

NOTICE OF NSA OPPORTUNITY TO COMMENT



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

Application for National Scenic Area (NSA) Site Review

CASE FILE:	T2-2025-0066	APPLICANT:	Mark Stevens
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		
PROPOSAL:	Request for a National Scenic Area (NSA) Site Review to construct a new single-family dwelling and convert the existing dwelling into an accessory building.		

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County’s complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on Monday, May 4, 2026**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Wednesday, May 13, 2026**.

If you do not wish to submit comments, no response is necessary.

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.71/per page.

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

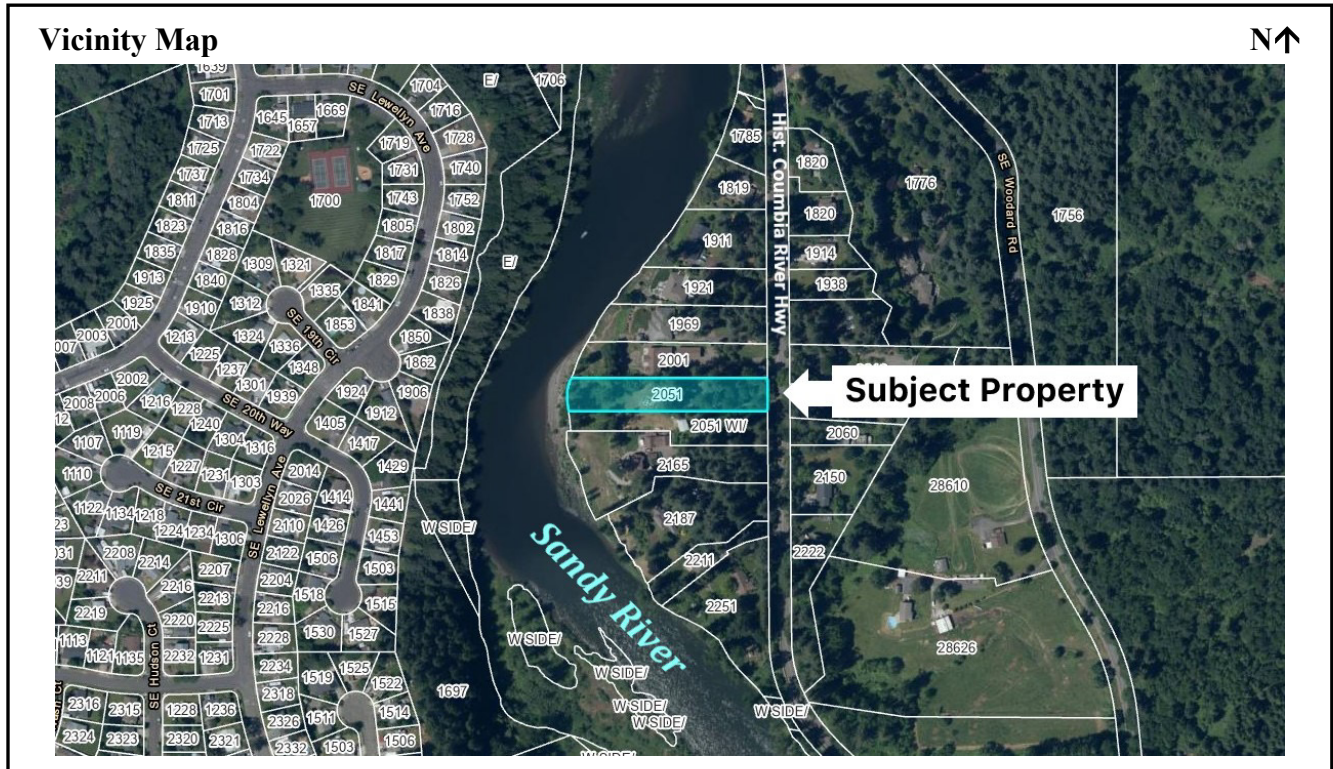
General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation

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

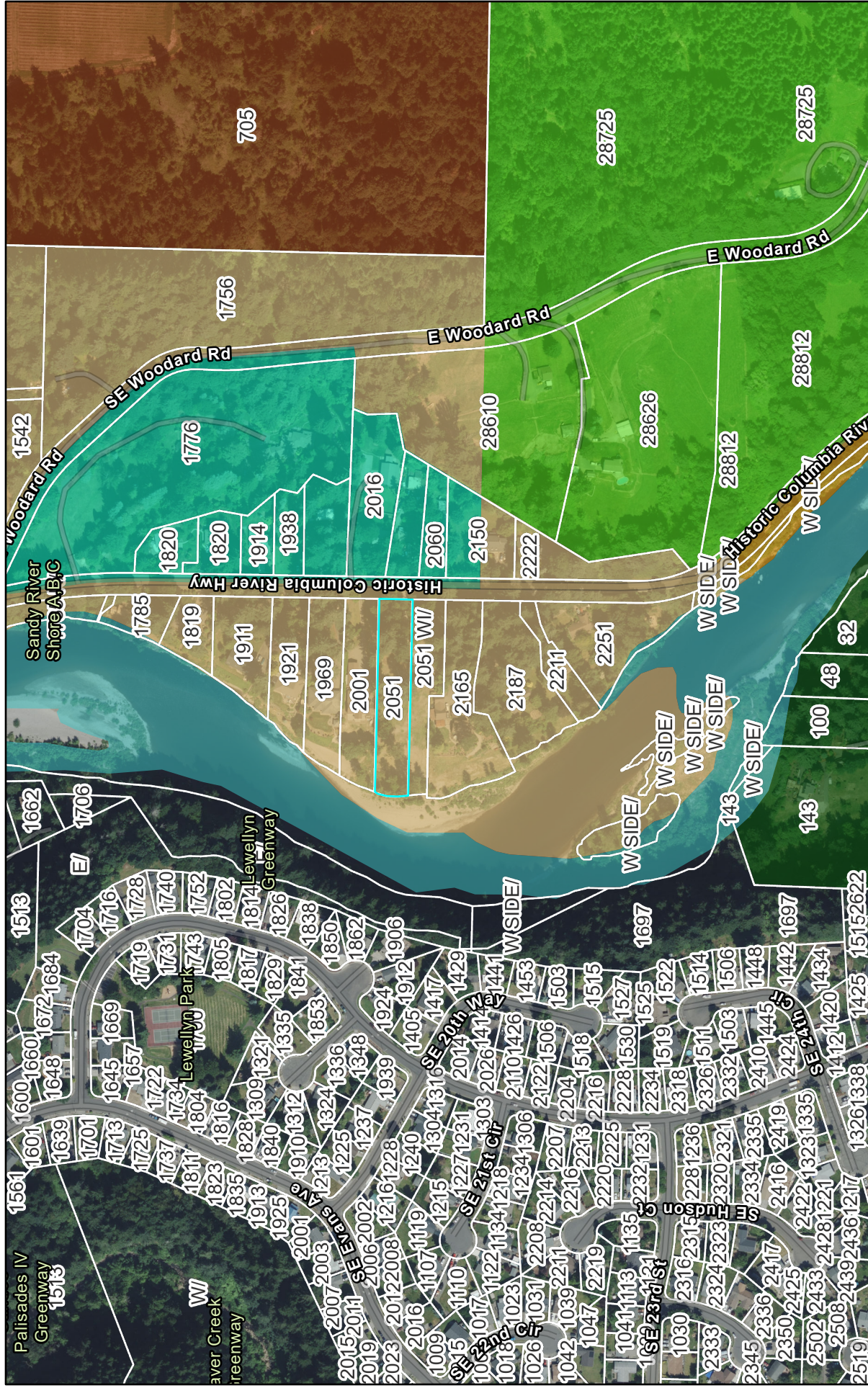
Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38 – Columbia River Gorge National Scenic Area** or by contacting our office at (503) 988-3043.



- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, those who submitted written comment during the comment period, those who requested the decision in writing, and the Gorge Commission. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.
- ❖ **ENCLOSURES:**
 - Zoning Map
 - Site Plan
 - Floor Plan
 - Building Elevation

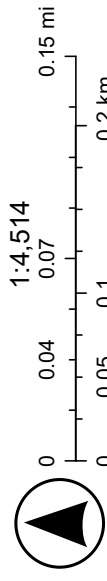
Notice to Mortgagee, Lien Holder, Vendor, or Seller:
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

Map showing the zoning of 2051 E Hist Columbia River Hwy, Troutdale and surrounding area.



3/10/2026, 3:05:47 PM

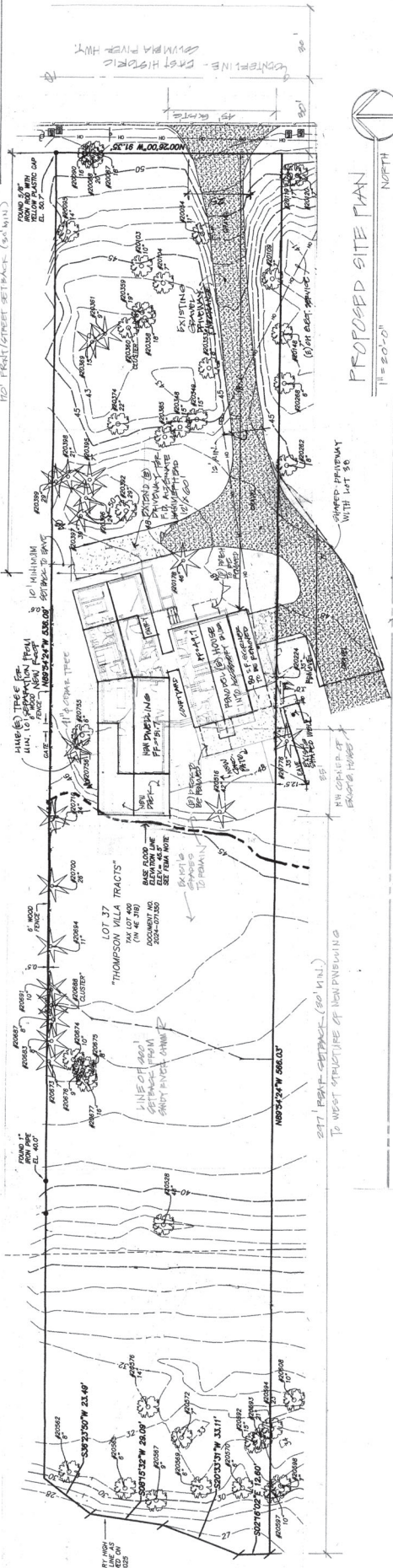
- Taxlots
- Rural Zoning - Multnomah County
- CFU
- CFU4
- Col. River. Gorge Natl. Scenic Area Zoning
- GGA40
- GGC
- GGO
- GGR2
- GGR5



