

NOTICE OF NSA DECISION



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

Case File: T2-2026-0022

Applicant: Cory Calhoun

Proposal: Request for a Post-Emergency National Scenic Area Site Review for a replacement septic system.

Location: 28536 E Historic Columbia River Highway

Property ID # R341506

Map, Tax lot: 1S4E06BC -01500

Alt. Acct. # R994060830

Base Zone: Gorge General Residential (GGR5)

Overlays: Flood Hazard (FH)

Key Viewing Areas: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Larch Mountain (including Sherrard Point), Sandy River

Landscape Setting: Rural Residential

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is September 2, 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:



Izze Liu, Planner

For: Megan Gibb,
Planning Director

Date: August 19, 2026

Vicinity Map



Applicable Approval Criteria:

Multnomah County Code (MCC): General Provisions: MCC 38.0015 Definitions, MCC 38.0110 Tribal Treaty Rights and Consultation

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Gorge General Residential (GGR-5): MCC 38.3025(A)(8) Review Use – Placement of structures necessary for continued public safety...damaged during an emergency/disaster event...

National Scenic Area Site Review Criteria: MCC 38.7090 Responses to an Emergency/Disaster event

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. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which complies with this approval and is consistent with supporting 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)]
2. No new ground disturbing activities or additional work shall be started without first obtaining a new NSA Site Review approval. All emergency work listed in the Post Emergency/Disaster Response application has been completed. [MCC 38.2615]
3. The property owners shall 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 sent to LUP-submittals@multco.us. [MCC 38.0660(A) & (B)]

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: An emergency was declared on X due to the failure of the on-site septic review system for the existing dwelling. The applicant requests a Post-Emergency National Scenic Area Site Review as required to permit the replacement of the septic drainfield (102 feet of seepage trench) and installation a 500-gallon septic tank.

2.0 Property Description & History:

Staff: The subject property is zoned Gorge General Residential (GGR5) and located within the following Key Viewing Areas: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Larch Mountain (including Sherrard Point), and the Sandy River. According to the County Assessor’s data, the subject property is developed with a single-family dwelling and a detached accessory building.

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 (Exhibits C.5 & C.7). 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 Oregon Department of Transportation submitted a comment on May 13, 2026 (Exhibit D.1).

Staff: ODOT has confirmed there are no impacts or concerns with the proposed project.

3.2 Luciano Legnini, US Forest Service Archaeologist, submitted the following comment on July 20, 2026 (Exhibit D.2):

I have reviewed the proposed undertaking and area of potential effect as stated on the development review application, against the National Scenic Area records and inventories. These inventories include the cultural resource site inventory maintained by the State Historic Preservation Office. Based upon the information provided in these inventories and the requirements of the Gorge Commission’s Land Use Ordinances, it is recommended that:

A Cultural Resource Reconnaissance Survey is: Not Required

A Historic Survey is: Not Required

3.3 The Friends of the Columbia Gorge submitted a comment on November 7, 2024 (Exhibit D.3).

Staff: The Friends provided written comments stating that a post-emergency/disaster response application must contain evidence of timely notification of the emergency to the County. Notice was provided to staff which has been documented as Exhibits C.1 – C.4 in the record.

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:

* * *

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

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. *This criterion is met.*

5.0 Gorge General Residential Criteria:

5.1 MCC 38.3025 Review Uses

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

* * *

(8) Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements.

Staff: On April 8, 2026, the County Sanitarian declared a public health emergency and provided notice to the Land Use Planning Division confirming that the existing septic system had failed (Exhibit C.1). The replacement drainfield and additional septic tank are required for continued safety of the residents of the property as well as the public. The applicant submitted their land use application for the proposed project on May 20, 2026, which is consistent with the requirements above. *This criterion is met.*

5.2 MCC 38.3060 Dimensional Requirements

* * *

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Staff: The replacement septic drainfield and additional tank are buried underground. Therefore, the location of the system does not need to adhere to the minimum yard requirements based on the County’s definition of “yard” in Chapter 39¹. *These criteria are met.*

6.0 National Scenic Area (NSA) Site Review Criteria:

6.1 MCC 38.7090 Responses to an Emergency/Disaster Event

Responses to an emergency/disaster event are allowed in all zoning districts within the Columbia River Gorge National Scenic Area when in compliance with the following standards:

(A) General standards for all response activities.

