

# NOTICE OF NSA OPPORTUNITY TO COMMENT



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

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## Application for National Scenic Area (NSA) Site Review

**CASE FILE:** T2-2025-0051

**APPLICANT:** First Person

**LOCATION:** 37710 NE Clara Smith Rd, Corbett

**Property ID #** R322244

**Map, Tax lot:** 1N4E26DD -00200

**Alt. Acct. #** R944260390

**BASE ZONE:** Gorge General Residential (GGR-5)

**OVERLAYS:** Geologic Hazards (GH)

**KEY VIEWING AREAS:** Columbia River, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Highway I- 84 (including rest stops), Sandy River, Washington State Route 14

**LANDSCAPE SETTING:** Rural Residential and Coniferous Woodlands

**PROPOSAL:** Request for a National Scenic Area (NSA) Site Review to construct a new single-family dwelling with attached garage to replace the existing single-family dwelling and accessory building (“garage”), construct an accessory structure (“septic system”), alter an accessory building (“barn”), and remove an accessory building (“yurt”) that was not reviewed by the County.

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- ❖ **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](mailto:LUP-comments@multco.us) if received by **4:00 pm on Thursday, July 30, 2026**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Saturday, August 8, 2026**.

**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](mailto:LUP-comments@multco.us). Paper copies of these materials may be purchased for \$0.73/per page.

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

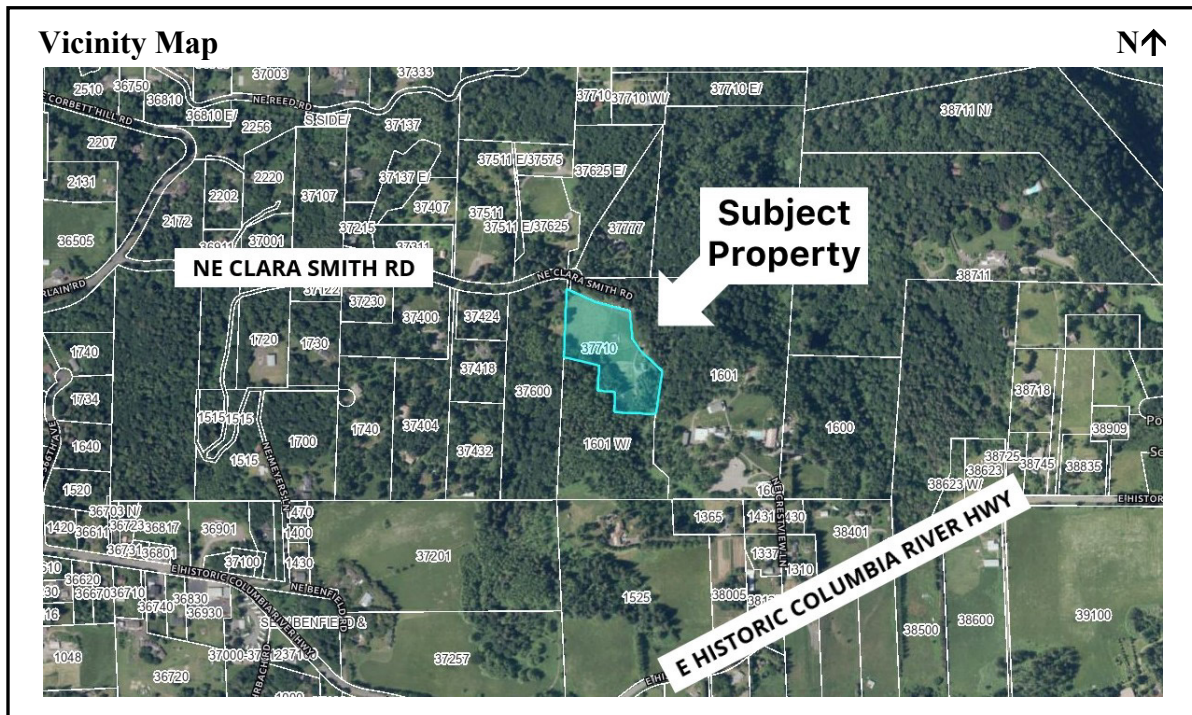
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation, MCC 38.0560 Code Compliance and Applications

Gorge General Residential (GGR-5): 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 38.3060 Dimensional Requirements

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

Special Uses: MCC 38.7305 Fire Protection in Forest zones

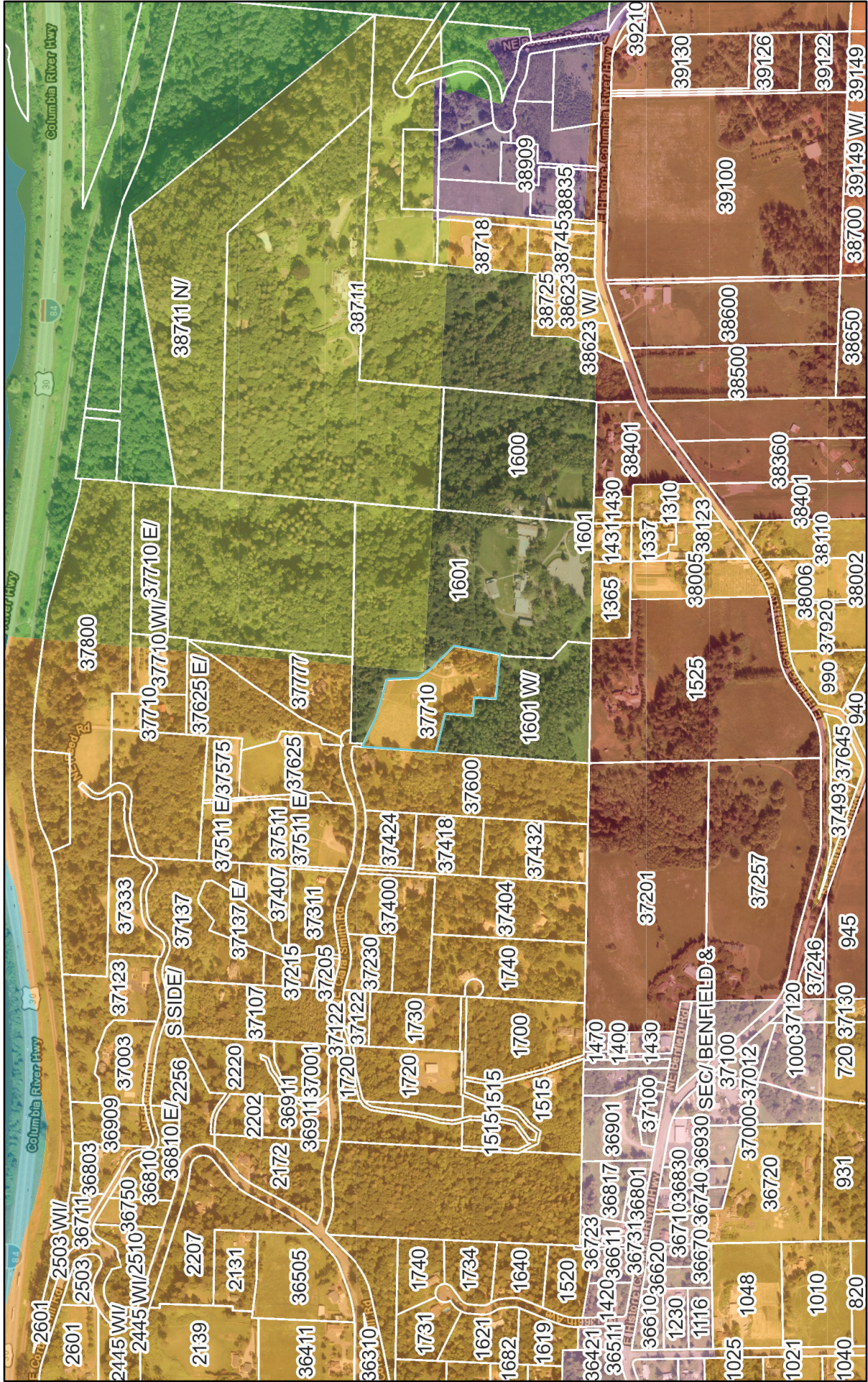
Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38 – Columbia River Gorge National Scenic Area** or by contacting our office at (503) 988-3043.



