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## NOTICE OF NSA DECISION

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**Case File:** T2-2021-14742

**Permit:** National Scenic Area Site Review

**Applicant:** Tyler Mowlds

**Owner:** Tyler Mowlds & Stephany Mowlds

**Location:** 35821 E. Historic Columbia River Hwy., Corbett  
**Alternate Account #:** R944341180

**Map, Tax Lot:** 1N4E34AA-01800  
**Property ID #:** R322687

**Zoning:** Gorge General Rural Center (GGRC)

**Key Viewing Areas:** Columbia River, Larch Mt. Rd., Hist. Columbia River Hwy, State Route-14

**Landscape Setting:** Village

**Proposal Summary:** Applicant requests a National Scenic Area Review for a new 30' x 48' accessory building to serve as a personal shop / storage. The proposal includes the removal of an existing shed from the property.

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**Decision:** **Approved with Conditions**

This decision is final and effective at the close of the appeal period, unless appealed. The deadline for filing an appeal is **Thursday January 27, 2022 at 4:00 pm.**

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**Opportunity to Review the Record:** The complete case file, including the Planning Director Decision containing Findings, Conclusions, Conditions of Approval, and all evidence associated with this application are available for review by contacting Marisol Cervantes at [marisol.cervantes@multco.us](mailto:marisol.cervantes@multco.us). Copies of all documents are available at the rate of \$0.40/per page.

**Opportunity to Appeal:** An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning office at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision is not appealable to the Columbia River Gorge Commission until all local appeals are exhausted.

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**Issued By:** Marisol Cervantes   
Marisol Cervantes, Planner

**For:** Carol Johnson, AICP  
Planning Director

**Date:** Thursday, January 13, 2022

Instrument Number for Recording  
Purposes: # 2020-069141

## Vicinity Map

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### **Applicable Approval Criteria** [Multnomah County Code (MCC)]:

General Provisions: MCC 38.0015 Definitions – Parcel, MCC 38.0045 Review and Conditional Use Applications – Submittal Requirements, MCC 39.6235 Stormwater Drainage Control, MCC 38.0560 Code Compliance and Applications

GGRC Zone: MCC 38.2425(C) Review Uses, MCC 38.2460(E) & (F) Dimensional Requirements and Standards

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 <http://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 brackets.

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)(1)]
  - i. For purposes of Condition #1.a., commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
  - ii. Notification of commencement of construction will be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to date of commencement. Work may commence once notice is completed. [MCC 38.0690(B)(3)]
- b. When the structure has not been completed within **two (2) years** of the date of commencement of construction. [MCC 37.0690(B)(2)]
  - i. For purposes of Condition #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. [MCC 38.0690(B)(4)]
  - ii. For purposes of Condition 1.b.i, the property owner shall provide written notification of completion of the construction and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to *marisol.cervantes@multco.us* and shall reference the case number T2-2021-14742. [MCC 38.0690(B)(4)].

**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 other than that which is specified within 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 38.0560 & MCC 38.2415]
3. Within 30 days after the decision becomes final, the applicant(s), owner(s), or their representative(s) shall:
  - a. Record pages 1 through 6 in 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]

**Note:** The Planning Director may grant reasonable extensions for required recording, not to exceed an additional 30 days, in cases of practical difficulty. Failure to sign and record the Notice of Decision within the prescribed period shall void the decision. [MCC 38.0670]

**4. Prior to Land Use Approval for Building Plan Check:**

- a. 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 *marisol.cervantes@multco.us* and shall reference the case number. [MCC 38.0660(B)].

- b. The applicant shall remove or demolish the existing 100 square foot shed identified on the site plan (Exhibit A.3). Upon removal of the shed, the applicant shall request a code compliance inspection by sending an email to [lup-submittals@multco.us](mailto:lup-submittals@multco.us) and requesting an inspection. [MCC 38.0560]
- c. The applicant shall obtain a memorandum from the Oregon Dept. of Transportation (ODOT) indicating that the proposal has been reviewed. If ODOT has any additional requirements, the applicant must demonstrate compliance with such requirements prior to building plan check by the County. If ODOT requires modification to the site, the applicant shall contact Land Use Planning to verify no additional permits are necessary. If additional permits are necessary, those permits shall be obtained before any work is completed. [MCC 38.2415]
- d. The applicant shall modify the site plan to correctly show the soakage trench to be used for the stormwater drainage control system as outlined in Exhibit A.7. [MCC 39.6235]
- e. The applicant shall provide a revised planting site plan that addresses the required plantings described in section 6.33 of this decision. Upon approval by Land Use Planning, the approved planting plan shall be the plan of reference for determining the satisfaction of condition of approval no. 5.d. of this decision.