(1) Following emergency/disaster response actions, best management practices (BMPs) to prevent sedimentation and provide erosion control shall be utilized whenever disaster response actions necessitate vegetation removal, excavation, or grading. BMPs may include but are not limited to: use of straw bales, slash windrows, filter fabric fences, sandbags, straw cover, jute netting, etc.

Staff: The applicant utilized Management Practices (BMPs) in their initial response activities. The BMPs included the initiating work during the dry season (May to September), retaining the existing grade, and reseeding upon completion of work (Exhibits A.2 & A.3). *This criterion is met.*

(2) Structures or development installed or erected for a temporary use (e.g. sandbags, check dams, plastic sheeting, chain link fences, debris walls, etc.) shall be removed within one year following an emergency event. If it can be demonstrated that the continued use of these devices is necessary to protect life, property, public services or the environment, an extension of no more than two years may be granted by the Planning Director, or the U.S. Forest Service for federal agency actions.

Staff: The replacement of the septic system is a permanent use, and the applicant did not propose any temporary uses. *This criterion is not applicable.*

(3) The new exploration, development (extraction or excavation), and production of mineral resources, used for commercial, private or public works projects, shall not be conducted as an emergency/disaster response activity.

Staff: The emergency/disaster response activity did not contain any new exploration, development (extraction or excavation), or production of mineral resources. *This criterion is not applicable.*

(4) No spoils resulting from grading or excavation activities shall be deliberately deposited into a wetland, stream, pond, lake, or riparian area within the National Scenic Area as a part of an emergency/disaster response action. The only exception to this is for construction of a fire line during a wildfire, where avoiding the aquatic area or its buffer zone has been considered and determined to not be possible without further jeopardizing life or property.

¹ MCC Chapter 39 defines “yard” as an open space, on a lot with a building and bounded on one or more sides by such building, such space being unoccupied and unobstructed from 30 inches above the ground upward, except as otherwise specified in the base zone.

Staff: No spoils left the site, and all soil materials were returned to its pre-development location. *This criterion is met.*

(B) Notification Requirements

(1) Actions taken in response to an emergency/disaster event, as defined in MCC 38.0015, are allowed in all GMA and SMA land use designations, subject to the following notification requirements.

(a) Notification of an emergency/disaster response activity shall be submitted either within 48 hours of the commencement of a response action, or by the next business day following the start of such an action, whichever is sooner. Notification shall be submitted by the party conducting an emergency/disaster response activity or their representatives. In the case of multiple responding parties, the first party to respond shall provide the required notification, unless, upon mutual agreement of responding parties, another responder elects to assume this responsibility.

(b) Notification shall be submitted by mail, fax, telephone, e-mail or in person. If notification occurs by telephone, a hard copy of the notification shall be submitted by mail or in person within 7 days.

(c) Notification shall be furnished to the Planning Director, or the U.S. Forest Service for federal agency actions. If the Forest Service is the action agency, it shall provide notice to the Gorge Commission.

(d) At a minimum, the following information shall be required at the time of notification:

- 1. Nature of emergency/disaster event.**
- 2. Description of emergency/disaster response activities and magnitude of response actions to be taken, if applicable (such as extent of earth movement, erection of structures, etc.).**
- 3. Location of emergency/disaster response activities.**
- 4. Estimated start and duration of emergency/disaster response activities.**
- 5. Contact person and phone number for the parties conducting emergency/disaster response actions.**

(e) Repair and maintenance of an existing serviceable structure to its previously authorized and undamaged condition are not subject to the above referenced notification requirements.

Staff: On April 8, 2026, the County Sanitarian notified the Land Use Planning Division that the septic system on the subject property had failed and declared a public health emergency (Exhibit B.3). On May 11, 2026, the applicant confirmed that the commencement of the response action began on May 8, 2026, which satisfied the notification requirements above. The notification email contained all the information required above (Exhibits C.1 – C.3). *These criteria are met.*

(2) Upon notification of an emergency/disaster response action, the Planning Director or the Forest Service shall, as soon as possible:

(a) Review their natural resource data and notify the contact person for the emergency/disaster response actions of all natural resource sites, and their buffers, that are within or adjacent to the response area or that may be adversely affected by response activities;

(b) Notify the Oregon Department of Fish and Wildlife of all noticed emergency/disaster response actions, to provide that agency an opportunity to consult with responding agencies during the event, and;

(c) Notify the U.S. Forest Service (except when the U.S. Forest Service is the notifying agency), State Historic Preservation Office (SHPO), and the Tribal governments of all emergency/disaster response activities. The U.S. Forest Service will review their cultural resource data and notify the contact person for the emergency/disaster response action as soon as possible of all inventoried cultural resource sites, or their buffers, that are within, or adjacent to, emergency/disaster response areas.

