

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 and Parcel Determination

CASE FILE: T2-2024-0076

APPLICANT: Nicholas Chase

LOCATION: 1835 NE Brower Road, Corbett

Property ID # R322993

Map, Tax lot: 1N4E35D - 00800

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

PROPOSAL: Request for a Parcel Determination and National Scenic Area Site Review for a replacement dwelling and relocation of the septic drainfield.

- ❖ **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 July 22, 2025**. Comments regarding Cultural Resources will be accepted until **4:00 pm on July 29, 2025**. **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.

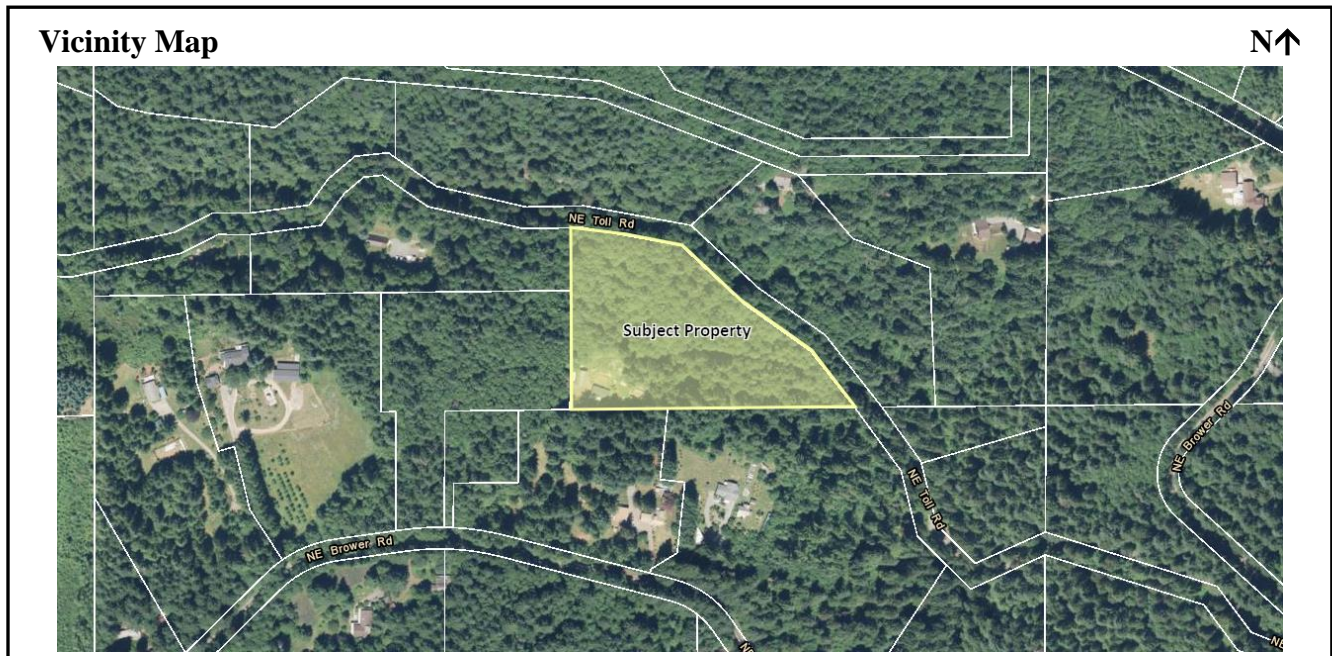
- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

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

Gorge Special Forestry – 40 (GSF-40): MCC 38.2060(C), (E) – Dimensional Standards, MCC 38.2090 – Access, 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...

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.



- ❖ **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 Elevation

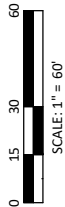
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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



