

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: T2-2025-0065

APPLICANT: Adrian Leech

LOCATION: 28528 E Hist Columbia River Hwy, Troutdale **Property ID #** R341499

Map, Tax lot: 1S4E06BC -01400 **Alt. Acct. #** R994060760

BASE ZONE: Gorge General Residential (GGR-5)

OVERLAYS: Flood Hazard (FH)

KEY VIEWING AREAS: Larch Mountain Road, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Sandy River

LANDSCAPE SETTING: Rural Residential

PROPOSAL: Request for a National Scenic Area (NSA) Site Review to alter an existing single-family dwelling by enlarging a window and alter an existing accessory building by replacing two garage doors with exterior walls.

Note: This application request was originally submitted under land use case T2-2025-0040 as an NSA Expedited Review. Comment was received that the proposed development is not eligible for expedited review.

- ❖ **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 Thursday, December 11, 2025**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Saturday, December 20, 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.

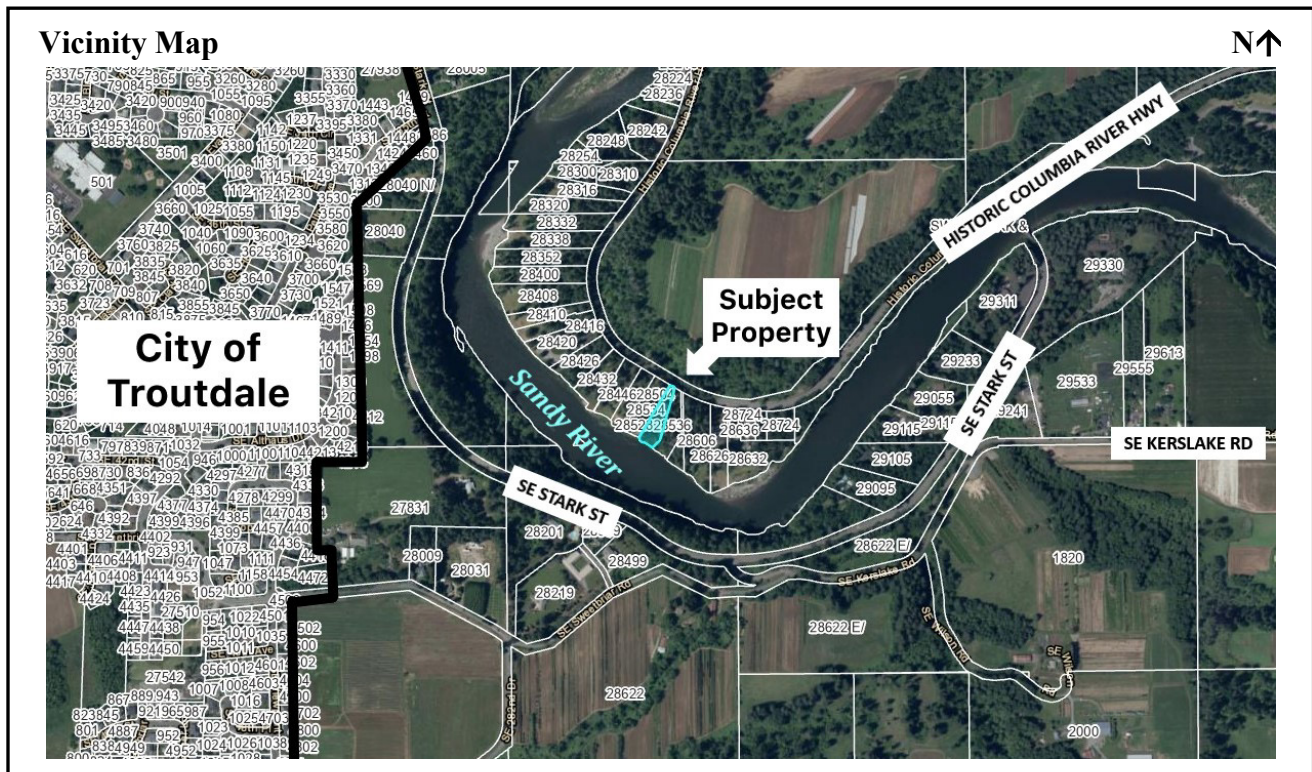
- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

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

Gorge General Residential (GGR-5): MCC 38.3025(A)(1) Review Uses - One single-family dwelling per legally created and existing parcel..., MCC 38.3025(A)(3) Review Uses - Accessory building(s)..., MCC 38.3060(C) Dimensional Requirements, MCC 38.3090 Access

NSA Site Review Criteria: 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.