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

FIN ALLEY
AG

SITE: REMODEL PLANS Δ WINDUP FEELINGS
1.4.20

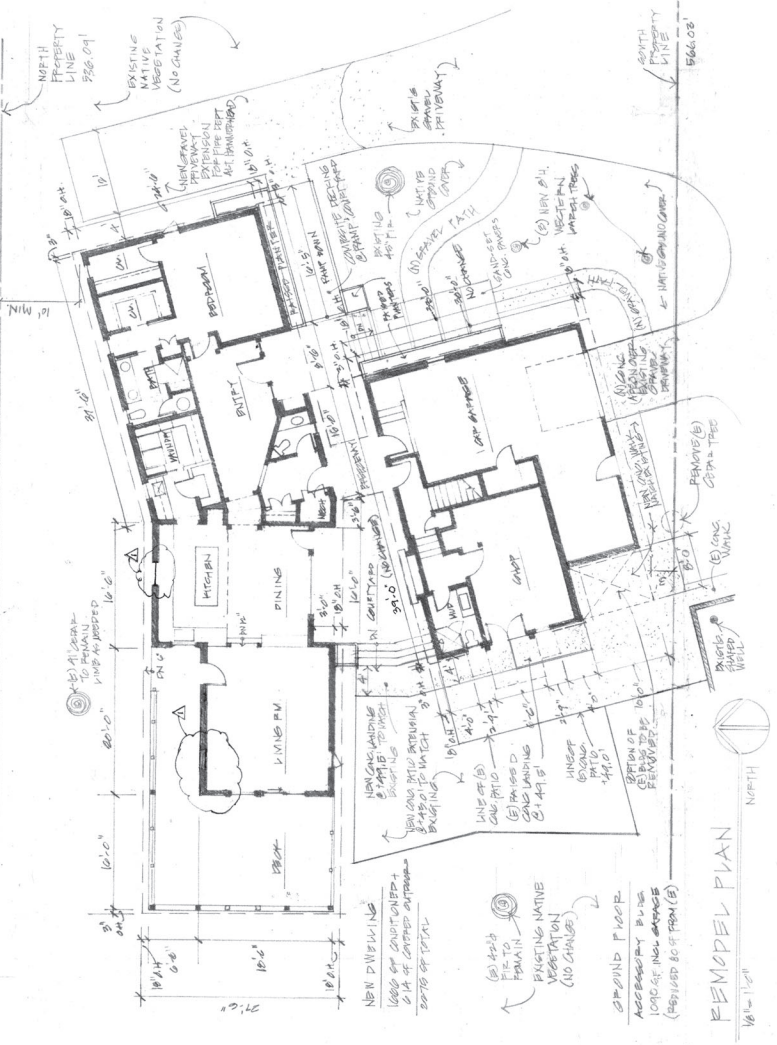


PROPOSED SITE PLAN

1"=50'-0"

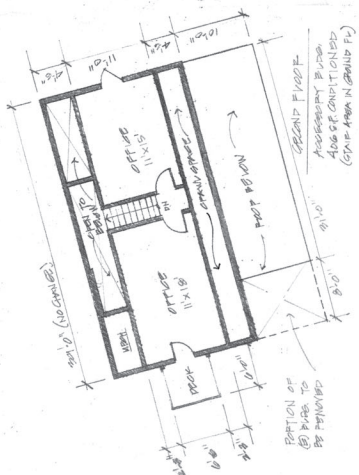


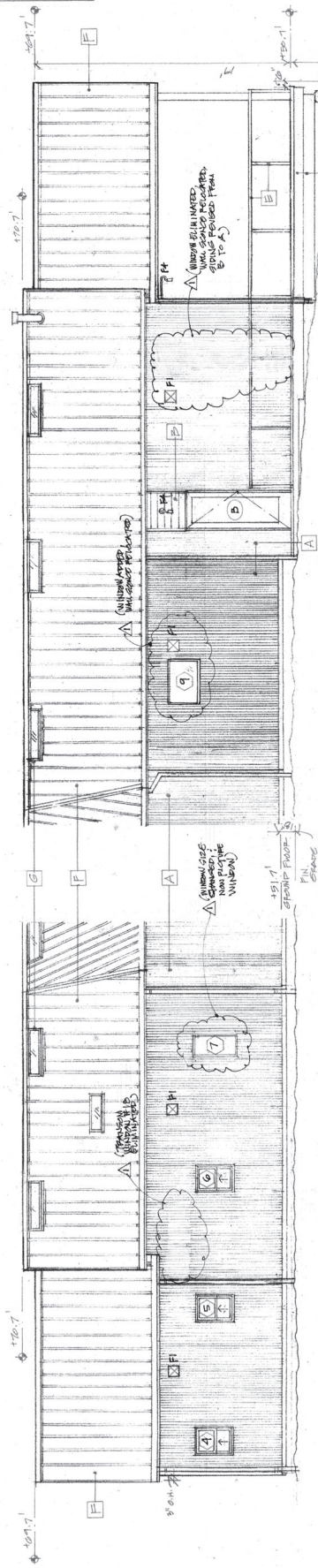
PROJECT DATA	Fin Alley Residence
Project address	2051 East Historic Columbia River Highway Troutdale, OR 97060
Property ID	R28711 Alternative Act # R83 302730
Map, Tax lot	1N E31B-00400
Description of work	Remodel of existing dwelling into accessory use. Construction of new single family dwelling adjacent
Zoning	George General Residential GGR-2
Overlays	Flood Hazard (FH)
Landscape setting	Rural Residential and River Bottomlands
Lot size	1.16 Acres
Setbacks	Minimum 30' front, street side, rear: 10' sides Minimum 200' from Sandy River OHWM/Bank Full Minimum 75' from Riverine wetland border (Forest community) Minimum 50' from FEMA floodway line
Building Height	21'-6" (maximum= 35' for new dwelling) 20'-3" (maximum= 24' for accessory bldg)
Applicable Codes	Multnomah County Chapter 38 CRG NSA Multnomah County Chapter 39 2022 Oregon Fire Code City of Troutdale for Flood Hazard
Owner	Mark and Lorie Stevens Living Trust 19165 NE Herring Lane Newberg, OR 97132 503.899.9413
Architect	Mark P. Stevens, OR Registered architect #4814 PO Box 88 Troutdale, OR 97060 503.444.0176 markstevensarchitect@gmail.com



