



Land Use Planning Division
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 multco.us/landuse

**NSA
 EXPEDITED
 RESIDENTIAL
 APPLICATION**

PROPERTY

Address _____ Site Size _____

PROPOSED DEVELOPMENT (check all that apply)

- Addition or covered deck:** Size _____ (200 sf max) Height _____ ft
 Existing Floor Area _____ (500 sf min) Existing Height _____ ft (greater than proposed)
- Accessory structure:** Size _____ (60 to 200 sf) Height _____ ft (10 ft max)
- Uncovered, attached deck:** Size _____ (500 sf max) Height _____ inches (30" max)
- Demolition:** Structure Type _____ Age _____ (less than 50 yrs)
- Rail, solid, or semi-solid fence:** Height _____ ft (6' max) Length _____ (100' max)
- Wire strand fence:** Height _____ ft (greater than 4') Length _____ (greater than 500')
- Woven wire fence:** Agricultural enclosure only Area fenced _____ (80 ac max)
- Pave existing dirt/gravel road:** All work to occur within existing road prism
- Decommission non-paved road:** Includes ripping road surface, barriers, revegetation
- Retaining wall:** Height _____ ft (2' max exposed surface) Length _____ (100' max)
- Outdoor lights:**
- Other:** _____

APPLICANT

Name _____ Phone _____
 Mailing Address _____ Fax _____
 City _____ State _____ Zipcode _____ E-mail _____

OWNER

Name _____ Phone _____
 Street Address _____ City _____ State _____ Zipcode _____

I authorize the applicant to make this application.

 Property Owner(s) Signature(s)

NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

If no owner signature above, a letter of authorization from the owner is required.

For Staff Use
CASE NUMBER
State ID #
Alt Acct. #
DATE SUBMITTED
ZONING
MCC CITATION (For Qualifying Use)
Related Case No
Open UR/ZV
By: _____

Instructions for applicants:

The checklist below asks you to confirm facts or conditions related to your property and your proposal. The numbered paragraphs in bold represent code requirements or criteria for development in the National Scenic Area (NSA). Those criteria are addressed when you check a box below each numbered paragraph. By checking a box, you are confirming that the corresponding statement applies to your project. Staff concurrence is indicated by initials in the boxes along the right column of this form. Please ensure that you check a box under every numbered paragraph or staff will not be able to process this application under the Expedited Review Process. The NSA Handout #4: Expedited Development Review Process that accompanies this form explains each of the criteria.

Scenic Resources

1. In the General Management Area, the scenic resource protection criteria shall not apply to woven-wire fences for agricultural use that would enclose 80 acres or less.

Staff initial:

- This application includes new woven-wire fencing on property that is within the General Management Area (i.e. it is in a zone district that begins with "GG") and the fencing is for agricultural use and encloses an area that is less than 80 acres in size. *The scenic resource criteria do not apply to the new woven wire fence.*

[Proceed to the Recreational Resource criteria (page 4) if this application is only for fencing. Otherwise, respond to the remaining scenic criteria for other uses or development that are eligible for expedited review.]

- This application is not for new woven wire fencing. *The scenic resources criteria are applicable.*

KEY VIEWING AREAS: Check all the following sites from which your property can be seen.

- | | | |
|--|--|--|
| <input type="checkbox"/> Cape Horn | <input type="checkbox"/> Bridal Veil State Park | <input type="checkbox"/> Sandy River |
| <input type="checkbox"/> Crown Point | <input type="checkbox"/> Portland's Women's Forum State Park | <input type="checkbox"/> Pacific Crest Trail |
| <input type="checkbox"/> Larch Mountain | <input type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Rooster Rock State Park |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Larch Mtn Road (SMA only) | <input type="checkbox"/> Sherrard Point on Larch Mtn |
| <input type="checkbox"/> Columbia River | <input type="checkbox"/> Bonneville Dam Visitor Centers | <input type="checkbox"/> Historic Columbia River |
| <input type="checkbox"/> Beacon Rock | <input type="checkbox"/> Washington State Route 14 | Highway (including HCRH State Trail) |

2. Except signs, the colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. This guideline shall not apply to additions to existing buildings smaller in total square area than the existing building, which may be the same color as the existing building.

Staff initial:

- The application is for an addition to or modification of an existing structure, or placement of a new structure that is not topographically visible from a Key Viewing Area (KVA).