- ❖ **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:**
  - Zoning Map
  - Site Plan
  - Single-family Dwelling Floor Plan + Renderings
  - Accessory Building (Barn) Floor Plan and 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.

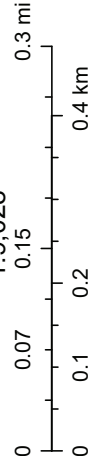
# Map showing the zoning of 37710 NE Clara Smith Rd, Corbett and surrounding area



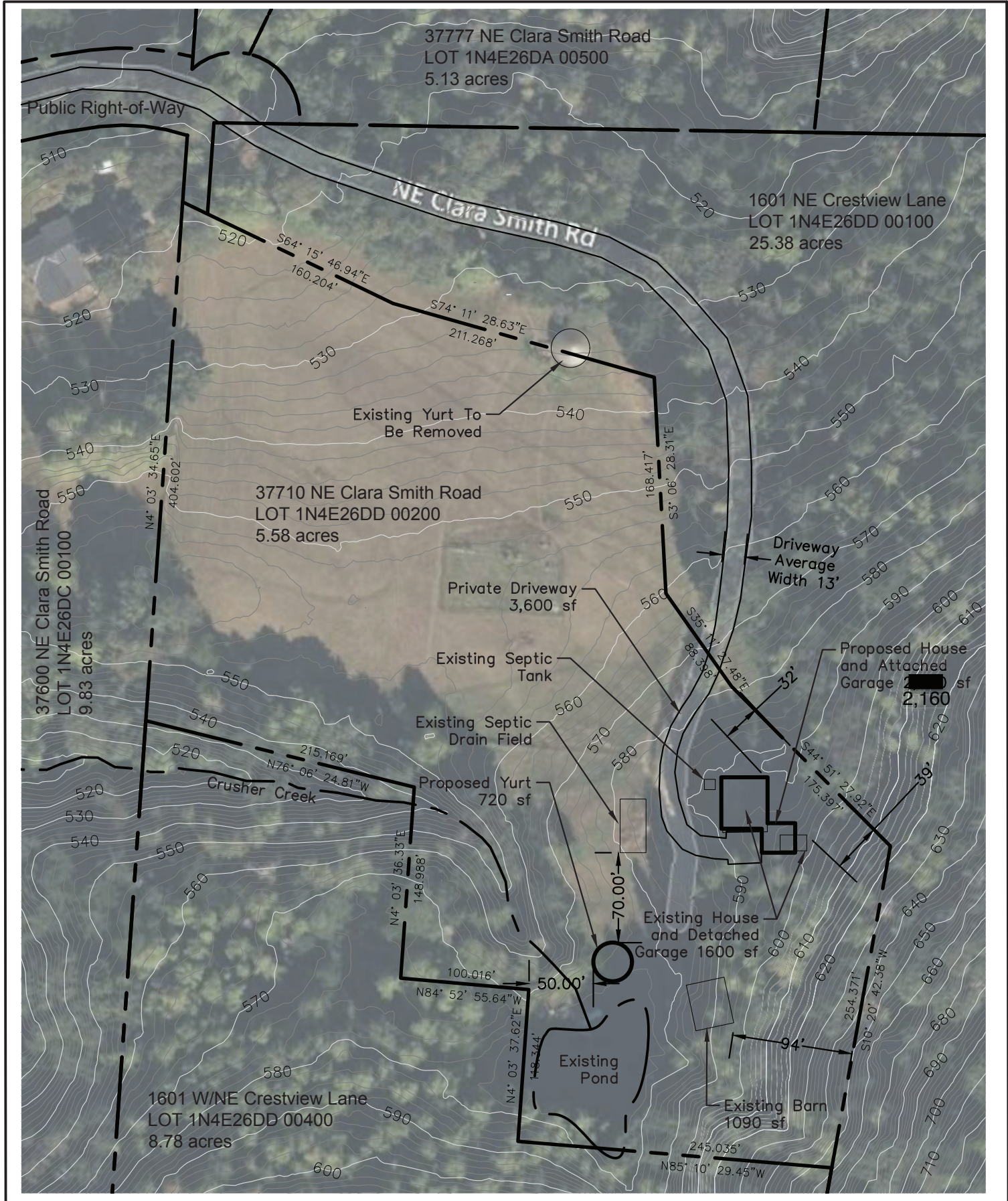
6/30/2026, 11:12:34 AM

- Taxlots
- GGO
  - GGR10
  - GGR5
  - GGRC
  - GSF40
  - GSO
  - GSPR
  - World\_Hillshade
- Col. River, Gorge Natl. Scenic Area Zoning

1:9,028



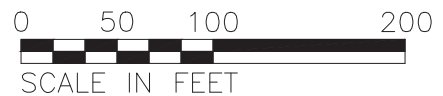
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©

