

NOTICE OF NSA DECISION



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

Case File: T2-2025-0066

Applicant: Mark Stevens

Proposal: Request for a National Scenic Area (NSA) Site Review to construct a new single-family dwelling, convert the existing dwelling into an accessory building, construct accessory structures (septic system and stormwater drainage control system), and conduct associated ground disturbance.

Location: 2051 E Hist Columbia River Hwy, Troutdale

Property ID # R287111

Map, Tax lot: 1N4E31B -00400

Alt. Acct. # R831302730

Base Zone: Gorge General Residential (GGR-2)

Overlays: Flood Hazard (FH)

Key Viewing Areas: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail) and Sandy River

Landscape Setting: Rural Residential and River Bottomlands

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Tuesday, August 11, 2026 at 4:00 pm.

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of \$0.71/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Columbia River Gorge Commission until all local appeals are exhausted.

Issued by:

A handwritten signature in black ink, appearing to read "Rithy Khut", written over a horizontal line.

Digitally signed by Rithy Khut
DN: cn=Rithy Khut, o=Multnomah
County, ou=Department of Community
Services, email=rithy.khut@multco.us,
c=US

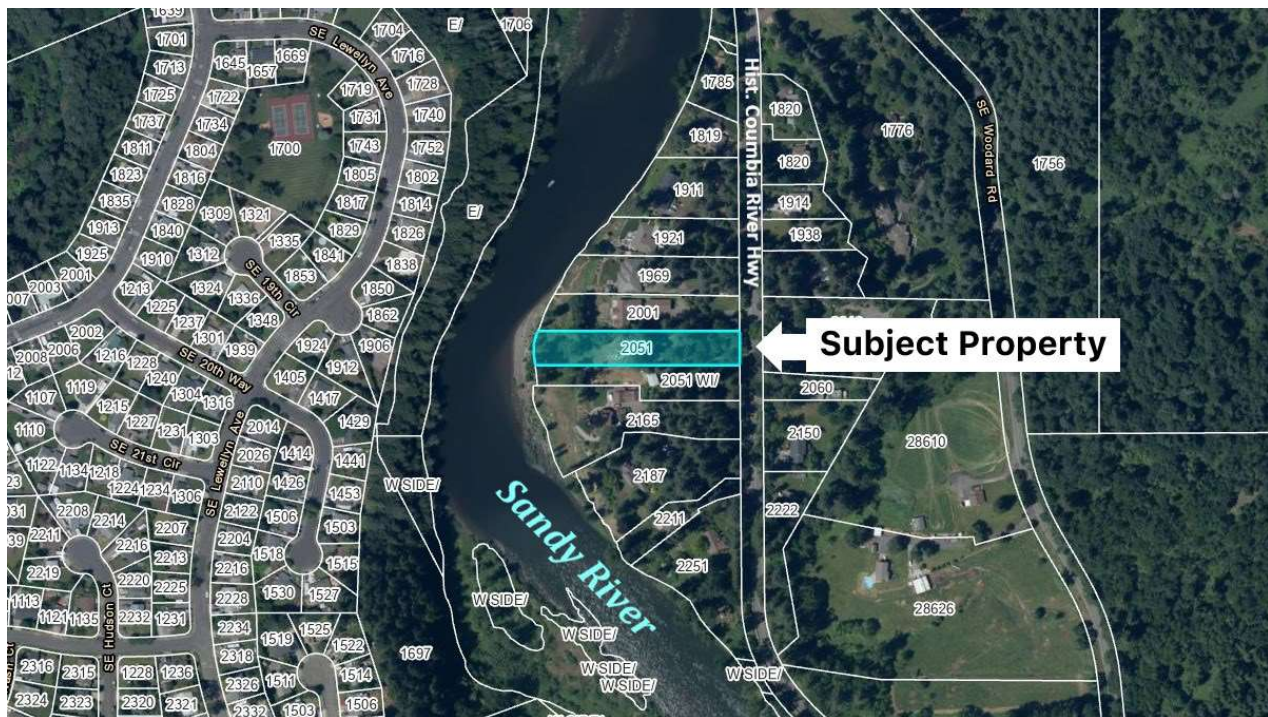
Rithy Khut, Senior Planner

For: Megan Gibb,
Planning Director

Date: Tuesday, July 28, 2026

Instrument Number for Recording
Purposes: #2024-071350

Vicinity Map



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

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Residential Districts - GGR and GSR: MCC 38.3025(A)(1) One single-family dwelling per legally created and existing parcel, MCC 38.3025(A)(2) Accessory structures for an existing or approved dwelling..., MCC 38.3025(A)(3) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height..., MCC 38.3060 Dimensional Requirements, MCC 38.3090 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

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

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:

- a. Within **two (2) years** of the date of the final decision when construction has not commenced. [MCC 38.0690(B)]
 - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure, a single-family dwelling.
 - ii. For purposes of 1.a, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to LUP-submittals@multco.us with the case no. T2-2025-0066 referenced in the subject line. [MCC 38.0660(A)]
- b. Within **two (2) years** of the date of commencement of construction when the structure, a single-family dwelling has not been completed. [MCC 38.0690(B)]
 - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
 - ii. For purposes of 1.x, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to LUP-submittals@multco.us with the case no. T2-2025-0066 referenced in the subject line. [MCC 38.0660(A)]

Note: Expiration of the permit is automatic. Failure to give notice of expiration shall not affect the expiration of this approval. The property owner may request one (1) 12-month extension to the timeframe within which this permit is valid, as provided under MCC 38.0700, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period. [MCC 38.0700]

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit this is inconsistent with these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 38.0660(B)]
3. **Prior to submitting Building Plans for Zoning Review**, the property owners or their representative shall:
 - a. Record pages 1 through 7 and Exhibits A.28, A.29, and B.9 of this Notice of Decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 38.0670]
 - b. Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be submitted and uploaded when submitting Building

Plans for Zoning Review and Review of Conditions of Approval. [MCC 38.0660(A) & (B)]

- c. Record a covenant with the County Recorder that states that the owner understands and agrees that the existing dwelling that will be converted into an accessory building shown in Exhibit A.28 cannot be occupied as a dwelling or for any other form of permanent or temporary residential use. [MCC 38.3025(A)(3)]
- d. Prepare a plan adding the following notations to the existing dwelling that will be converted into an accessory building. The notes shall state:
 - i. The accessory building shall not contain:
 - 1. Cooking facilities such as a range, stove, oven, hotplate, microwave, or similar appliances.
 - 2. Sink(s) greater than 2 square feet in size.
 - 3. Natural gas connections, 220-volt hookups, and dishwasher within 25 feet of a sink.
 - 4. Closets built into a wall in rooms identified as “office” as shown in Exhibit A.28. [MCC 38.3025(A)(3)]

4. **When submitting Building Plans for Zoning Review**, the property owner(s) or their representative shall:

- a. Provide a Letter of Acknowledgement, recorded Notice of Decision, and other documents as required in Condition 3.a through 3.d.
- b. Submit final design plans of the new single-family dwelling and accessory building.
 - i. If the location of the single-family dwelling is changed, the dwelling shall be located a minimum of:
 - 1. 10 feet from the north property line;
 - 2. 150 feet from the east property line;
 - 3. 10 feet from the south property line; and
 - 4. 200 feet from the vegetation labeled, “#20576 14” west of the development. [MCC 38.0660(A), MCC 38.3060(C), and MCC 38.7053]
 - ii. The exterior surfaces and exterior lighting of the dwelling and accessory building shall be as described and shown in Exhibits A.3, A.10 through A.15, A.18 through A.20, A.29 through A.30. [MCC 38.7035(B)(1)-(2) and (B)(8)-(10)]
 - iii. Any changes to the final design plan of the exterior of the single-family shall meet the recommendations of the *Building in the Scenic Area: Scenic Resources Implementation Handbook*.
 - 1. If changes to the materials used for the exterior are proposed the materials shall be composed of non-reflective materials or materials with low reflectivity. [MCC 38.7035(B)(8)]
 - 2. If changes to the exterior colors of the dwelling are proposed the color shall match Row A, B, or C in the *Scenic Resources Implementation Handbook*. [MCC 38.7035(B)(10)]
 - 3. If changes to the exterior lighting are proposed the exterior lighting shall be directed downward and sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from Key Viewing

Areas and from noticeably contrasting with the surrounding landscape setting. The shielding and hooding materials shall be composed of nonreflective, opaque materials. [MCC 3838.7035(B)(9)]

Note: Land Use Planning must sign off on and stamp the building plans before you can go to the Building Department.

5. Prior to and during construction, the property owner(s) or their representative shall:

- a. Put into action the following procedures, if any Cultural Resources and/or Archaeological Resources are located or discovered on the property during this project, including but not limited to finding any evidence of historic campsites, old burial grounds, implements, or artifacts. Additionally, all survey and evaluation reports and mitigation plans shall be submitted to the Planning Director and the SHPO. Native American tribal governments shall also receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.:
 - i. Halt Construction - All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - ii. Notification - The project applicant shall notify the County Planning Director and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Native American tribal governments within 24 hours. Procedures required in MCC 38.7045(L) shall be followed.
 - iii. Survey and Evaluation - The Gorge Commission will survey the cultural resources after obtaining written permission from the landowner and appropriate permits from Oregon State Historic Preservation Office (SHPO) (see ORS 358.905 to 358.955). It will gather enough information to evaluate the significance of the cultural resources. The survey and evaluation will be documented in a report that generally follows the standards in MCC 38.7045(C)(2) and MCC 38.7045(E).
 - iv. Mitigation Plan - Mitigation plans shall be prepared according to the information, consultation, and report standards of MCC 38.7045(J). Construction activities may recommence when the conditions in the mitigation plan have been executed. [MCC 38.7050(H)]
- b. Put into action the following procedures, if human remains are discovered during excavation or construction (human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts):
 - i. Halt Activities - All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.
 - ii. Notification - Local law enforcement officials, the Multnomah County Planning Director, the Gorge Commission, and the Native American tribal governments shall be contacted immediately.
 - iii. Inspection - The State Medical Examiner shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives from the Indian tribal governments shall have an opportunity to monitor the inspection.
 - iv. Jurisdiction - If the remains are modern, the appropriate law enforcement officials will assume jurisdiction and the cultural resource protection process may conclude.