1835 NE BROWER RD
CORBETT, OREGON 97019
OCTOBER 2024

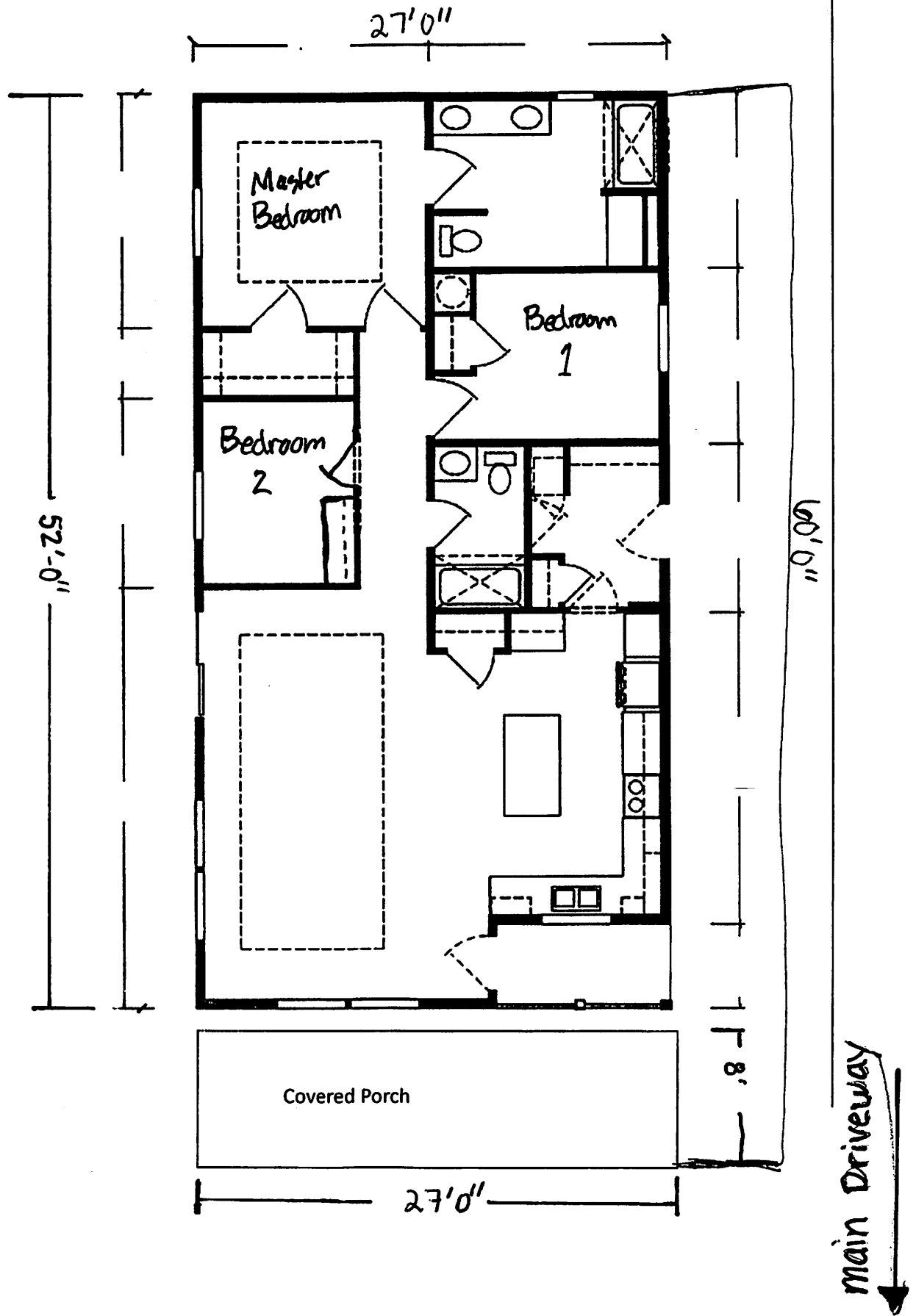
1835 NE BROWER RD
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New Dwelling floorplan

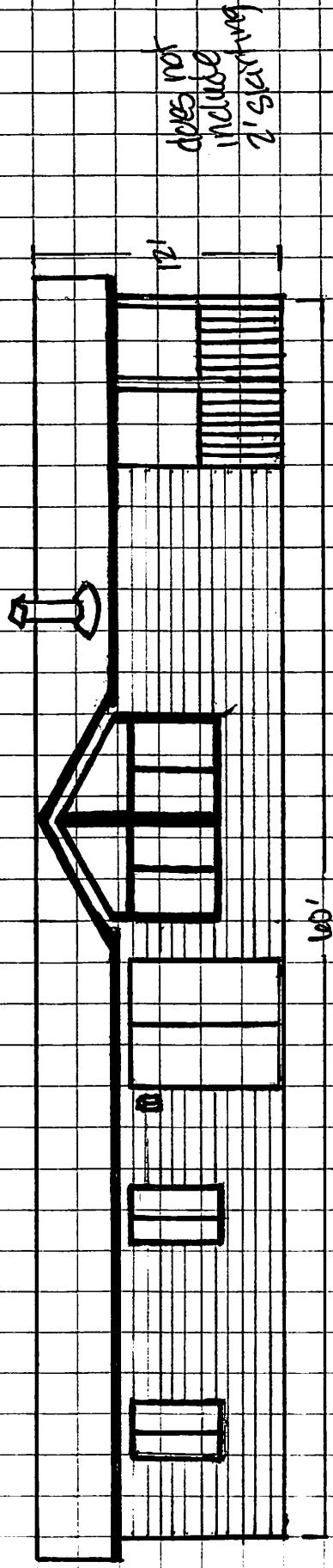
Scale - 1" = 8'