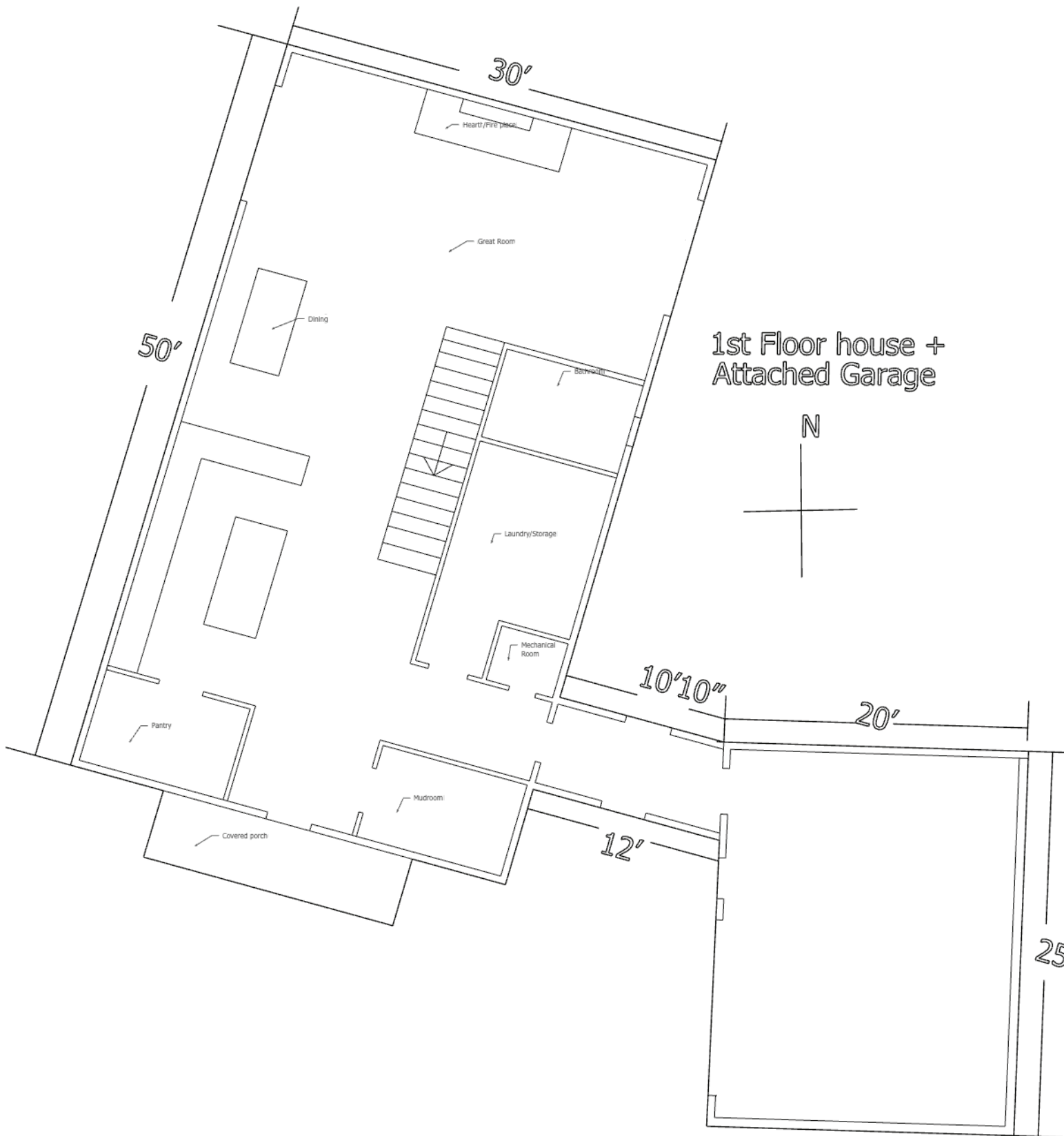


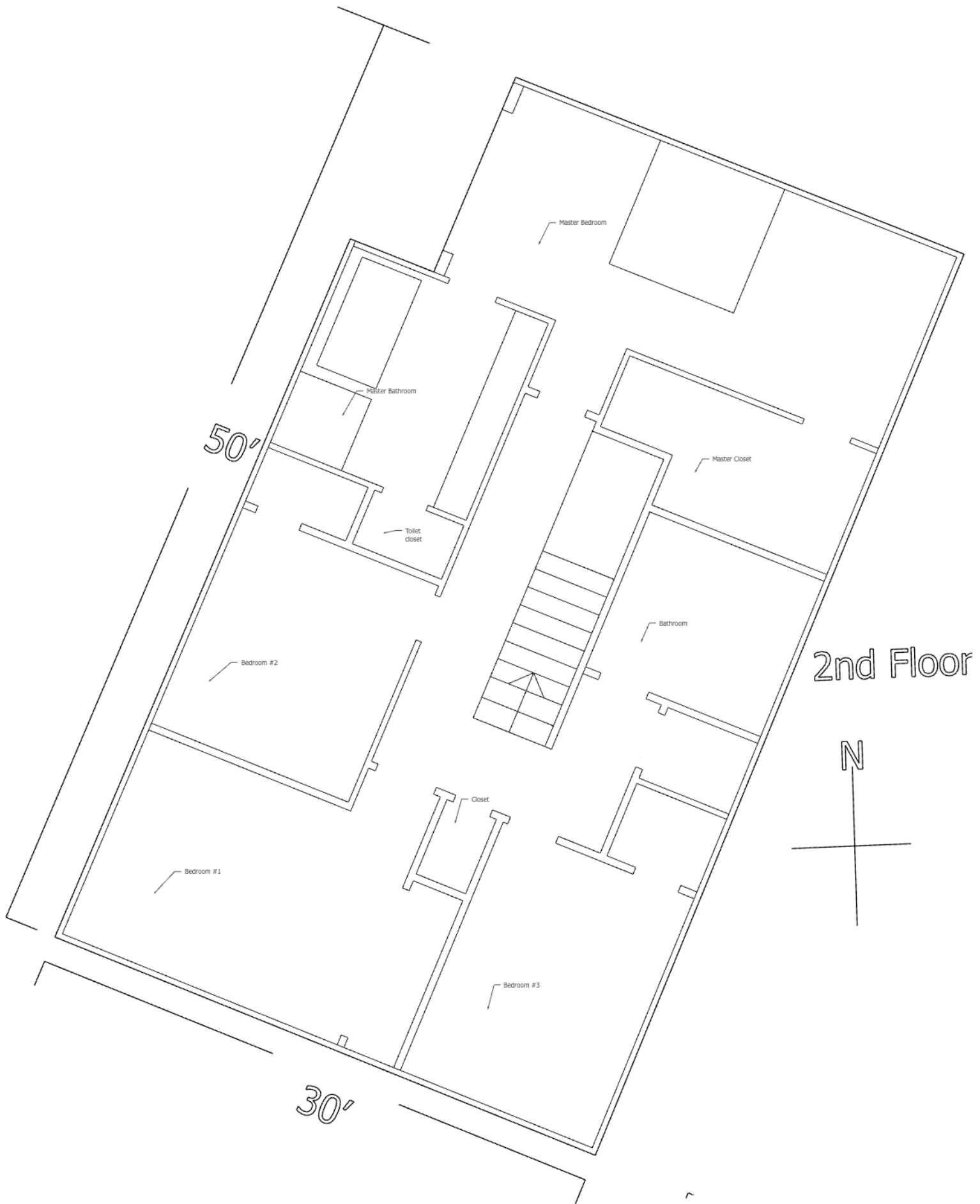
DATE:  
March 2024

# Site Map

37710 NE Clara Smith Road







2nd Floor

N

50'