- v. Treatment - Prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in Oregon Revised Statutes, Chapter 97.740 to 97.760.
 - 1. If the human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report standards of MCC 38.7045(I).
 - 2. The plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in the standards of MCC 38.7045(J) are met and the mitigation plan is executed. [MCC 38.7050(H)]
- 6. **Within three (3) months of the completion of the single-family dwelling or prior to occupancy of the new single-family dwelling**, the property owner(s) or their representative(s) shall:
 - a. Provide photographic evidence that the existing dwelling that will be converted into an accessory building as shown in Exhibit A.28 has been converted into accessory building as required in Condition 3.d above. Photographs shall be sent to LUP-submittals@multco.us with the case no. T2-2025-0066 referenced in the subject line. [MCC 38.0660(A) and MCC 38.3025(A)(3)]
- 7. **As an on-going condition**, the property owner(s) shall:
 - a. Be responsible for the proper maintenance and survival of existing vegetation as shown in Exhibit B.9. [MCC 38.7035(A)(4); MCC 38.7035(B)(2), (5), and (6); and MCC 38.7035(C)(3)]
 - i. If trees are removed due to death, disease, or safety purposes (i.e. to prevent or mitigate significant loss or damage to life, health, property, or essential public services), they shall be replaced at a ratio of 1:1.
 - 1. If more than one tree is removed, for all newly planted trees:
 - a. At least half of any trees planted for screening purposes shall be a species native to the setting or species identified in the *Scenic Resources Implementation Handbook*.
 - b. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.
 - ii. Any trees planted shall meet the minimum recommended sizes outlined in *Scenic Resources Implementation Handbook* for tree plantings (based on average growth rates expected for recommended species).
 - iii. If replacement trees do not survive, they shall be replaced in the next growing season.
 - b. Not alter or install the following features in the accessory building as shown in Exhibit A.28: Cooking facilities, closet(s) built into a wall, natural gas connections, and 220-volt hookups shall not be installed without first obtaining a Land Use Planning approval. A mattress, bed, Murphy bed, cot, or any other similar item designed to aid in sleep as a primary purpose may be stored if it is disassembled for storage. [MCC 38.3025(A)(3)]
 - c. Direct all exterior lighting downward such that it is not highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting. The exterior lighting fixtures shall be limited in intensity. Shielding and hooding shall be composed of non-reflective and opaque materials. [MCC 38.7035(B)(2) & (9)]

Note: Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to submitting Building Plans for Zoning Review...” Be ready to demonstrate compliance with the conditions.
2. Contact the City of Portland Permitting & Development: On-site Sanitation at 503-823-6892 or e-mail septic@portlandoregon.gov for information on completing the Septic Permit or Evaluation process for the proposed development. All existing and/or proposed septic system components (including septic tank and drainfield) must be accurately shown on the site plan.
3. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions regarding the submission of your building plans for zoning review and review of conditions of approval. Please ensure that any items required under, “When submitting Building Plans for Zoning Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

Once you have obtained an approved zoning review, application for building permits may be made with the City of Troutdale.

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

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

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: The applicant requests a National Scenic Area (NSA) Site Review to construct a new single-family dwelling, convert the existing dwelling into an accessory building, construct accessory structures (septic system and stormwater drainage control system), and conduct associated ground disturbance.

2.0 Property Description & History:

Staff: This application is for 2051 E Hist Columbia River Hwy, Troutdale. The subject property is located on the east side of the Historic Columbia River Highway (“Highway”) in unincorporated east Multnomah County outside of Metro’s Urban Growth Boundary (UGB) and within the Columbia River Gorge National Scenic Area (NSA). The subject property is zoned Gorge General Residential (GGR-2) and has one (1) overlay, Flood Hazard (FH).

The property is occupied by single-family dwelling, “carport,” and “shed” according to the County Assessor. The dwelling was first assessed in 1923. The subject property is approximately 1.12 acres. The most current aerial photo shows a partially forested property with one structure/building located in the middle portion of the property (Exhibit B.3).

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 38.0530 (Exhibit C.5). Staff did receive comments during the 21-day comment period and did receive comments regarding Cultural Resources during the 30-day comment period.

3.1 Cultural Resource Survey Determination from Luciano Legnini, Archaeologist on behalf of the United States Department of Agriculture: Forest Service (“USFS”) - Columbia River Gorge National Scenic Area (Exhibit D.1)

Staff: Luciano Legnini sent a Cultural Resource Survey Determination on behalf of the USFS on January 8, 2026. The Survey stated that, “A Cultural Resource Survey is: Not Required” and “A Historic Survey is: Required.”

3.2 Email from Nikolas Ramstad, Assistant Planner, City of Troutdale (Exhibit D.2)

Staff: Nikolas Ramstad submitted an email on January 14, 2026 on behalf of the City of Troutdale. The email contained additional requirements from Troutdale based on the location the development. The email also contained conditions of approval to meet Troutdale requirements.

3.3 Email and letter from Melissa Gonzalez, Development Review Planner, Oregon Department of Transportation (ODOT) (Exhibit D.3)

Staff: Melissa Gonzalez submitted an email and letter on January 14, 2026 on behalf of the Oregon Department of Transportation (ODOT). The letter contained recommended conditions of approval to meet ODOT requirements.

3.4 Email containing a Heritage Review Letter from Luciano Legnini, Archaeologist on behalf of the United States Department of Agriculture: Forest Service (“USFS”) - Columbia River Gorge National Scenic Area (Exhibit D.4)

Staff: Luciano Legnini sent a Heritage Review Letter on behalf of the USFS on April 13, 2026. The Letter discussed the Historic Survey prepared by Melissa Darby and provides a recommendation that concurs with the Survey. The Letter also contained recommended conditions of approval.

3.5 Letter from Steven D. McCoy, Staff Attorney, Friends of the Columbia Gorge (Exhibit D.5)

Staff: Steven D. McCoy submitted a letter on May 4, 2026 on behalf of the Friends of the Columbia Gorge (“Friends”). The letter contained comments intended to identify application requirements, procedural requirements, resource protection standards, and provide recommendations to the County and the public regarding legal requirements. The letter also contained recommended conditions of approval.

3.6 Email and letter from Robert Olguin, Review and Compliance / Historian on behalf of the Oregon Parks and Recreation Department (“OPRD”): Oregon Heritage/State Historic Preservation Office (“SHPO”) (Exhibit D.6)

Staff: Robert Olguin sent an email and letter behalf of SHPO on June 11, 2026. The Letter stated that, “We concur that there will be no historic properties affected for this undertaking... This concludes consultation with our office under Section 106 of the National Historic Preservation Act con (per 36 CFR Part 800) and/or Oregon Revised Statutes (ORS) 358.653.

4.0 Code Compliance and Applications Criteria:

4.1 § 38.0560 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

*** * * * ***

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

This standard codified in the Columbia River Gorge National Scenic Area Code chapter related to land use application procedures and, by its terms, expressly applies to the application review process. Importantly, a finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding

is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance.

For purposes of the current application, there are no known open compliance cases associated with the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *Criterion met.*

5.0 Parcel Criteria:

5.1 § 38.0015 DEFINITIONS

Parcel:

(a) Any unit of land legally created by a short division, partition, or subdivision, that was legally recognized under all state laws and local ordinances in effect on November 17, 1986. A unit of land that is eligible for consolidation as provided in the Management Plan shall not be considered a parcel.

*** * * * ***

(d) A unit of land shall not be considered a separate parcel simply because it:

- 1. Is a unit of land created solely to establish a separate tax account;**
- 2. Lies in different counties;**
- 3. Lies in different sections or government lots;**
- 4. Lies in different zoning designations; or**
- 5. Is dissected by a public or private road.**

Staff: To qualify as a “Parcel,” the subject property, when created or reconfigured needs to meet the definition above and demonstrate that the subject property satisfied all applicable zoning laws and satisfied all applicable land division laws.

The subject property was originally created as part of Thompson Villa Tracts subdivision on September 26, 1917 (Exhibit B.5). The current deed matches the subdivision description (Exhibit A.4). The subject property has not been subject to a subsequent boundary reconfiguration and/or land division since the recording of the Thompson Villa Tracts subdivision; therefore, the subject property remains a Parcel in its current configuration. *Criteria met.*

Based upon the above, the subject property satisfied all applicable zoning and land division laws when it was created in 1917. The subject property is a “Parcel” as defined in MCC 38.0015 Definitions

6.0 Existing Uses and Discontinued Uses Criteria:

6.1 § 38.0030 EXISTING USES AND DISCONTINUED USES

(A) Right to Continue Existing Uses and Structures: Any existing use or structure may continue so long as it is used in the same manner and for the same purpose, except as otherwise provided.

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(D) Changes to Existing Uses and Structures: Except as otherwise provided, any change to an existing use or modification to the exterior of an existing structure shall be subject to review and approval pursuant to this Management Plan.

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Staff: The proposal includes one (1) existing building, a dwelling. The dwelling will be converted into an accessory building. The building was established in 1923 based on information from the County Assessor. The building has not been discontinued as it is still present; however, as required above, the change of use and modification of the exterior of the building is subject to review and approval to this Management Plan, including, but not limited to, guidelines for land use designations and scenic, cultural, recreation and natural resources. Applicable policies, guidelines, and Multnomah County Code requirements are discussed below.

7.0 Residential Districts - GGR and GSR:

7.1 § 38.3025 REVIEW USES

(A) The following uses may be allowed on lands designated GGR, pursuant to MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(1) One single-family dwelling per legally created and existing parcel.

(a) If the subject parcel is located adjacent to lands designated GGA or GGF, the use shall comply with the buffer requirements of MCC 38.0060; and

(b) If the subject parcel is located is adjacent to lands designated GGF, the placement of a dwelling shall also comply with the fire protection standards of MCC 38.7305.

