



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308
PAULINE ANDERSON • District 1 • 248-5220
GRETCHEN KAFOURY • District 2 • 248-5219
CAROLINE MILLER • District 3 • 248-5217
POLLY CASTERLINE • District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

AGENDA OF
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
FOR THE WEEK OF
February 29 - March 4, 1988

Tuesday, March 1, 1988 - 9:30 AM - Planning Items . . . Page 2
following by Informal Briefing

Tuesday, March 1, 1988 - 1:30 PM - Informal Meeting . . Page 3

Thursday, March 3, 1988 - 9:00 AM - Executive Session . Page 4
followed by Formal Meeting at approximately 9:30 AM
and Special Session relating to Budget Policy Issues

Tuesday, March 1, 1988 - 9:30 AM

Multnomah County Courthouse, Room 602

Decisions of the Planning Commission of February 8, 1988 reported to the Board for acknowledgement by the Presiding Officer:

- Act*
- | | |
|---------|--|
| CS 1-88 | Approve change in zone designation from RC, SEC, to RC, SEC, C-S, community service, to allow a historic museum and exhibit space; |
| CU 2-88 | Approve, subject to a condition, request for a conditional use approval for a bed and breakfast facility, all for property at 36817 East Crown Point Highway |
| HP 1-88 | Approve amendment of Sectional Zoning Map #757, changing the described property from CFU, SEC to CFU, SEC, HP-1, historic preservation district; |
| CU 3-88 | Approve, subject to conditions, conditional use request of the lodge on the described property as a bed and breakfast facility, all for property at 46650 East Crown Point Highway |

INFORMAL BRIEFING

Work Session on Emergency Medical Services

Tuesday, March 1, 1988 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL

1. Informal Review of Bids and Requests for Proposals:
 - a) Hooper Detox Center/Holding Area HVAC Improvements
 - b) NE Glisan St., SE Stark St., NE & SE 172nd Ave.,
SE & NE 181st Ave., NE 165th Ave.
2. Monthly Library Update - Sarah Long
3. Fairview Deinstitutionalization - Gary Smith
4. Informal Review of Formal Agenda of March 3
5. Briefing on Internal Audit Report #1-88, Juvenile Justice Division - Anne Kelly Feeney
6. Briefing on Audit Follow-up Report - Anne Kelly Feeney
7. Status Report on contract negotiations with the City on printing and various services - Kathy Busse

Thursday, March 3, 1988, 9:00 AM

Multnomah County Courthouse, Room 602

Formal Agenda

EXECUTIVE SESSION - for purposes of collective bargaining (ORS 192.660(2))

Ken Upton to discuss collective bargaining issues relating to the Prosecuting Attorneys Association and Local 88 (AFSCME) contracts (approximately 1 hour)

APPROXIMATELY 9:30 AM

REGULAR AGENDA

BOARD OF COUNTY COMMISSIONERS

- R-1 In the matter of appointment of Roy Jay to the Justice Coordinating Council
- R-2 In the matter of appointment of Carol Pool to the Skyline Road District
- R-3 In the matter of appointment of Frank Arnold to the Columbia Gorge Interpretative Center Advisory Board
- R-4 In the matter of reappointment of Larry Naito to the Central City Concern Board
- R-5 In the matter of appointment of Sam McCall, Joetta Ervins, Larry Pry, Evelyn Miller and Riki Brown to the Welfare Advisory Board

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-6 Order Accepting Deed to Property for County Road Purposes from the following: Robert R. and Anita L. Bailey - Troutdale Road
- R-7 Hearing, Objections if any, to proposed assessments for the improvement of SE Ankeny Street, from SE 102nd Avenue to the W/L of Tax Lot 178, Section 33, T1N, R2E, W.M., Petition #1071, Project #D-649, Contract #4213-AD-87
- R-8 Resolution in the matter of the New Swim Facility at Blue Lake Park

- R-9a Budget Modification DES #9 reflecting additional revenues in the amount of \$32,005 from State Land Conservation and Development Commission to Planning, various line items, to implement two grant programs relating to land use planning program (1 - continuing maintenance grant for long range planning maintenance for period July 1, 1987 to April 30, 1989 - \$17,135; 2) Periodic Review of its land use plan for period August 28, 1987 to final order or April 30, 1989, whichever occurs first - \$38,077), and funding additional employees
- R-9b Notice of Intent to apply to Oregon Department of Land Conservation & Development Commission for periodic review grant in the amount of \$38,077 for Planning Division

NONDEPARTMENTAL

- R-10 Budget Modification Nondepartmental #9 making an appropriation transfer in the amount of \$13,283 within Tax Supervising Commission from Materials and Services to Personal Services to cover wage increases effective July 1, 1987

BOARD OF COUNTY COMMISSIONERS

- R-11 Resolution in the matter of the Performance Agreement for Emergency Communication Based upon the Emergency Communications/Operations Center Agreement
- R-12 Resolution in the matter of Emergency Basic Needs Committee Report of February 23, 1988