REMODEL PLAN

1/8"=1'-0"



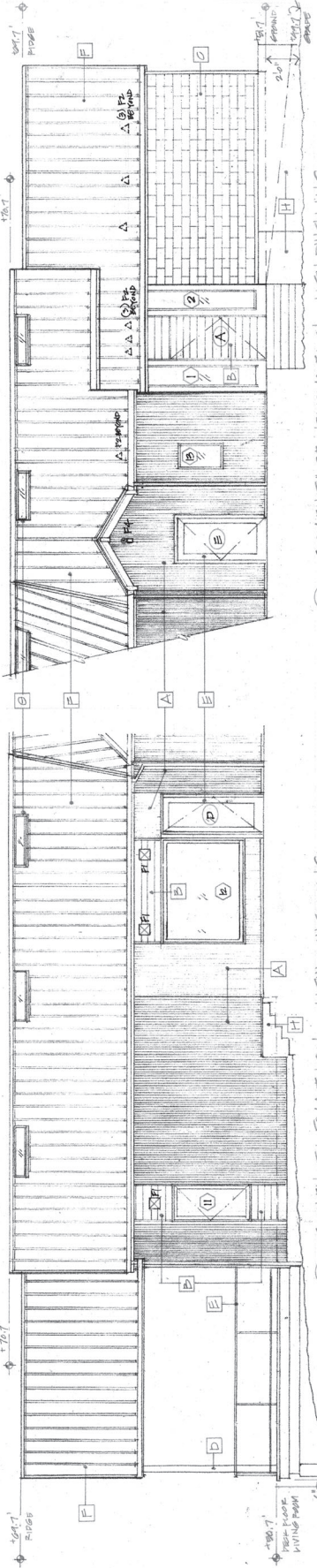


A NORTHWEST ELEVATION - NEW DWELLING
 14'-11" x 44'-10"

12.7 OF GLASS AREA
 18.8% GLASS/WALLS
 2.8% GLASS/WINDOWS

B NORTH ELEVATION - NEW DWELLING
 14'-11" x 44'-10"

22.3 OF GLASS AREA
 18.8% GLASS/WALLS
 15.1% GLASS/WINDOWS

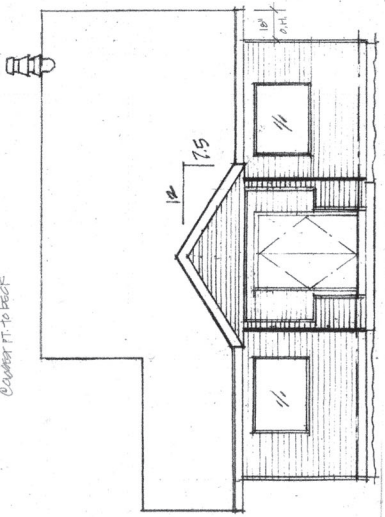


C SOUTH ELEVATION - NEW DWELLING
 14'-11" x 44'-10"