Staff: The applicant is requesting a new single-family dwelling to replace the existing dwelling on the property. The existing dwelling will be converted into an accessory building at the completion of the construction of the new single-family dwelling. The proposed dwelling will be comprised of the main building with an attached uncovered deck (Exhibit A.3 and A.28). The proposed dwelling and the accessory building will be connected via a breezeway. As discussed in Section 5.0, the dwelling will be located on a legally created and existing parcel. The subject property is not located adjacent to lands designated GGA or GGF, therefore compliance with MCC 38.0060 and MCC 38.73058 are not applicable. The dwelling will also be required to obtain an NSA Site Review to ensure the standards of MCC 38.7000 through 38.7085 are satisfied. Those standards are discussed in Section 8.0.

Lastly, a condition will be required to ensure that only one single-family dwelling will be located on the existing parcel; therefore, the existing dwelling must be fully converted into an accessory building within three months of completion of the new single-family dwelling. *As conditioned, criterion met.*

(2) Accessory structures for an existing or approved dwelling that are not otherwise allowed outright, eligible for the expedited development review process, or allowed in (3) below.

Staff: The applicant is requesting a new accessory structure, a septic system (septic tank, piping, and drainfield) and stormwater drainage control system. The development is subject to the NSA Site Review standards which are discussed in Section 9.0.

(3) Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel are subject to the following additional standards:

(a) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all

accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(b) The height of any individual accessory building shall not exceed 24 feet.

Staff: The applicant is requesting review of the conversion of the existing dwelling into an accessory building. The conversion will require modification of the existing dwelling including changes to the interior and roof of the building. Further, a breezeway will connect the accessory building to the proposed dwelling. As defined in MCC 38.0015, the accessory building is a detached building and is considered a separate building from the proposed dwelling. The accessory building is 1496 square feet in size (Exhibit A.3 and A.28). The total height of the building is approximately 20.6 feet (Exhibit A.29).

As required above in MCC 38.3025(A)(1) only one single-family family dwelling is permitted in this zone. The conversion will require internal alterations to ensure that the dwelling unit is removed and only one single-family dwelling is located on the property. As defined in MCC 38.0015, a dwelling unit is:

“A single self-contained unit with minimum facilities for meeting the needs of daily living. Such facilities shall include, but are not limited to, a food preparation area or kitchen, sleeping area, and a bathroom consisting of a toilet, hand washing basin and shower and/or bathtub.”

To ensure that only one dwelling unit exists on the property, conditions will be required, which include:

1. Limiting the ability of the property owner to use the accessory building, whether temporarily or permanently, as a primary dwelling, accessory dwelling unit, apartment, guesthouse, housing rental unit, sleeping quarters or any other residential use;
2. Recording of a covenant with County that states that the owner understands and agrees that the structure cannot be occupied as a dwelling or for any other form of permanent or temporary residential use;
3. Limiting the ability to install food preparation areas, kitchen, and/or cooking facilities such as a range, stove, oven, hotplate, microwave, or similar appliances.
4. Limiting the ability to install closets built into a wall in rooms identified as “Office” as shown in Exhibit A.28;
5. Limiting natural gas connections, 220-volt hookups, and dishwasher. If 220-volt outlets are proposed, they shall not be within 25 feet of the sink;
6. If a mattress, bed, Murphy bed, cot, or any other similar item designed to aid in sleep as a primary purpose is in the workshop, it shall be disassembled for storage.

If the property owner wishes to add features not outlined in this Decision, they will be required to first obtain the necessary land use approvals.

Lastly, the development is subject to the NSA Site Review standards which are discussed in Section 8.0. *As conditioned, criteria met.*

7.2 § 38.3060 DIMENSIONAL REQUIREMENTS

* * * * *

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.

Staff: The front yard is along the southern lot line that is located most parallel to E. Historic Columbia River Highway. The rear yard being along the Sandy River (i.e. the western line) that is opposite front lot line. The side yards are the north and south lot lines (Exhibit B.2). The Oregon Department of Transportation did not indicate that there is insufficient right-of-way width; therefore, no addition yard width is required (Exhibit A.17).

The applicant's site plan shows the location of the proposed dwelling, converted accessory building, and accessory structures on the property. The proposed dwelling is more than 30 from the front and rear lot lines and more than 10 feet from the side lot lines (Exhibit A.3). The septic system and stormwater drainage control system are not subject to the yard requirements as they are low to the ground or underground. Lastly, the dwelling that will be converted into an accessory building is existing; therefore, the building does not need to meet current yard requirements.

The elevation plans for the dwelling indicate that it is less than 35 feet in height (Exhibit A.29). Lastly, the front lot line length is greater than 50 feet. *Criteria met.*

* * * * *

7.3 § 38.3090 ACCESS

Any lot in this district shall abut a street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles.

Staff: The subject property abuts E. Historic Columbia River Highway. *Criterion met.*

8.0 National Scenic Area (NSA) Site Review Criteria:

8.1 § 38.7035 GMA SCENIC REVIEW CRITERIA

The following scenic review standards shall apply to all Review and Conditional Uses in the General Management Area of the Columbia River Gorge National Scenic Area:

Staff: As discussed in Section 6.0 and 7.0, this application involves changes to existing uses and new Review Uses. Staff addresses relevant GMA Scenic Review Criteria below.

8.1.1 (A) All Review Uses and Conditional Uses:

(1) New development shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

Staff: The new single-family dwelling that will replace the existing dwelling, the conversion of the existing dwelling into an accessory building, and accessory structures. Further, ground disturbance that require grading activities are proposed that relate to the development of the buildings and structures; in addition to modifications to the private driveway and landscaping. The applicant's plans indicate a minimum of approximately 8,000 square feet ground disturbance with 146 cubic yards of excavation will occur (Exhibit A.3 and A.29). Grading will occur for the new dwelling, accessory building, accessory structures, private driveway, and landscaping. The area of

grading is in a flat area that is currently used for residential uses (Exhibit A.6, B.3, and B.7). In using these areas on the property, grading will be minimized and the existing topography will be retained. *Criterion met.*

(2) New buildings and expansion of existing development shall be compatible with the general scale of similar buildings that exist nearby (e.g. dwellings to dwellings). For purposes of applying this standard, the term nearby generally means buildings within ¼ mile of the parcel on which development is proposed. New buildings that are 1,500 square feet or less are exempt from this requirement. Findings addressing this requirement shall include but are not limited to:

(a) Application of the landscape setting design requirements, if applicable.

(b) A defined study area surrounding the development that includes at least ten existing buildings, not including existing buildings within urban areas or outside the National Scenic Area.

(c) Individual evaluations of scale for each separate proposed building in the application and each separate building in the study area, including:

1. All finished above ground square footage;

2. Total area of covered decks and porches;

3. Attached garages;

4. Daylight basements;

5. Breezeways, if the breezeway shares a wall with an adjacent building; and

6. Dimensions, based on information from the application or on Assessor's records.

(d) An overall evaluation demonstrating the proposed development's compatibility with surrounding development. Buildings in the vicinity of the proposed development that are significantly larger in size than the rest of the buildings in the study area should be removed from this evaluation.

Staff: The applicant is requesting a new single-family dwelling. As required the new building must be found to be compatible with the general scale of similar buildings that exist nearby.

The applicant provided an analysis that looked at 12 comparisons within a ¼ mile of the subject property (Exhibit A.3 and A.16). Staff re-analyzed the dwellings within ¼ mile radius of the property in the same GGR zoning designation. This expanded analysis results in 12 properties in the GGR zoning designation with 15 of those properties containing dwellings. In total, 15 dwellings were compared with an average square footage of 2,663 sq. ft. The minimum was 768 sq. ft. and the maximum of 4,498 sq. ft. (Exhibit B.8). No buildings were significantly larger or smaller in size. As proposed the new dwelling will be 2,280 sq. ft., which is within one standard deviation and can be considered as within the range of similar buildings in the study area.

Criterion met.

(3) New vehicular access points to the Scenic Travel Corridors shall be limited to the maximum extent practicable, and access consolidation required where feasible.

Staff: The subject property has existing vehicular access to the Scenic Travel Corridor. The access was established as early as 1923 and provides access to two different properties. The existing driveway was reviewed by ODOT (Exhibit A.17). *Criterion met.*

(4) Landowners shall be responsible for the proper maintenance and survival of any required vegetation.

Staff: As discussed below, vegetation is required to be retained as part of this application as shown in Exhibit B.9; therefore, a condition will be required that the landowners shall be responsible for the proper maintenance and survival of any required vegetation. *As conditioned, criterion met.*

* * * * *

8.1.2 (B) All Review Uses and Conditional Uses topographically visible from Key Viewing Areas:

(1) Each development shall be visually subordinate to its setting as visible from Key Viewing Areas. New development shall be sited to achieve visual subordination from key viewing areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, rare plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, new development siting shall comply with this guideline to the maximum extent practicable.

Staff: The new development includes the single-family dwelling, accessory structures, and associated ground disturbance is in an area that is potentially topographically visible from the following KVAs: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail) and Sandy River. The development will need to meet the “visually subordinate” standard. As defined, to meet the standard:

“The development must not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings.”

Using the Key Viewing Area Visual Analysis tool, the proposed development is in the Foreground (0- ½) Distance Zone. Development in the Foreground is more visible from KVAs due to their proximity to the KVA. As was previously discussed, the site is generally flat with few hills or ridges to obscure the development (Exhibit A.6, B.3, and B.7). Additionally, the KVAs are on each side of the property with the Sandy River abutting the property to the west and the Historic Columbia River Highway abutting the property to the east. In consideration of these factors, the development is in the middle of the property equally distanced from each KVA; which is the maximum extent possible. However, to ensure the development meets the Scenic Review criteria additional conditions will be required as discussed below. *As conditioned, criterion met.*

(2) A determination of the potential visual impact of a new development or use shall include written findings addressing the following factors: the amount of area of the building site exposed to Key Viewing Areas, the degree of existing vegetation providing screening, the distance from the building site to the Key Viewing Areas it is visible from, the number of Key Viewing Areas it is visible from, and the linear distance along the Key Viewing Areas from which the building site is visible (for linear Key Viewing Areas, such as roads), and other factors the reviewing agency determines relevant in consideration of the potential visual impact. The extent and type of conditions applied to a proposed development to achieve visual subordination to its landscape setting shall be proportionate to its potential visual impacts as visible from key viewing areas. Conditions may include, and shall be applied using the following priorities:

(a) Screening by topography.