30'

Master Bedroom

Master Bathroom

Toilet closet

Master Closet

Bedroom #2

Bathroom

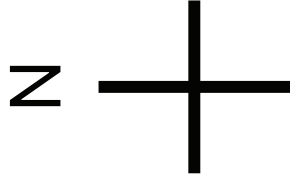
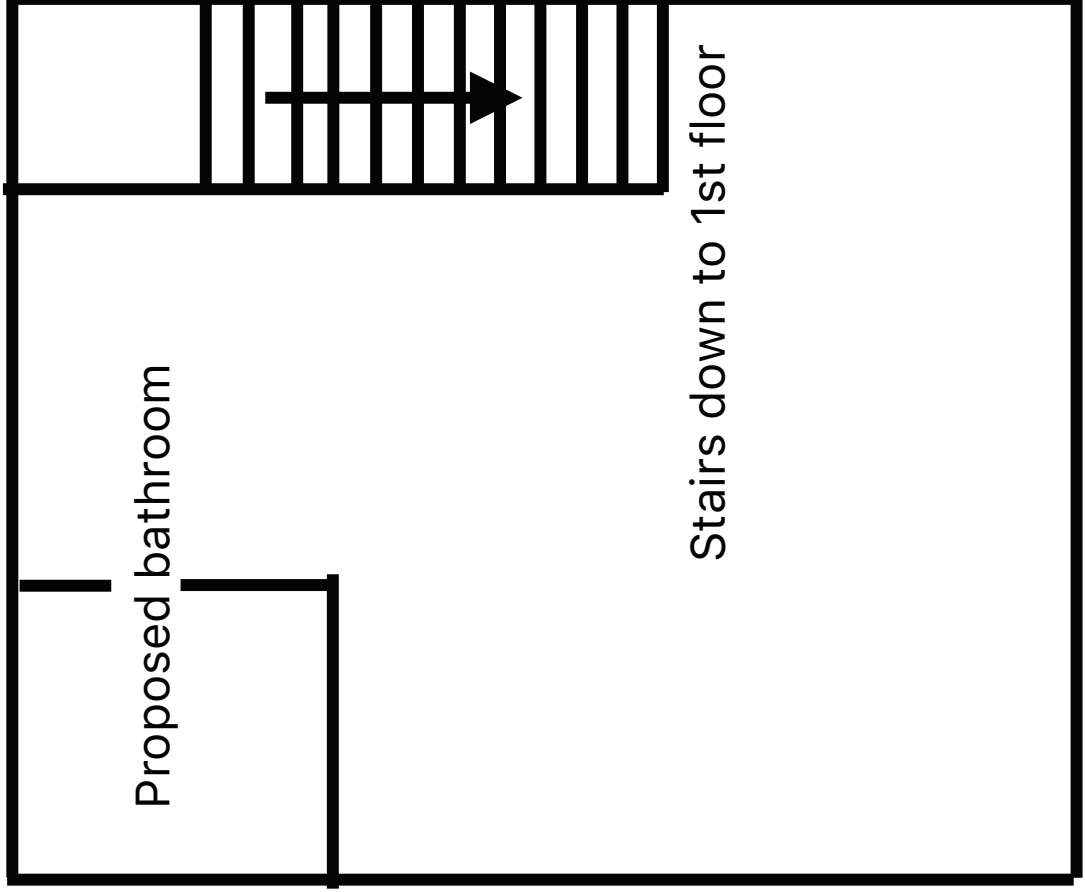
Bedroom #1

