

NOTICE OF NSA DECISION



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

Case File: T2-2024-0089

Applicant: Tyler Fuhriman

Proposal: Request for a Parcel Determination and National Scenic Area Site Review for the replacement of an existing septic system. 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 replacement septic system drainfield will be located in an easement on 1N4331BB -02300.

Location: 1972 SE Thompson Road, Troutdale

Property ID # R287094 / R287076

Map, Tax lot: 1N4E31BB -02200

Alt. Acct. # R831301670

No situs address between SE Thompson Road and E Hist Columbia River Hwy. Troutdale

Property ID # R287076

Map, Tax lot: 1N4E31BB -02300

Alt. Acct. # R831300100

Base Zone: Gorge General Residential (GGR-2)

Overlays: None

Key Viewing Areas: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Highway I-84 (including rest stops), Sandy River

Landscape Setting: Rural Residential

Determination: The subject property known as 1N4E31BB -02200 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 Monday, February 23, 2026 at 4:00 pm.

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.

Issued by:



Izze Liu, Planner

For:

Megan Gibb,
Planning Director

Instrument Number for Recording
Purposes: # 200-2217911

Date:

February 9, 2026



Applicable Approval Criteria:

Multnomah County Code (MCC): General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Gorge General Residential Zone: MCC 38.3025 Review Uses, (2) Accessory structures

NSA Site Review Criteria: MCC 38.7015 Application for NSA Site Review, MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7053 GMA Water Resources Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

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. For utilities and developments without a frame or foundation, commencement of construction shall mean actual construction of support structures for an approved above ground utility or development or actual excavation of trenches for an approved underground utility or development.
- 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. T2-2024-0089 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. T2-2024-0089 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. Record pages 1 through 5 and Exhibit A.10 of this Notice of Decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 38.0670]
 - b. 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 submitted and uploaded when submitting Building Plans for Zoning Review and Review of Conditions of Approval. [MCC 38.0660(A) & (B)]
4. **When submitting Building Plans for Zoning Review**, the property owner(s) or their representative shall:
 - a. Provide a Letter of Acknowledgement and recorded Notice of Decision as required in Condition 3a and 3b.

5. The property owner(s) or their representative shall 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.:
 - a. 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.
 - b. 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.
 - c. 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).
 - d. 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 38.7050(H)]
6. The property owner(s) or their representative shall 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):
 - a. Halt Activities - All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.
 - b. Notification - Local law enforcement officials, the Multnomah County Planning Director, the Gorge Commission, and the Native American tribal governments shall be contacted immediately.
 - c. 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.
 - d. Jurisdiction - If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.
 - e. Treatment - Prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in Oregon Revised Statutes, Chapter 97.740 to 97.760.
 - f. 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).

- g. 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 38.7050(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:

7. 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..." Be ready to demonstrate compliance with the conditions.
8. Contact the City of Portland Permitting & Development: 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.
9. 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.
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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 septic system on tax lot 2200. The septic tank will be replaced on the subject property and the septic drainfield will be located on tax lot 2300.

2.0 Property Description & History:

Staff: The subject property is zoned Gorge General Residential (GGR-2) and located within the following key viewing areas: Historic Columbia River Highway, Interstate – 84, and the Sandy River. The subject property is developed with a single-family dwelling.

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.1 & C.3). Staff did receive comments during the 21-day comment period and did receive comments regarding Cultural Resources during the 30-day comment period.

3.1 U.S. Forest Service. Luciano Legnini, Archaeologist, submitted the following comment on January 27, 2025 (Exhibit D.1):

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 Oregon Parks and Recreation Department. Aspen Kemmerlin, Special Projects Archaeologist, submitted the following comment on February 13, 2025 (Exhibit D.2):

Staff: No concerns were identified.

3.3 The Friends of the Columbia Gorge submitted a comment on December 3, 2025 (Exhibit D.3):

Staff: The Friends provided comments to highlight the difference between the accessory structure standards and the replacement of an existing structure. Staff addresses the Existing Uses standards in Section 6. The Friends also identified potential wetland impacts. Staff sent notice to the Department of State Lands and comments were included below.

3.4 The Department of State Lands submitted comments on January 26, 2026 (Exhibit D.4):

Staff: The Department of State Lands has confirmed that a state permit and a Removal-Fill permit will not be required because the proposed project avoids impacts to jurisdictional wetlands, waterways, or other waters.

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.4). The applicant provided a deed recorded in 1928 that describes the reconfiguration of Lot 17 (Exhibit A.4). There were no zoning requirements in 1928. *The subject property complied with all applicable zoning laws at the time of its creation or reconfiguration.*

In 1928, 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 1928 deed, the applicable land division laws were satisfied. *Based upon the above, the subject property satisfied all applicable zoning and land division laws when it was created or reconfigured in 1928.*

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.

