

14 DAY OPPORTUNITY TO COMMENT

Application for National Scenic Area Review

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2020-13781

Location: 1252 Northeast Evans Rd., Corbett
Tax Lot 01000, Section 35BB, Township 1 North, Range 4 East, W.M.
Alternate Account #R944351210 Property ID #R322798

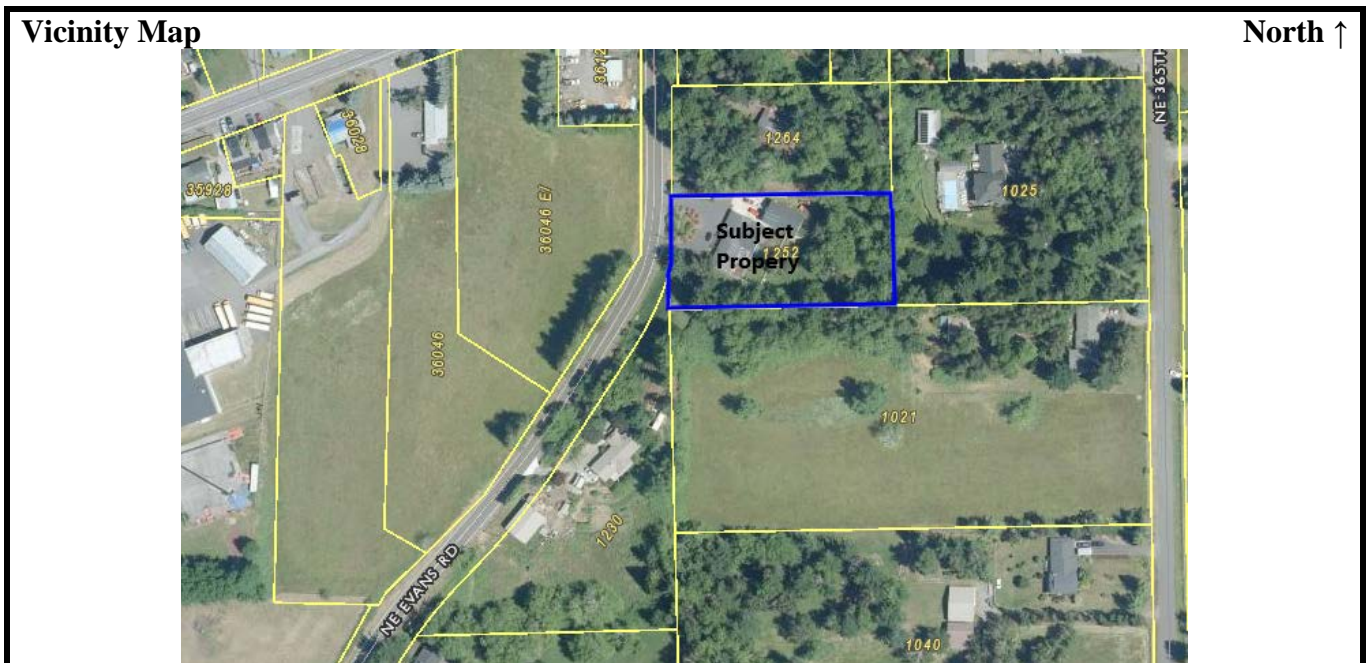
Applicant: Aaron Eddy

Base Zone: GGRC - General Management Area (Residential)

Key Viewing Areas: Larch Sherrard, Historical Columbia River Hwy, Larch Mtn. Rd.

Landscape Setting: Village

Proposal: The applicant is requesting a National Scenic Area Review to install an accessory photovoltaic system on an existing garage.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Monday, April 12, 2021**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm, except holidays*) at no cost. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact planner, Aldo Rodriguez at 503-988-4159 or aldo.rodriguez@multco.us.

For this application to be approved, the proposal will need to meet the applicable approval criteria below:

Multnomah County Code (MCC):

General Provision: MCC 38.0560 Code Compliance and Applications, MCC 38.0015 Definitions – Parcels, MCC 38.0045 Submittal Requirements

GGRC Zone: MCC 38.2425 (Q) Review Use, MCC 38.2460 Dimensional Requirements

NSA Site Review: NSA Site Review: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource, Review Criteria, MCC 38.7055 GMA Wetland Review Criteria, MCC 38.7060 GMA Stream, Lake and Riparian Area 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 contacting our office or by visiting our website at <https://multco.us/landuse/zoning-code/s> under the link **Chapter 38 – Columbia River Gorge National Scenic Area**

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, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. 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.