Total square footage



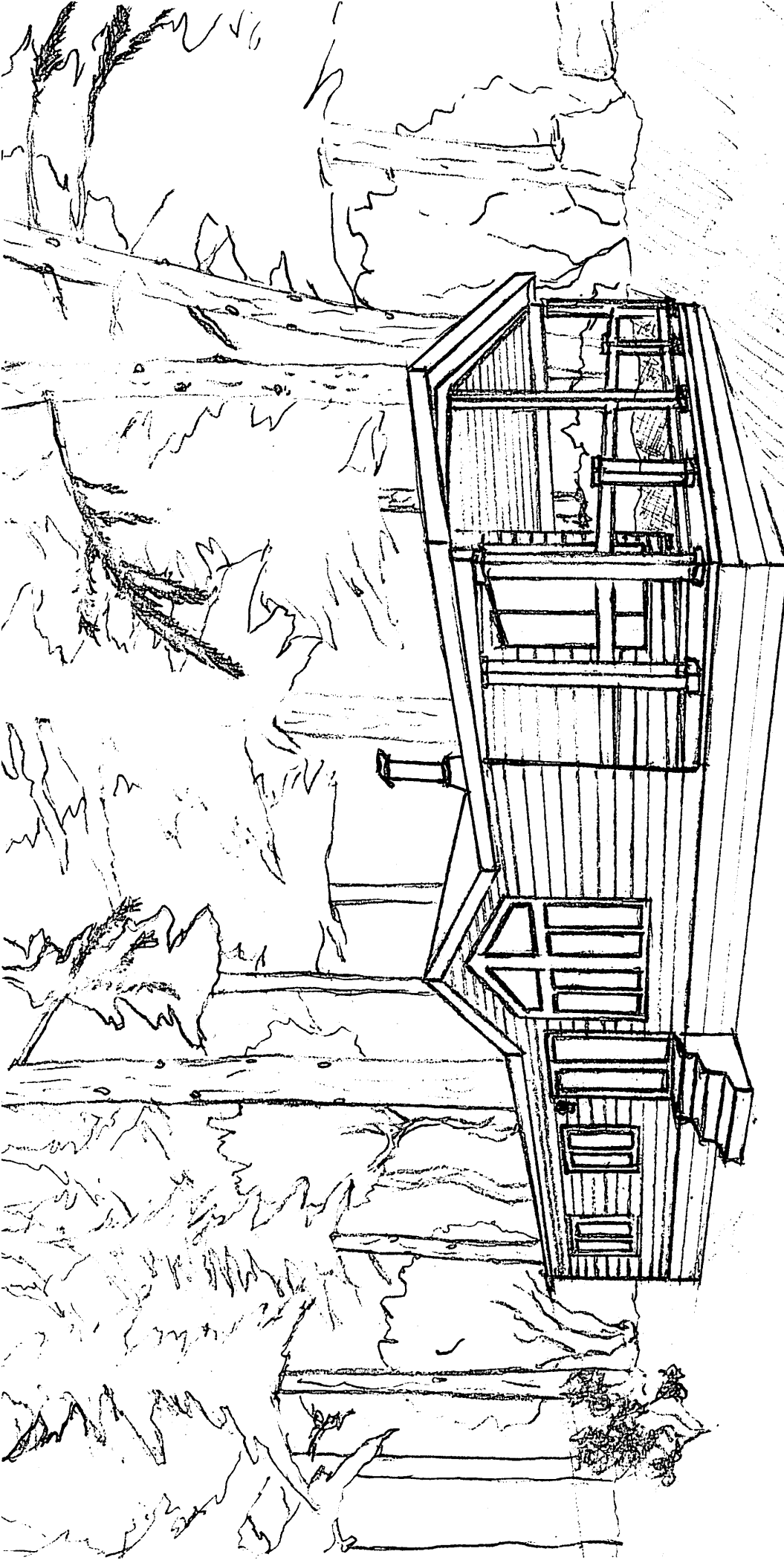
Proposed New dwelling elevation

1" = 8'