BUDGET COMMITTEE

(Recess as Board of Commissioners and sitting as the Budget committee)

- R-13 Consideration of Budget Policy Issues - 5 year revenue projections

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:

Thursday, 10:00 PM, Channel 11 for East and West side subscribers

Friday, 6:00 P.M., Channel 27 for Rogers Multnomah East subscribers

Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers



MULTNOMAH COUNTY OREGON

62
5159

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

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March 1, 1988

Ms. Lorna Stickel, Planning Director
Division of Planning & Development
2115 SE Morrison
Portland, OR

Dear Ms. Stickel:

Be it remembered, that at a meeting of the Board of County Commissioners held March 1, 1988, the following action was taken:

In the Matter of the Decisions of the Planning)
Commission of February 8, 1988, Cases CS 1-88;)
CU 2-88; HP 1-88; CU 3-88)

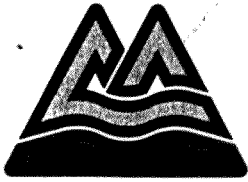
There being no Notice of Review before the Board for the above-entitled matters, and the Board not wanting to review the matters on its own motion, the Chair acknowledged receipt of the decisions.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS

By Jane McGarvin
Jane McGarvin
Clerk of the Board

jm
cc: County Engineer
Assessment & Taxation



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

BOARD OF COUNTY COMMISSIONERS

Tuesday, March 1, 1988

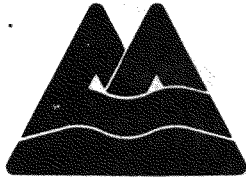
9:30 a.m., Room 602

A G E N D A

The following Decisions are reported to the Board for acknowledgement by the
Presiding Officer:

- CS 1-88 Approve change in zone designation from RC, SEC, to RC, SEC, C-S, community service, to allow a historic museum and exhibit space;
- CU 2-88 Approve, subject to a condition, request for a conditional use approval for a bed and breakfast facility, all for property at 36817 East Crown Point Highway.
- HP 1-88 Approve amendment of Sectional Zoning Map #757, changing the described property from CFU, SEC to CFU, SEC, HP-1, historic preservation district;
- CU 3-88 Approve, subject to conditions, conditional use request of the lodge on the described property as a bed and breakfast facility, all for property at 46650 East Crown Point Highway.

808P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

CS 1-88, #662/#665

Community Service Request

CU 2-88, #662/#665

Conditional Use Request

(Museum Plus Bed and Breakfast Inn)

Applicants request change in zone designation from RC, SEC to RC, SEC, C-S, community service, for the development of a museum with public parking, plus conditional use approval to establish a bed and breakfast inn.

Location: 36817 East Crown Point Highway

Legal: Tax Lot '52', Section 35, 1N-4E
1987 Assessor's Map

Site Size: 2.64 Acres

Size Requested: Same

Property Owner: JE/NA Wilson
(Chamberlain House Bed 'N' Breakfast)
36817 East Crown Point Highway, Corbett, 97019

Applicant: Same

Comprehensive Plan: Rural Center, Area of Significant Environmental Concern

Present Zoning: RC, Rural Center District
SEC, Area of Significant Environmental Concern

Sponsor's Proposal: RC, SEC, C-S, Rural Center,
Area of Significant Environmental Concern
Community Service

Community service permits use of zoned property for a special use such as a church, school, park, public utility, healthcare facility, etc.

PLANNING COMMISSION

DECISION #1:
(CS 1-88)

Approve, subject to conditions, change in zone designation from RC, SEC to RC, SEC, C-S, community service, to allow a historic museum and exhibit space;

DECISION #2:
(CU 2-88)

Approve, subject to conditions, request for a conditional use approval for a bed and breakfast house, all based upon the following Findings and Conclusions.

'20'
19.07 Ac.

222.65
'88'
2.02
Ac. 300

'82'
12.09 Ac



CASES:..... CU 02-88 & CS 01-88
SITE IDENT:.... Tax Lot 52
LOCATION:..... NW¼ Sec 35, T1N, R4E
SZM's SHOWN:.... 662, 663, 664, & 665
MAP SCALE:..... 1 inch to 400 feet

NOTE: Underscoring indicates Zoning Map
within which subject property appears.