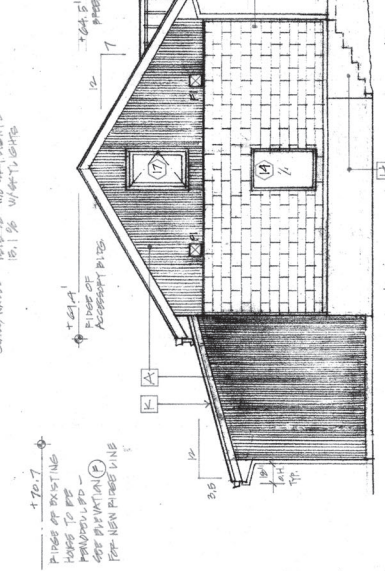
50.8 OF GLASS AREA
 18.8% GLASS/WALLS
 18.1% GLASS/WINDOWS

D SOUTHEAST ELEVATION - NEW DWELLING
 14'-11" x 44'-10"

60.1 OF GLASS AREA
 18.8% GLASS/WALLS
 18.8% GLASS/WINDOWS

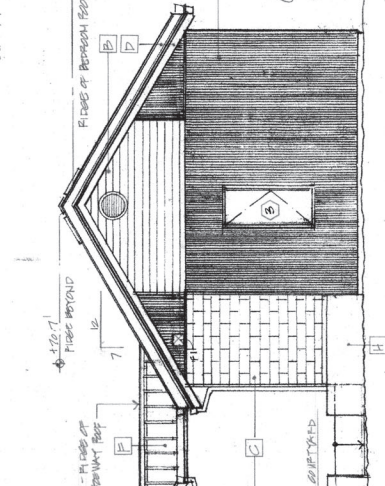


E EAST ELEVATION - EXISTING HOUSE
 TO BE INCORPORATED INTO NECESSARY BIPS.



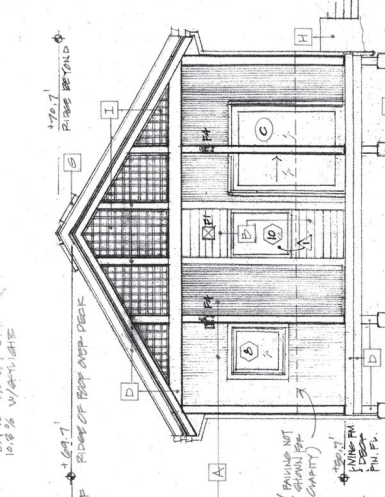
F EAST ELEVATION - ACCESSORY BLDG
 14'-11" x 14'-11"

4.8 OF GLASS AREA
 18.8% GLASS/WALLS
 3.6% GLASS/WINDOWS



G EAST ELEVATION - NEW DWELLING
 14'-11" x 44'-10"