**5. As an ongoing condition, the property owner and/or their representatives shall:**

- a. The accessory structure to be constructed shall not exceed 1,440 sq. ft. (30-ft by 48-ft) in size and 19-ft and 9 inches in height. [MCC 38.2425(C)(1) & (2)]
- b. The structure including the eaves or roof line, shall meet the Minimum Yard Dimensions as specified in MCC 38.2460(E).
- c. All exterior colors for siding, roof and trim shall be painted the color “Kodiak Brown” and/or “Weathered Copper” and have a matte finish.
- d. By May 1, 2022, the property owner shall plant the required tree plantings outlined in the approved planting plan. If the property owner desires an extension, they shall contact staff planner 30 days prior to the date and request an extension of no more than six months. The applicant must explain why an extension is needed. It is at the sole discretion of the Planning Director to decide if an extension will be granted.
- e. The property owners are responsible for the proper maintenance and survival of planted vegetation and the existing tree cover to the north of the proposed accessory building as shown on the site plan. The property owners are responsible for the replacement of any vegetation that does not survive. If any of the trees become diseased, are removed or fail to thrive, they shall be replanted within the next planting season. The property owners should inform Land Use Planning if a tree needs to be replanted. [MCC 38.7035(A)(4), MCC 38.7035(B)(4) and MCC 38.7035(B)(17)]

6. The following procedures shall be effected when cultural resources are discovered during construction activities. All survey and evaluation reports and mitigation plans shall be submitted to the local government and the SHIPO. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are pre-contact or otherwise associated with Native Americas.

- a. Halt of 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.

- b. Notification. The project applicant shall notify the local government and the Gorge Commission within 24 hours of the discovery. If the cultural resources are pre-contact or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments with 24 hours. The CRGNSA Heritage Program Manager, Chris Donnermeyer, should also be notified at 541-308-1711, [Christopher.donnermeyer@usda.gov](mailto:Christopher.donnermeyer@usda.gov)
- c. Survey and Evaluation. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from SHIPO. (See Oregon Revised Statute [ORS] 273.705, ORS 358.905 to 358.955, and Revised Code of Washington [RCW] 27.23). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the guidelines in the “Reconnaissance Survey Reports-Large Scale Uses” sections within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2.

Based on the survey and evaluation report and any written comments, the local government shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.

A mitigation plan shall be prepared if the affected cultural resources are significant.

- d. Mitigation Plan. Mitigation plans shall be prepared according to the information consultation, and report guidelines contained in the “Mitigation Plans: Mitigation Plan Criteria and Information Needs” section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2. Construction activities may recommence when the conditions in the mitigation plan have been executed.
7. The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.
- a. Halt of Activities. All survey, excavation and construction activities shall cease. The human remains shall not be disturbed any further.
  - b. Notification. Local law enforcement officials, the local government, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
  - c. Inspection. The coroner, or appropriate official, shall inspect the remains at the project site and determine if they are pre-contact/historic or modern. Representatives from the Indian tribal governments shall have an opportunity to monitor the inspection.
  - d. Jurisdiction. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.
  - e. Treatment. In Oregon, pre-contact/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in RCW 27.44 and 68.05 shall generally be implanted if the remains are re-contact/historic.

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 requirements specified in the “Mitigation Plans: Mitigation Plan Criteria and Information Needs” section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2.

The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set for in the “Mitigation Plans: Conclusion of the Cultural Resource Protection Process” section within the Management Plan for the Columbia River Gorge National Scenic Area, Chapter 2 are met and the mitigation plan is executed.

**Note:** Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building plans signed off by land use planning, the applicant shall 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 land use sign-off for building plan check...” Be ready to demonstrate compliance with the conditions.
2. Contact Staff Planner, Marisol Cervantes, via email at [marisol.cervantes@multco.us](mailto:marisol.cervantes@multco.us), for an appointment for review of the conditions of approval and to sign the building plans. Land Use Planning must sign off on the plans and authorize the building permit before you can go to the Building Department. At the time of this review, Land Use Planning may collect additional fees.

The above must be completed before the applicant can obtain building permits from the City of Gresham. At the time of building plan review, a fee may be collected and an erosion control inspection fee may be required.

**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 Site Review for a new 30’ x 48’ accessory building to serve as a personal shop / storage on the northwestern corner of the subject property (tax lot 1N4E34AA-01800). Additionally, the applicant’s request includes the removal of an existing 100 sq. ft. shed so as to comply with the accessory building square footage limitation.

### **2.0 Property Description & History:**

**Staff:** The subject property is zoned Gorge General Rural Center (GGRC) and located within the following Key Viewing Areas: Columbia River, Historic Columbia River Highway, Larch Mountain and State Route-14. The subject property is developed with one single-family dwelling and one small shed. The small shed will be removed.