Staff: Notification was sent to the U.S. Forest Service and the Oregon Department of Fish and Wildlife during the Agency Review and Opportunity to Comment Periods (Exhibits C.5 and C.7). *These criteria are met.*

(3) Upon notification of a response action, the U.S. Forest Service shall, as soon as possible, offer the services of a resource advisor to the agency(ies) conducting the response action. The resource advisor will provide on-site advice to minimize impacts to resources from emergency/disaster response actions.

Staff: The U.S. Forest Service provided a Cultural Resource Survey Determination indicating that neither a Cultural Resource Survey nor a Historical Survey is required for the project scope (Exhibit D.2). *This criterion is met.*

(C) Post-Emergency/Disaster Response Site Review Application Requirements

(1) Within 30 days following notification, a post-emergency/disaster response application shall be submitted by the party conducting the response action to the Planning Director, or U.S. Forest Service for federal agency actions. In the case of an event with multiple responding parties, the agency providing initial notification as required herein shall submit the application. An exception to this may occur if another responding party, by mutual agreement with the other respondents, elects to submit the application. Requests to extend this submittal deadline may be made in writing and shall include the reason why an extension is necessary. Extensions shall not exceed 30 days in duration.

Staff: The emergency response activities were conducted between May 8, 2026 and May 14, 2026. The application was received by Land Use Planning on May 20, 2026. *This criterion is met.*

(2) Post-emergency/disaster response applications shall only address development activities conducted during an emergency/disaster response. Applications shall specify if development placed during an emergency/disaster event is permanent or temporary. The terms “development activities” and “development” include the disposal of any soil materials associated with an emergency/disaster response action. Applicants shall be responsible for operations under their control and that of other responders, upon mutual agreement. Responders not agreeing to have another responder address their actions shall be responsible to submit an application for those actions.

Staff: The applicant has submitted a narrative and plans detailing the development activities conducted during the emergency/disaster response (Exhibits A.1 through A.3). The development activities that were completed included a replacement drainfield and the installation of an additional 500-gallon septic tank. The response actions were temporary in nature, as the area was excavated, the spoils were placed back in the excavation area and reseeded with a native grass mixture. *This criterion is met.*

(3) Emergency/disaster response actions not involving structural development or ground disturbance with mechanized equipment are exempt from these requirements, except for those actions within 500 feet of a known cultural resource (as determined in the notification process).

Staff: The emergency/disaster response required both structural development and ground disturbance with mechanized equipment. Therefore, the response is not exempt from the requirements of MCC 38.7090.

(4) Applications shall include the following information:

(a) Applicant's name and address.

(b) Location of emergency/disaster response.

(c) A written description of the emergency/disaster response, including any structures erected, excavation or other grading activities, or vegetation removal.

(d) A map of the project area drawn to scale, at a scale of 1"=200' or a scale providing greater detail. The map shall include:

1. North arrow and scale.

2. Boundaries, dimensions and size of subject parcel(s).

3. Topography at a contour interval sufficient to describe the terrain of the project site.

4. Bodies of water, watercourses, and significant landforms.

5. Existing roads and structures.

6. New structures placed and any vegetation removal, excavation or grading resulting from the response actions.

(e) An exception to the scale requirements of subsection (4)(d) may be granted for an event encompassing an area greater than one square mile. In such cases, a clear sketch map of the entire response action area shall be provided. In addition, a map of 1"=200' or a scale providing greater detail shall be provided that shows a section of the response area exemplifying the specific actions taken.

Staff: The applicant submitted a narrative and plans detailing the development activities conducted during the emergency/disaster response as required above (Exhibits A.1 through A.3). *This criterion is met.*

(D) Post-Emergency/Disaster Response Site Review

All applications for post-emergency/disaster response Site Review shall be processed pursuant to the procedural provisions of MCC 38.0530 (B) and evaluated for compliance with the standards of MCC 38.7090 (E).