10.4 OF GLASS AREA
 18.8% GLASS/WALLS
 2.6% GLASS/WINDOWS



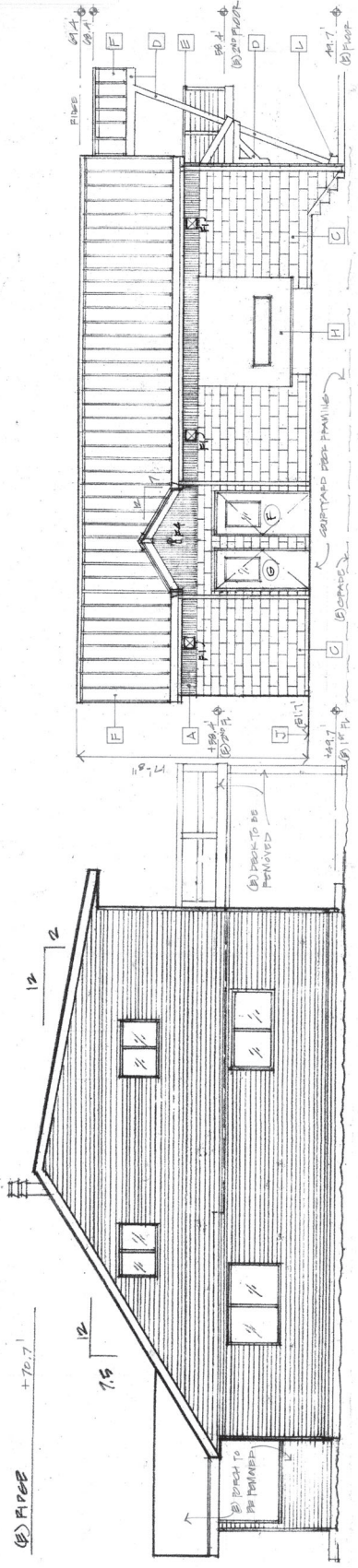
H WEST ELEVATION - NEW DWELLING
 14'-11" x 44'-10"

21.2 OF GLASS AREA
 18.8% GLASS/WALLS
 19.0% GLASS/WINDOWS

FINISH MATERIALS LEGEND

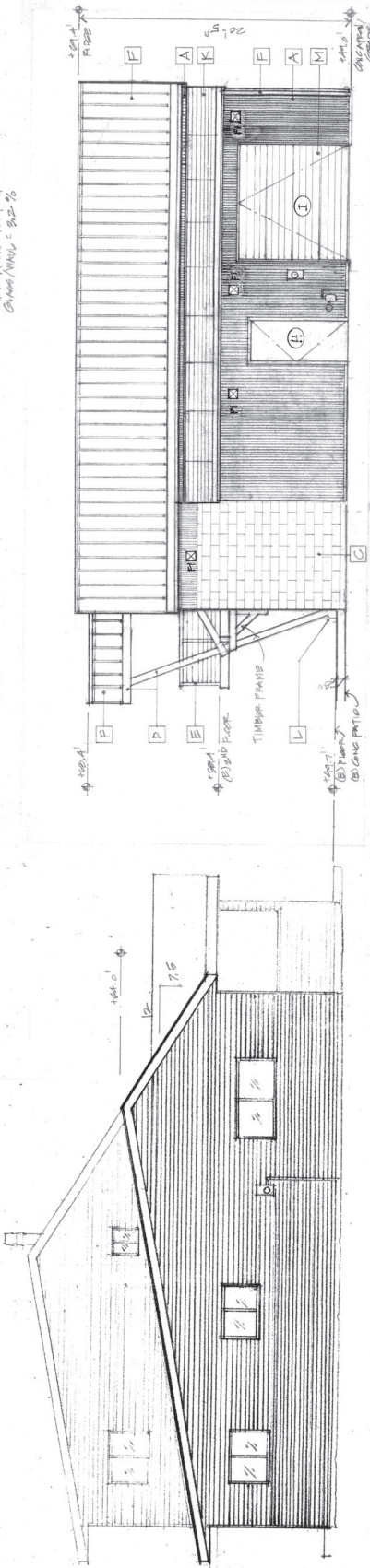
TYPE	DESCRIPTION	MANUFACTURER
A	Fluted vertical siding - primary roofline	Arconwood Fine Materials of
B	Half fluted vertical siding - secondary roofline	Naturex - "Pine Park" (import of
C	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
D	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
E	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
F	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
G	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
H	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
I	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
J	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
K	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
L	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of
M	1/2" x 1/2" vertical siding - 1/2" x 1/2" vertical siding	Naturex - "Pine Park" (import of

SEE EXHIBIT A15 FOR POOR + NEIGHBORHOODS



(I) NORTH ELEVATION - EXISTING HOUSE TO BE RENOVATED INTO ACCESSORY BLDG
1/4" = 1'-0"