### **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.1 and C.3). Staff did not receive any public comments during the 14-day comment period but did receive one agency comment. Staff summarizes the comment below:

#### **1. U.S. Forest Service (Exhibit B.5)**

On June 24, 2021 Chris Donnermeyer, Heritage Resources Program Manager, submitted the following comment:

*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*

### **4.0 Administrative Procedures 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 for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use 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:**

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property.**

**(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 was originally codified in the chapter related to land use application procedures and, by its terms, expressly applies to the application review process. Although now codified in the administration and procedures part of the Columbia River Gorge National Scenic Area Code this standard is remains applicable to the application review process and not to the post-permit-approval enforcement 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. As such, an applicant has no initial burden to establish that all elements of the subject property are in full compliance with the Zoning Code and all previously approved permits; instead, in the event of evidence indicating or establishing one or more specific instances of noncompliance on the subject property, the applicant bears the burden to either rebut that evidence or demonstrate satisfaction of one of the exceptions in MCC 38.0560.

On the subject property, there is a 100 sq. ft. shed that has not been authorized. The existing 100 sq. ft. shed will be removed prior to building plan review for the proposed new accessory building. By removing the shed, the subject property will no longer have a code compliance issue. For purposes of the current application, there are no open compliance cases on the subject property, and there is no evidence in the record of any other specific instances of noncompliance on the subject property. *As conditioned, these criteria are met.*

## **4.2 MCC 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.**

**(b) Any unit of land legally created and separately described by deed, or sales contract, or record of survey prior to November 17, 1986, if the unit of land complied with all planning, zoning, and land division ordinances or regulations applicable at the time of creation and up through November 16, 1986.**

\* \* \*

**Staff:** To qualify as a “Parcel” pursuant to MCC 38.0015 Definitions, the subject property, when created or reconfigured, must have (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws. The finding below analyzes whether the Parcel provisions listed above have been met.

On October 30, 1962, a 0.33 acre unit of land was transferred via deed (Exhibit B.2) to another party. This land division created the subject property.

The subject property in 1962 was split zoned, with the southern portion zoned C-2 zone and the northern portion zoned R-10 (Exhibit B.3). The C-2 zone at the time of the parcel creation did not have minimum lot size, but did require that all new lots abut a street (Exhibit B.8). In 1962, the R-10 zone had a minimum lot size of 10,000 square feet, minimum average lot width of 70 feet, and minimum lot width at the building line of 70 feet, and an average lot depth of 100 feet (Exhibit B.7). In addition, the R-10 zone required road frontage on a public road.

The subject property fronts onto the Historic Columbia River Hwy; satisfying the requirement for road frontage for both the C-2 and R-10 zoning districts. The R-10 portion of the subject property is approximately 19,564 sq. ft. It is 106 +/- ft. wide complying with the minimum average lot width and minimum lot width at building line requirements of 70 feet. The R-10 portion of the subject property has an average lot depth of 186 ft.

In 1962, the process to create or divide a parcel required a deed or sales contract dated and signed by the parties to the transaction. The document needed to be in recordable form or recorded with the County Recorder. As evidence by the deed recorded in 1962 (Exhibit B.2), the applicable land division laws were satisfied.

The latest deed recorded for the subject property was recorded in June 2020 (Exhibit A.5). The 1971 deed (Exhibit A.6a) is the first time the subject property was described in a legal description, but the subject property was created in 1962. The legal description in the 2020 deed is consistent with the unit of land created in 1962 (Exhibit B.2) as discussed above.

*Based on the above, tax lot 1N4E34AA-01800 satisfied the applicable zoning laws of the C-2 and R-10 zoning in 1962 and remains in the same configuration as described in the 1971 Sales Contract. Tax lot 1N4E34AA-01800 is a verified Legal Parcel in its current configuration.*

## **5.0 Gorge General Rural Center Criteria:**

### **5.1 MCC 38.2425 Review Uses**

**(C) 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:**

**(1) 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.**

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

**Staff:** The applicant is proposing to construct a 30' x 48' (1,440 sq. ft.) accessory shop on the subject property. As stated in the applicant's narrative, the proposed shop will be 19 feet and 9 inches tall at its tallest point (Exhibit A.2). A condition of approval requires the building be constructed subject to the dimensional specifications proposed. *As conditioned, these criteria are met.*

## **5.2 MCC 38.2460 Dimensional Requirements and Standards**

### **(E) 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.**

**(F) 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 proposed shop will be located towards the rear portion of the subject property. The proposed shop will be 40 feet from the northern (rear) property line, 10 feet from the western (side) property line, about 50 feet +/- from the eastern (side) property line, roughly 117+/- feet from the southern (side) property line, and 350 feet from the front property line adjacent to the East Historic Columbia River Hwy. (Exhibit A.2 & A.3). As per the applicant's narrative and building elevations, the proposed shop will not exceed 19.75 feet in height (Exhibit A.2 & A.4). A condition of approval ensures compliance with the dimensional requirements noted above. *As conditioned, these criteria are met.*

