

NOTICE OF NSA OPPORTUNITY TO COMMENT



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

Application for a Legal Parcel Determination and a National Scenic Area Site Review

CASE FILE: T2-2025-0024

APPLICANT: Tyler Fuhrman

LOCATION: 1010 NE Ogden Road, Troutdale

Property ID # R111623

Map, Tax lot: 1N4E32B -01000

Alt. Acct. # R053501700

BASE ZONE: Gorge General Residential 10 (GGR10)

OVERLAYS: None

KEY VIEWING AREAS: Historic Columbia River Highway

LANDSCAPE SETTING: Rural Residential in Pastoral

PROPOSAL: Request for the replacement of the septic tank and drainfield, and retroactive review of a pool that was placed in the early 1980s without permits.

- ❖ **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 September 18, 2025**. Comments regarding Cultural Resources will be accepted until **4:00 pm on September 27, 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 \$0.71/per page.

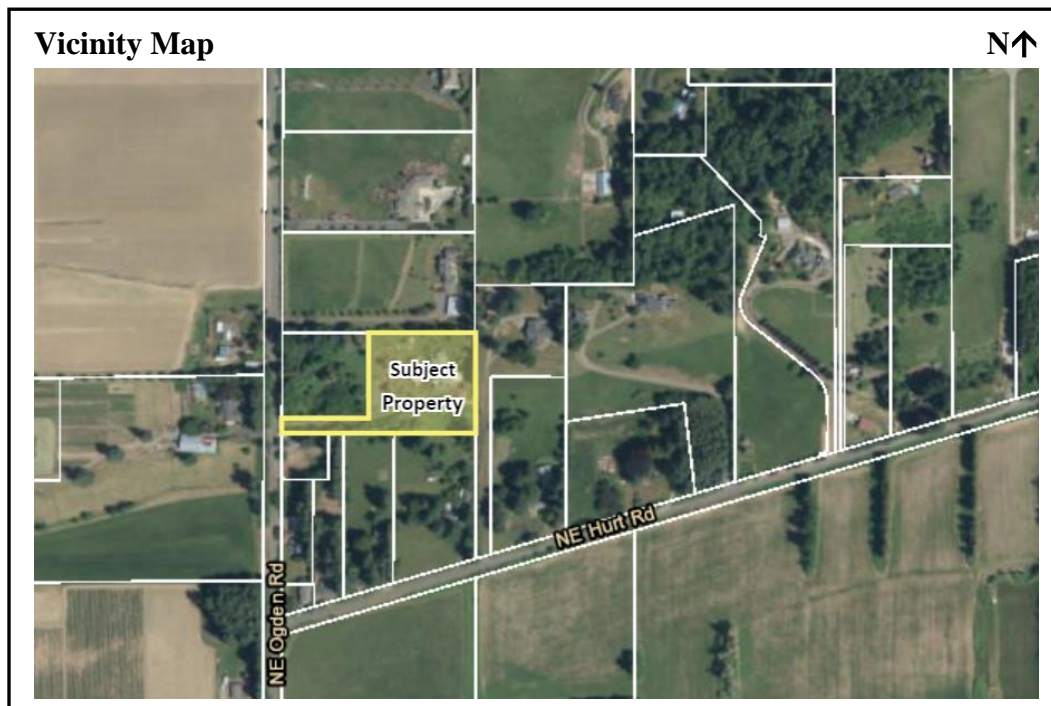
- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

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

Gorge General Residential 10 (GGR10): MCC 38.3025(A)(15) – Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks

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 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

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.

Enclosure: Site Plan

Don & Yvonne Aigner
1010 NE Ogden Rd.
Troutdale, OR 97060

1N4E32B -01000
2.95 Acres

No changes to existing structures.

Elevations:
Top of Tank: 100.00'
Tank Outlet Invert: 99.00'

Drainfield	Beg	Mid	End
Line 1:	82.08'	82.08'	82.08'
Line 2:	80..50'	80.50'	80.50'
Line 3:	78.87'	78.87'	78.87'
Line 4:	77.42'	77.42'	77.42'
Line 5	75.50'	75.50'	75.50'