(B) **Replacement of Existing Structures Not Damaged or Destroyed by Disaster:** Except as provided in (C) below, an existing structure may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within one year of the date the use of the original structure was discontinued. The replacement structure shall comply with the following standards:

(1) The replacement structure shall have the same use as the original structure.

Staff: The applicant is proposing a replacement septic system for a failing system (Exhibits A.2 & A.9). *This criterion is met.*

(2) The replacement structure may have a different size or location than the original structure. An existing manufactured home may be replaced with a framed residence and an existing framed residence may be replaced with a manufactured home.

Staff: The applicant is proposing to replace the septic tank on the subject property but the drainfield will be located on tax lot 2300 through an easement (Exhibits A.3 & A.9). *This criterion is met.*

(3) The replacement structure shall be subject to the scenic, cultural, recreation and natural resources provisions; the treaty rights provisions; and the land use designations provisions involving agricultural buffer zones, approval criteria for fire protection, and approval criteria for siting of dwellings on forest land.

Staff: The applicant requested a full National Scenic Area Site Review and these standards are addressed in Section 7 below. *This criterion is met.*

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

Staff: The use has not been discontinued. *This criterion is met.*

7.0 National Scenic Area (NSA) Site Review Criteria:

7.1 MCC 38.7035 GMA Scenic Review

The following scenic review standards shall apply to all Review and Conditional Uses in the General Management Area of the Columbia River Gorge National Scenic Area:

(A) All Review Uses and Conditional Uses:

(1) New development shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

Staff: The applicant is proposing to replace an existing septic system. The septic tank will be replaced on the subject property and the drainfield will be installed on tax lot 2300 through an easement (Exhibits A.3 & A.9). The septic system is underground and the only visible portion of the system will be three green 24-inch septic tank lids. The septic tank lids will not be visible from the Key Viewing Areas as the tank lids lay flush on the ground. *This criterion is met.*

(2) New buildings and expansion of existing development shall be compatible with the general scale of similar buildings that exist nearby (e.g. dwellings to dwellings). For purposes of applying this standard, the term nearby generally means buildings within ¼ mile of the parcel on which development is proposed. New buildings that are 1,500 square feet or less are exempt from this requirement. Findings addressing this requirement shall include but are not limited to:

* * *

Staff: The applicant is proposing to replace the existing septic system. *These criteria are not applicable.*

(3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.

Staff: The applicant is not proposing any new access points. Thompson Road is not a Scenic Travel Corridor. *This criterion is not applicable.*

(4) Landowners shall be responsible for the property maintenance and survival of any required vegetation.

Staff: No vegetation plantings are required for this project. *This criterion is not applicable.*

* * *

(B) All Review Uses and Conditional Uses topographically visible from Key Viewing Areas

(1) Each development shall be visually subordinate to its setting as visible from Key Viewing Areas. New development shall be sited to achieve visual subordination from key viewing areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, rare plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, new development siting shall comply with this guideline to the maximum extent practicable.

(2) A determination of the potential visual impact of a new development or use shall include written findings addressing the following factors: the amount of area of the building site exposed to Key Viewing Areas, the degree of existing vegetation providing screening, the distance from the building site to the Key Viewing Areas it is visible from, the number of Key Viewing Areas it is visible from, and the linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads), and other factors the reviewing agency determines relevant in consideration of the potential visual impact. The extent and type of conditions applied to a proposed development to achieve visual subordination to its landscape setting shall be

proportionate to its potential visual impacts as visible from key viewing areas. Conditions may include, and shall be applied using the following priorities:

- (a) Screening by topography.
- (b) Siting (location of development on the subject property, building orientation, and other elements).
- (c) Retention of existing vegetation on the applicant's property.
- (d) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements).
- (e) New landscaping on the applicant's property.
- (f) New berms or other recontouring on the applicant's property, where consistent with other applicable provisions.

(3) Determination of potential visual effects and compliance with visual sub-ordinance policies shall include consideration of the cumulative effects of proposed developments.

(4) In addition to the site plan requirements in MCC 38.0045 (A) applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).

Staff: The applicant is proposing to replace the septic tank on the subject property and the drainfield will be located on tax lot 2300 through an easement (Exhibits A.3 & A.9). The replacement septic system will not be visible from any Key Viewing Areas as the majority of the system is buried underground. *These criteria are met.*

(5) New development shall be sited using existing topography and existing vegetation as needed to achieve visual subordinance from key viewing areas.