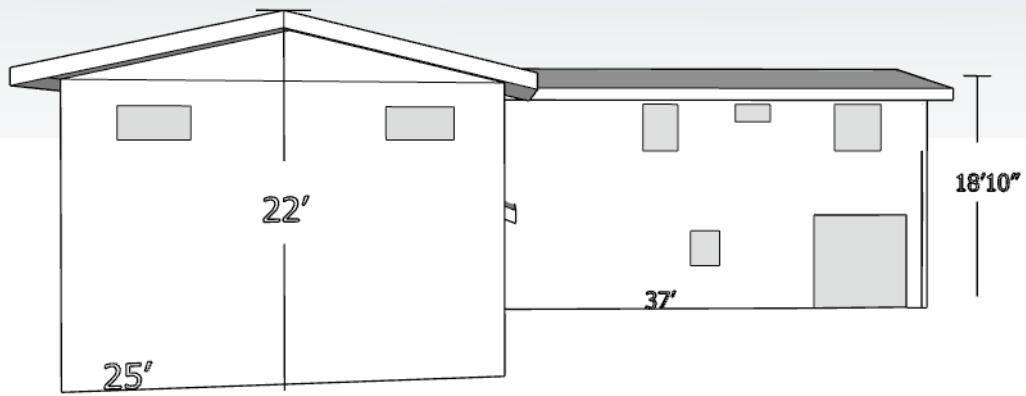
Closet

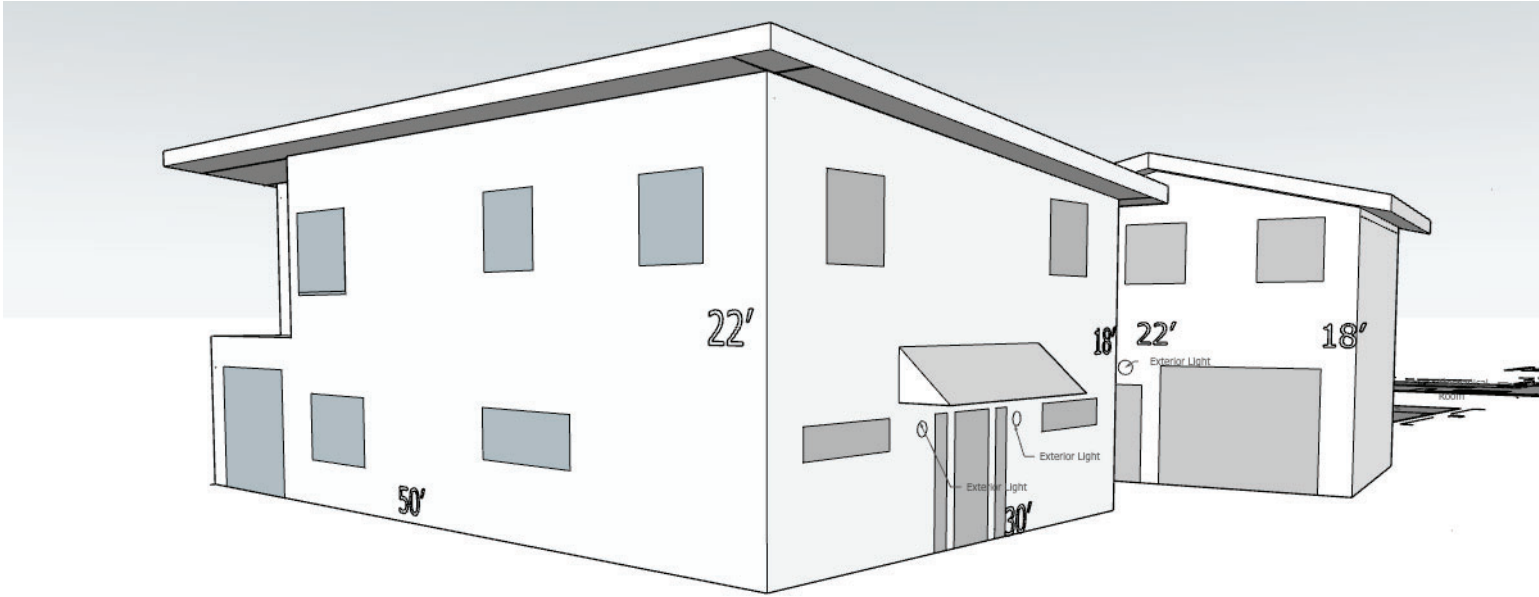
Bedroom #3

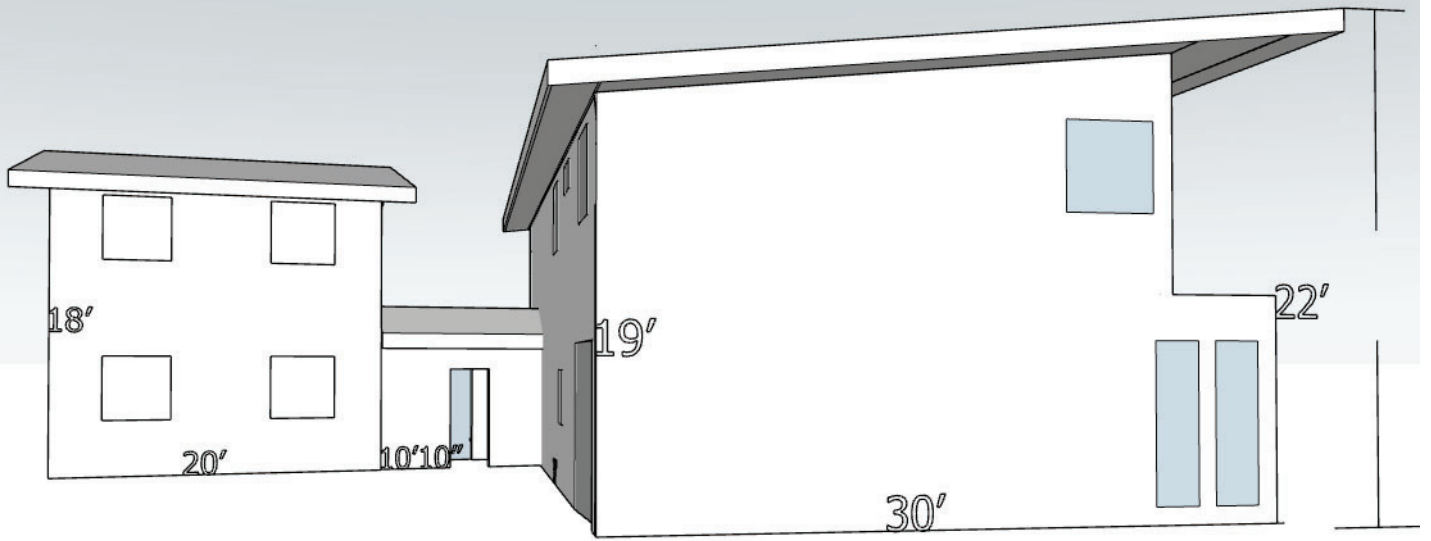
# 2nd Floor attached Garage

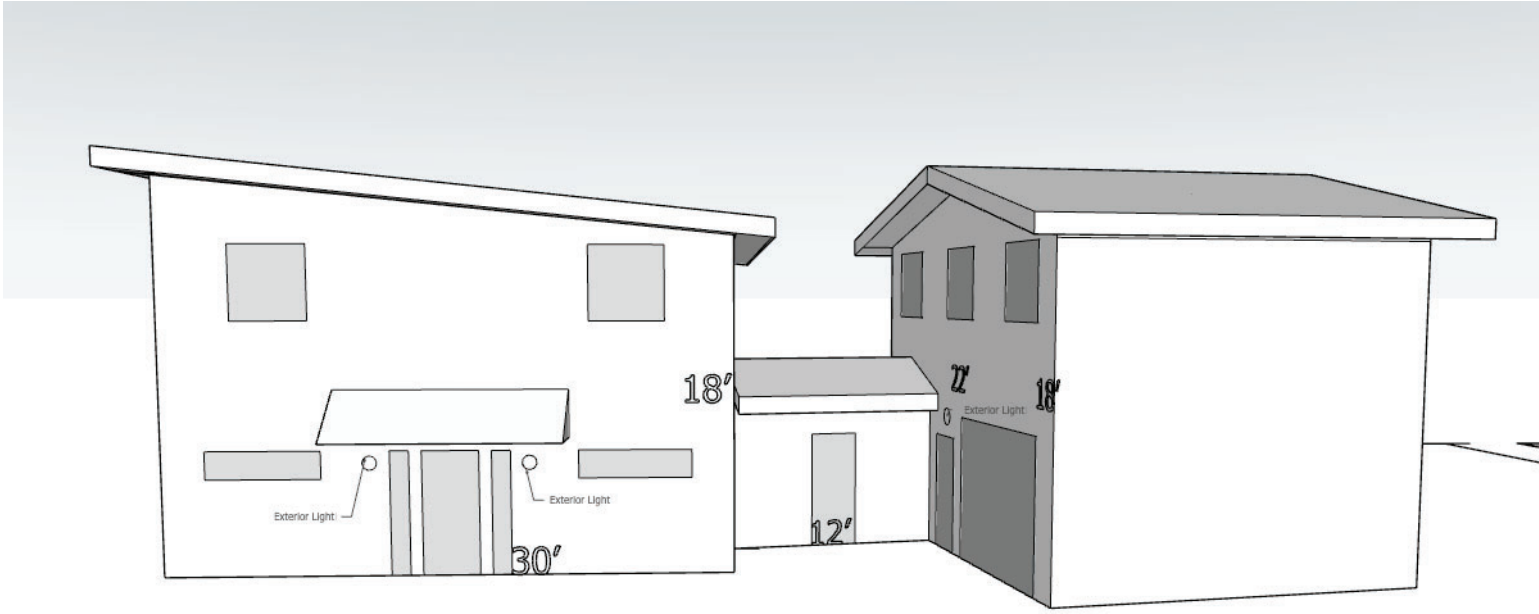
20'