RR SEC 65

RR SEC 26

RC SEC 73

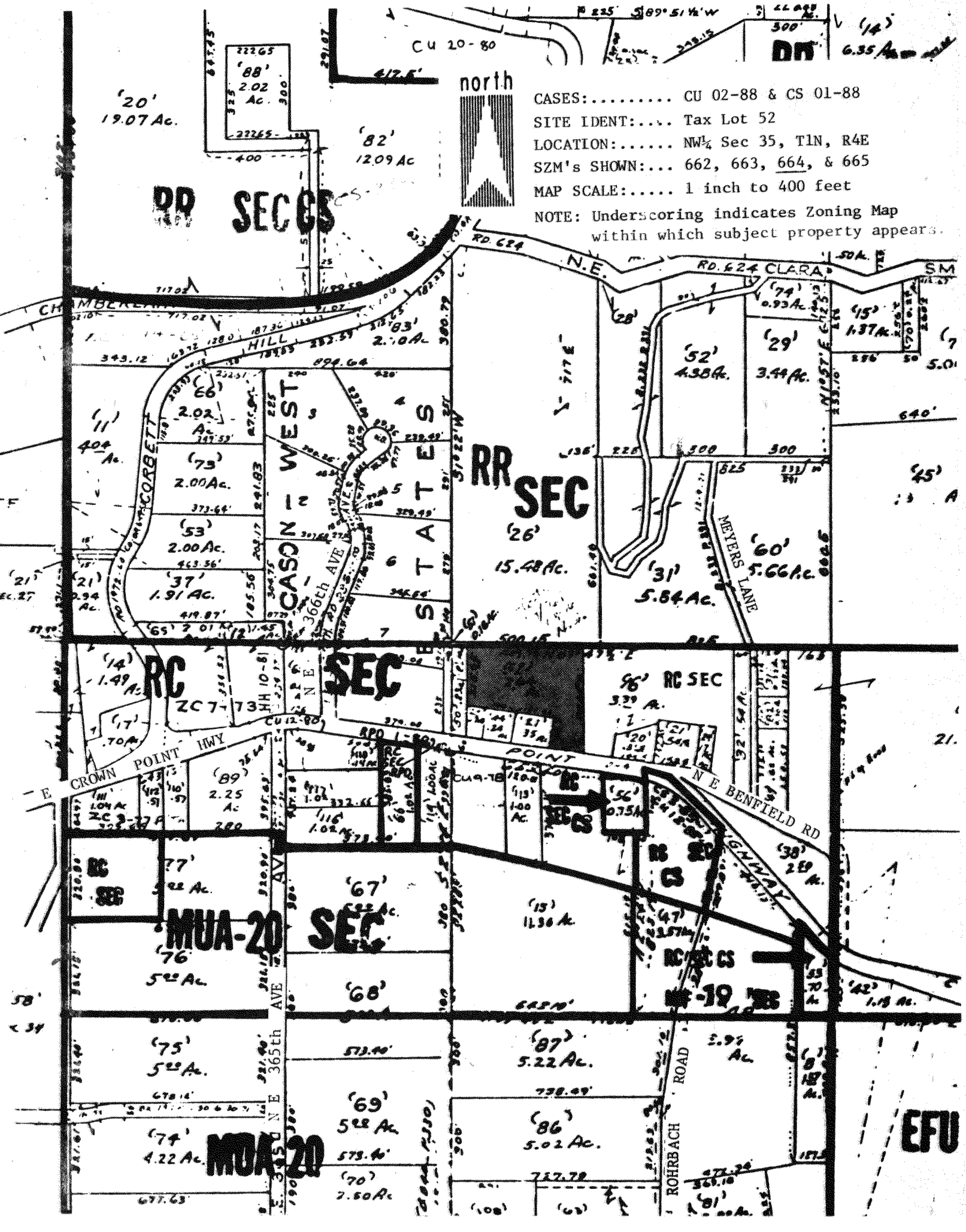
MUA-20 SEC 76

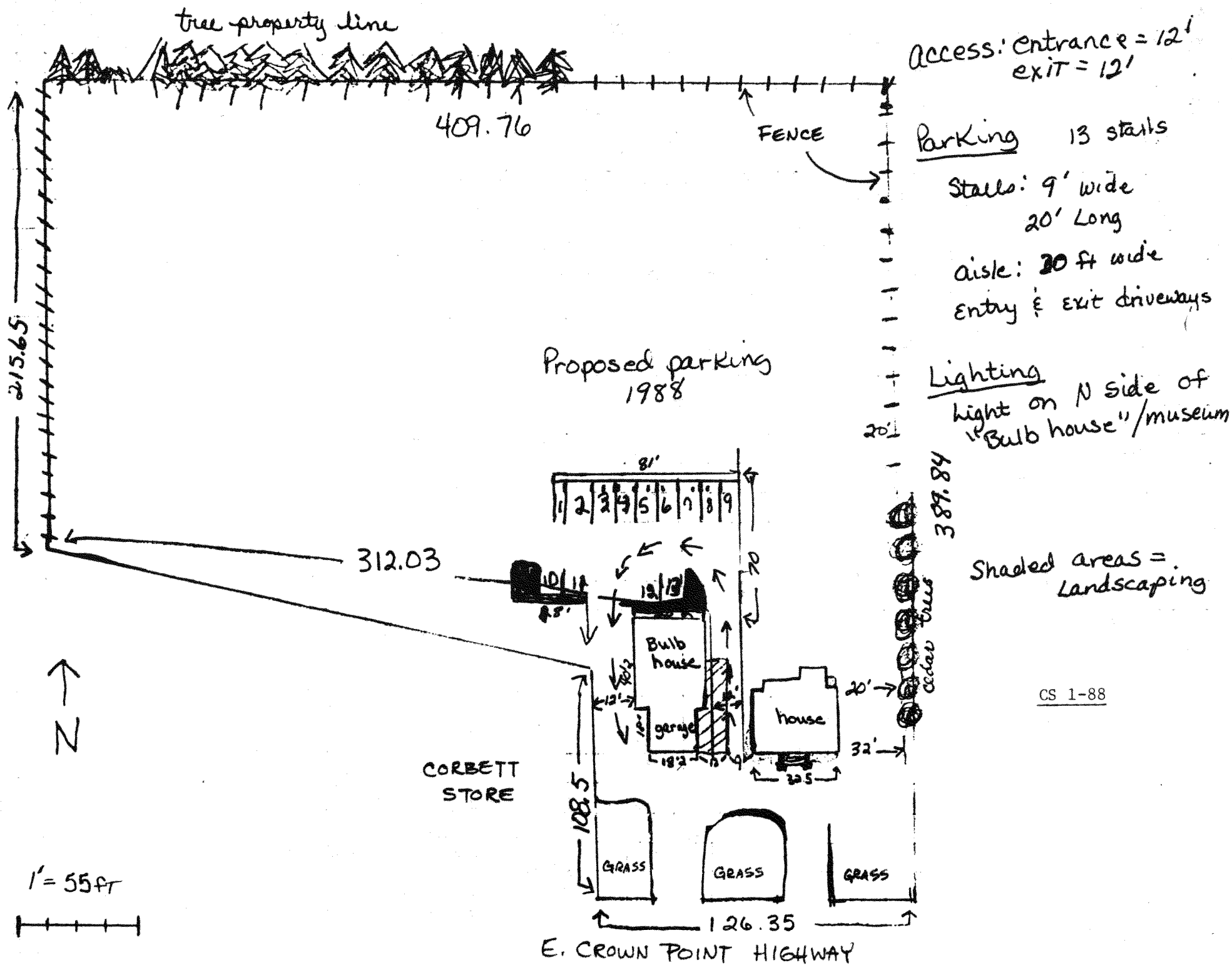
SEC 67

RC SEC 56

RC SEC 55

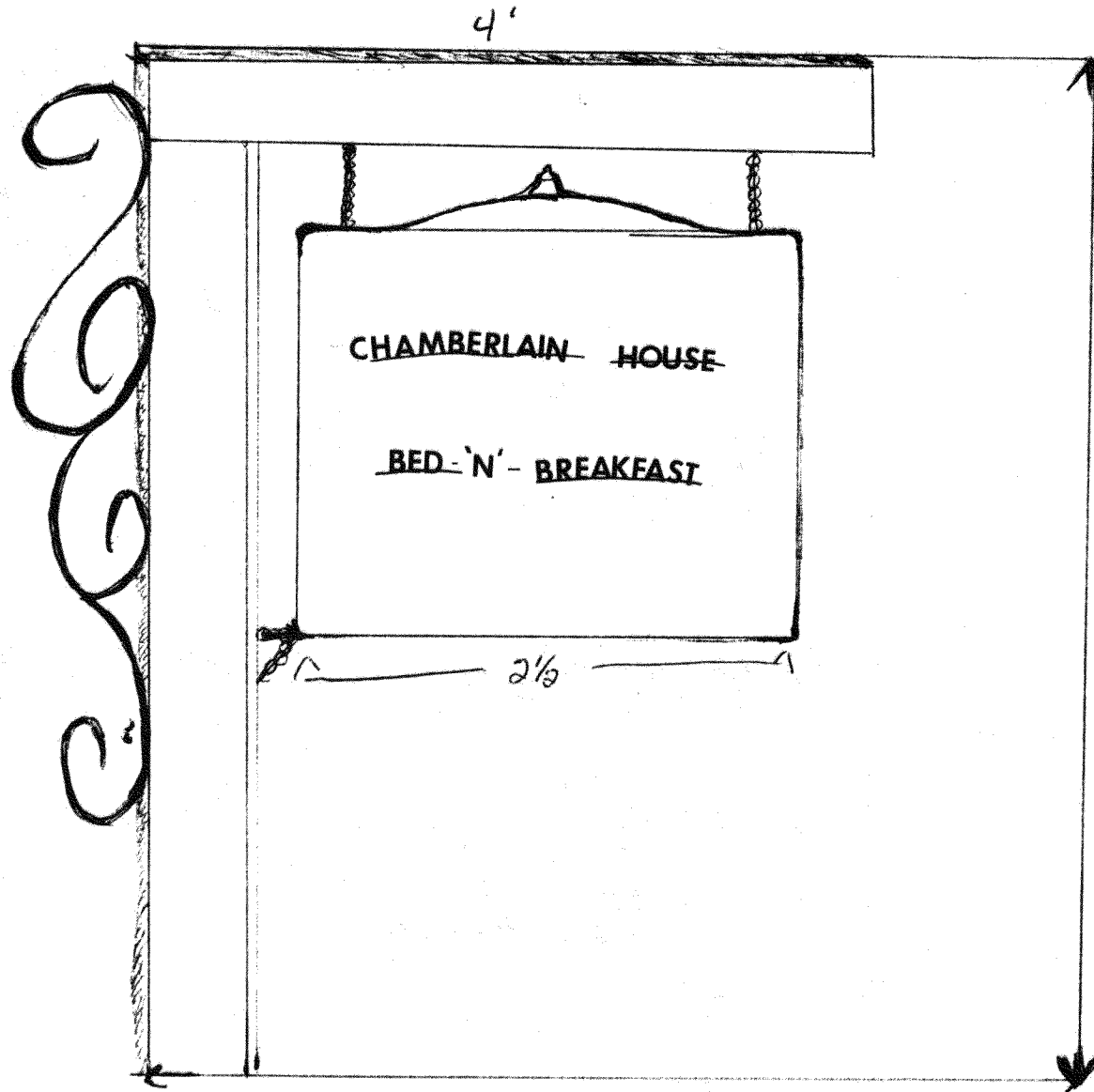
EFU





CS 1-88

#1



SUPPORTS WILL BE
METAL

HANGING SIGN WILL
BE WOOD WITH
ROUTED LETTERS

5' COLORS WILL
MATCH BUILDING
ON-SITE

CU 2-88

Condition of Approval.

Obtain design review and SEC permit approvals for the parking lot design and other exterior alterations to the site prior to issuance of building or land use permits.

Findings of Fact.

1. Applicant's Proposals.

The applicant, as a representative of the Crown Point Historical Society, requests approval to convert an existing "bulb house" and garage structure for use as a museum and exhibition space. The building would be renovated and used by Historic Society members for meetings and museum exhibits. A new parking area would be developed behind the structure.

The applicant further proposes to convert an existing residence for use as a "bed and breakfast house". The house would have two bedrooms available for travelers. Exterior changes to the structure would be minimal; the structure will be painted and a sign identifying the business will be placed in the front yard. A second driveway access would be installed east of the existing willow tree in front of the house.

2. Zoning Considerations.