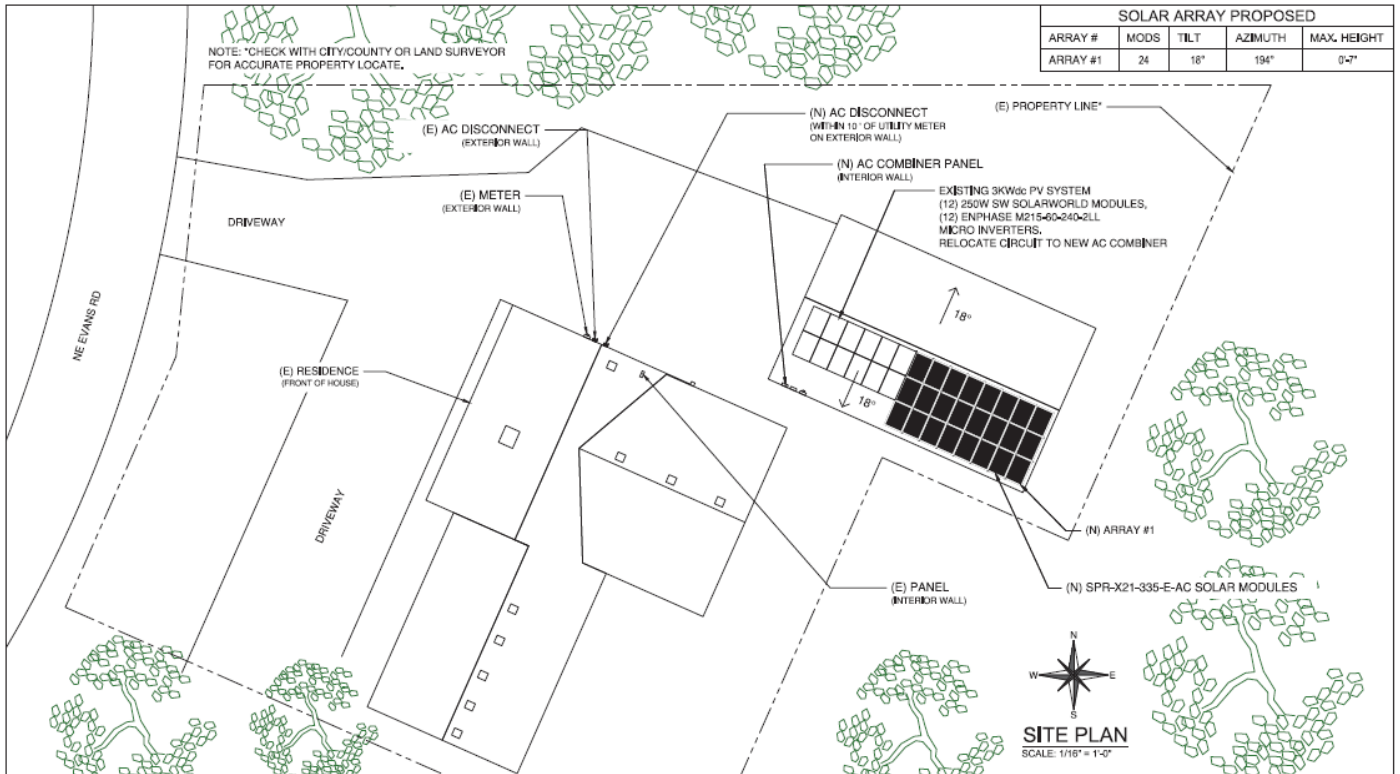
Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.

Enclosures:

Site Plan
Elevations

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.