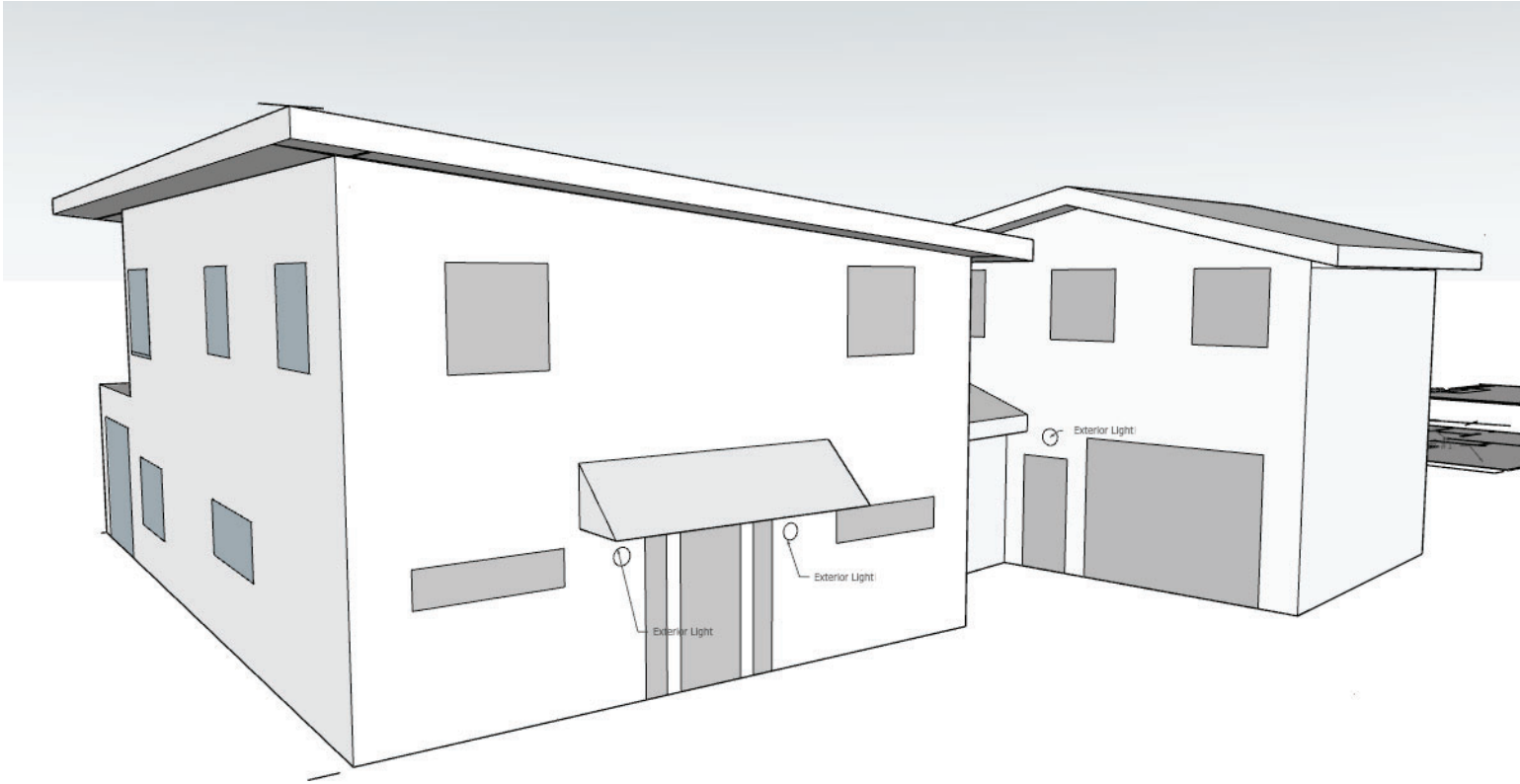






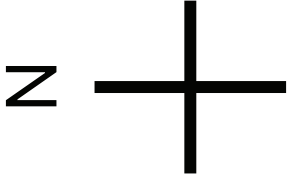
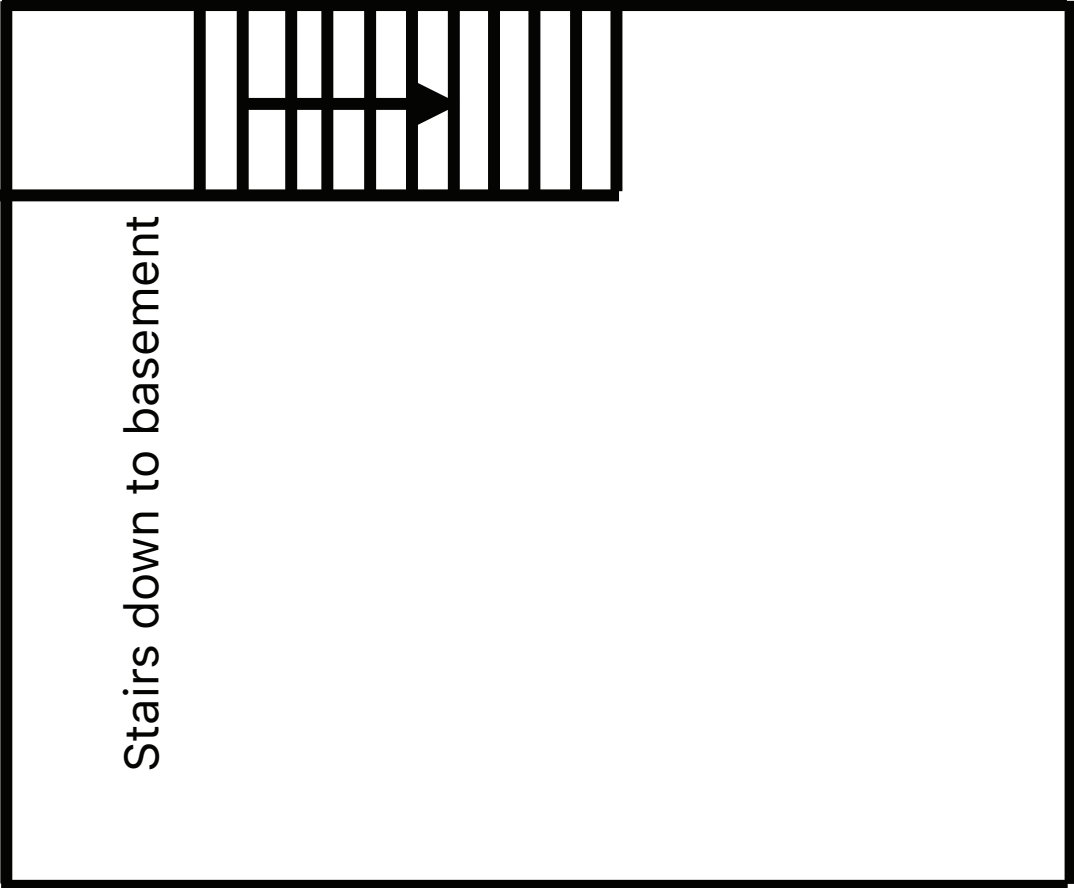