- A. The entire 2.64-acre site carries an RC/SEC zoning designation. The RC, rural center, primarily allows farm and single family residential use on lots at least one acre in area. MCC .2252(A) allows a community service use in the RC zone as a conditional use. "Museum uses are not specifically identified in MCC .7020, however, the use is ... "of a similar nature ..." to a ... "Philanthropic or eleemosynary institution" (MCC .7020[11]).

The proposed bed and breakfast inn is permitted as a Conditional use pursuant to MCC .2252(B)(2).

The SEC, Area of Significant Environmental Concern, overlay applies to properties within the Columbia River Gorge Scenic Area. County staff administratively reviews all new development in the Gorge to minimize adverse effects on scenic and natural resources. The recommended condition requires SEC permit approval prior to development on the site.

Similarly, all non-single family or duplex development proposals must receive design review approval prior to issuance of building permits. The recommended Condition requires design review approval prior to site development.

- B. MCC .7015 specifies Approval Criteria for both community service (museum) and conditional use (bed and breakfast) uses. Applicant must demonstrate that each proposal:

- "(1). Is consistent with the character of the area;
- (2). Will not adversely affect natural resources;
- (3). Will not conflict with farm or forest uses in the area;
- (4). Will not require public services other than those existing or programmed for the area;
- (5). Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
- (6). Will not create hazardous conditions;
- (7). Will satisfy the applicable policies of the Comprehensive Plan; and
- (8) Will satisfy such other applicable Approval Criteria as are stated in this Section."

C. Applicant offers the following Findings in response to the Criteria cited above:

(1). Character of Area:

Museum:

"The character of the area will be improved by tourist dollars. There will be little exterior changes necessary for the new uses. Traffic impacts are negligible due to the small scale of the operation. Diverse surroundings already exist on properties adjacent to ours, e.g., a grocery store directly west, a mobile home court directly east, and a RV park with a laundromat directly across the street next to the fire hall, which also houses a community meeting hall."

Bed and Breakfast (B & B):

"The character of the area will be improved by tourist dollars. The local markets, gift shops, restaurants and numerous other consumer oriented businesses stand to benefit from giving the tourist a stopping point in the community."

(2). Natural Resources:

Museum:

"Natural resources are not affected. The property and buildings have been in use for over 70 years, housing people and things. There are several mature trees which will remain on the site. No new structures are proposed, and since we are using existing buildings, it minimizes disruption."

Bed and Breakfast:

"Natural resources are not affected. The property and buildings have been in use for over 70 years, housing people, so there will be no change.