Staff: The application for post-emergency/disaster response is being processed as a Type II decision and is evaluated for compliance with the standards of MCC 38.7090(E), which is discussed below.

(E) Post-Emergency/Disaster Response Site Review Approval Criteria

Actions taken in all land use designations that are in response to an emergency/disaster event shall be reviewed for compliance with the following standards:

(1) Scenic Resources

(a) Impacts of emergency/disaster response actions shall be evaluated to ensure that scenic resources are not adversely affected. In the GMA, such actions shall be rendered visually subordinate in their landscape setting as visible from key viewing areas to the greatest extent practicable, except for actions located in the Corbett Rural Center zoning district. In the SMAs, such actions shall meet the scenic standard to the greatest extent practicable.

Staff: The development activities conducted during the emergency/disaster response are completed. The development activities that were completed included the replacement of the septic drainfield and the installation of an additional 500-gallon septic tank. The response actions were temporary in nature, and the area was reseeded with a native grass mixture (Exhibits A.2 & A.3). As the permanent structures are located underground and development impacts were temporary, the scenic resources in the Rural Residential landscape setting have not been adversely impacted. *This criterion is met.*

(b) Vegetation shall be used to screen or cover road cuts, structural development, landform alteration, and areas denuded of vegetation, as a result of emergency/disaster response actions.

(c) Areas denuded of vegetation as a result of emergency/disaster response actions shall be revegetated with native plant species to restore the affected areas to its pre-response condition to the greatest extent practicable. Revegetation shall occur as soon as practicable, but no later than one year after the emergency/disaster event. An exception to the one year requirement may be granted upon demonstration of just cause, with an extension of up to one year.

Staff: The development activities conducted during the emergency/disaster response resulted in areas that were denuded of vegetation that were reseeded with a native grass mixture to cover the new septic system (Exhibits A.2 & A.3). *These criteria are met.*

(d) The painting, staining or use of other materials on new structural development shall be used to ensure that the structures are non-reflective, or of low reflectivity, and visually subordinate in their landscape setting as visible from key viewing areas, unless the structure is fully screened from key viewing areas by existing topographic features.

Staff: The septic system is underground and not visible from any of the KVAs (Exhibits A.2 & A.3). *This criterion is met.*

(e) Additions to existing structures, resulting from an emergency/disaster response action, which are smaller in total height, bulk or area than the existing structures may be the same color as the existing development. Additions larger than the existing development shall be visually subordinate in their landscape setting as visible from key viewing areas to the greatest extent practicable.

Staff: The applicant is not proposing an addition to an existing structure. *This criterion is not applicable.*

(f) In the General Management Area, spoil materials associated with grading, excavation and slide debris removal activities in relation to an emergency/disaster response action, shall comply with the following standards:

1. The spoil materials shall either be:

a. Removed from the National Scenic Area or

b. Deposited at a site within the National Scenic Area where such deposition is, or can be, allowed, or

c. Contoured, to the greatest extent practicable, to retain the natural topography, or a topography which emulates that of the surrounding landscape.

2. The County shall decide whether an applicant removes the spoil materials (MCC 38.7090(E)(1)(f) 1.a.), deposits the spoil materials (MCC 38.7090(E)(1)(f) 1.b.), or contours the spoils materials (MCC 38.7090(E)(1)(f)1.c.) The applicant does not make this decision.

3. The County shall select the action in MCC 38.7090(E)(1)(f) 1. that, to the greatest extent practicable, best complies with the provisions in Chapter 38 that protect scenic, cultural, recreation, and natural resources.

4. Disposal sites created according to MCC 38.7090(E)(1)(f)1.b. shall only be used for spoil materials associated with an emergency/disaster response action. Spoil materials from routine road maintenance activities shall not be deposited at these sites.

Staff: The development activities conducted during the emergency/disaster response were in the General Management Area. The response action included grading and excavation (Exhibits A.2 & A.3). The grading and excavation were contoured to retain the natural topography of the excavation area. By contouring the excavation spoils. There are no cultural, recreation, or natural resource impacts to contouring the spoils back into the landscape. *These criteria are met.*

* * *

(2) Cultural Resources and Treaty Rights

(a) To the greatest extent practicable, emergency/disaster response actions shall not adversely affect cultural resources. Emergency/disaster response actions shall not affect or modify Tribal treaty rights.