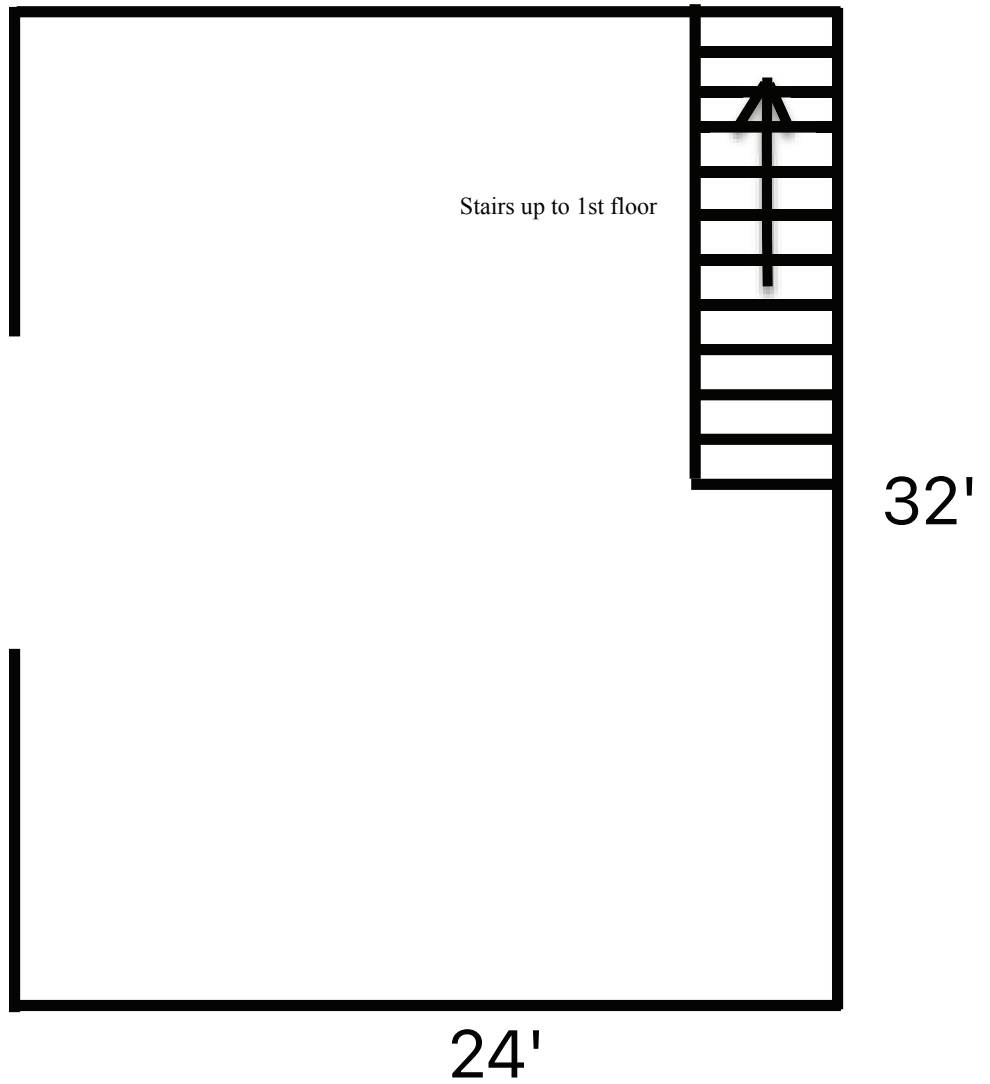
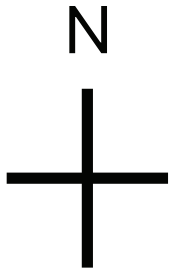
# Proposed 1st floor plan