## **6.0 National Scenic Area (NSA) Site Review Criteria:**

### **6.1 MCC 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:**

#### **(A) All Review Uses and Conditional Uses:**

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

**Staff:** The applicant proposes a 30' x 48' accessory building to be placed at the northern rear portion of the subject property. According to the County's GIS data, the topography of the building envelope does not contain any slope hazards and appears to be relatively level. Additionally, the stormwater certificate (Exhibit A.7) states the slopes in this area are between 0% to 8%. There will not be any major cuts as the subject property is fairly flat. Staff finds that the proposed location for the accessory shop will be sited to retain the existing topography and minimize grading activities to the maximum extent practicable. *This criterion is met.*

- 6.2 (2) New buildings shall be compatible with the general scale (height, dimensions and visible mass) of similar buildings that exist nearby (e.g. dwellings to dwellings). Expansion of existing development shall comply with this guideline to the maximum extent practicable. For purposes of applying this standard, the term nearby generally means buildings within ¼ mile of the parcel on which development is proposed.**

**Staff:** The applicant provided a list of seven properties within a quarter-mile of the subject property (Exhibit A.2, Page 2). Based on the County's Assessment and Taxation property information, the average size of similar buildings on these properties is approximately 1,700 square feet. The applicant proposes a 1,440 square foot accessory building. Staff finds that the proposed accessory building is compatible with the general scale of similar buildings that exist within a quarter-mile of the subject property. *This criterion is met.*

- 6.3 (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 is located on E. Historic Columbia River Hwy, which is a Scenic Travel Corridor. As defined in MCC 38.0015, the Scenic Travel Corridors are those portions of Interstate 84, the Historic Columbia River Highway, Oregon Highway 35, and Washington State Routes 14, 141 and 142 located in the Scenic Area. No new vehicular access points are proposed as part of this project (Exhibit A.3). The subject property has a single existing driveway. *This criterion is not applicable.*

- 6.4 (4) Property owners shall be responsible for the proper maintenance and survival of any required vegetation.**

**Staff:** A condition of approval has been included requiring the property owners are responsible for maintenance of the approved vegetation. *As conditioned, this criterion is met.*

- 6.5 (5) For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan.**

**Staff:** The subject property is located within the Village Landscape setting. The compatibility of the proposed accessory building in this landscape setting are discussed below in subsection (C).

- 6.6 (B) All Review Uses and Conditional Uses topographically visible from Key Viewing Areas:**

**(1) Each development shall be visually subordinate to its setting as seen from Key Viewing Areas.**

**Staff:** The subject property is topographically visible from the following Key Viewing Areas (KVA): Columbia River, Larch Mountain Road, Historic Columbia River Hwy, and State Route-14. The applicant is proposing to use earth tone colors for the accessory building. The proposed colors for the shop are “weathered copper” for the main building color (similar to number 13A in the NSA Recommended Color Chart). “Weathered Copper” is a dark earth tone and qualifies as a dark earth tone color. “Kodiak Brown” will be used for the trim and roof (similar to number 14A in the NSA Recommended Color Chart). “Kodiak Brown” also qualifies as a dark earth tone color (Exhibit A.2, A.10).

Staff discusses required tree plantings for screening purposes in section 6.33 below. The use of dark earth tone colors, low reflective materials, and vegetative screening will ensure the development is visually subordinate from the various KVAs. *Criteria met.*

- 6.7 (2) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its potential visual impacts as seen from Key Viewing Areas. Decisions shall include written findings addressing the factors influencing potential visual impact including but not limited to: 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). Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to siting (location of development on the subject property, building orientation, and other elements); retention of existing vegetation; design (color, reflectivity, size, shape, height, architectural and design details and other elements); and new landscaping.**

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

**Staff:** The subject property is topographically visible from four Key Viewing Areas (KVAs). The proposed location for the shop building provides some existing tree coverage for the back of the building; however, the front and sides do not have tree coverage. The development will use dark earth tone colors, low reflective materials and plant vegetation to reduce the potential visual effects and achieve visual subordination. A condition of approval ensures the implementation and maintenance of these measures. *As conditioned, the above criteria are met.*

- 6.8 (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 applicant is proposing an accessory building shop at the rear portion of the property (Exhibit A.3). Building elevations for the shop building are shown in (Exhibit A.4). The proposed accessory building shop will not exceed the height of 19 feet and 9 inches (Exhibit A.2). The applicant is proposing a matte color “Weathered Copper” for the main building color and a “Kodiak Brown” as the trim and roof. Both colors are (similar to 13A & 14A of the NSA

Recommended Color Chart). The applicant does not propose any exterior lighting fixtures nor any windows (Exhibit A.2).