(J) NORTH ELEVATION - ACCESSORY BLDG
1/4" = 1'-0"
PREPARED FRAMEDEL
VOLUME AREA = 450 SQ. FT.
GARAGE AREA = 19.4 SQ. FT.
GARAGE/VOLUME = 82.5%



(K) SOUTH ELEVATION - EXISTING HOUSE TO BE RENOVATED INTO ACCESSORY BLDG
1/4" = 1'-0"

(L) SOUTH ELEVATION - ACCESSORY BLDG
1/4" = 1'-0"
PREPARED FRAMEDEL
VOLUME AREA = 450 SQ. FT.
GARAGE AREA = 19.4 SQ. FT.
GARAGE/VOLUME = 82.5%

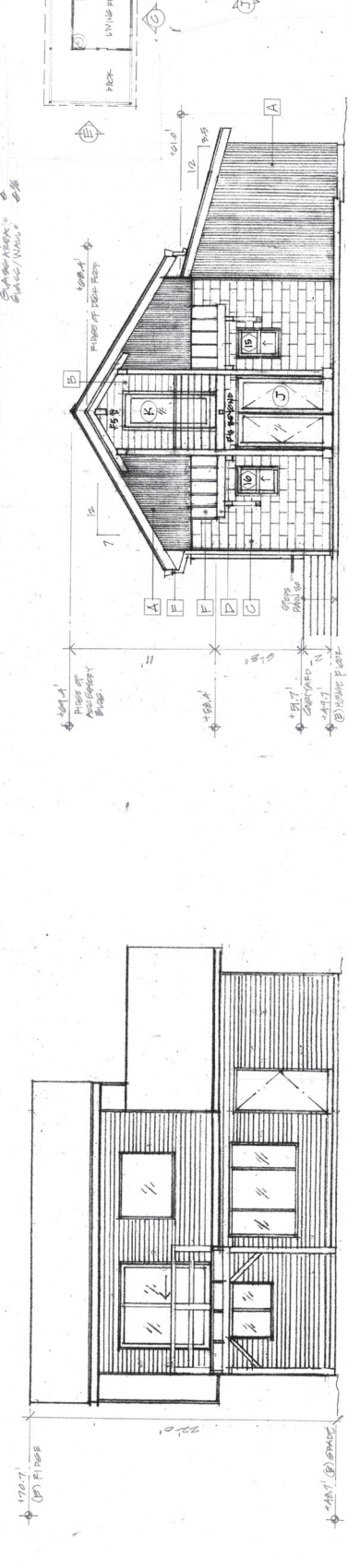
FINISH MATERIALS LEGEND

NO.	DESCRIPTION	MANUFACTURER
A	Flashed exterior siding, vertically installed	Advanced Ply Products of
B	1/4" Shiplap - weathered shiplap wood siding	Maronite Ply Products of
C	1/2" Shiplap - weathered shiplap wood siding	Maronite Ply Products of
D	1/2" Shiplap - weathered shiplap wood siding	Maronite Ply Products of
E	Wood stain for all exposed wood	Benck's BPT "Colorcoat"
F	Windows, doors, string trim color	See source history table by city
G	Branding when metal roof, gutters, downspouts	See source history table by city
H	Branding when metal roof, gutters, downspouts	See source history table by city
I	Branding when metal roof, gutters, downspouts	See source history table by city
J	Branding when metal roof, gutters, downspouts	See source history table by city
K	Branding when metal roof, gutters, downspouts	See source history table by city
L	Branding when metal roof, gutters, downspouts	See source history table by city

SEE EXHIBIT A15 RE: ROOF WINDOW SCHEDULE



KEY PLAN
BY: PATRICKS NORTH



(M) WEST ELEVATION - EXISTING HOUSE TO BE RENOVATED INTO ACCESSORY BLDG
1/4" = 1'-0"

(N) WEST ELEVATION - ACCESSORY BLDG
1/4" = 1'-0"
PREPARED FRAMEDEL
VOLUME AREA = 450 SQ. FT.
GARAGE AREA = 19.4 SQ. FT.
GARAGE/VOLUME = 82.5%