(b) The Forest Service shall determine if a reconnaissance survey or historic survey is necessary within three days after receiving notice that a post-emergency land use application has been received by the Planning Director.

1. Reconnaissance surveys shall be conducted by the Forest Service and comply with the standards of MCC 38.7045 (D) (1) and (D)(2)(c).

2. Historic surveys shall be conducted by the Forest Service and shall describe any adverse effects to historic resources resulting from an emergency/disaster response action. Historic surveys shall document the location, form, style, integrity, and physical condition of historic buildings and structures. Such surveys shall also include original photographs, if available, and maps, and should use archival research, blueprints, and drawings as necessary.

(c) Following the submittal of a post-emergency land use application, in addition to other public notice requirements that may exist, the Planning Director shall notify the governments of the four Columbia River treaty tribes when:

* * *

(i) The cultural resource protection process may conclude when it has been determined that Tribal treaty rights have not been affected and one of the following conditions exists:

* * *

Staff: The U.S. Forest Service conducted a Cultural Resources Survey to determine if a Cultural Resource Reconnaissance Survey or a Historic Survey was required. The determination found that a Cultural Resource Reconnaissance Survey was “Not Required” and a Historic Survey was “Not required” (Exhibit D.2). *These criteria are met.*

(3) Natural Resources

(a) To the greatest extent practicable, emergency/disaster response actions shall not adversely affect natural resources.

(b) Buffer zones for water resources, Priority Habitats or sensitive wildlife sites, and sites containing rare plants, shall be the same as those established in MCC 38.7053.

1. Water Resources

* * *

Staff: The development activities conducted during the emergency/disaster response were not located within a buffer zone of water resource areas. *This criterion is not applicable.*

2. Wildlife Habitat

* * *

Staff: The development activities conducted during the emergency/disaster response were not located within 1,000 feet of sensitive wildlife habitat or area. *This criterion is not applicable.*

3. Deer and Elk Winter Range

* * *

Staff: The development activities conducted during the emergency/disaster response were not located within deer and elk winter range. *This criterion is not applicable.*

4. Rare Plants

* * *

Staff: The development activities conducted during the emergency/disaster response were not located within 1,000 feet of a rare plant. *This criterion is not applicable.*

(4) Recreational Resources

(a) To the greatest extent practicable, emergency/disaster response actions shall not adversely affect recreational resources.

(b) Mitigation measures shall be implemented to mitigate any adverse effects on existing recreation resources caused by emergency/disaster response activities to the maximum extent practicable.

Staff: There are no recreational resources at the site of the emergency/disaster response. The immediate area contains residential uses. The applicant utilized Management Practices (BMPs) in their initial response activities which includes working during the dry season (May to September), retaining the existing grade, and reseeding upon completion of work (Exhibits A.2 & A.3). *These criteria are met.*

7.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Post-Emergency National Scenic Area Site Review to replace the septic drainfield in the GGR5 zone. This approval is subject to the conditions of approval established in this report.

8.0 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	3	Application	05.20.2026

A.2	1	Narrative	05.20.2026
A.3	8	Site Plan	05.20.2026
‘B’	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation Property Information for 1S4E06BC -01500 (Alt Acct# R994060830 / Property ID# R341506)	05.20.2026
B.2	1	Current Tax Map for 1S4E06BC -01500	05.20.2026
‘C’	#	Administration & Procedures	Date
C.1	4	Emergency Declaration Email	04.08.2026
C.2	1	Commencement Email	05.11.2026
C.3	1	County Acknowledgement Email	05.12.2026
C.4	12	County Land Use Notification	05.12.2026
C.5	11	Agency Review	06.02.2026
C.6	1	Complete Letter	06.18.2026
C.7	12	Opportunity to Comment	07.07.2026
C.8	12	Decision	08.19.2026
‘D’	#	Comments	Date
D.1	2	Oregon Department of Transportation Comment	05.13.2026
D.2	2	US Forest Service Comment	07.20.2026
D.3	3	Friends of the Gorge Comment	08.04.2026