(b) Siting (location of development on the subject property, building orientation, and other elements).

(c) Retention of existing vegetation on the applicant’s property.

- (d) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements).**
- (e) New landscaping on the applicant's property.**
- (f) New berms or other recontouring on the applicant's property, where consistent with other applicable provisions.**

Staff: As discussed previously and will be discussed an analysis of the potential visual impact has considered the factors as listed above. The development is potentially topographically visible from one KVA to the west and one KVA to the east. The applicant has provided a narrative and plans describing and showing siting and design consideration for the development (Exhibit A.3, A.10-A.15, A.18-A.20, and A.28-A.30). The plans show vegetation that will be retained and removed. Material samples and building materials show the exterior design details. In totality, the application materials that have been provided reduce the potential visual impact of the development; however, various conditions of approval will be required to achieve visual subordination requirements in relation to the landscape setting as discussed below. *As conditioned, criteria met.*

(3) Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.

Staff: The cumulative effects (i.e. the combined impacts of the past, present, and reasonably foreseeable future) of the proposed development on the visual effects and compliance with visual subordination is minor. The existing impacts of the past include an already built environment that includes dwellings, accessory buildings, and accessory structures in the immediate vicinity. That development is generally located in a residential corridor along the Highway. There are a mix of residential uses mixed with forested areas. The impact of this development and potential future development is minor as this property is already developed. After the dwelling is constructed, the existing dwelling will be converted into an accessory building. No additional dwellings will be allowed on the property. As discussed in this section, the proposal will require various conditions of approval to ensure visual subordination is met. As there is little potential future development of this property or other properties within the vicinity, the future impacts will be minimal. *Criterion met.*

(4) In addition to the site plan requirements in MCC 38.0045 (A) applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).

Staff: The narrative, building plans, and design of the single-family dwelling were provided as shown in Exhibits A.3, A.10-A.15, A.18-A.20, and A.28-A.30. *Criterion met*

(5) New development shall be sited using existing topography and existing vegetation as needed to achieve visual subordination from key viewing areas.

Staff: As discussed above, the development is potentially topographically visible from KVAs. The development is designed and sited to using existing topography and vegetation to achieve visual subordination. The building site for the dwelling utilizes an area that is generally flat and is vegetatively screen from the two closest KVAs (Exhibit A.6, B.3, and B.7). A condition will be

required that existing vegetation will be required to be retained as shown in Exhibit B.9. *As conditioned, criterion met.*

(6) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in MCC 38.7035(C).

Staff: The applicant's narrative, plans, and aerial photos discuss and show a forested area east and west of the proposed development (Exhibit A.3, A.6, and B.7). One tree is slated to be removed (Exhibit A.28). A condition will be required that trees as shown in Exhibit B.9 be retained for screening purposes. Additionally, if trees are removed due to death, disease, or to prevent an emergency/disaster (as defined) then for each tree removed at least one tree shall be planted as a replacement. If more than one tree is removed, for all newly planted trees at least half of any trees planted for screening purposes shall be coniferous to provide winter screening. Lastly, at least half of any trees planted shall be species native to the either the Rural Residential landscape setting. Any trees planted shall meet the minimum recommended sizes outlined in *Scenic Resources Implementation Handbook* for tree plantings (based on average growth rates expected for recommended species). *As conditioned, criterion met.*

(7) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from Key Viewing Areas.

Staff: The development is designed and sited to minimize visibility of cut banks and fill slopes. The property already contains a private driveway. The existing driveway will be extended a short distance to the north of the proposed dwelling (Exhibit A.3 and A.28). Lastly, the development of the dwelling is in an area of relative gentle slope that is approximately 200 feet from both nearest KVAs. Between the development are trees areas, which will minimize any cut bank and/or fill slopes that could potentially be seen from KVAs. *Criterion met.*

(8) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordination. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.

Staff: The applicant provided a narrative, building plan, and material samples to show that the exterior of the single-family dwelling. The exterior surfaces of the dwelling as described and shown in Exhibits A.3, A.10-A.15, A.18-A.20, and A.28-A.30 are as follows:

- Siding - Fluted vertical siding, Shiplap wood siding, and Vermont slate shingles
- Roof - Standing Seam Galvanized Roofing and Rooflif Velario Slim Standing Seam
- Trim - Fiberglass
- Windows - Anlin LowE-LRV11, Velux LowE-LRV11
- Doors - Therma-Tru and Alin

Further, the architectural plans show no continuous surfaces of glass windows with the elevation plans and renderings showing a low-profile dwelling that is a mixture of fluted vertical siding, shiplap wood siding, Vermont slate shingles, rusting steel plantings with a mixture of fiberglass windows and doors. A condition will be required that when submitting building plans for Zoning Plan Review, the proposed building plan be finalized demonstrating compliance with the above. *As conditioned, criterion met.*

(9) Any exterior lighting shall be directed downward and sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

Staff: The applicant provided a description of the exterior lighting. The exterior lighting located on most sides of the dwelling. The exterior light will be a mixture of Modern Forms, QTL, and BK LED regressed lamps (Exhibit A.10-A.14). As designed, the proposed light fixtures are shielded and hooded. A condition will be required that when submitting building plans for Zoning Plan Review, a new lighting plan be finalized demonstrating compliance with the above. *As conditioned, criterion met.*

(10) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.

Staff: The exterior colors are described and shown in Exhibit A.3, A.18-A.20, and A.29-A.30. The buildings will be a mixture of slate, dark bronze, and browns. The proposed color match the dark earth tones found in the *Scenic Resources Implementation Handbook*. A condition will be required that when submitting building plans for Zoning Plan Review, the proposed color plan be finalized demonstrating compliance with the above. *As conditioned, criterion met.*

* * * * *

(13) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as visible from Key Viewing Areas.

Staff: The silhouette of the single-family dwelling building will be below the skyline of a bluff or ridge as seen from the KVAs. There is a ridge directly east of the development with the SE Woodward Road over 100 feet higher and then NE Seidl Road over 400 feet higher than the development (Exhibit B.7). The location of the dwelling ensures that the silhouette of the building is below the skyline. *Criterion met.*

(14) The following standards shall apply to new landscaping used to screen development from key viewing areas:

* * * * *

Staff: As discussed above in MCC 38.7035(B)(1), (2), (5) and (6), the potential visual impact of the new development will not require new landscaping to screen the development from the KVA to the east or west as there is existing vegetation. Additionally, the applicant is utilizing various other means, including house siting considerations, to make the development visually subordinate from the KVAs; therefore, these criteria are not applicable. *Criteria not applicable.*

* * * * *

(21) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. A variance may be authorized if the property would be rendered unbuildable through the application of this standard. In determining the slope, the average percent slope of the proposed building footprint shall be utilized.

Staff: As previously discussed, the building is in an area of relative gentle slope that is less than 10% (Exhibit B.7). *Criterion met.*

* * * * *

8.1.3 (C) All Review Uses and Conditional Uses within the following landscape settings, regardless of visibility from KVAs:

* * * * *

(3) Rural Residential

Staff: The new single-family dwelling that will replace the existing dwelling, the conversion of the existing dwelling into an accessory building, and accessory structures is in the Rural Residential landscape setting. As the development is in this landscape setting, it shall meet the Pastoral landscape settings as discussed below.

(a) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices.

Staff: As previously discussed, the development will require removal of one (1) tree for site development purposes; however, most of the existing tree cover will be retained (Exhibit A.3 and A.28). *Criterion met.*

(b) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual sub-ordinance for new development and expansion of existing development:

- 1. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.**
- 2. At least half of any trees planted for screening purposes shall be species native to the setting or species identified in the Scenic Implementation Handbook as appropriate for the area.**
- 3. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.**

Staff: As previously discussed, the development will require some vegetation removal for site development purposes. The applicant is electing to plant three (3) trees, Western Larch; however, those trees are not required for screening purposes (Exhibit A.3 and A.28). As discussed in Section 8.1.2, a condition will be required that existing vegetation will be required to be retained as shown in Exhibit B.9. *As conditioned, criteria met.*

(c) Compatible recreation uses include should be limited to small community park facilities, but occasional low-intensity resource-based recreation uses (such as small scenic overlooks) may be allowed.

Staff: The applicant is not proposing any resource-based recreation uses as part of this application; therefore, this criterion is not applicable. *Criterion not applicable.*

* * * * *

(7) River Bottomlands

(a) In portions of this setting visible from Key Viewing Areas, the following standards shall be employed to achieve visual sub-ordinance for new development and expansion of existing development:

Staff: No development or expansion of existing development is proposed in the River Bottomlands landscape setting; therefore, these criteria are not applicable. *Criteria not applicable.*

* * * * *

8.1.4 (D) All Review Uses and Conditional Uses within scenic travel corridors:

(1) For the purposes of implementing this section, the immediate foreground of a Scenic Travel Corridor shall include those lands within one-quarter mile of the edge of pavement of the Historic Columbia River Highway and I- 84.

Staff: The property is located within one-quarter mile from the edge of pavement of the Historic Columbia River Highway, but not I-84. As measured, the property is adjacent to the edge of pavement; therefore, these standards are discussed below.

(2) All new buildings and alterations to existing buildings, except in a GGRC, shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway. A variance to this setback requirement may be granted pursuant to MCC 38.0065. All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway, to the maximum extent practicable.