The existing tree coverage will cover the back of the proposed accessory building shop. The applicant proposes to plant additional trees at the front of the shop building and along the south property line (Exhibit A.2). Staff discusses required tree plantings in section 6.33 below. A condition of approval will be included to ensure that the property owner continuously maintains required vegetation for screening purposes. *As conditioned, the above criteria are met.*

- 6.9 (5) For proposed mining and associated activities on lands visible from Key Viewing Areas, in addition to submittal of plans and information pursuant to MCC 38.7035 (A) (6) and subsection (4) above, project applicants shall submit perspective drawings of the proposed mining areas as seen from applicable Key Viewing Areas.**

**Staff:** The applicant is not proposing mining or any associated activities on the subject property. *This criterion does not apply.*

- 6.10 (6) New development shall be sited on portions of the subject property which minimize visibility from Key Viewing Areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflict with the protection of cultural resources. In such situations, development shall comply with this standard to the maximum extent practicable.**

**Staff:** The subject property does not contain wetlands, riparian corridors, sensitive plants, sensitive wildlife sites or conflicts with the protection of cultural resources. The applicant is proposing the accessory building shop to be placed where the existing tree coverage is located this allows the structures to be less visible from the Key Viewing Areas (KVAs). *This criterion is met.*

- 6.11 (7) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas.**

**Staff:** As stated previously the applicant proposes the accessory building shop to be placed where existing tree coverage is located at the northern property line. The subject property topography is relatively flat and contains existing vegetation providing screening. The applicant will be required to plant additional vegetation to screen the front of the proposed building. *This criterion is met.*

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

**Staff:** The proposed accessory building shop will retain the existing tree coverage. Additional trees will be necessary to provide additional screening, as discussed in section 6.33. A condition of approval ensures compliance with this criterion. *As conditioned, this criterion is met.*

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

**Staff:** The subject property is relatively level and does not contain any mapped slope hazards. The proposed accessory building does not require significant ground disturbance, cutting, or filling to construct (Exhibit A.2). *This criterion is met.*

- 6.14 (10) The exterior of buildings on lands seen from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features. The *Scenic Resources Implementation Handbook* includes a list of recommended exterior materials. These recommended materials and other materials may be deemed consistent with this code, including those that meet recommended thresholds in the “visibility and Reflectivity Matrices” in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual subordination. Recommended square footage limitations for such surfaces are provided for guidance in the Implementation Handbook**

**Staff:** The subject property is topographically visible from the Historic Columbia River Highway. The applicant has identified the existing tree coverage at the rear portion of the property. The proposed accessory building shop will be placed where the existing tree coverage is located, which will help screen the back of the proposed shop. The applicant is also proposing to use dark earth tone paint colors, “Weathered Copper” for the siding and “Kodiak Brown” for the trim and roof (Exhibit A.2 & Exhibit A.10, Page 2). The proposed colors match the NSA Recommended Color Chart. The accessory building will have no windows nor exterior lighting (Exhibit A.2 & Exhibit A.4). A condition of approval ensures the use of the proposed materials to construct the building. *As conditioned, this criterion is met.*

- 6.15 (11) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.**

**Staff:** The applicant does not propose exterior lighting fixtures nor windows (Exhibit A.3 – A.4). *This criterion is not applicable.*

- 6.16 (12) 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 or list of acceptable colors shall be included as a condition of approval. The *Scenic Resources Implementation Handbook* will include a recommended palette of colors.**

**Staff:** The proposed paint colors for the accessory building shop are “Weathered Copper” for the siding and a “Kodiak Brown” as the trim and roof. Both colors are (similar to 13A & 14A of the NSA Recommended Color Chart) dark earth tones (Exhibit A.2, Exhibit A.10, Page 2). *This criterion is met.*

- 6.17 MCC 38.7035(B)(13) and (B)(14)**

**Staff:** The applicant is proposing a new accessory building. No addition is proposed at this time. The applicant is not proposing to rehabilitate or modify an existing historic structure. Therefore, (B)(13) and (B)(14) do not apply. *These criteria are not applicable.*

- 6.18 (15) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. Variances may be granted if application of this**

standard would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use, and may be applied only after all reasonable efforts to modify the design, building height, and site to comply with the standard have been made.

**(16) An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Areas, may itself protrude above the skyline if:**

- (a) The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and**
- (b) There is no practicable alternative means of altering the building without increasing the protrusion.**

**Staff:** The applicant has stated the accessory building shop will not exceed 19 feet 9 inches in height (Exhibit A.2 & Exhibit A.4). The elevation of the southern portion of the subject property is approximately 669 feet and the elevation of the northwestern portion (where the proposed accessory building will be placed) is approximately 660 feet. Given the topography of the site and the surrounding land, staff finds that the silhouette of the proposed development on the subject property will remain below the skyline of a bluff, cliff or ridge as seen from the KVA. *This criterion is met.*

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

- (a) New landscaping (including new earth berms) shall be required only when there is no other means to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual sub-ordinance. Development shall be sited to avoid the need for new landscaping wherever possible.**

**Staff:** The subject property currently has existing tree coverage in the northwestern portion of the property. Per the applicant, the trees in this area are a combination of evergreen and deciduous trees with about 70% being deciduous. The proposed accessory building shop will be placed in front of the existing tree coverage (Exhibit A.3). These trees will screen the building from the Columbia River and State Route 14. Additional tree plantings, discussed in section 6.33 below, will help the building achieve visual subordination from Larch Mt. Road and the Historic Columbia River Hwy. Conditions of approval ensure the installation and maintenance of the additional tree plantings. *As conditioned, this criterion will be met.*

