

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 and a Major Variance

CASE FILE:	T2-2025-0063	APPLICANT:	Don Titus
LOCATION:	2060 E Hist Columbia River Hwy, Troutdale	Property ID #	R287121
	Map, Tax lot: 1N4E31BC -01300	Alt. Acct. #	R831303450
BASE ZONE:	Gorge General Commercial (GGC)		
OVERLAYS:	None		
KEY VIEWING AREAS:	Historic Columbia River Highway (including the Historic Columbia River Highway State Trail) and Sandy River		
LANDSCAPE SETTING:	Rural Residential		
PROPOSAL:	Request for a National Scenic Area (NSA) Site Review for a new septic tank and a Major Variance to establish an accessory building within the side yard setback that was not previously reviewed by the County.		

- ❖ **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 Tuesday, July 28, 2026**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Thursday, August 6, 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. Paper copies of these materials may be purchased for \$0.73/per page.

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

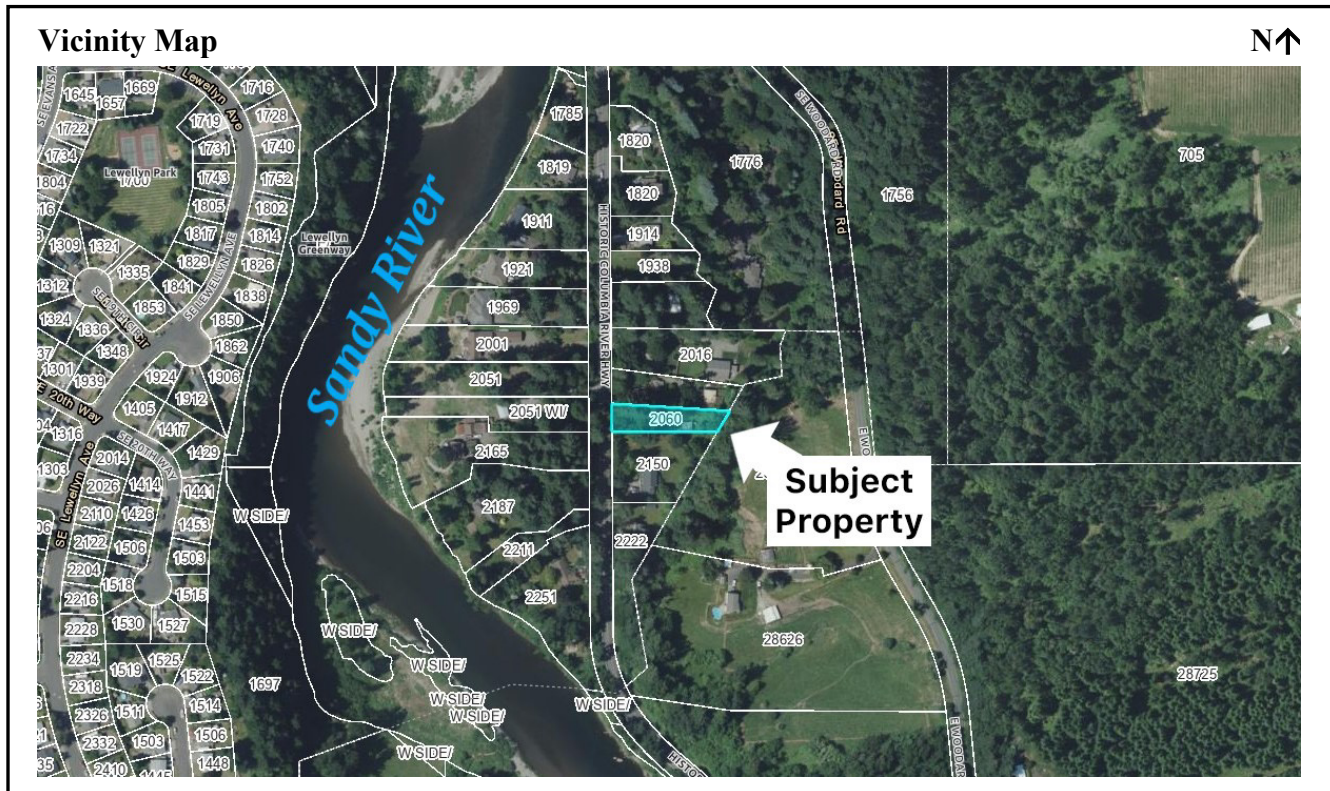
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation, MCC 38.0560 Code Compliance and Applications