Staff: The applicant's site plan shows the location of the proposed dwelling and converted accessory building on the property. The buildings are more than 100 feet from the edge of pavement of the Scenic Travel Corridor (Exhibit A.3 and A.28). *Criterion met.*

(3) Additions to existing buildings or expansion of existing parking lots located within 100 feet of the edge of pavement of a Scenic Travel Corridor roadway except in a GGRC, shall comply with subsection (2) above to the maximum extent practicable.

Staff: The applicant is not proposing an addition to an existing building or expansion of an existing parking lot; therefore, this criterion is not applicable. *Criterion not applicable.*

* * * * *

8.2 § 38.7045 GMA CULTURAL RESOURCE REVIEW CRITERIA

8.2.1 (A) Cultural Resource Reconnaissance Surveys

Each proposed use or element of a proposed use within an application shall be evaluated independently to determine whether a reconnaissance survey is required; for example, an application that proposes a land division and a new dwelling would require a reconnaissance survey if a survey would be required for the dwelling.

(1) A cultural reconnaissance survey shall be required for all proposed uses, except:

* * * * *

(f) Proposed uses occurring in areas that have a low probability of containing cultural resources, except:

* * * * *

Staff: Luciano Legnini, Archeologist sent an e-mail with a Cultural Resource Survey Determination on behalf of the USFS on January 8, 2026 (Exhibit D.1). The Survey stated that, "A Cultural Resource Survey is: Not Required" as the proposed development:

- Would occur on a site that has been determined to be located within a low probability zone
 - is not within 100 feet of a high probability zone

- Does not occur within 500 feet of a known archaeological site.

Criteria met.

* * * * *

(4) A historic survey shall be required for all proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or compromise features of the surrounding area that are important in defining the historic or architectural character of the buildings or structures that are 50 years old or older.

Staff: Luciano Legnini, Archeologist sent an e-mail with a Cultural Resource Survey Determination on behalf of the USFS on January 8, 2026 (Exhibit D.1). The Survey stated that, “A Historic Survey is: Required” as the proposed development:

- Would alter the exterior architectural appearance of significant buildings and structures that are 50 years old or older.
- Would compromise features of the surrounding area that are important in defining the historic or architectural character of significant buildings or structures that are 50 years old or older.

As required above, a Historic Survey will be required to meet the MCC 38.7045(B) as discussed in Section 8.2.2 below.

8.2.2 (B) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7045 (L) and (M), if:

(1) The project is exempted by MCC 38.7045 (A)(1), no cultural resources are known to exist in the project area, and no substantiated comment is received during the comment period provided in MCC 38.0530(B).

Staff: The comment period provided in MCC 38.0530(B) is a period of 20 days following notice of application and is an invitation to comment is provided to agencies. To ensure proper review by partner agencies, the County notified those agencies of the application before the application was deemed to be complete (Exhibit C.1). As previously discussed, in response to the notice, Luciano Legnini, Archeologist sent an e-mail with a Cultural Resource Survey Determination on behalf of the USFS on January 8, 2026 (Exhibit D.1). The Survey indicated that the project is exempted by MCC 38.7045(A)(1). However, a condition is requested that the applicant meet the requirements in MCC 38.7045 (L) and (M). *As conditioned, criteria met.*

* * *

(3) A historic survey demonstrates that the proposed use would not have an effect on historic buildings or structures. To demonstrate that the proposed use would not have an effect on historic buildings or structures, the historic survey must satisfy one of the following guidelines:

- (a) SHPO concludes that the historic buildings or structures are clearly not significant, as determined using the criteria in the National Register Criteria for Evaluation ("36 CFR Part 60.4); or**
- (b) The proposed use would not compromise the historic or architectural character of the affected buildings or structures, or compromise features of the site that are important in defining the overall historic character of the affected buildings or structures, as determined by the guidelines and**

standards The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (U.S. Department of the Interior 2017 or most recent version).

- 1. The historic survey conducted by the Gorge Commission may provide sufficient information to satisfy these standards. If it does not, architectural and building plans, photographs, and archival research may be required. The project applicant shall be responsible for providing information beyond that included in the survey conducted by the Gorge Commission.**
- 2. The historic survey and report must demonstrate that these standards have been clearly and absolutely satisfied. If SHPO or the Planning Director question whether these standards have been satisfied, the project applicant shall conduct an Evaluation of Significance.**

Staff: A Historic Survey was drafted by Melissa Darby, Principal Investigator at Lower Columbia Research & Archaeology LLC on behalf of the property owner (Exhibit A.31). The survey stated under the Determination of Eligibility that:

- The property is considered **Not Eligible** at this time because it:
 - is less than 50 years old or is 50 years or older but there have been major alterations to key features
 - is known to have no significance, based on National Register-level documentation and evaluation

The Determination of Effect stated:

- The project has **NO EFFECT** on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.

Luciano Legnini, USFS reviewed the Historic Survey and concurred with the recommendation (Exhibit D.4).

Lastly, Robert Olguin, Historian, on behalf of the SHPO sent a Letter stating:

“We concur with the determination that the cultural resource identified is not eligible for listing in the National Register of Historic Places. We concur that there will be no historic properties affected for this undertaking.” (Exhibit D.6).

Criterion met.

9.2.3 (C) If comment is received during the comment period provided in MCC 38.0530 (B), the applicant shall offer to meet with the interested persons within 10 calendar days. The 10 day consultation period may be extended upon agreement between the project applicant and the interested persons.

- (1) Consultation meetings should provide an opportunity for interested persons to explain how the proposed use may affect cultural resources. Recommendations to avoid potential conflicts should be discussed.**
- (2) All written comments and consultation meeting minutes shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report; inapplicable elements may be omitted.**

- (3) A project applicant who is proposing a large-scale use shall conduct interviews and other forms of ethnographic research if interested persons submit a written request for such research. All requests must include a description of the cultural resources that may be affected by the proposed use and the identity of knowledgeable informants. Ethnographic research shall be conducted by qualified specialists. Recordings, maps, photographs, and minutes shall be used when appropriate.**
- (4) All written comments, consultation meeting minutes and ethnographic research shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report.**

Staff: As previously discussed the applicant elected to respond to the Cultural Resource Determination by hiring a consultant to address the comments that were received. Although no consultation occurred, the Historic Survey prepared by Melissa Darby, Lower Columbia Research and Archaeology considered, incorporated, and discussed all recommendations from the Commentor, USFS. *Criteria met.*

- 9.2.4 (D) Reconnaissance and historic surveys, evaluations, assessments and mitigation plans shall be performed by qualified professionals whose expertise reflects the type of cultural resources that are involved. Principal investigators shall meet the professional standards published in 36 Code of Federal Regulations (CFR) Part 61 and Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King n.d.). A survey shall consist of the following:**

*** * * * ***

(3) Historic Surveys

(a) Historic surveys shall document the location, form, style, integrity, and physical condition of historic buildings and structures. They shall include:

- 1. Original photographs;**
- 2. Original maps; and**
- 3. Archival research, blueprints, and drawings as necessary.**

(b) Historic surveys shall describe any uses that will alter or destroy the exterior architectural appearance of the historic buildings or structures, or compromise features of the site that are important in defining the overall historic character of the historic buildings or structures

(c) The project applicant shall provide detailed architectural drawings and building plans that clearly illustrate all proposed alterations.

Staff: As previously discussed, a Historic Survey was drafted by Melissa Darby, Principal Investigator at Lower Columbia Research & Archaeology LLC on behalf of the property owner (Exhibit A.31). The survey documented the location, form, style, integrity, and physical condition of historic buildings and structures on the property. The applicant provided the required architectural drawings and building plans illustrating the proposed changes (Exhibit A.3 and A.29). *Criterion met.*

- 9.2.5 (E) The Planning Director shall submit a copy of all cultural resource survey reports to the Gorge Commission, SHPO, the tribal governments, the Cultural Advisory Committee, and any party who submitted substantiated comment during the comment period provided in MCC 38.0530 (B), except that sensitive tribal information may be redacted by an appropriate tribal representative. Survey reports may include measures to avoid affected cultural resources, such as a map that shows a reasonable buffer area.**

(1) All parties notified shall have 30 calendar days from the date a survey report is mailed to submit written comments to the Planning Director. The Planning Director shall record and address all written comments in the Site Review analysis.

Staff: Staff mailed a copy of the Historic Survey to the Gorge Commission, SHPO, the tribal governments, the Cultural Advisory Committee, and any party who submitted substantiated comment during the comment period provided in MCC 38.0530(B) on May 13, 2026 (Exhibit C.6).

Staff did receive additional written comments from SHPO, as discussed previously. *Criteria met.*

(2) The Planning Director shall require an evaluation of significance if the reconnaissance or historic survey or substantiated comment received indicate that the proposed use might affect any of the following:

- (a) Cultural resources**
- (b) Archaeological resources**
- (c) Traditional cultural properties**
- (d) Historic buildings or structures**

Staff: As previously discussed, a Determination of Eligibility and Determination of Effect was provided prior to the comment period above (Exhibit D.3). An evaluation of significance was conducted, a Historic Survey was prepared, and the Survey was reviewed by both USFS and SHPO (Exhibit A31). Both USFS and SHPO has concurred with the evaluation (Exhibit D.4 and D.6). *Criterion met.*

(3) The Planning Director shall deem the cultural resource review process complete if no substantiated comment is received during the 30 day comment period and the reconnaissance or historic survey indicate that the proposed use would have no effect on the items listed in subsection (2)(a) through (d) above.

Staff: Staff did not receive substantiated comment during the 30-day comment period. As was discussed the Historic Survey indicated that the proposed use would have no effect on the items listed in subsection (2)(a) through (d). *Criteria met.*

(4) Notice of the decision of the Planning Director shall be mailed to those parties entitled to notice by MCC 38.0530 (B) within 10 days of the expiration of the 30 day comment period.

(5) The decision of the Planning Director on an application for cultural resource review shall be final 14 days from the date notice is mailed, unless appealed as provided in MCC 38.0530 (B).

Staff: A Notice of Decision by the Planning Director will be mailed as part of this Notice of Decision, which will allow for a final 14-day appeal period.