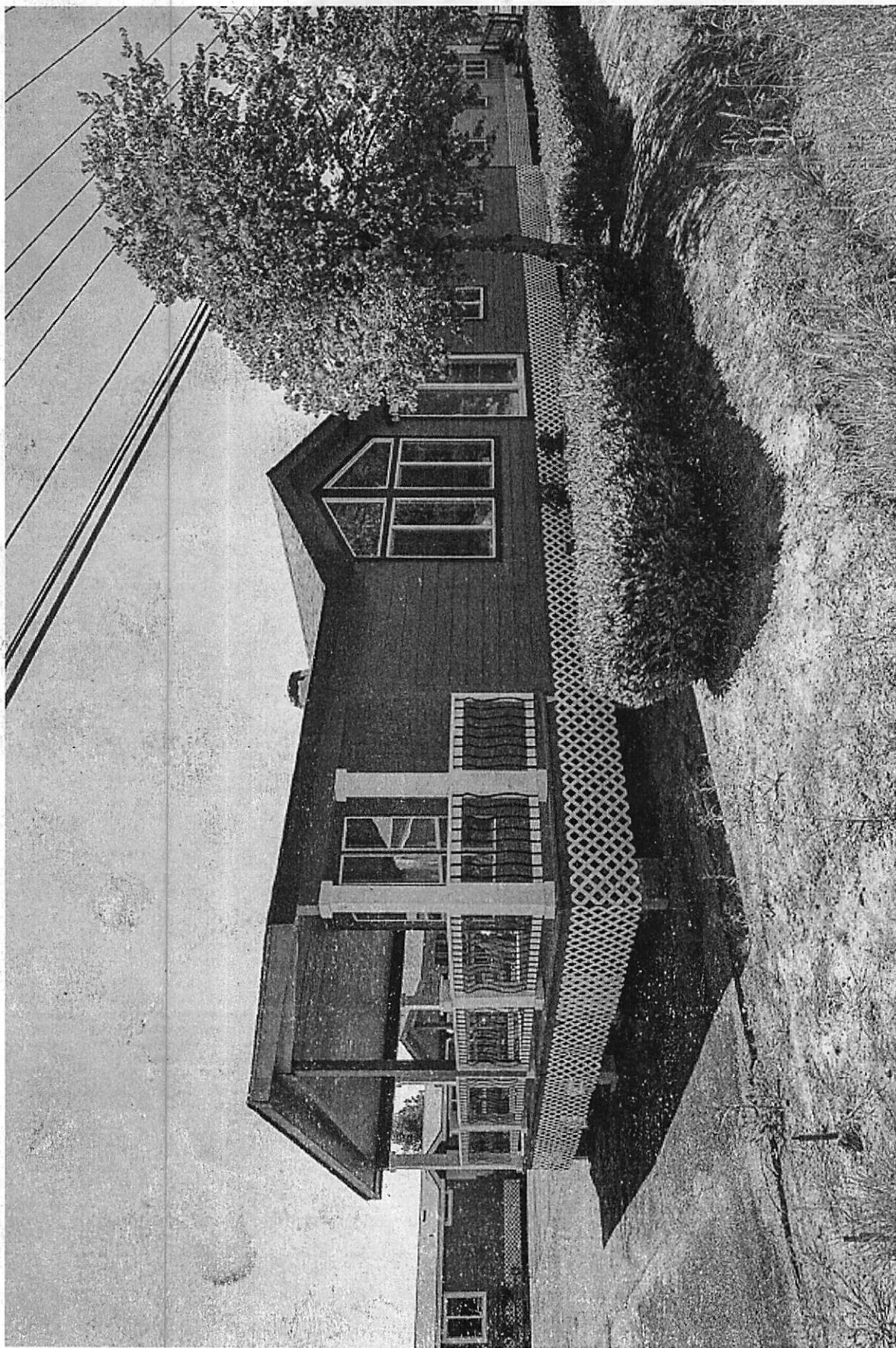
Prepared 7-15-2024

1/6/4



Not to scale
as viewed looking south towards
Brower Rd.

7-15-2024 AB



2' 2"
md.

Northampton
2' 2"