Gorge General Commercial (GGC): MCC 38.3225(C) - Accessory structures..., MCC 38.3225(D) - Accessory building(s)..., MCC 38.3260 Dimensional Requirements, MCC 38.3290 Access

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

Variances: MCC 38.7600 Variance Approval Criteria, MCC 38.7605 Variance Classification

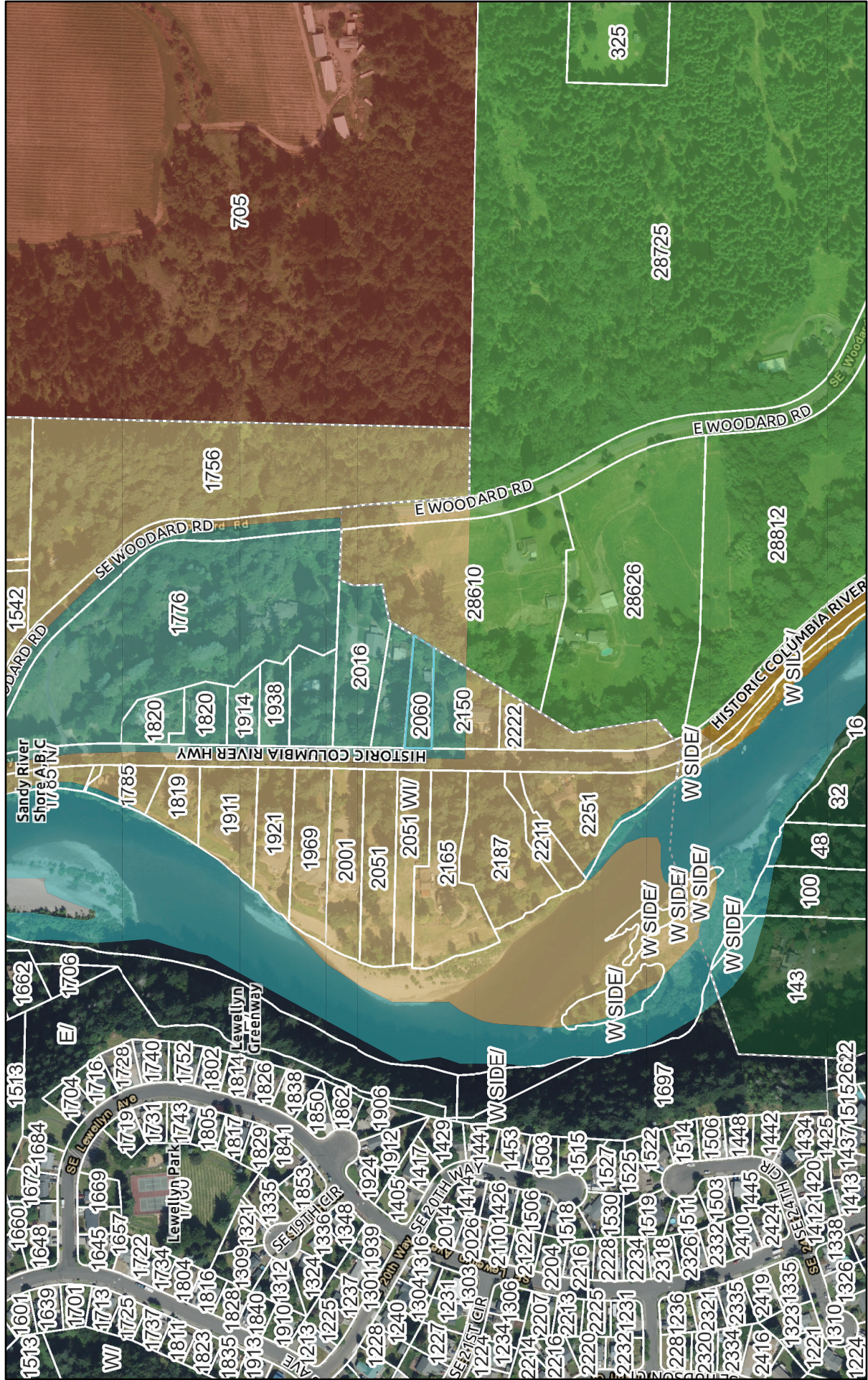
Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38 – Columbia River Gorge National Scenic Area** or by contacting our office at (503) 988-3043.