9.2.6 (F) Evaluations of significance shall meet the following standards:

(1) Evaluations of significance shall follow the procedures in How to Apply the National Register Criteria for Evaluation (U.S. Department of the Interior, 1997 or most recent version) and Guidelines for the Evaluation and Documentation of Traditional Cultural Properties (Parker and King, 1997 or most recent version). They shall be presented within local and regional contexts and shall be guided by previous research and current research designs that are relevant to specific research questions for the Columbia River Gorge.

- (2) To evaluate the significance of cultural resources, the information gathered during the reconnaissance or historic survey may have to be supplemented. Detailed field mapping, subsurface testing, photographic documentation, laboratory analysis, and archival research may be required.
- (3) The project applicant shall contact tribal governments and interested persons, as appropriate. Ethnographic research shall be undertaken as necessary to fully evaluate the significance of the cultural resources.
- (4) The Evaluation of Significance shall follow the principles, guidelines, and report format recommended by Oregon SHPO (Oregon State Historic Preservation Office). It shall incorporate the results of the reconnaissance or historic survey and shall illustrate why each cultural resource is or is not significant. Findings shall be presented within the context of relevant local and regional research.
- (5) All documentation used to support the evaluation of significance shall be cited. Evidence of consultation with tribal governments and other interested persons shall be presented. All comments, recommendations, and correspondence from tribal governments and interested persons shall be appended to the Evaluation of Significance.
- (6) The applicant shall be responsible for Evaluations of Significance.

Staff: As previously discussed, a Historic Survey was drafted by Melissa Darby, Principal Investigator at Lower Columbia Research & Archaeology LLC on behalf of the property owner (Exhibit A.31). *Criteria met.*

9.2.7 (H) An Assessment of Effect shall meet the following standards:

- (1) The Assessment of Effect shall be based on the criteria published in Protection of Historic Properties (36 CFR Part 800.5) and shall incorporate the results of the Reconnaissance or Historic Survey and the Evaluation of Significance. All documentation shall follow the requirements listed in 36 CFR Part 800.11.

* * * * *

- (2) The Assessment of Effect shall be prepared in consultation with tribal governments and interested persons, as appropriate. The concerns and recommendations voiced by tribal governments and interested persons shall be recorded and addressed in the assessment.

- (3) The effects of a proposed use that would otherwise be determined to be adverse may be considered to not be adverse in the following instances:

* * * * *

- (4) The applicant shall be responsible for the Assessment of Effect.

Staff: As previously discussed, the Historic Survey stated the cultural resource is not significant and the development will have no effect (Exhibit A.31). The Survey was prepared as required above. *Criteria met.*

9.2.8 (I) If the Assessment of Effect concludes that the proposed use would have no effect or no adverse effect on significant cultural resources, the Planning Director shall submit a copy of the assessment to the Gorge Commission, SHPO, the tribal governments, the Cultural Advisory Committee, and any party who submitted substantiated comment during the comment period provided in MCC 38.7045 (E) (1).

- (1) All parties notified shall have 30 calendar days from the date the Assessment of Effect is mailed to submit written comments to the Planning Director. The Planning Director shall record and address all written comments in the Site Review analysis.
- (2) The Planning Director shall require the applicant to prepare a Mitigation Plan if the Assessment of Effect or substantiated comment received during the 30 day

comment period indicates the proposed use would have an effect or an adverse effect on significant cultural resources.

(3) The Planning Director shall deem the cultural resource review process complete if no comment is received during the 30 day comment period and the Assessment of Effect indicates the proposed use would have no effect or no adverse effect on significant cultural resources.

(4) Notice of the decision of the Planning Director shall be mailed to those parties entitled to notice by MCC 38.7045 (E) within 10 days of the expiration of the 30 day comment period.

(5) The decision of the Planning Director on an application for cultural resource review shall be final 14 days from the date notice is mailed, unless appealed as provided in MCC 38.0530 (B).

Staff: As previously discussed, the Historic Survey stated the cultural resource is not significant and the development will have no effect (Exhibit A.31). The Survey was reviewed by USFS and they provided their concurrence (Exhibit D.4). The survey was then sent to the Gorge Commission, SHPO, the tribal governments, the Cultural Advisory Committee, and any party who submitted substantiated comment during the comment for their concurrence (Exhibit C.6). Staff received concurrence from SHPO (Exhibit D.6). *Criteria met.*

9.2.9 (J) Mitigation plans shall meet the following standards:

* * * * *

Staff: The Historic Survey stated no additional mitigation will be required as the cultural resource is not significant and the undertaking will have no effect to any cultural resources (Exhibit A.31). No Mitigation Plan is required. *Criteria met.*

9.2.10 (K) The Planning Director shall submit a copy of the Mitigation Plan to the Gorge Commission, SHPO, the tribal governments, the Cultural Advisory Committee, and any party who submitted substantiated comment during the comment period provided in MCC 38.7045 (E) (1).

* * * * *

Staff: The Historic Survey stated no additional mitigation will be required as the cultural resource is not significant and the undertaking will have no effect to any cultural resources (Exhibit A.31). No Mitigation Plan is required. *Criteria met.*

9.2.11 (L) Cultural Resources Discovered After Construction Begins

* * * * *

Staff: A condition requires the property owner to follow the procedures of MCC 38.7045(L), if cultural resources are discovered during construction. *As conditioned, criteria met.*

9.2.12 (M) Discovery of Human Remains

* * * * *

Staff: A condition requires the property owner to follow the procedures of MCC 38.7045(M), if human remains are discovered after construction begins. *As conditioned, criteria met.*

8.3 § 38.7053 GMA WATER RESOURCES REVIEW CRITERIA

WATER RESOURCES: WETLANDS, STREAMS, PONDS, LAKES, AND RIPARIAN AREAS

(A) SITE PLANS FOR USES IN WATER RESOURCES AND BUFFER ZONES

(1) In addition to the information required in all site plans, site plans for proposed uses in water resources, or their buffer zones, shall include: a site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail; the exact boundary of the water resource, ordinary high water mark, or normal pool elevation, and the buffer zone; and a description of actions that would affect the water resource.

Staff: The applicant provided a site plan showing the required additional information as required above.

* * * * *

(G) WATER RESOURCES BUFFER ZONES

(1) All water resources shall, in part, be protected by establishing undisturbed buffer zones as specified below.

Staff: As discussed below, the undisturbed buffer zone is approximately 200 feet, based on the required distance from the bank full flow boundary of the Sandy River. There is also a smaller buffer zone for wetlands. As proposed, the development is not located within the buffer zone (Exhibit A.28). *Criterion met.*

(2) Buffer zones shall be measured outward from the bank full flow boundary for streams, the high water mark for ponds and lakes, and the normal pool elevation for the Columbia River, and the wetland delineation boundary for wetlands on a horizontal scale that is perpendicular to the water resource boundary. On the main stem of the Columbia River above the Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer widths shall be required:

(a) The width of wetlands, lakes, and ponds buffer zones shall be based on the dominant vegetation community that exists in a buffer zone. The following buffer zone widths shall be required:

Forest communities: 75 feet
Shrub communities: 100 feet
Herbaceous communities: 150 feet

1. The dominant vegetation community in a buffer zone is the vegetation community that covers the most surface area of that portion of the buffer zone that lies between the proposed activity and the affected wetland. Vegetation communities are classified as forest, shrub, or herbaceous.

2. A forest vegetation community is characterized by trees with an average height equal to or greater than 20 feet, accompanied by a shrub layer; trees must form a canopy cover of at least 40 percent and shrubs must form a canopy cover of at least 40 percent. A forest community without a shrub component that forms a canopy cover of at least 40 percent shall be considered a shrub vegetation community for purposes of the Management Plan.

3. A shrub vegetation community is characterized by shrubs and trees that are greater than 3 feet tall and form a canopy cover of at least 40 percent.

4. An herbaceous vegetation community is characterized by the presence of herbs, including grass and grasslike plants, forbs, ferns, and non-woody vines.

* * *

(b) The following streams, identified by the Environmental Protection Agency in 2019 as priority cold water refuge fish habitat streams: Sandy River, Wind River, Little White Salmon, White Salmon, Hood River, Klickitat River, and Deschutes River: 200 feet.

* * * * *

Staff: Based on the USFS maps and Department of State Lands Statewide Wetland Inventory Map, the property does contain water resources. The site plan indicates that the wetland boundary consists of a shrub vegetation community (Exhibit A.28). As required above, the buffer is 100 feet from the community. The property is also adjacent to the Sandy River, which is listed as habitat for essential salmonid species. Therefore, from the bank full flow boundary, a 200-foot buffer is required.

(3) Except as otherwise allowed, water resources buffer zones shall be retained in their natural condition. When a buffer zone is disturbed by a new use, it shall be replanted with native plant species.

Staff: No development is proposed in the buffer zone; thereby retaining the zone in its natural condition. *Criterion met.*

(4) The project applicant shall be responsible for determining the exact location of the ordinary high watermark or normal pool elevation. The Planning Director may verify the accuracy of, and render adjustments to, an ordinary high watermark or normal pool delineation. If the adjusted boundary delineation is contested by the project applicant, the Planning Director shall obtain professional services to render a final delineation, at the project applicant's expense.

Staff: As discussed above, the applicant provided a site plan that shows both the ordinary high watermark and normal pool elevation (Exhibit A.28). *Criterion met.*

* * * * *

8.4 § 38.7065 GMA WILDLIFE REVIEW CRITERIA

Wildlife Habitat Site Review shall be required for any project within 1,000 feet of Priority Habitat and sensitive wildlife areas and sensitive wildlife sites (i.e., sites used by sensitive wildlife species). If Multnomah County discovers a new protected wildlife location during the review process, the County shall submit this information to the appropriate state agency to be updated in their species databases.

* * * * *

Staff: Based on the United State Forest Service maps for Sensitive Wildlife, there are no Priority Habitats, sensitive wildlife areas, or sensitive wildlife sites within 1,000 feet of the property. Additionally, the application was sent to Gorge Commission and state wildlife agencies who did not provide comments about if the development would adversely affect any priority habitats or sensitive wildlife sites.

