NOTICE OF NSA OPPORTUNITY TO COMMENT



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

Application for National Scenic Area (NSA) Site Review

CASE FILE:	T2-2024-009	94	APPLICANT:	Jarred Trapp	
LOCATION:	38668 E Hist Columbia River Hwy, Corbett		Property ID # R322811		
	Map, Tax lot: 1N4E36BD -00700			Alt. Acct. # R944360070	
BASE ZONE: Gorge General Residential (GGR-10)					
OVERLAYS :	VERLAYS: None				
KEY VIEWING AREAS:		Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Larch Mountain (including Sherrard Point)			
LANDSCAPE SETTING:		Pastoral and Rural Residential in Pastoral			
PROPOSAL:	Request for a National Scenic Area (NSA) Site Review for a new single-family dwelling, conversion of a dwelling into an accessory building, conversion of an accessory building into an agricultural building (barn), removal of an accessory				

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 <u>LUP-comments@multco.us</u> if received by 4:00 pm on Friday, May 30, 2025. Comments regarding Cultural Resources will be accepted until 4:00 pm on Sunday, June 8, 2025. If you do not wish to submit comments, no response is necessary.

building (shed), and accessory structures [septic system (septic tank, piping, drainfield),

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

✤ APPLICABLE APPROVAL CRITERIA [Multnomah County Code (MCC)]:

stormwater drainage control system, and fencing].

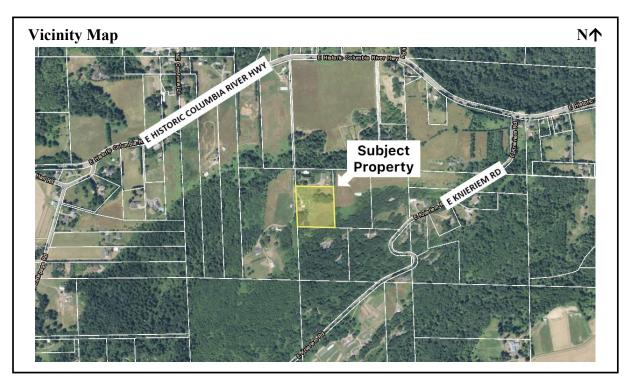
<u>General Provisions</u>: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions – Parcel, MCC 38.0060 Agricultural Buffer Zones, MCC 38.0110 Tribal Treaty Rights and Consultation

<u>Gorge General Residential (GGR-10)</u>: MCC 38.3025(A)(1) - One single-family dwelling per legally created and existing parcel, MCC 38.3025(A)(2) - Accessory structures..., MCC 38.3025(A)(3) - Accessory building(s)..., MCC 38.3025(A)(6) - New cultivation..., MCC 38.3025(A)(11) - Agricultural structures..., MCC 38.3060 Dimensional Requirements

<u>NSA Site Review Criteria</u>: 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