(3). Farm or Forest Uses.

Museum:

"The use will develop the parcel and the home and out building standing on it. The area is mostly rural residential, and there is no large scale farm or forest uses nearby."

Bed and Breakfast:

"The use will develop the parcel of farm land and the home standing on it, to enhance the area."

(4). Public Services:

Museum:

"We will continue being served by existing public services, no change is anticipated."

Bed and Breakfast:

"The use can continue being served by existing public services. It will not facilitate an increase or change in the use of any services currently being provided."

(5). Big Game Winter Habitat"

No Findings presented.

(6). Hazardous Conditions:

Museum:

No Findings presented.

Bed and Breakfast:

"There will be off-street parking and improvement of highway access and otherwise the buildings will not be used any differently than they have for nearly three quarters of a century."

(7). Comprehensive Plan Policies:

Museum:

"Air, Water and Noise Quality.

A Museum is not a water, air or noise polluting business. Current use of the property is a family dwelling. My request is to continue this use while providing a museum adjacent to my home which I propose to use as a Bed and Breakfast.

#14, Development Limitations.

My request complies in that I am not making any land form alterations, nor developing any use for the property which would effect any of the development limitations and concerns listed in the policy.

#15, Areas of Significant Environmental Concern.

Use of the building adjacent to the house as a museum would meet or comply with the plan policies in terms of the following:

- A. Economic value - A museum will contribute to the community development of a tourist trade.
- B. Recreation value - availability of a museum will encourage those drawn into the area to stop and enjoy themselves in a positive manner.
- C. Historic value - I will be preserving and restoring property and buildings which are part of my family history and the communities history. The Chamberlain family, for which Chamberlain Road was named, are a pioneer family of the Corbett area.
- D. Educational research value - A community museum has endless possibilities as an educational tool for teaching the history of this area and its settling families.
- E. Public safety - not effected.
- F. Scenic value - restoration of this building will enhance the aesthetic value of the property, and the community.
- G. Natural area value. My request would have no adverse effect on any specific natural feature or plant or animal habitat.
- H. Archeological value - My request will have no adverse effect on any historical, scientific or culturally valuable area. As I will be using existing buildings, which have stood for over 70 years and will not be changing the land use.

#16, Natural resources - My request does not involve a change in the use of any natural resources, energy resource areas, watersheds, field and wildlife habitats or ecologically and scientifically significant natural areas."

D. Compliance with Ordinance Criteria:

The requests satisfy applicable Approval Criteria except as described below. Applicant's Findings (above) are incorporated by reference except as modified below:

(1). Character of Area:

Surrounding properties are developed with a variety of uses (i.e., local store, firestation, mobile home park, RV park, single family houses, small farms). Introduction of a small (two-bedroom) bed and breakfast inn and a 1,100-square foot museum/exhibition/meeting space - within existing structures - will not adversely effect the already diverse neighborhood character.

(2). Natural Resources, Farm and Forest Use, and Big Game Habitat:

The site lies outside designated big game habitat areas. Proposed uses will not effect farm or forest uses nearby; surrounding properties are principally developed with non-farm uses. Existing non-farm uses buffer the subject site from nearby farm and forest uses. Natural resources on-site are limited to some mature tree stands near the house. Most trees will remain after development, though some may require removal for the parking area.

(3). Public Services and Hazardous Conditions:

Public services (roads, water, etc.) appear adequate for the proposal. The Oregon Department of Transportation (ODOT) has jurisdiction of East Crown Point Highway and any proposed private access points. The recommended Condition requires design review of the proposed parking area; this review will minimize hazardous conditions (if any) in the design. No other hazards from the proposal have been identified.

(4). Off-Street Parking Requirements:

MCC .6100-.6148 specifies standards for off-street parking. MCC .6142(A)(5) requires the following minimum number of spaces for a "Motel or Hotel":

"one space for each guest room or suite".

This standards yields a two-space parking requirement for the bed and breakfast inn.

Museums are not a specified use in MCC .6142, however, subsection (F) states ..."Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director." Pursuant to this Section, a determination will be made as part of design review.

Conclusions.

1. Applicant has demonstrated the proposal's compliance with applicable plan policies and Ordinance standards.
2. It is appropriate to locate tourist services of this scale within Rural Center zones. The site's location on a designated scenic highway and within a National Scenic Area suits the proposed uses well.

Signed February 8, 1988

By Ruth Specter, ps
Ruth Specter, Chairperson

February 18, 1988

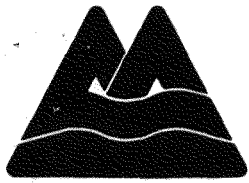
Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review and pay the required filing fee with the Planning Director on or before 4:30 p.m., Monday, February 29, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision for this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, March 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-5270.