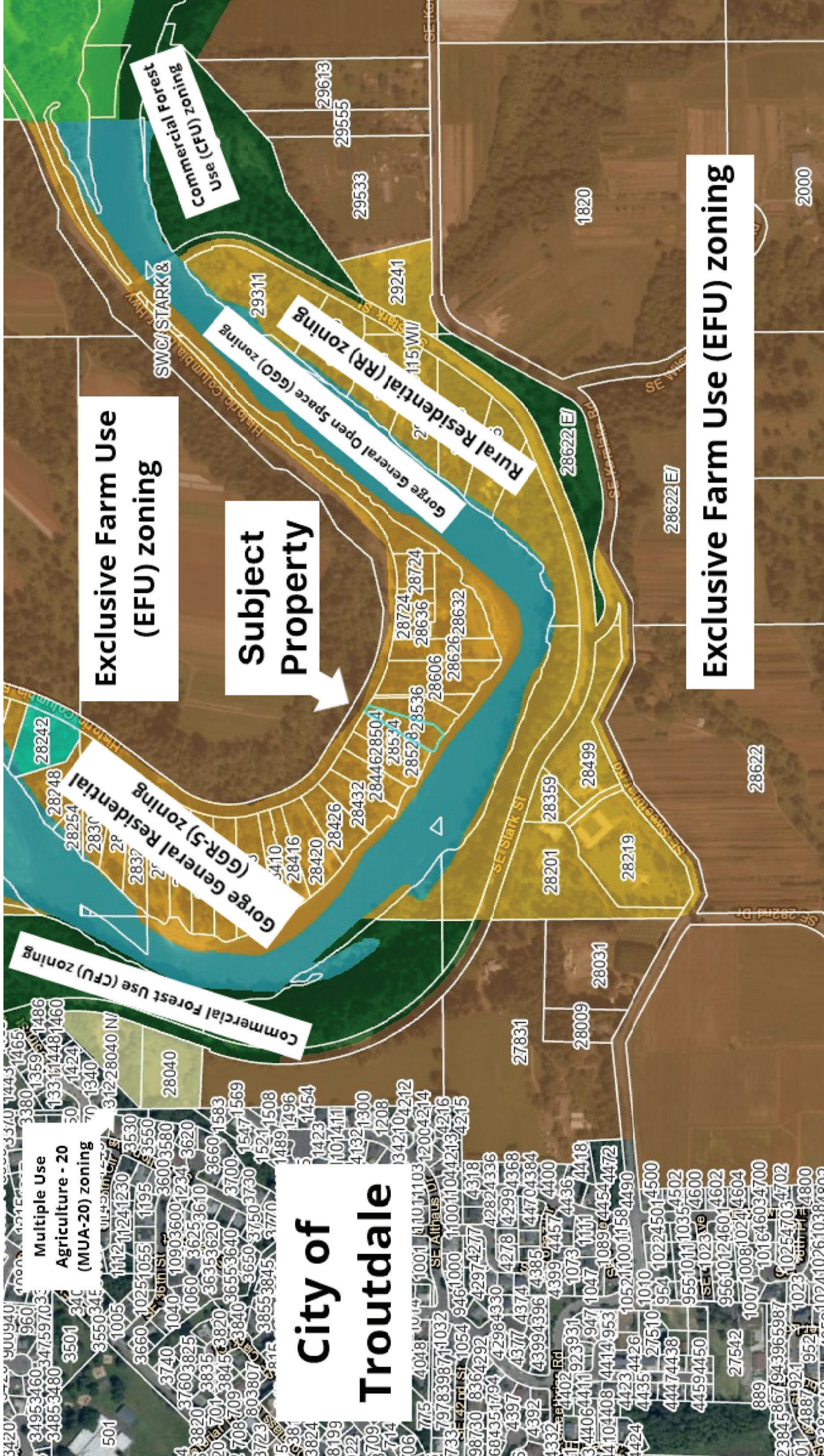


- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, those who submitted written comment during the comment period, those who requested the decision in writing, 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:**
 - Zoning Map
 - Site Plan
 - Accessory Building Elevations Plan
 - Dwelling Elevation plan for window