- ❖ **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 / 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.

Map showing the zoning of 2060 E Hist Columbia River Hwy and surrounding area



6/29/2026, 2:15:13 PM

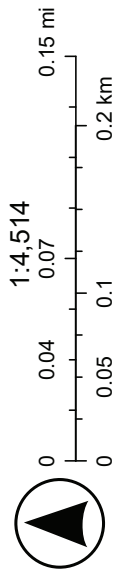
Taxlots

Rural Zoning - Multnomah County

- CFU
- CFU4

Col. River, Gorge Natl. Scenic Area Zoning

- GGA40
- GGC
- GGO
- GGR2
- GGR5



1:4,514

0 0.04 0.07 0.1 0.15 mi

0 0.05 0.1 0.2 km

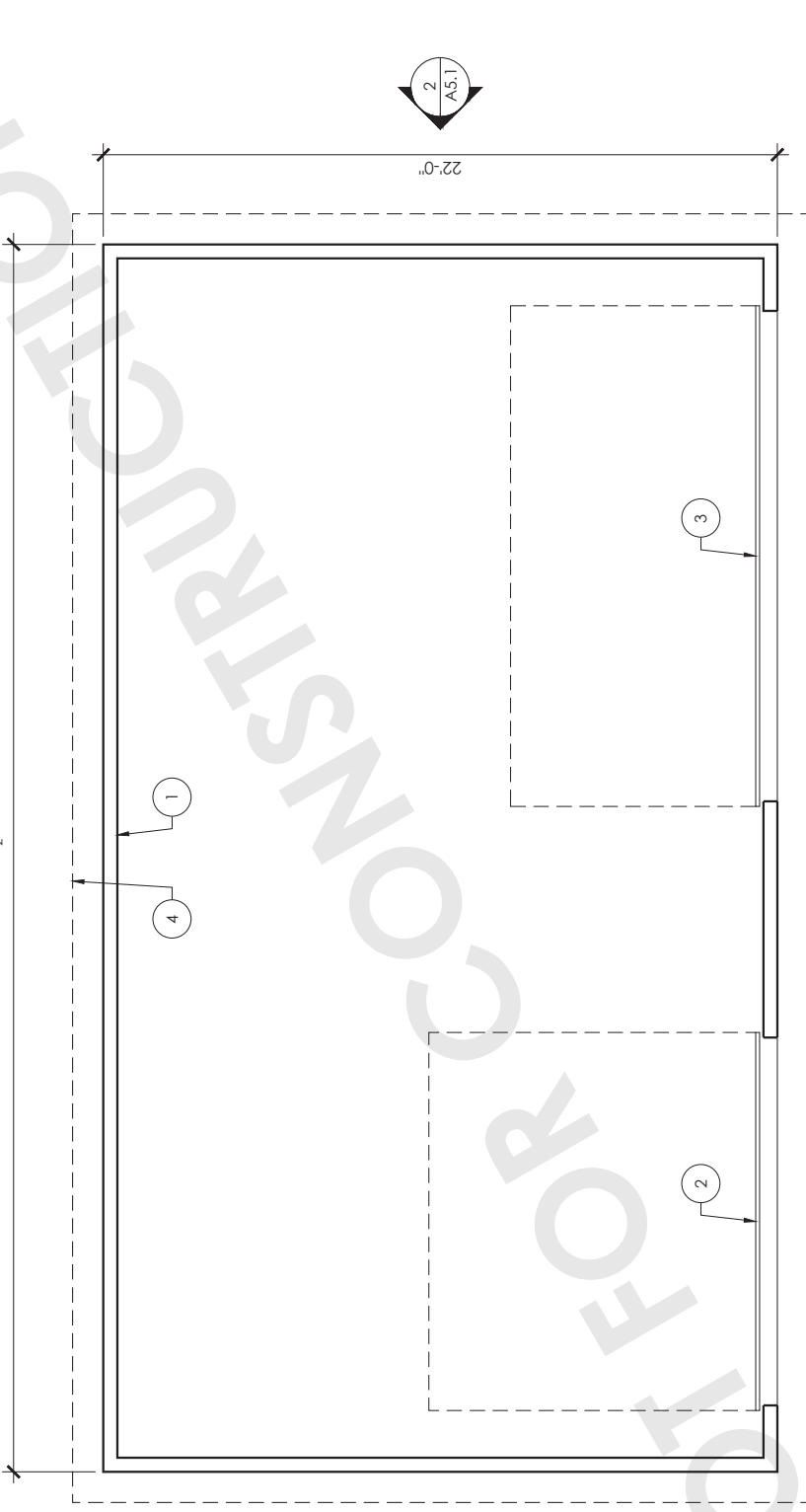
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