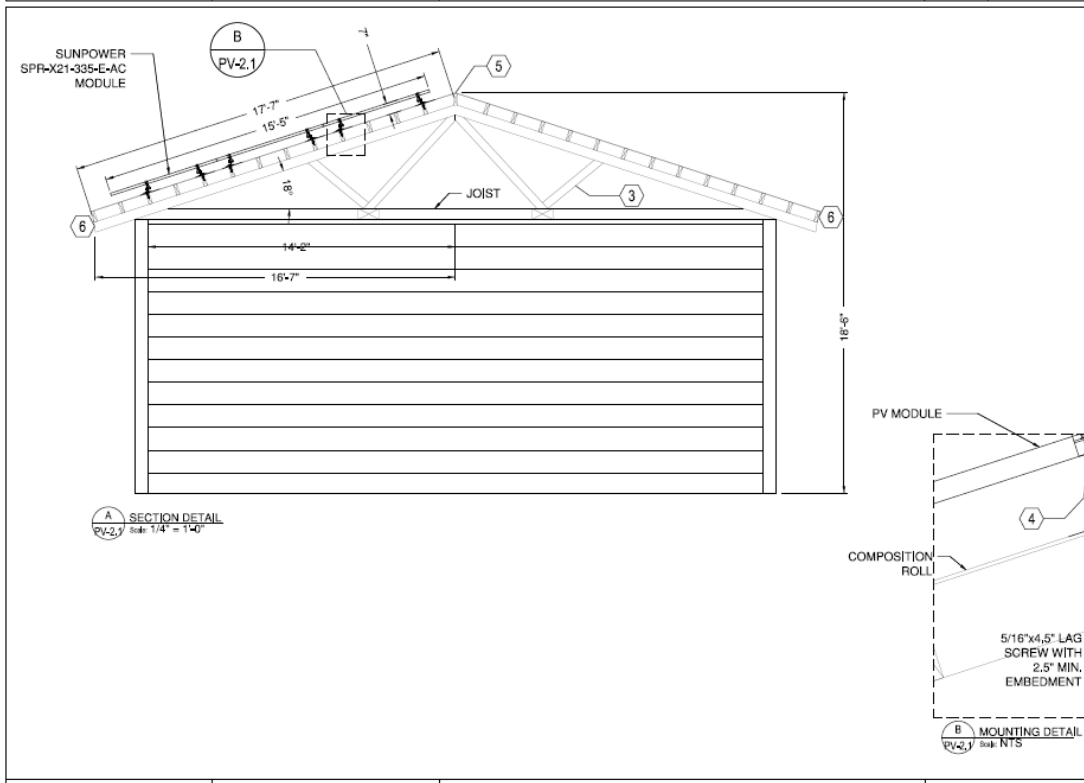
| SOLAR ARRAY PROPOSED | | | | |
|----------------------|------|------|---------|-------------|
| ARRAY # | MODS | TILT | AZIMUTH | MAX. HEIGHT |
| ARRAY #1 | 24 | 18° | 194° | 0-7' |

CONTRACTOR
 EARTHLIGHT TECHNOLOGIES
 1037 COMMERCE CT
 SILVERTON OR 97381
 Ph: (512)-473-9385
 License# 201408



PHILLIP DEARIXON
 RESIDENTIAL GRID INTERACTIVE SOLAR ELECTRIC INSTALLATION
 1252 NE EVANS RD CORBETT, OR 97019

| SITE PLAN | | Page: |
|--|--------------------------------|----------------|
| System AC Size @ STC: 7,680 kW | System DC Size @ STC: 8,040 kW | PV-1 |
| (24) SUNPOWER SPR-X21-335-E-AC SOLAR MODULES | | |
| Drawn: TC | Rev: PERMIT SET | Date: 5/7/2020 |
| Checked: RM | | |



- GENERAL NOTES:**
- A. TRUSSES LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS MAY DIFFER AND CONTRACTOR MAY NEED TO ADJUST MOUNT LOCATIONS. IN NO CASE SHALL THE MOUNT SPACING EXCEED MAX. MOUNT SPACING.
- KEYED NOTES:**
- SUNMODO E23 COMP SHINGLE FOOTING
 - 2X6 PURLINS @ 16" O.C.
 - 2X6 TRUSSES @ 12" O.C.
 - IRONRIDGE XR100 RAIL
 - RIDGE
 - EAVE
 - RAKE

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| STRUCTURAL DETAILS | | Page: |
|--|--------------------------------|----------------|
| System AC Size @ STC: 7,680 kW | System DC Size @ STC: 8,040 kW | PV-2.1 |
| (24) SUNPOWER SPR-X21-335-E-AC SOLAR MODULES | | |
| Drawn: TC | Rev: PERMIT SET | Date: 5/7/2020 |
| Checked: RM | | |