- The attached site plan illustrates how the structure is topographically screened from these KVA(s). *This criterion has been met.*

Attach plan

Note to applicant: Show on the site plan the location of the terrain feature or landform that screens the structure with arrows identifying the vantage point from which the site is viewed from the KVA(s).

- The application is for an addition that is smaller in total square footage than the existing building. As shown in the attached color chip and site photograph, the addition will match the color of the existing building. *This criterion has been met.*

Attach color chip & photo of existing building

- The application is for an addition to or modification of an existing structure, or placement of a new structure that is topographically visible from one or more key viewing areas. As shown in the attached color chip and site photograph, the proposed addition will be dark earth tones that are found at the site or surrounding landscape. *This criterion has been met.*

Attach color chip(s) & photo(s) of structure & surrounding landscape

3. Except signs, structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.

Staff initial:

- The application does not involve a structure that is topographically visible from a key viewing area. *This criterion has been met.*

- The application includes structure(s) that are topographically visible from one or more key viewing areas. As shown in the attached samples, the proposed structure(s) will use low or non-reflective building materials. *This criterion has been met.*

Attach building material samples

4. Any exterior lighting shall be directed downward and sited, limited to no more than 1,000 lumens per fixture, hooded, and shielded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

Staff initial:

- The application does not include outdoor lights. *This criterion is not applicable.*

- The application includes outdoor lights. As shown in the attached specification sheet, the proposed lights will be hooded and shielded and are composed of non-reflective, opaque materials. A site plan and elevation drawings show the location of the lighting. Based on these drawings the lighting will not be highly visible from key viewing areas and noticeably contrast with the landscape setting. The maximum lumens per fixture is _____. *This criterion has been met.*

Attach spec sheet here

5. Structures within 1/2-mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and designed to achieve the applicable scenic standard (e.g., visual subordination, not visually evident).

Staff initial:

The application does not involve a structure that is within 1/2-mile of and topographically visible from a key viewing area. *This criterion is not applicable.*

The application includes structure(s) that are within 1/2-mile of and topographically visible from the key viewing area(s). As shown on the attached site plan, and exterior architectural elevations or rendered photos, the proposed structure(s) will be sited, screened, and designed to achieve the standard of: visual subordination, or not visually evident

Explain how standard is achieved.

This criterion has been met.

Attach elevations or photo of structure

See NSA Handout #5: Designing for Approval

Recreation Resources

6. The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.

The attached site plan labels the uses on adjacent parcels. There is no established recreation site on an adjacent parcel. *This criterion is not applicable.*

The attached site plan shows that the property is adjacent to at least one established recreation site, but does not detract from the use and enjoyment of the site. The proposed development will not generate noise, dust, or odors at levels significant enough to impact the use. Also, the site plan shows that the proposed development would not interfere with access to the adjacent recreation site(s). *This criterion has been met.*

Staff initial:

Label adjacent uses on attached site plan

Cultural Resources

7. The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey.

Note to applicant: If a Tribal Government sends a letter in response to the application indicating that the proposal affects a treaty right or cultural resource, then the application can not be reviewed using the expedited development review process.

Reconnaissance Survey

Proposed development does not require a reconnaissance survey if it meets any of the following (check at least one that applies):

Is limited to the modification, expansion, replacement, or reconstruction of existing buildings and structures.

Will not disturb the ground (e.g. storage shed without a foundation)

Staff initial:

Show area and type of disturbance on plan

- Occurs on a site that was previously disturbed by human activities where the depth and extent of the grading does not exceed prior ground disturbance.
- Involves minor ground disturbance, as defined by depth and extent (e.g. fence construction, footings for a deck, etc.)

Width _____ x Length _____ x Depth _____

Note to applicant: The project will not qualify for expedited review if the Gorge Commission disagrees that the activity results in minor disturbance.

- Occurs on a site that has been adequately surveyed in the past, or has been identified by the Gorge Commission, USFS Archaeologist, or private archaeologist as having a low probability of containing cultural resources.

Attach survey

This criterion has been met.

Historic Survey

A historic survey is not required for the following activities (check at least one):

- There are no structures 50 years old or older on the property.
- There is/are structures 50 years old or older; however, the application does not alter the structure(s), nor does it compromise features of the surrounding area that help define the historic character of the structure(s).