Special Uses: MCC 38.7340 Agricultural Buildings

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

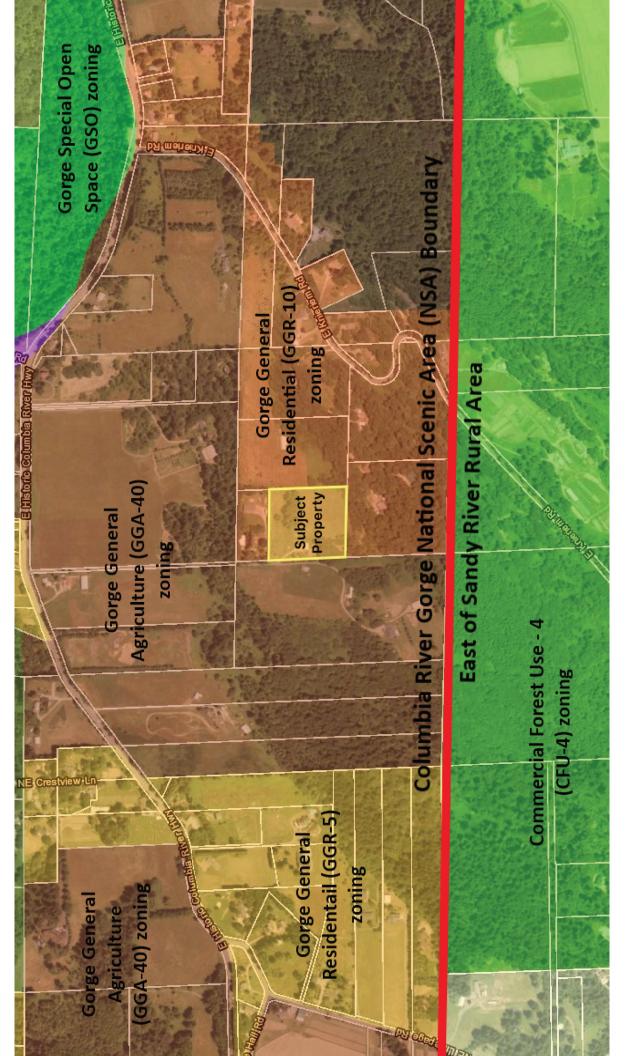


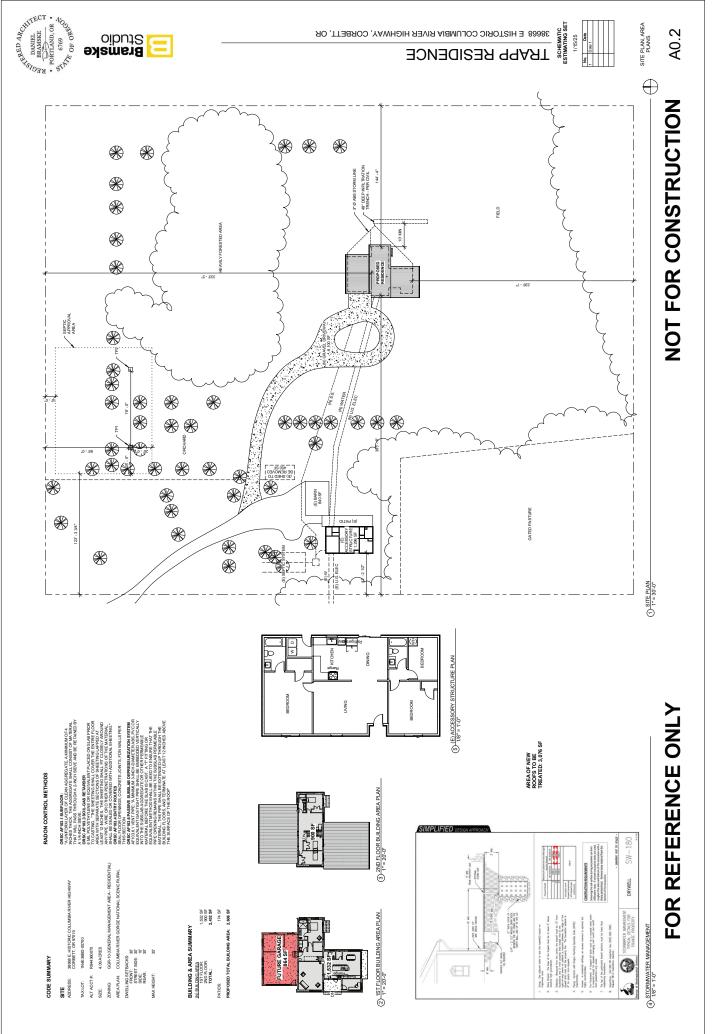
- DECISION MAKING PROCESS: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, those who submitted written comment during the comment period, those who requested the decision in writing, 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:

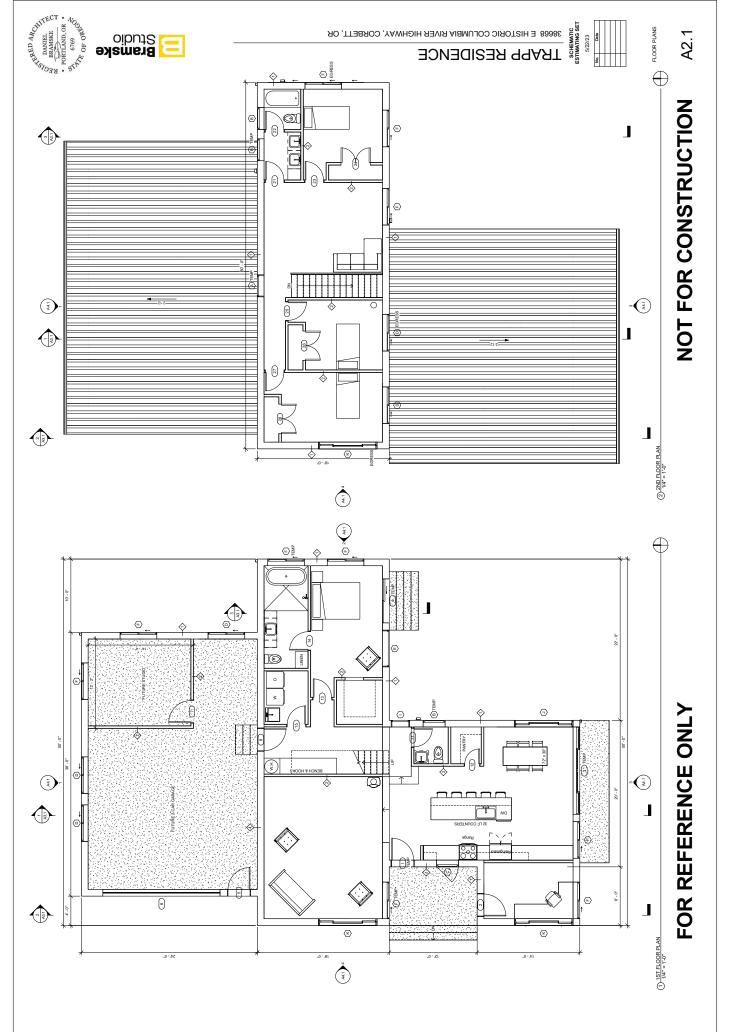
Zoning Map Site Plan Floor Plan Building Elevation Agricultural Building Plans