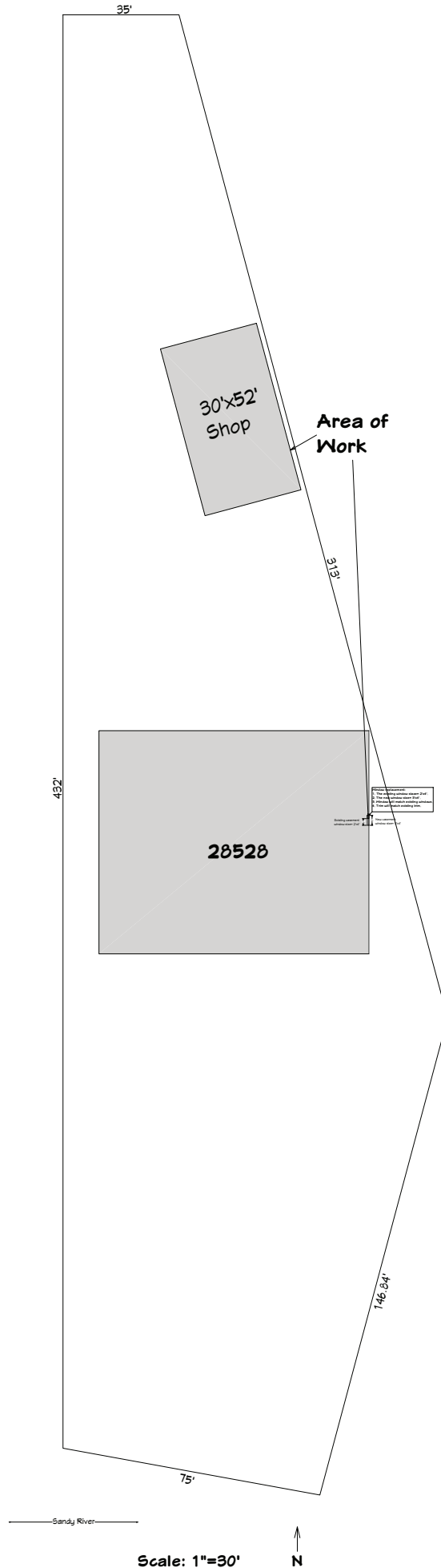
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

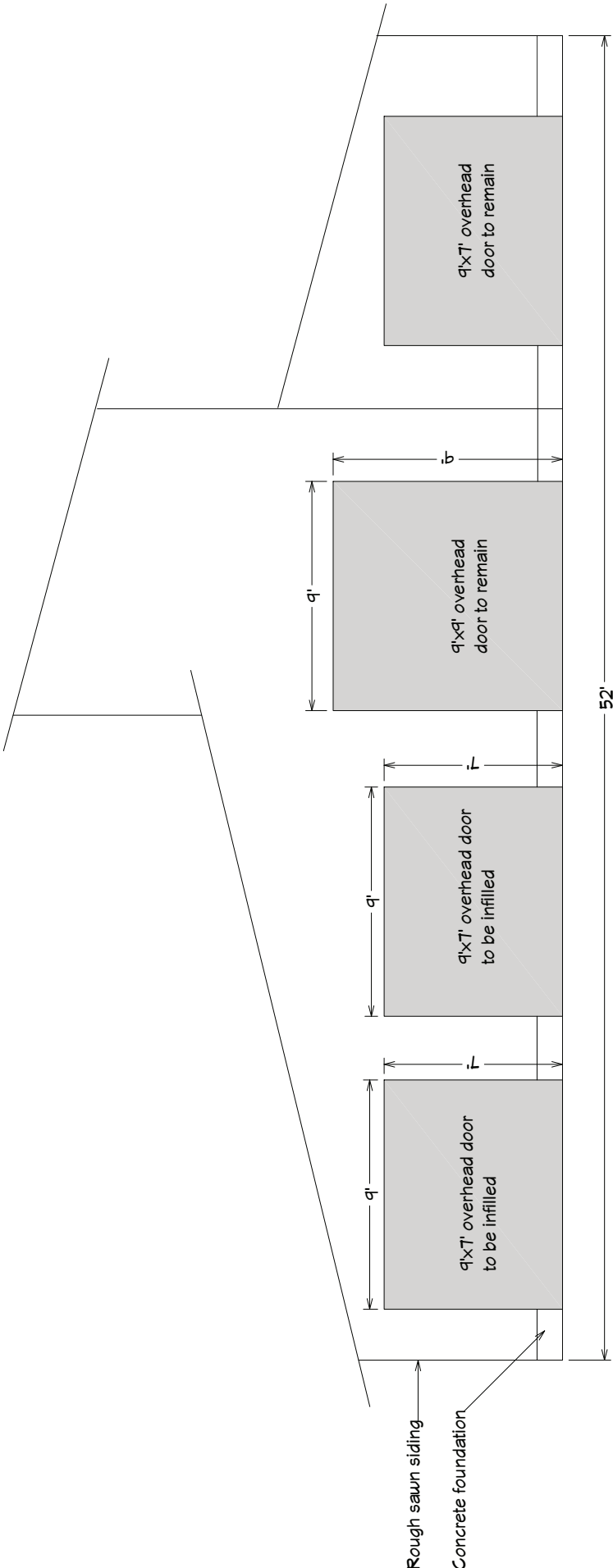
Map showing the zoning of the subject property, 28528 E Hist Columbia River Hwy, Troutdale and the surrounding area