**6.20 (b) If new landscaping is required, it shall be used to supplement other techniques for achieving visual subordination.**

**Staff:** The proposed additional planting will help achieve visual subordination from the KVAs. Additionally, the applicant is proposing to use dark earth tones for the building to blend with the surrounding areas. The proposed building is one story in height and will be no taller than 19 feet 9 inches in height (Exhibit A.2 & Exhibit A.4). New landscaping will be needed to achieve visual subordination from Larch Mt. Road and Historic Highway Key Viewing Areas. *As conditioned, this criterion is met.*

**6.21 (c) Vegetation planted for screening purposes shall be of sufficient size to make the development visually subordinate within five years or less of commencement of construction.**

**Staff:** The additional tree plantings, discussed in section 6.33 below, will be about 6-ft. tall at the time of planting. Conditions of approval ensure that the additional tree plantings will be of sufficient size within five years. *As conditioned, the above criterion is met.*

- 6.22 (d) Landscaping shall be installed as soon as practicable, and prior to project completion. The property owner(s), and their successor(s) in interest are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.**

**Staff:** A condition of approval has been included requiring the additional tree plantings to be planted before occupancy of the accessory building and/or by May 1, 2023. This will allow winter and spring planting of the trees. A condition of approval also requires the property owners to maintain the trees in a healthy state or replant. *As conditioned, the above criterion is met.*

- 6.23 (e) The Scenic Resources Implementation Handbook includes recommended species for each landscape setting consistent with MCC 38.7035(C) and the minimum recommended sizes for tree plantings (based on average growth rates expected for recommended species).**

**Staff:** The sizing requirement recommended for vegetation is dependent on whether it is ball & burlapped or a containerized. The Implementation Handbook recommends planting between 5-ft. to 10-ft. tall Maple and Dogwood trees. The trees to be planted, discussed in section 6.33 below, will be 6-ft. tall. A condition of approval ensures the proper maintenance and survival of the proposed trees. *As conditioned, this criterion is met.*

- 6.24 (18) Conditions regarding new landscaping or retention of existing vegetation for new developments on land designated GMA Forest shall meet both scenic guidelines and the fuel break requirements of MCC 38.7305(A).**

**Staff:** The subject property is zoned Gorge General Rural Center (GGRC). The new vegetation does not need to comply with the GMA fuel break requirements. *This criterion is not applicable.*

- 6.25 MCC 38.7035(B)(19), (B)(20), (B)(21), and (B)(22)**

**Staff:** Applicant is proposing a 30' x 48' accessory structure. As communication facilities, transportation signs/facilities, main lines, etc. are not proposed, the criteria in (B)(19) – (B)(22) do not apply. *These criteria are not applicable.*

- 6.26 (23) Except for water-dependent development and for water-related recreation development, development shall be set back 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam, unless the setback would render a property unbuildable. In such cases, variances to the setback may be authorized.**

**Staff:** The proposed development is not water dependent and is approximately 0.75 of a mile from the Columbia River. *This criterion is met.*



**6.27 (24) 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 site shall be utilized.**

**Staff:** Contour information available to the County and the storm water certificate (Exhibit A.7) shows the subject property to have slopes of 8% percent or less. *This criterion is met.*

**6.28 (25) All proposed structural development involving more than 100 cubic yards of grading on sites visible from Key Viewing Areas shall include submittal of a grading plan. This plan shall be reviewed by the Planning Director for compliance with Key Viewing Area policies. The grading plan shall include the following:**

\* \* \*

**Staff:** The applicant states that the development site will not contain any fill or compacted area nor major cuts, as the property is generally flat (Exhibit A.2). *These criteria are not applicable.*

**6.29 MCC 38.7035(B)(26) and (B)(27)**

**Staff:** The applicant is proposing a new 30' x 48' accessory building. As the proposal does not involve the expansion of and/or new production or development of mineral resources, (B)(26) and (B)(27) do not apply. *These criteria are not applicable.*

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

\* \* \*

**(6) Village**

**(a) New development in this setting is exempt from the color and siting requirements of MCC 38.7035(B).**

**(b) New commercial buildings shall be limited in size to a total floor area of 5,000 square feet or less, and shall be limited in height to 2 and 1/2 stories or less.**

\* \* \*

**Staff:** (a) is for information purposes. The proposal does not include a new commercial, institutional or multi-family residential use. Therefore, (b), (c), (d), (e) and (f) above are not applicable. *These criteria are not applicable.*

**6.31 (g) The use of building materials reinforcing the Village Setting's character, such as wood, logs or stone, and reflective of community desires, should be encouraged.**

**(h) Architectural styles characteristic of the area (such as 1½ story dormer roof styles in Corbett), and reflective of community desires, should be encouraged. Entry signs should be consistent with such architectural styles.**