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. Map showing the zoning of 38668 E Hist Columbia area River Hwy, Corbett and the surrounding

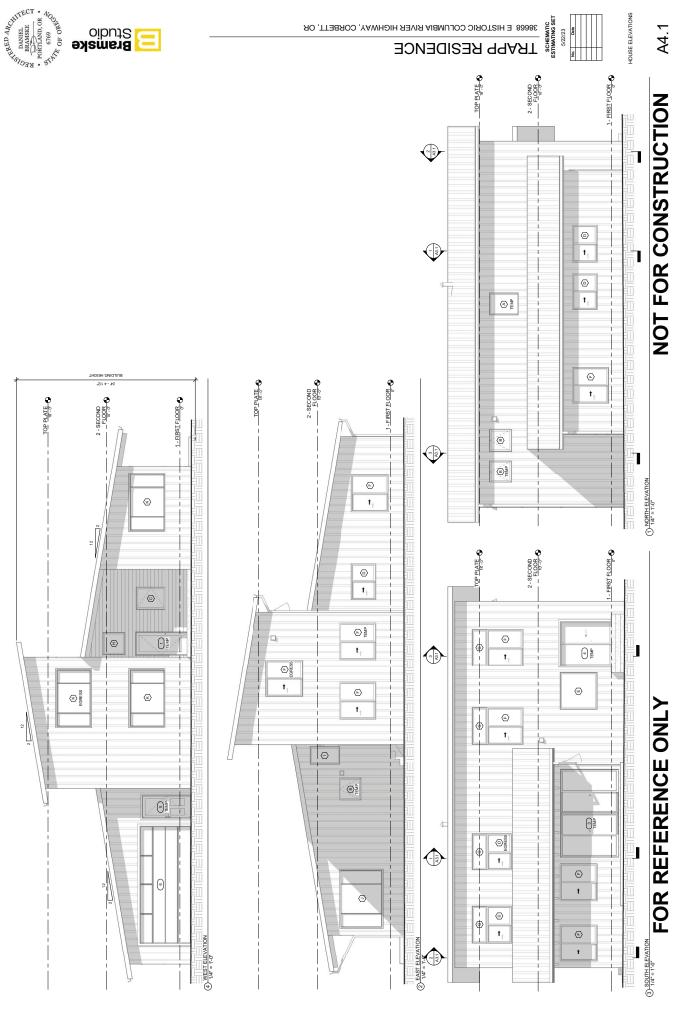




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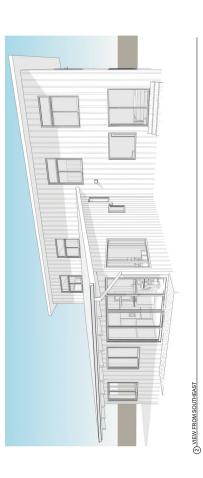