0815P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

HP 1-88, #757
CU 3-88, #757

Historic Preservation Overlay
Conditional Use Request
(Historic Preservation Structure
(Plus Bed and Breakfast Inn)

Applicant requests change in zone designation from CFU, SEC to CFU, SEC, HP-1, historic preservation overlay, be applied to a structure built in 1926 in Bridal Veil, plus conditional use approval to establish a bed and breakfast inn.

Location: 46650 East Crown Point Highway

Legal: Lots 1 and 2, Block C, Bridal Veil Heights
1987 Assessor's Map

Site Size: Approximately 0.30 Acre

Size Requested: Same

Property Owner: Bessie Klippel, Et Al
c/o MA Brown
12715 SE Oatfield Road, Milwaukie, 97222

Applicant: Laurel Slater
2808 NE 10th Avenue, Portland, 97212

Comprehensive Plan: Commercial Forest Use, Area of Environmental Concern

Present Zoning: CFU, Commercial Forest Use
SEC, Area of Significant Environmental Concern District

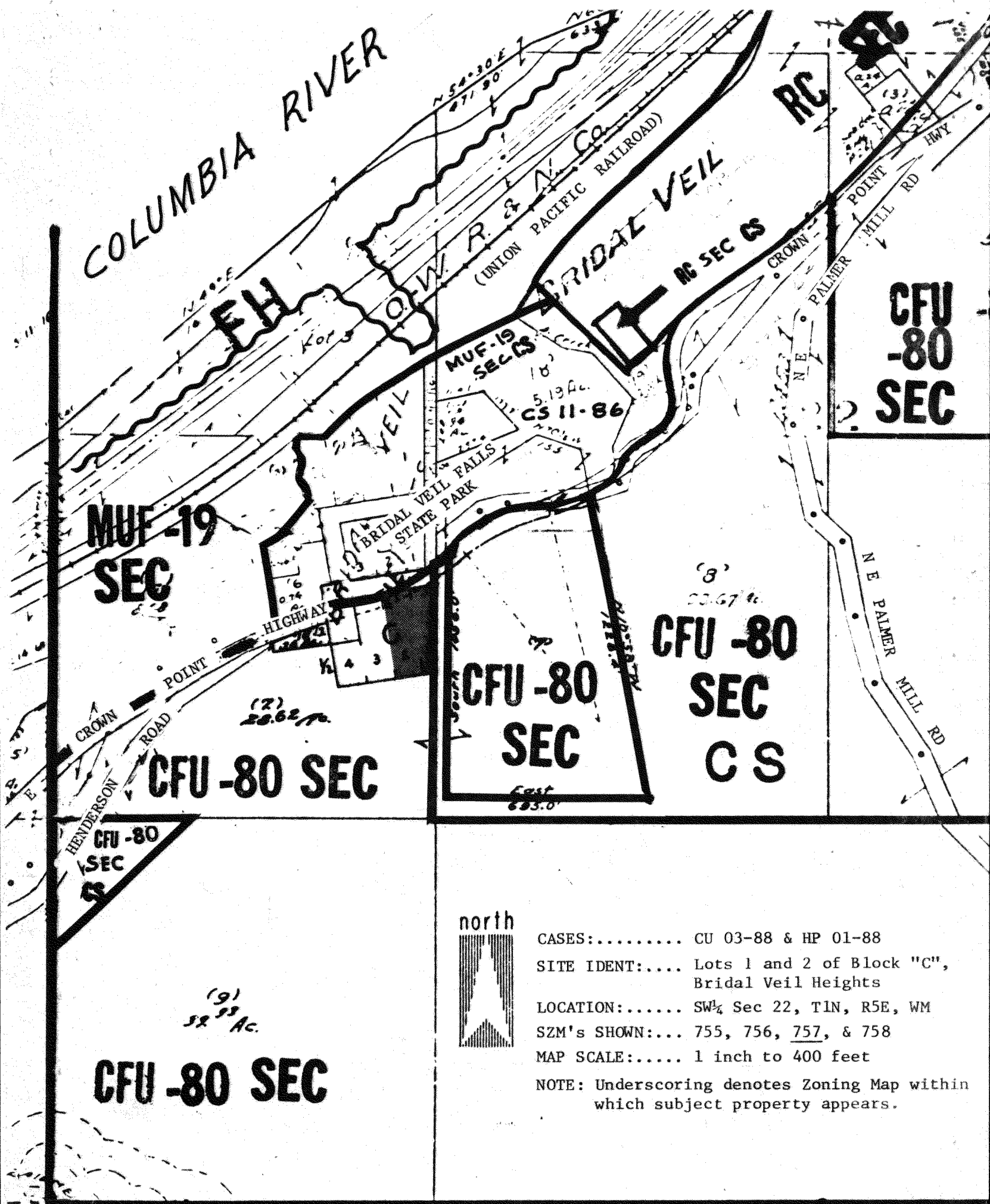
Sponsor's Proposal: CFU, SEC, HP-1, Commercial Forest Use,
Area of Significant Environmental
Concern, Historic Preservation District