FLOOR PLAN KEYNOTES

1. EXISTING WALL, TYPICAL
2. 12'-0" W x 10'-8" H OVERHEAD DOOR
3. 16'-0" W x 8'-0" H OVERHEAD DOOR
4. EDGE OF ROOF OVERHANG ABOVE SHOWN DASHED, TYPICAL



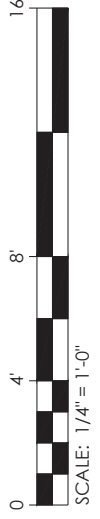
40'-0 $\frac{1}{2}$ "



22'-0"

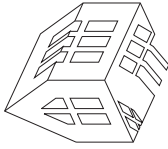


SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN

1
A2.1



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TYPE II APPLICATION

HELD GARAGE
SETBACK VARIANCE APPLICATION
2060 E HISTORIC COLUMBIA RIVER HWY
TROUTDALE OR 97060

REVISIONS

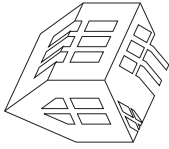
NO.	DESCRIPTION / DATE

DRAWN BY: DRT
PROJECT NO: 24-003
DATE: 04 MAY 2024

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GARAGE FLOOR PLAN

SHEET 11417



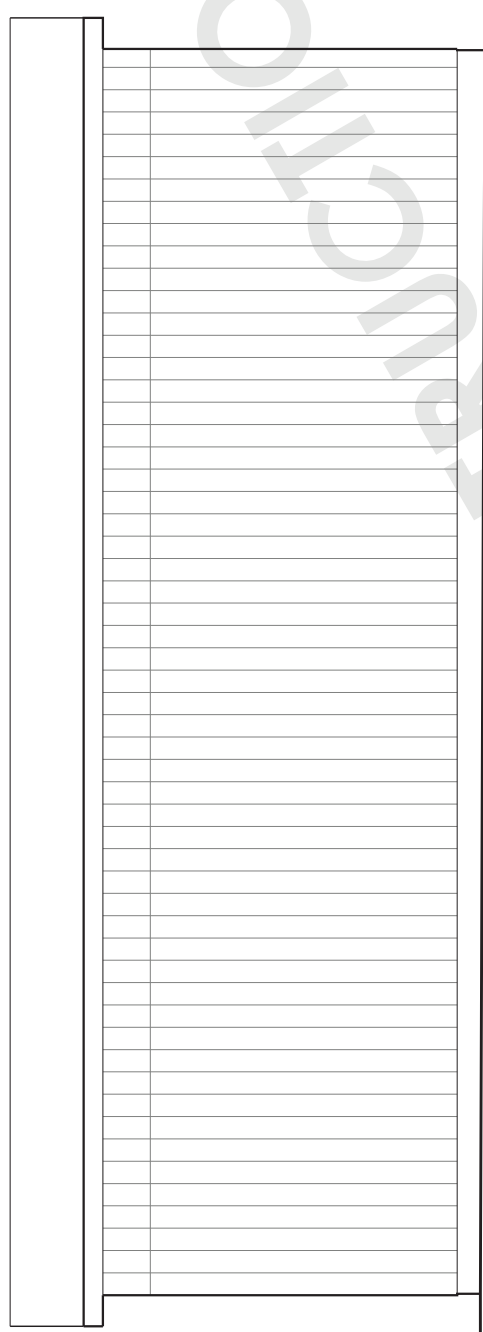
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1 SOUTH ELEVATION

A5.2

SCALE: 1/4"=1'-0"



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 2060 E HISTORIC COLUMBIA RIVER HWY
 TROUTDALE OR 97060

REVISIONS

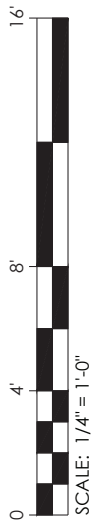
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A5.2

**SOUTH & EAST
 EXTERIOR ELEVATIONS**

SHEET SIZE 11x17



SCALE: 1/4" = 1'-0"

2 EAST ELEVATION

A5.2

SCALE: 1/4"=1'-0"