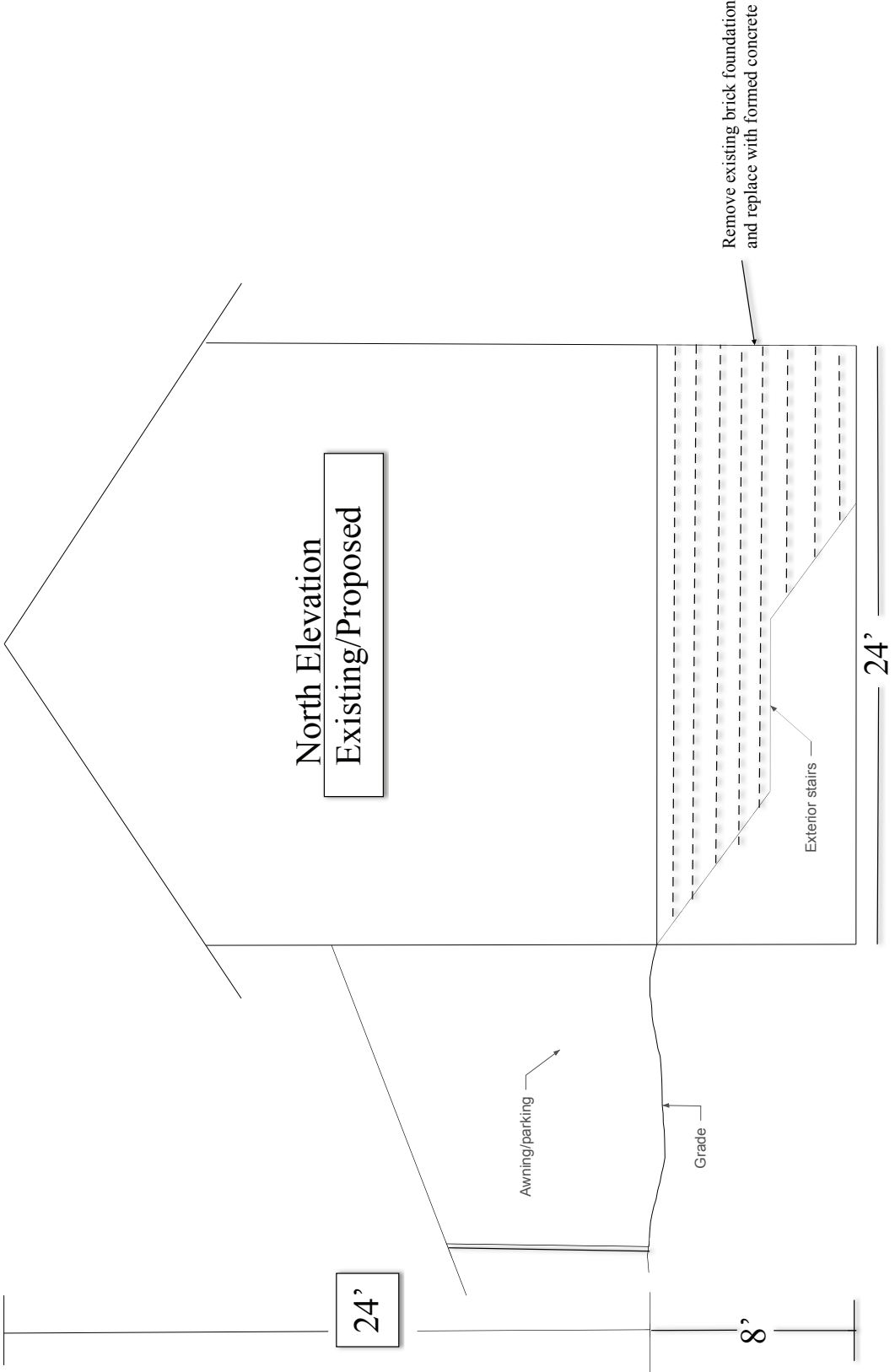
24'

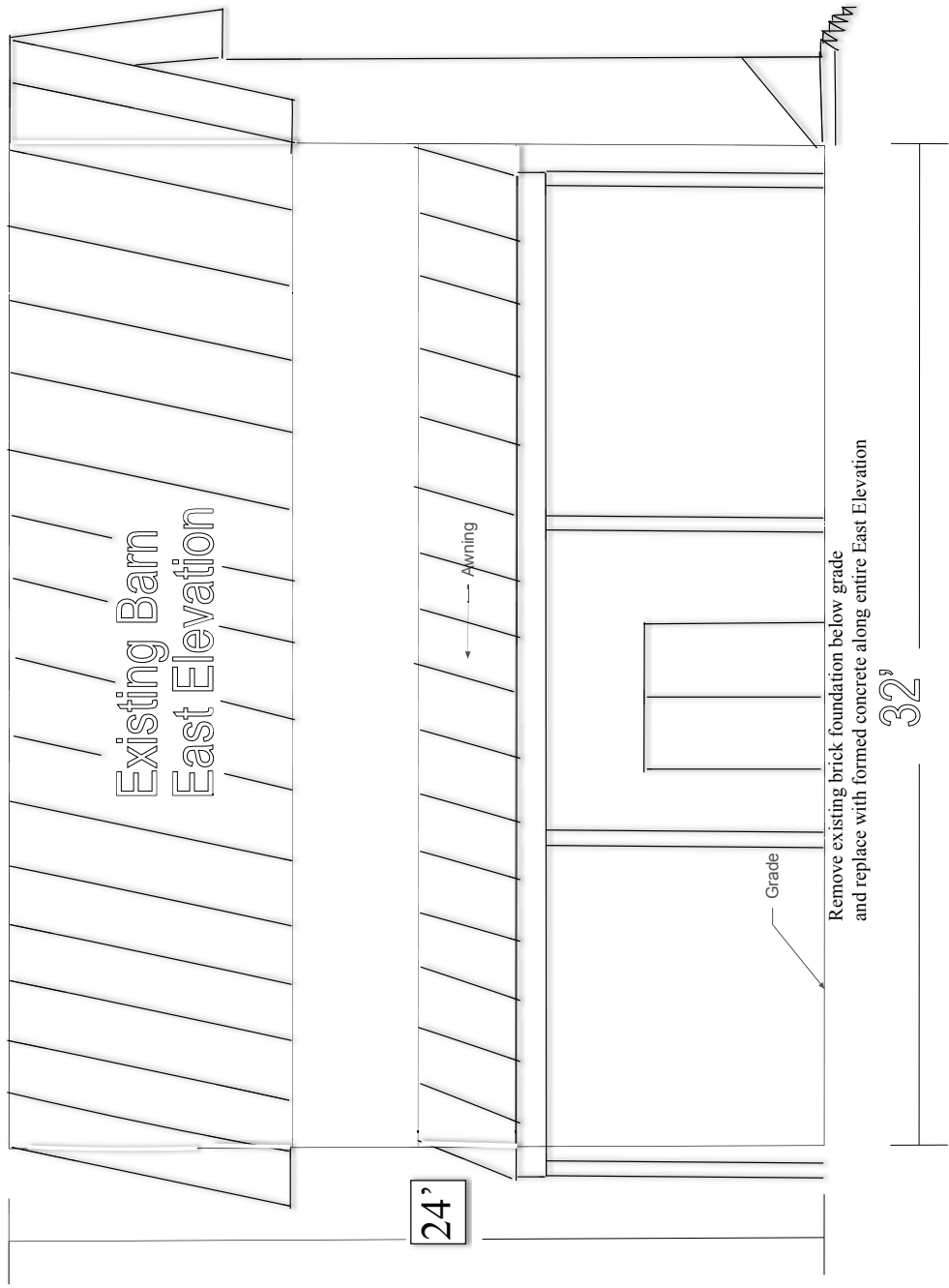


32'

# Barn-Proposed Basement floor plan







Existing Barn  
East Elevation

24'

← Awning

Grade

Remove existing brick foundation below grade  
and replace with formed concrete along entire East Elevation

32'