Staff: The applicant is not proposing to remove any existing vegetation. The replacement septic system will remain not visible from the Key Viewing Areas as the system is mostly buried underground. *This criterion is met.*

(6) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035(C).

Staff: No existing trees were removed or will be removed as part of the development. *This criterion is met.*

(7) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.

Staff: The applicant is not proposing a new building or driveway as part of this proposal. *This criterion is not applicable.*

(8) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordinance. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.

Staff: The applicant is not proposing a new building. *This criterion is not applicable.*

(9) Any exterior lighting shall be directed downward and sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

Staff: The applicant is not proposing any new exterior lighting as part of this proposal. *This criterion is not applicable.*

(10) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.

Staff: As stated in earlier findings, the replacement septic system is not visible from the Key Viewing Areas. *This criterion is not applicable.*

(11) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.

Staff: The applicant is not proposing an addition to an existing building. *This criterion is not applicable.*

(12) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual sub-ordinance requirements for lands visible from Key Viewing Areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to such historic structures shall be consistent with National Park Service regulations for historic structures.

(13) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as visible from Key Viewing Areas.

Staff: The applicant is not proposing a new building or modification to a historic building. *These criteria are not applicable.*

(14) The following standards shall apply to new landscaping used to screen development from key viewing areas:

* * *

Staff: New landscaping is not required for the proposed development. *These criteria are not applicable.*

* * *

(C) All Review Uses and Conditional Uses within the following landscape settings, regardless of visibility from KVAs:

* * *

(3) Rural Residential

(a) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices.

Staff: No vegetation is proposed to be removed as part of this development. *This criterion is met.*

(b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual sub-ordinance for new development and expansion of existing development:

- 1. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.**
- 2. At least half of any trees planted for screening purposes shall be species native to the setting or species identified in the Scenic Implementation Handbook as appropriate for the area.**
- 3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.**

Staff: The proposed replacement septic system will not be visible from any of the Key Viewing Areas because the system will be buried underground. The septic tank lids are green and will lay flush against the ground. No vegetation will be removed as part of this development. *These criteria are not applicable.*

(c) Compatible recreation uses include should be limited to small community park facilities, but occasional low intensity resource-based recreation uses (such as small scenic overlooks) may be allowed.

Staff: No recreational uses are proposed. *This criterion is not applicable.*

7.2 MCC 38.7045 GMA Cultural Resource Review

(A) Cultural Resource Reconnaissance Surveys

- (1) A cultural reconnaissance survey shall be required for all proposed uses, except:**

* * *

(4) A historic survey shall be required for all proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or compromise features of the surrounding area that are important in defining the historic or architectural character of the buildings or structures...

Staff: The U.S. Forest Service submitted a comment confirming that a cultural reconnaissance survey and a historic survey were not required (Exhibit D.1). *These criteria are met.*

(B) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7045 (L) and (M), if:

- (1) The project is exempted by MCC 38.7045 (A) (1), no cultural resources are known to exist in the project area, and no substantiated comment is received during the comment period provided in MCC 38.0530 (B).**

* * *

Staff: As stated above, a cultural resource review is not required. The requirements MCC 38.7045 (L) Cultural Resources Discovered After Construction Begins, and (M) Discovery of Human Remains are conditions of approval. *As conditioned, 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 Parcel Determination and the National Scenic Area Site Review for the replacement of an existing septic system in the GGR-2 zone. This approval is subject to the conditions of approval established in this report.