As no additional consultation with Oregon Department of Fish and Wildlife is required, there does not appear to be active sensitive wildlife sites and/or the development would not compromise the integrity of the Priority Habitat within the buffer area. *Criteria met.*

8.5 § 38.7070 GMA RARE PLANT REVIEW CRITERIA

Rare Plant Site Review shall be required for any project within 1,000 feet of endemic plants and rare plant species.

* * * * *

Staff: Based on United State Forest Service maps for Sensitive Plans, there does not appear to be any endemic plants or sensitive plant species within 1,000 feet of the property. Additionally, no comments were provided from the Oregon Biodiversity Information Center about potential endemic or rare plant species. *Criteria not applicable.*

8.6 § 38.7080 GMA RECREATION RESOURCE REVIEW CRITERIA

The following uses are allowed, subject to compliance with MCC 38.7080 (E) and (F).

* * * * *

Staff: The property is located within the Recreation Intensity Class 2. The applicant is not proposing any recreation-based uses. *Criteria not applicable.*

9.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the National Scenic Area (NSA) Site Review to establish a new single-family dwelling, convert the existing dwelling into an accessory building, construct accessory structures (septic system and stormwater drainage control system), and conduct associated ground disturbance in the Gorge General Residential (GGR-2) zone. This approval is subject to the conditions of approval established in this report.

10.0 Exhibits

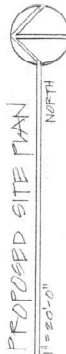
- ‘A’ Applicant’s Exhibits
- ‘B’ Staff Exhibits
- ‘C’ Procedural Exhibits
- ‘D’ Comments Received

Exhibits with an ‘*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	12/02/2025
A.2	2	Table of Contents	12/02/2025
A.3	16	Narrative	12/02/2025
A.4	3	Statutory Warranty Deed recorded as Instrument #2024-071350 on November 25, 2024	12/02/2025

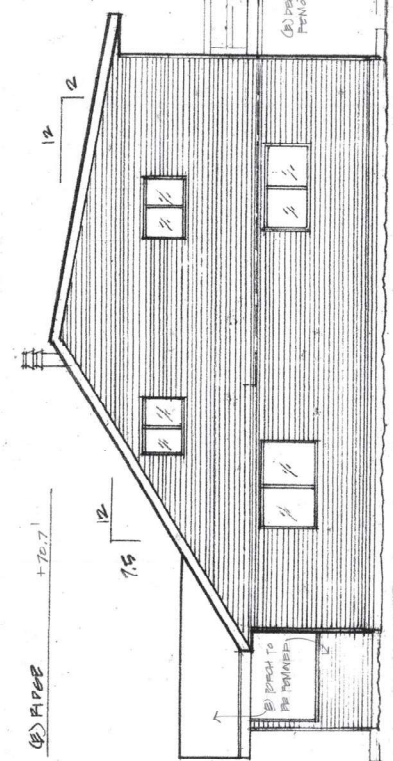
A.5	2	Existing Conditions Photos	12/02/2025
A.6	1	Existing Conditions Map and Existing Floor Plans	12/02/2025
A.7	1	Proposed Site Plan and Proposed Floor Plans	12/02/2025
A.8	2	Existing and Proposed Building Elevations	12/02/2025
A.9	1	Stormwater Site Plan	12/02/2025
A.10	1	Lighting Plan	12/02/2025
A.11	1	Lighting Fixture F1	12/02/2025
A.12	1	Lighting Fixture F2	12/02/2025
A.13	1	Lighting Fixture F3	12/02/2025
A.14	1	Lighting Fixture F4	12/02/2025
A.15	1	Lighting Fixture F5	12/02/2025
A.16	2	Analysis and comparison of nearby dwellings within ¼ a mile	12/02/2025
A.17	2	Letter from Oregon Department of Transportation (ODOT) about State Highway Approach	12/02/2025
A.18	1	Finished Material Sample	12/02/2025
A.19	7	Door and Window Information	12/02/2025
A.20	1	Renderings: Current and Future	12/02/2025
A.21	1	LiDAR Elevation Diagrams	12/02/2025
A.22	30	Stormwater Drainage Control Certificate prepared by Tom Sisul, Oregon Registered Professional Engineer	12/02/2025
A.23	4	Fire Service Review	12/02/2025
A.24	7	Septic Review Certification	12/02/2025
A.25	1	Water Service Certification	12/02/2025
A.26	1	Tree Inventory	12/02/2025
A.27	1	List of Revisions	01/05/2025
A.28*	1	Revised Site Plan	01/05/2025
A.29*	2	Revised Exterior and Elevation Plans	01/05/2025
A.30	7	Revised Door and Window Information	01/05/2025
A.31	23	Historic Survey prepared by Melissa Darby, Lower Columbia Research and Archaeology	01/25/2025
‘B’	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation Property Information for 1N4E31B - 00400 (Alt Acct #R831302730 / Property ID #R287111)	12/02/2025
B.2	1	Current Tax Map for 1N4E31B	12/02/2025

B.3	1	Aerial Photo	12/02/2025
B.4	1	Record of Survey 69494 recorded on August 28, 2025	12/02/2025
B.5	1	Subdivision map of Thompson Villa Tracts recorded in Book 622, Page 73-74 on September 26, 1917	12/02/2025
B.6	11	NSA Pre-Filing Meeting Summary Notes, PF-2025-0022	12/02/2025
B.7	1	Map showing contours from MetroMap	07/02/2026
B.8	1	NSA Compatibility Calculations	07/13/2026
B.9*	1	Vegetation Plan showing screening	07/13/2026
‘C’	#	Administration & Procedures	Date
C.1	97	Agency Review	12/19/2025
C.2	4	Incomplete letter	12/19/2025
C.3	1	Applicant’s acceptance of 180-day clock	12/19/2025
C.4	2	Complete letter (day 1)	02/13/2026
C.5	7	Opportunity to Comment	04/13/2026
C.6	30	Cultural Resource Survey Notice	05/13/2026
C.7	36	Decision	07/28/2026
‘D’	#	Comments	Date
D.1	4	Cultural Resource Survey Determination from Luciano Legnini, Archaeologist, USDA: Forest Service - Columbia River Gorge National Scenic Area	01/08/2026
D.2	2	Email from Nikolas Ramstad, Assistant Planner, City of Troutdale	01/14/2026
D.3	4	Email and Response from Melissa Gonzalez, Development Review Planner, Oregon Department of Transportation (ODOT)	01/14/2026
D.4	3	Email and Heritage Review from Luciano Legnini, Archaeologist, USDA Forest Service Columbia River Gorge National Scenic Area	04/13/2026
D.5	10	Letter from Steven D. McCoy, Staff Attorney, Friends of the Columbia Gorge	05/04/2026
D.6	3	Email and Letter from Robert Olguin, Review and Compliance / Historian, Oregon Parks and Recreation Department: Oregon Heritage/State Historic Preservation Office	06/11/2026

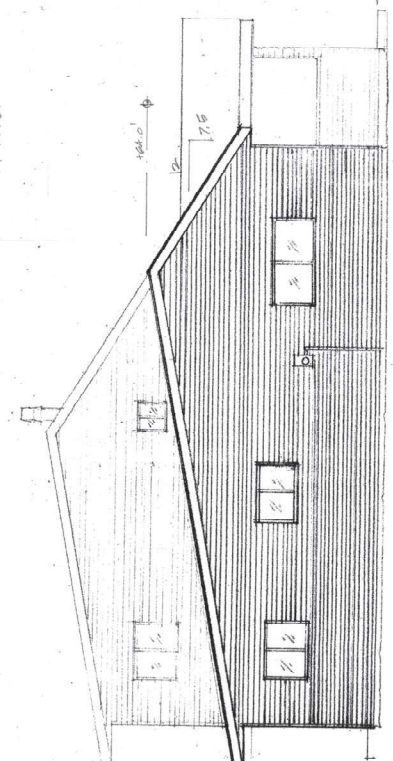
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DWELLING

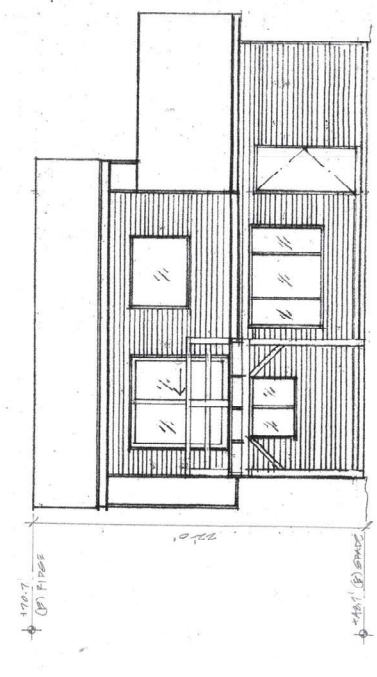
WALL AREA =	272 SF	57.2 SF
OWING AREA =	572 SF	
OWING / WALL =	75.2 %	14.6 %



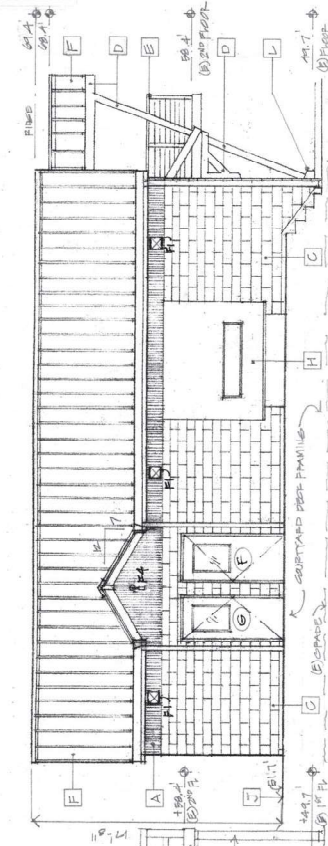
1E NORTH ELEVATION - EXISTING HOUSE
14'-0" x 10'-0"