**(i) Design features which create a "pedestrian friendly" atmosphere, such as large shop windows on the ground floor of commercial buildings, porches along ground floors with street frontage, etc. should be encouraged.**

**Staff:** The proposed building will consist of low-reflectivity metal siding and roofing (Exhibit A.10). The siding, trim, and roof will be painted dark brown with a matte finish (Exhibit A.2 and A.10). No windows or exterior lights are included per the proposed building elevation drawings (Exhibit A.4), as the applicant designed the building to blend-in with the topography as best as possible. No entry sign(s) are proposed and the building is not a commercial building. *These criteria are met.*

**6.32 (j) Pedestrian walkways and bicycle paths should be encouraged and integrated into new developments wherever feasible.**

**Staff:** The proposal is for an outbuilding in the rear portion of a residential property. As the building does not front a public right-of-way, pedestrian walkways and bicycle paths are not necessary considerations. *This criterion is met.*

**6.33 (k) Where feasible, existing tree cover of species native to the region or commonly found in the area shall be retained when designing new development or expanding existing development.**

**Staff:** The subject property has existing tree coverage towards the rear portion of the property and some grassy area where the septic drainfield is located. These existing trees are a combination of evergreen and deciduous, with about 70% being deciduous. The proposed accessory building will be placed where the existing tree coverage is located in the rear northwestern portion (Exhibit A.2). A condition of approval requires the existing tree cover to be retained.

The applicant is proposing to utilize 2 Japanese Maples, 8 Leyland Cypress trees, and 2 Dogwoods for additional screening plantings. Leyland Cypress are not native to Western Oregon. Japanese Maples are generally an ornamental landscape shrub or tree that is grafted onto a dwarfing or semi-dwarfing rootstock. It is entirely different from a Big Leaf or Sugar Maple. Neither Japanese Maples nor Sugar Maples are native to Oregon.

The Pacific Dogwood is native to Oregon. The applicant has not specified what specific dogwood they will be planting. Since there are numerous dogwood types, a condition of approval has required that Pacific Dogwood (*Cornus nutallii*) be used for planting. The two Japanese Maples can be replaced with Big Leaf Maple (*Acer macrophyllum*), which is commonly found in a village landscape setting. The Leyland Cypress could be replaced with either Douglas Fir (*Pseudotsuga Mensiesii*) or Western Red Cedar (*Thuja plicata*).

*As conditioned, the above criterion is met.*

**6.34 (l) Compatible recreation uses may include community parks serving the recreation needs of local residents, and varying intensities of other recreation uses.**

**Staff:** The applicant is not proposing a recreational use. *This criterion is not applicable.*

## **7.0 Resource Review Criteria:**

## 7.1 MCC 38.7045 GMA Cultural Resource Review Criteria

### (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:

\* \* \*

**Staff:** Chris Donnermeyer, Columbia River Gorge Scenic Area Heritage Resources Program Manager, submitted a Cultural Resource Survey Determination on June 24, 2021, stating that “A Cultural Resource Reconnaissance Survey is: “Not Required” as the proposed use or element of the propose use “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,” and “does not occur within 500 feet of a known cultural resource” (Exhibit B.6). *This criterion is met.*

7.2 (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:** Chris Donnermeyer, Columbia River Gorge Scenic Area Heritage Resources Program Manager, submitted a Cultural Resource Survey Determination on June 24, 2021, stating that a historic survey is not required because the proposal “Would not alter the exterior architectural appearance of significant buildings and structures that are 50 years old or older” and “Would not 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.” (Exhibit B.6). Therefore, a historic survey is not required. *This criterion is not applicable.*

7.3 (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:** As stated in section 7.2 above, the project is exempt from the cultural resource review requirement. *This criterion is met.*

7.4 (L) Cultural Resources Discovered After Construction Begins  
The following procedures shall be effected when cultural resources are discovered during construction activities. All survey and evaluation reports and mitigation plans shall be submitted to the Planning Director and SHPO. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.

\* \* \*

**(M) Discovery of Human Remains**

The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction.

Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.

\* \* \*

*Staff:* A condition of approval requires compliance with (L) and (M) above. *As conditioned, these criteria are met.*

**7.5 MCC 38.7055 GMA Wetland Review Criteria**

**(A) The wetland review criteria shall be deemed satisfied if:**

**(1) The project site is not identified as a wetland on the *National Wetlands Inventory* (U.S. Fish and Wildlife Service, 1987);**

**(2) The soils of the project site are not identified by the *Soil Survey of Multnomah County, Oregon* (U.S.D.A. Soil Conservation Service, 1983) as hydric soils;**

\* \* \*

*Staff:* According to the County’s GIS data, there are no wetlands or hydric soils identified on the subject property. The subject property is also not located adjacent to the main stem of the Columbia River. The project site is not located in a wetland buffer zone as this and adjacent properties do not have wetlands on them. *These criteria are met.*