9.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

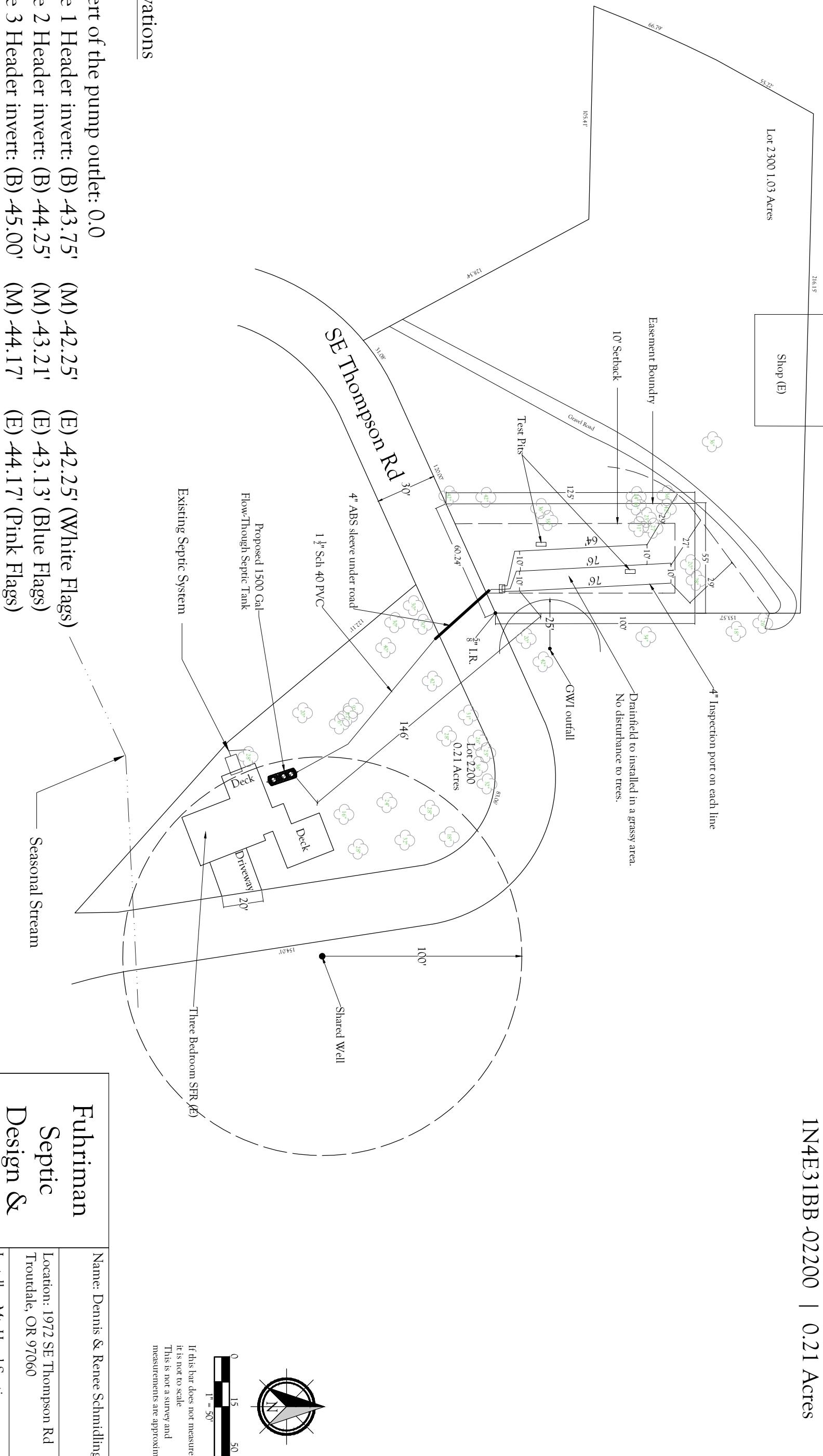
‘C’ Procedural Exhibits

‘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	10.16.2024
A.2	3	Narrative	10.16.2024
A.3	7	Recorded Easement	10.16.2024
A.4	4	Deed History	10.16.2024
A.5	14	Geologic Assessment	10.16.2024
A.6	6	Fire Service Agency Review	10.16.2024
A.7	2	Septic Review Certification	10.16.2024
A.8	1	Transportation Correspondence	10.16.2024
A.9	2	Dwelling Floor Plan	10.16.2024
A.10*	1	Site Plan	10.16.2024
‘B’	#	Staff Exhibits	Date
B.1	3	Assessment and Taxation Property Information for 1N4E31BB -02200 (Alt Acct# R831301670 / Property ID# R287094)	10.16.2024
B.2	1	Current Tax Map for 1N4E31BB -02200	10.16.2024
‘C’	#	Administration & Procedures	Date
C.1	2	Agency Review	01.17.2025
C.2	1	Complete Letter	11.15.2025
C.3	4	Opportunity to Comment	11.12.2025
C.4	13	Decision	02.09.2026
‘D’	#	Comments	Date
D.1	4	USFS Comments	01.27.2025
D.2	3	SHPO Comments	02.13.2025
D.3	8	Friends of the Gorge Comments	12.03.2025
D.4	2	Department of State Lands	01.26.2026

Dennis & Renee Schmidling
1972 SE Thompson Rd. | Troutdale, OR 97060
1N4E31BB -02200 | 0.21 Acres



Invert of the pump outlet: 0.0

Line 1 Header invert: (B) -43.75' (M) -42.25' (E) 42.25' (White Flag
 Line 2 Header invert: (B) -44.25' (M) -43.21' (E) 43.13' (Blue Flags)
 Line 3 Header invert: (B) -45.00' (M) -44.17' (E) 44.17' (Pink Flags)

Elevations