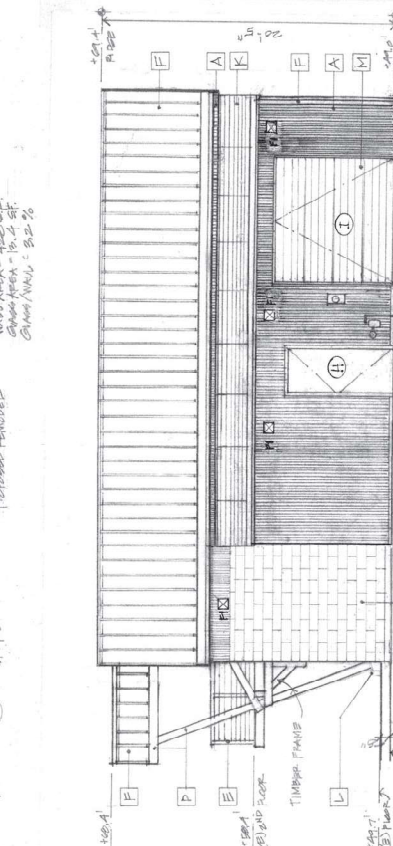
1F SOUTH ELEVATION - EXISTING HOUSE
14'-0" x 10'-0"



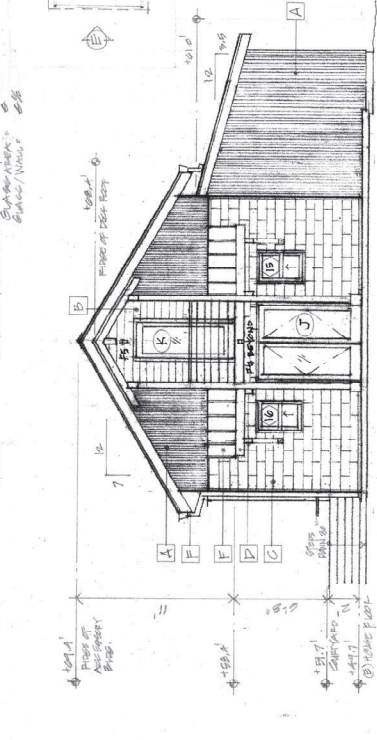
1G WEST ELEVATION - EXISTING HOUSE
14'-0" x 10'-0"



1I NORTH ELEVATION - ACCESSORY BLDG.
14'-0" x 10'-0"



1K SOUTH ELEVATION - ACCESSORY BLDG.
14'-0" x 10'-0"



1J WEST ELEVATION - ACCESSORY BLDG.
14'-0" x 10'-0"

FINISH MATERIALS LEGEND

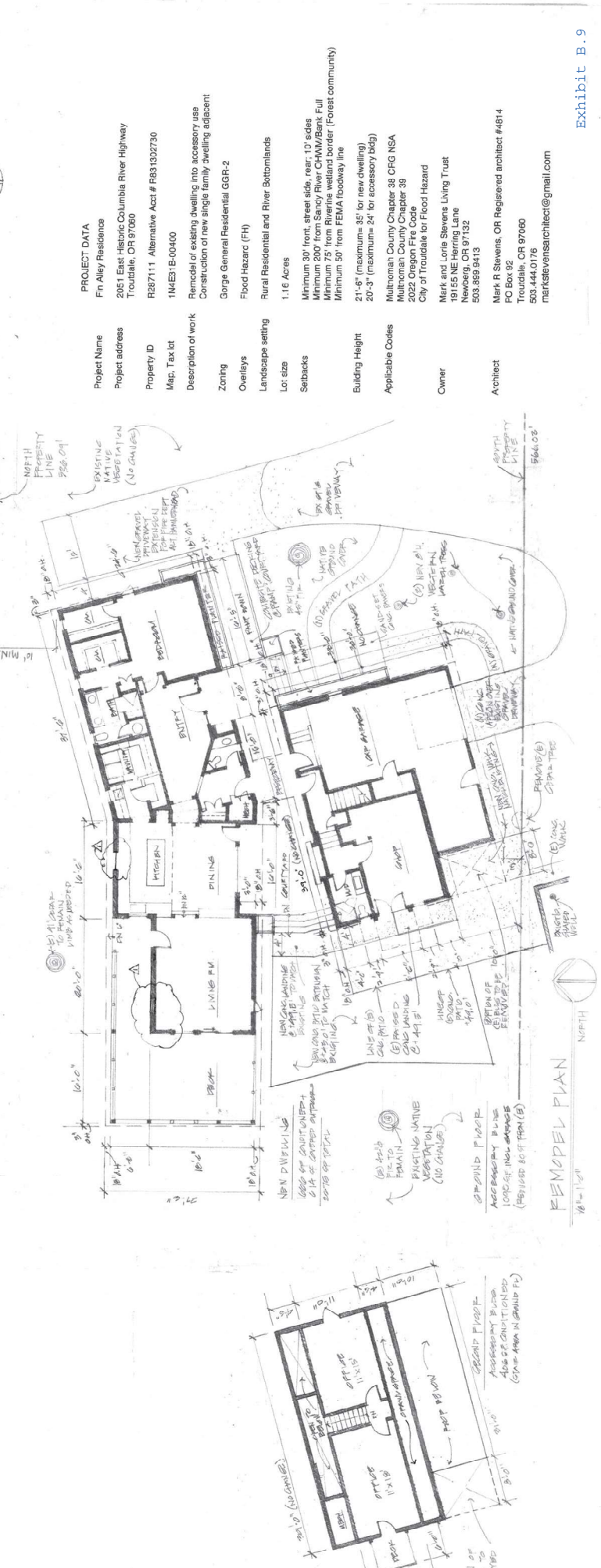
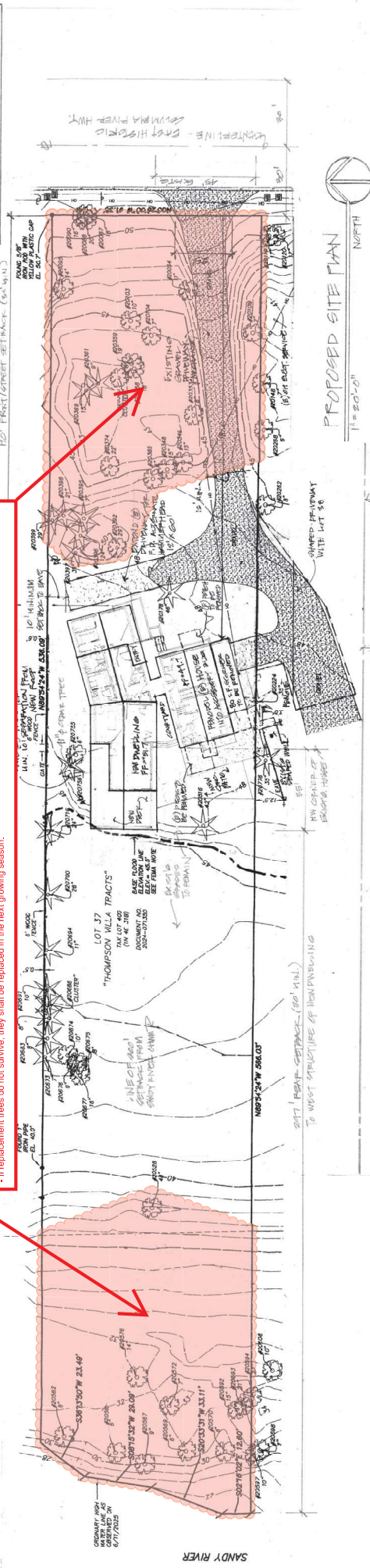
KEY	DESCRIPTION	MANUFACTURER
A	White vinyl siding, vertically installed	Advanced Vinyl Siding Co.
B	Light gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
C	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
D	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
E	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
F	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
G	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
H	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
I	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
J	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
K	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
L	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.
M	Dark gray vinyl siding, horizontally installed	Advanced Vinyl Siding Co.

SEE EXHIBITS RE ROOF & WINDOW COORDINATE



KEY PLAN

Existing Trees shall be retained for screening. If trees are removed must be replanted. (MCC 38.035(A)(4), (B)(2), (B)(6), & (C)(3))
Required Replants:
- Be replaced on a one-to-one basis.
- At least half of any trees planted for screening purposes shall be species native to the setting (see Scenic Implementation Handbook for guidance on tree type).
- Any trees planted for screening purposes shall be coniferous to provide winter screening (see Scenic Implementation Handbook for guidance on tree type).
- Any trees planted shall meet the minimum recommended sizes outlined in Scenic Implementation Handbook for tree plantings (based on average growth rates expected for the species).
- If replacement trees do not survive, they shall be replaced in the next growing season.



Project Name	Project address	Property ID	Map, Tax lot	Description of work	Zoning	Overlays	Landscape setting	Lot size	Setbacks	Building Height	Applicable Codes	Owner	Architect
Fin Alley Residence	2051 East Harbors Columbia River Highway Troutdale, OR 97060	R287111 Alternative Act # R831302730	N4051 E-0400	Remodel of existing dwelling into accessory use Construction of new single family dwelling adjacent	Gorge Residential GGR-2	Flood Hazard (FH)	Rural Residential and River Bottomlands	1.16 Acres	Minimum 30' front, street side, rear, 10' sides Minimum 200' from Sandy River CHMM/Bank Full Minimum 75' from Riverine wetland forest (Forest community) Minimum 50' from FEMA floodway line	21'-6" (maximum - 35' for new dwelling) 20'-3" (maximum - 24' for accessory use)	Multnomah County Chapter 38 CFG NSA Multnomah County Chapter 39 2022 Oregon Fire Code City of Troutdale for Flood Hazard	Mark and Lorie Stevens Living Trust 19155 NE Herring Lane Newberg, OR 97132 503.869.9413	Mark R Stevens, OR Registered architect #4814 PO Box 924 Troutdale, OR 97060 503.440.0176 markstevensarchitect@gmail.com