Staff initial:

This criterion has been met.

Natural Resources

Water Resources

8. The development is outside water resources (wetlands, streams, ponds, lakes, and riparian areas) and their buffer. This guideline shall not apply to lot line adjustments or development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

Staff initial:

- The proposal is for development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained. *This criterion is not applicable.*

Show rights-of-way or easement boundary on site plan

- As shown on the attached site plan, proposed development is outside of the water resource and its buffer zones. *The criterion has been met.*

Sensitive Wildlife and Rare Plants

9. The development meets one of the following:

- a. The development is at least 1,000 feet from known Priority Habitats or sensitive wildlife sites (excluding sensitive aquatic species, and deer and elk winter range) and known rare plants; or**
- b. The development does not disturb the ground or is located inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained; or**

Wildlife
Staff initial:

c. For sensitive wildlife, the development is within 1,000 feet of known Priority Habitats or sensitive wildlife sites (excluding sensitive aquatic species, and deer and elk winter range), but an appropriate federal or state wildlife agency determines:

- 1) the Priority Habitat or sensitive wildlife site is not active; or,**
- 2) the proposed development would not compromise the integrity of the Priority Habitat or sensitive wildlife site or occur during the time of the year when wildlife species are sensitive to disturbance.**

For rare plants, the development is within 1,000 feet of known rare plants, but the Oregon Biodiversity Information Center or a person with recognized expertise in botany or plant ecology hired by the applicant has determined that the development would be at least 200 feet from the rare plants.

- As shown on the attached site plan and confirmed by planning staff, the proposed development is over 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, and deer and elk winter range,) and known sensitive plants. *This criterion has been met.*
- The proposed development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained. *This criterion is not applicable.*
- Although proposed development is within 1,000 feet of a known sensitive wildlife area or site, the Oregon Department of Fish and Wildlife (for GMA lands) or U.S. Forest Service (SMA lands) has determined that the area or site is not active, that development will not compromise the integrity of the wildlife area or site, or that development will not occur during a time of year that the wildlife species are sensitive to disturbance.
- Although proposed development is within 1,000 feet of known sensitive plants, a representative of the Oregon Natural Heritage Program or an expert in botany or plant ecology has determined that development will not occur within 200 feet of a sensitive plant species.

<u>Plants</u> Staff initial: _____
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See land use staff for agency contacts

Attach agency confirmation

NOTICE OF PRELIMINARY DECISION

In accepting this application for expedited review, the Planning Director is granting preliminary approval of the development. The Gorge Commission, U.S. Forest Service, Indian tribal governments, and property owners within 750 feet of the subject tract will be given 14 days to provide comments. If no comments are received, the decision shall become final at the close of business on the 14th day. If substantive written comments are submitted, the Planning Director will either modify the decision to address the comments and re-issue it for a 14-day appeal period or re-direct the application to full review if comments establish that the proposed development is not eligible for expedited review.

Comments must be directed to the applicable approval criteria. Those in **bold** above are listed in MCC 38.7100 of the County code. Failure to provide comments during the comment period will preclude a right to appeal.

Conditions/Limitations of Approval

1. If, during construction, cultural or historic resources are discovered, the applicant/owner shall immediately cease development activities and inform the Multnomah County Land Use Planning Division, Columbia River Gorge Commission, and the U.S. Forest Service of any discovery pursuant to MCC 38.7045(L) & (M), or MCC 38.7050(H) as applicable. Once halted, construction activities shall not resume until these standards have been satisfied.
2. Approval of this land use permit is based upon the statements made in this application and attached materials. No work shall occur under this permit other than that which is specified in these documents.
3. Development of structures must be commenced within 2 years of the date of this decision, and completed within 2 years of the date of commencement. The property owner may request an extension of either of these timeframes, as provided in MCC 38.0700. Such a request must be made prior to expiration of the permit.

This decision is final at the close of the comment period unless comments are received. If no comments are received, the effective date of the decision is _____.

FOR STAFF USE

At close of the comment period (check one that applies):

- No substantive written comments were received. The decision is final.
- Substantive written comments were received. The Planning Director will issue a letter addressing the comments and may modify this preliminary decision.
- Written comments were submitted showing that the proposed development is not eligible for expedited review. The project will be reviewed using the full development review process.

Staff initial:

Date:

Any comments received are included in the County records for this application.