinate” scenic standard. As defined in MCC 38.0015, “Visually Subordinate” means:

The relative visibility of a structure or use where that structure or use does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings. Visually subordinate forest practices in the Special Management Area shall repeat form, line, color, or texture common to the natural landscape, while changes in their qualities of size, amount, intensity, direction, pattern, etc., shall not dominate the natural landscape setting.

Based on staff’s review of aerial images and the images provided by the applicant, the existing developed area is surrounded by a dense coverage of vegetation (Exhibit A.8). The developed area is located in the southwest corner of the property and located more than 500 feet from the public road to the east. Due to the surrounding vegetation on the subject property, staff finds that the development area will not be visible from the Key Viewing Areas. In addition, the applicant is proposing non-reflective materials and colors such as gray, brown and black for the exterior of the dwelling. The white trim and doors shown on the submitted plans will need to be modified to be consistent with the recommended colors in the *Scenic Resources Implementation Handbook*. *As conditioned, this criterion is met.*

- (b) Decks, verandas, balconies and other open portions of the original structure shall not be rebuilt as enclosed (walls and roof) portions of the replacement structure.**

Staff: The existing manufactured dwelling does not have a deck, veranda, balcony or other open feature. *This criterion is not applicable.*

- (c) In the General Management Area, the replacement structure shall comply with the GMA provisions regarding landscaping. These provisions shall be applied to achieve the applicable scenic standard (visually subordinate) to the maximum extent practicable.
- (d) In the Special Management Area, the replacement structure shall comply with the SMA provisions regarding landscaping. These provisions shall be applied to achieve the applicable scenic standard (visually subordinate or not visually evident) to the maximum extent practicable, provided:
 - 1. Use of plant species appropriate for the area and minimum sizes of new trees needed to achieve the standard (based on average growth rates expected for the recommended species) are required. Examples of native specific species are identified in the Scenic Resources Implementation Handbook as appropriate to the area.
 - 2. The height of any new trees shall not be required to exceed 5 feet.
 - 3. The time frame for achieving the applicable scenic standard (visually subordinate or not visually evident) shall be 10 years.

Staff: The subject property is located within the Special Management Area. As stated in a prior finding, the subject property is densely covered in vegetation, and the existing developed area where the replacement dwelling will be placed is completely screened from the Key Viewing Areas. For this reason, staff does not find it necessary to require additional planting of trees to achieve the visually subordinate standard. *These criteria are not applicable.*

- (5) The replacement structure shall be subject to (B)(1), (B)(2), and (B)(3) above if it would not comply with (C)(2) and (C)(3) above.

Staff: The applicant has demonstrated compliance with the standards of (C)(2) and (C)(3) above. *This criterion is not applicable.*

- (6) The original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the two year time frame.

Staff: The existing dwelling was damaged during a wind/ice storm on December 28, 2022. The County received the replacement dwelling application on August 27, 2024 and deemed the application complete on December 20, 2024 (Exhibit A.21). *This criterion is met.*

7.0 Geologic Hazards (GH) Criteria

7.1 MCC 38.5505 PERMITS REQUIRED

Unless exempt under this code; no development, or ground disturbing activity shall occur (1) on land located in hazard areas as identified on the Geologic Hazards Overlay map, or (2) where the disturbed area or the land on which the development will occur has average slopes of 25 percent or more, except pursuant to a Geologic Hazards permit (GH).

Staff: The entire property is located within the Geologic Hazard overlay zone. The applicant requested an exemption under MCC 38.5510(L) which is discussed further below.

7.2 MCC 38.5510 EXEMPTIONS

(L) Uses not identified in subsections (A) through (K) that meet all of the following requirements:

- (1) Natural and finished slopes will be less than 25 percent; and,
- (2) The disturbed or filled area is 20,000 square feet or less; and,

- (3) The volume of soil or earth materials to be stored is 50 cubic yards or less; and,
- (4) Rainwater runoff is diverted, either during or after construction, from an area smaller than 10,000 square feet; and,
- (5) Impervious surfaces, if any, of less than 10,000 square feet are to be created; and,
- (6) No drainageway is to be blocked or have its stormwater carrying capacities or characteristics modified.

Staff: The applicant is proposing to replace an existing manufactured dwelling with a new manufactured dwelling in the original location. The proposed replacement dwelling will be rotated counter clockwise and the west end of the home will shift south for a total of 6 feet to comply with the septic setback requirements. Based on the submitted site plan, the grade within the development area ranges from 4.5% to 14% (Exhibit A.19). In addition, the applicant provided a Stormwater Drainage Control Certificate (Exhibit A.13). As a Condition of Approval, a ground disturbance permit will be required for any mechanized disturbance associated with the placement of the replacement manufactured dwelling. *These criteria are met.*

8.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the National Scenic Area Site Review to replace an existing use in the GSF-40 zone. This approval is subject to the conditions of approval established in this report.

9.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

‘D’ Comments Received

Exhibits with an ‘*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	08.26.2024
A.2	86	Narrative	08.26.2024
A.3	3	Site Plan	08.26.2024
A.4	1	Site Map	08.26.2024
A.5	1	Existing Dwelling Floor Plan	08.26.2024
A.6	1	Floor Plan	08.26.2024
A.7	1	Elevation Drawings	08.26.2024
A.8	43	Property Photos	08.26.2024
A.9	11	Exterior Lighting Details	08.26.2024
A.10	2	Aerial Photos	08.26.2024
A.11	4	Fire Service Agency Review	08.26.2024
A.12	1	Transportation Planning Review	08.26.2024

A.13	16	Stormwater Drainage Control Certificate	08.26.2024
A.14	11	Septic Review Certification	08.26.2024
A.15	9	DEQ Evaluation	08.26.2024
A.16	1	Accessory Structure Floor Plans	08.26.2024
A.17	6	Accessory Building Registration	08.26.2024
A.18	5	Title Report	08.26.2024
A.19*	1	Revised Site Plan	11.21.2024
A.20	13	Exterior Lighting Details	11.21.2024
A.21	89	Revised Narrative	11.21.2024
A.22	30	Deed Records	11.21.2024
‘B’	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation Property Information for 1N5E27D -01100 (Alt Acct# R945270290 / Property ID# R322993)	08.26.2024
B.2	3	Parcel Record Card	09.27.2024
B.3	1	Current Tax Map for 1N5E27D -01100	08.26.2024
B.4	1	Historic Zoning Map	08.26.2024
B.5	2	1968 Zoning Districts	08.26.2024
‘C’	#	Administration & Procedures	Date
C.1	3	Incomplete Letter	09.26.2024
C.2	1	Applicant Incomplete Letter Response	10.03.2024
C.3	8	Agency Review	09.27.2024
C.4	1	Complete Letter	12.20.2024
C.5	8	Opportunity to Comment	07.08.2025
C.6	12	Decision	10.24.2025
‘D’	#	Comments	Date
D.1	2	USFS Comment	10.03.2024
D.2	2	USFS Comment	07.11.2025

**Harper
Houf Peterson
Righelli Inc.**

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OCTOBER 2024