**7.6 MCC 38.7060 GMA Stream, Lake, and Riparian Review Criteria**

**(A) The following uses may be allowed in streams, ponds, lakes and riparian areas, and their buffer zones, when approved pursuant to the provisions of MCC 38.0045, MCC 38.7060 (C), and reviewed under the applicable provisions of MCC 38.7035 through 38.7085:**

\* \* \*

*Staff:* The subject property does not contain streams, ponds, lakes, and riparian areas. *These criteria are not applicable.*

**7.7 MCC 38.7065 GMA Wildlife Review Criteria**

**Wildlife Habitat Site Review shall be required for any project within 1,000 feet of sensitive wildlife areas and sensitive wildlife sites (i.e., sites used by sensitive wildlife species).**

\* \* \*

*Staff:* Based on the maps provided by the United States Forest Service for Sensitive Wildlife, there does not appear to be any sensitive wildlife areas and sensitive wildlife sites within 1,000 feet of the subject property. *These criteria are not applicable.*

**7.8 MCC 38.7070 Rare Plant Review Criteria**

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

\* \* \*

**Staff:** Based on available maps, there does not appear to be any endemic plants and sensitive plant species within 1,000 feet of the subject property. *These criteria are not applicable.*

## 7.9 MCC 38.7080 GMA Recreation Resource Review Criteria

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

\* \* \*

### (D) Recreation Intensity Class 4

#### (1) All uses permitted in Recreation Intensity Classes 1, 2, and 3.

\* \* \*

**Staff:** The subject property is located within the Recreation Intensity Class 4; however, the applicant is not proposing any recreation based uses. *These criteria are not applicable.*

## 8.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the National Scenic Area Site Review to establish an accessory building shop in the GGRC zone. This approval is subject to the conditions of approval established in this report.

## 9.0 Exhibits

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits

Exhibits with a “\*” after the exhibit # have been included as part of the mailed decision. Those exhibits have been reduced to a size of 8.5” x 11” for mailing purposes. All other exhibits are available for review in Case File T2-2021-14742.

| Exhibit # | # of Pages | Description of Exhibit   | Date Received / Submitted |
|-----------|------------|--|---------------------------|
| A.1       | 1          | NSA Application Form   | 06.11.2021                |
| A.2       | 4          | Applicant Narrative  | 06.11.2021                |
| A.3*      | 1          | Site Plan  | 06.11.2021                |
| A.4       | 1          | Building Plan  | 06.11.2021                |
| A.5       | 1          | Deed recorded as instrument no. 2020-069141  | 06.11.2021                |
| A.6       | 11         | Chain of Title<br><b>A.6a:</b> Sales Contract recorded March 8, 1971 in Book 775, Pages 1301-1302<br><b>A.6b:</b> Bargain and Sale Deed recorded July 11, 1983 in Book 1676, Page 1848 | 06.11.2021                |
| A.7       | 13         | Storm Water Drainage Control Certificate and Report  | 06.11.2021                |
| A.8       | 4          | Septic Review Certification  | 06.11.2021                |
| A.9       | 2          | Fire Service Agency Review   | 06.11.2021                |
| A.10      | 2          | Building Materials Spec. Sheet   | 06.11.2021                |

|            |          |   |             |
|------------|----------|---|-------------|
| A.11       | 6        | Photos of Existing Dwelling   | 06.11.2021  |
|            |          |   |             |
| <b>'B'</b> | <b>#</b> | <b>Staff Exhibits</b>   | <b>Date</b> |
| B.1        | 2        | Division of Assessment, Recording, and Taxation (DART):<br>Property Information for 1N4E34AA-01800 (Alt<br>Acct#R944341180) | 06.11.2021  |
| B.2        | 1        | Warranty Deed recorded October 30, 1962 in Book 2141,<br>Page 377   | 11.03.2021  |
| B.3        | 1        | 1962 zoning map for 1N4E34AA-01800  | 11.01.2021  |
| B.4        | 4        | 1968 zoning ordinance 100 amended, R-10 zoning code   | 11.01.2021  |
| B.5        | 3        | 1968 zoning ordinance 100 amended, C-2 zoning code  | 11.01.2021  |
| B.6        | 2        | USFS Survey Determination   | 06.11.2021  |
| B.7        | 4        | 1960 R-10 Zone  | 11.30.2021  |
| B.8        | 3        | 1960 C-2 Zone   | 11.30.2021  |
| B.9        | 2        | 1960 Zoning Districts   | 11.30.2021  |
|            |          |   |             |
| <b>'C'</b> | <b>#</b> | <b>Administration &amp; Procedures</b>  | <b>Date</b> |
| C.1        | 29       | Agency Review   | 06.16.2021  |
| C.2        | 1        | Complete Letter (Day 1)   | 07.09.2021  |
| C.3        | 4        | Opportunity to Comment  | 09.23.2021  |
| C.4        | 22       | Administrative Decision   | 01.13.2022  |