Site Plan

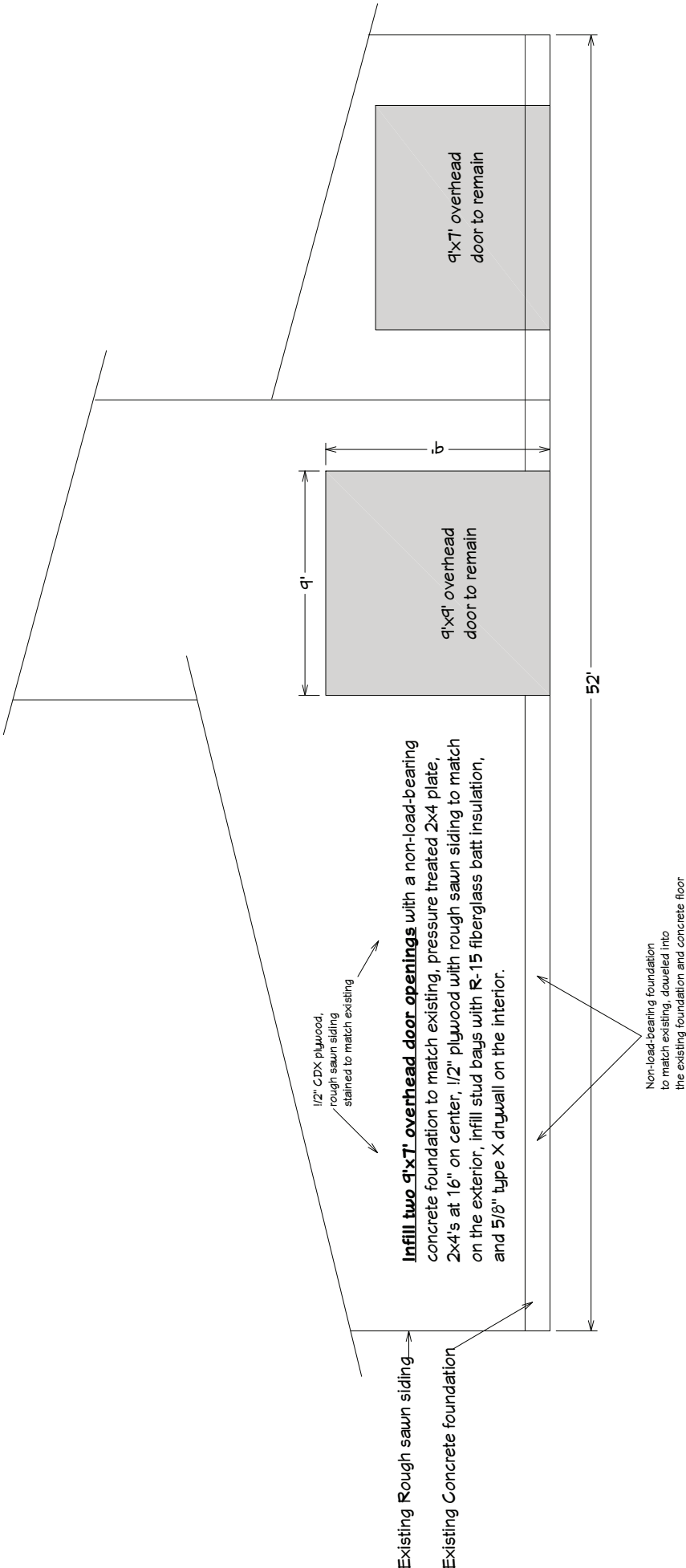


As Built East Elevation



Scale: 1/4"=1'

Purposed East Elevation



Scale: 1/4"=1'