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NOT FOR CONSTRUCTION

FOR REFERENCE ONLY

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3 FRONT VIEW

(1) VIEW FROM SOUTHWEST







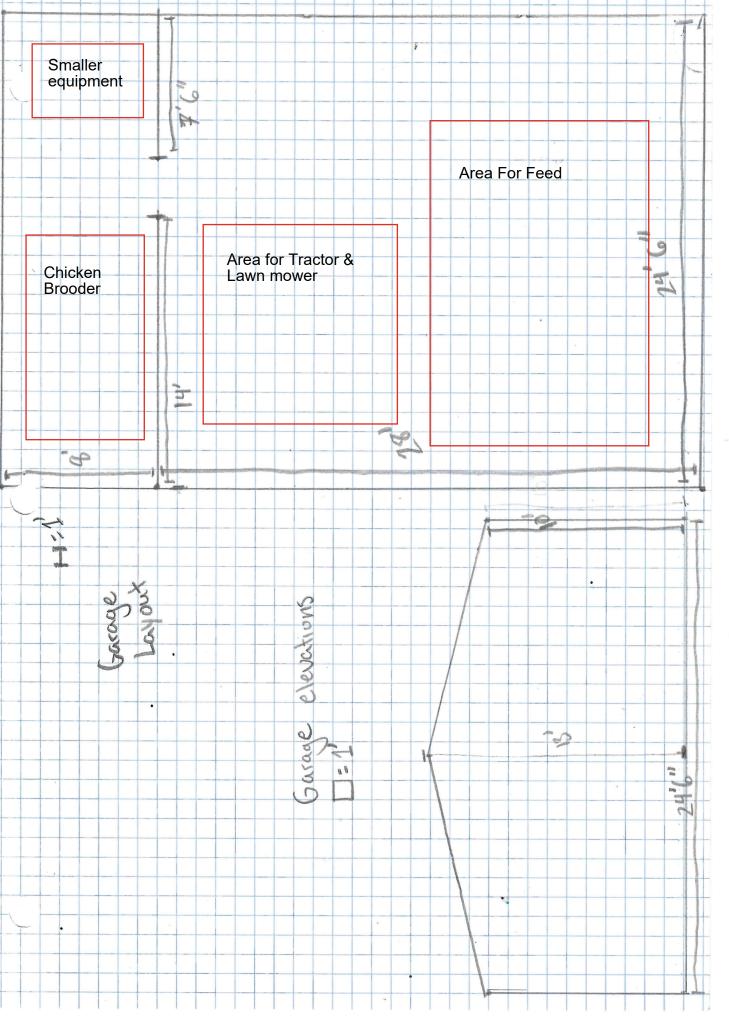


RENDERINGS

5/22/23

No

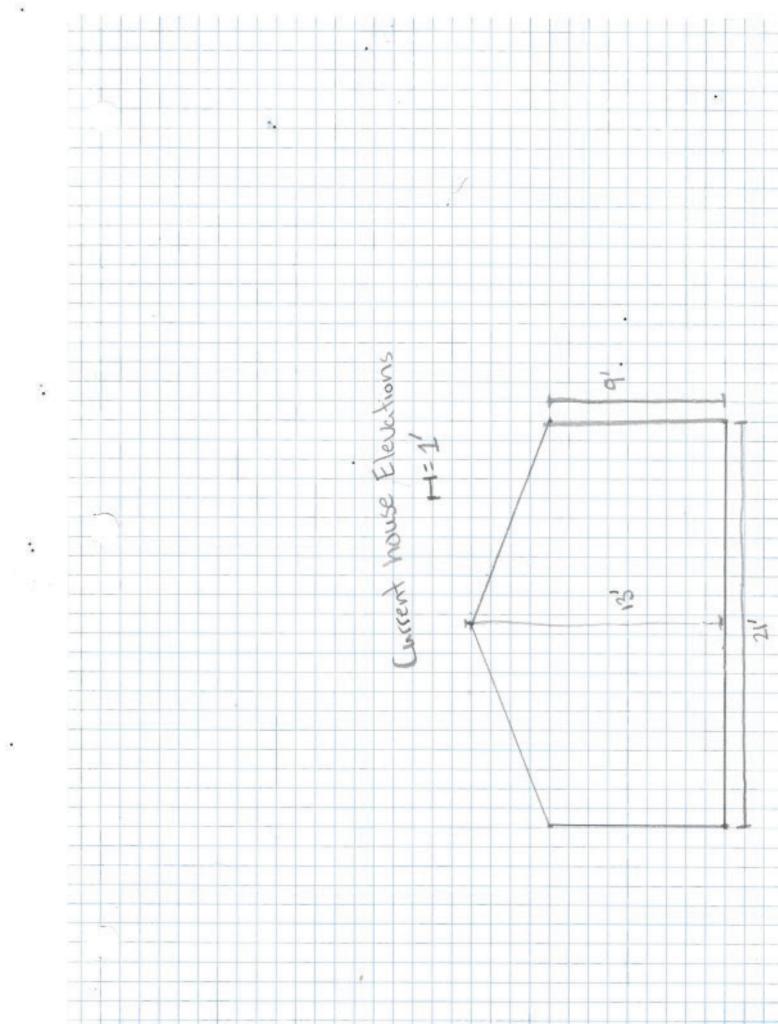
TRAPP RESIDENCE 38668 E HISTORIC COLUMBIA RIVER HIGHWAY, CORBETT, OR



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