PLANNING COMMISSION DECISION #1:

Approve amendment of Sectional Zoning Map #757, changing the above described property from CFU, SEC to CFU, SEC, HP-1;

DECISION #2:

Approve, subject to conditions, conditional use request of the lodge on the above described property as a bed and breakfast facility, all based on the following Findings and Conclusions



CASES:..... CU 03-88 & HP 01-88
 SITE IDENT:..... Lots 1 and 2 of Block "C",
 Bridal Veil Heights
 LOCATION:..... SW $\frac{1}{4}$ Sec 22, T1N, R5E, WM
 SZM's SHOWN:... 755, 756, 757, & 758
 MAP SCALE:..... 1 inch to 400 feet
 NOTE: Underscoring denotes Zoning Map within
 which subject property appears.

BRIDAL VEIL FALLS
STATE PARK

CROWN POINT HWY (COL. RIVER HWY)

NOTE:
Corner house ② to
Corner garage ③ = 85'

Garage - 2 cars
for homeowners only

Lot
3

Lot
2

Lot
1

N
SCALE
1" = 25'

DETAIL OF NORTH HALF OF
LOTS 1 AND 2, BRIDAL
VEIL HEIGHTS

HP 1-88/CU 3-88

R.O.W.

40'

30'

15'

Edge of Pavement

EXTRA
PARKING

BUSHES

BUSHES

HOUSE

BACKYARD

Private
dirt
road

PARKING

Yard

BUSHES

EXTRA
PARKING

TAX LOT
'8'

30'

9.15

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

15' 4"

Conditions of Approval.

1. Prior to the issuance of development permits for the bed and breakfast use of the lodge, appropriate approvals shall be obtained for the subsurface disposal of sewage.
2. Any expansion of the use, including signage, will require further review regarding consistency with the Columbia River Gorge National Scenic Area Act.
3. The primary use of the lodge shall remain single family residential.
4. This permit is conditioned upon the applicant receiving consistency determination from either the Columbia River Gorge Bi-state Commission or the United States Forest Service.

Findings of Fact.

1. Applicant's Proposal.

Applicant requests approval of an HP-1 designation for the lodge located on this property to recognize it as a historic structure. Applicant further requests conditional use approval under the HP-1 section of the Zoning Code to allow use of the lodge for a bed and breakfast facility.

2. Site and Vicinity Characteristics.

This property is located on the south side of Crown Point Highway within the community of Bridal Veil. The applicant owns 30.82 acres at this location, but requests the Historic Preservation on the north one-half of Lots 1 and 2 of Lot 4, Blk. C, Brial Veil only - an area of approximately 0.3 acre. That portion of the ownership is developed with the lodge which is being used as a residence and attendant parking and yard area. The remainder of the property is to remain in commercial forest use.

3. Ordinance Considerations.

The Zoning Code stipulates the following process for the designation of a property as HP-1:

- A. The Planning Director shall notify the Chairman and the Secretary of the Historic Sites Advisory Committee by first class mail of a proposal for establishment or designation of an HP subdistrict at least 30 days prior to action thereon by the Planning Commission.
- B. The Committee shall file its report and recommendation with the Planning Director.
- C. In the absence of the report and recommendation of the Committee, the proposed subdistrict or designation shall be deemed to be recommended for approval.

However, the County has never established the Historic Sites Advisory Committee. Consequently, the Planning Commission must make the findings required by that committee.

The Zoning Code defines 'Historical Landmark' as any building, structure or physical object and the premises on which it is located which is recognized to be of particular cultural, aesthetic, educational or historical significance under the Historical Site Criteria of the Comprehensive Plan.

The Historical Site Criteria of the Comprehensive Framework Plan require findings of:

- D. Historical Significance - Property is associated with significant past events, personages, trends or values and has the capacity to evoke one or more of the dominant themes of national or local history.
- E. Architectural Significance - (Rarity of Type and/or Style) Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.
- F. Environmental Considerations - Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.
- G. Physical Integrity - Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.
- H. Symbolic Value - Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.
- I. Chronology - Property was developed early in the relative scale of local history or was an early expression of type/style.

A Conditional Use in the Historic Preservation District requires findings that the proposal:

- J. Will maintain or restore the unique characteristics of the site and structure which are the basic of the HP-1 classification;
- K. Will satisfy the dimensional requirements of the underlying district and the development standards specified by this Chapter for the proposed use to the maximum extent possible, consistent with the nature of the existing improvements of historical significance.
- L. Will permit an adaptive use which is necessary and appropriate to the preservation of the historical characteristics; and
- M. Will have only minor adverse impacts on nearby properties, considering such factors as loss of residential privacy, increased vehicle or pedestrian traffic, notice, glare or similar effects.

4. Compliance With Ordinance Considerations.

The applicant provides the following narrative demonstrating compliance with the Historical Site Criteria of the Comprehensive Framework Plan:

"The Bridal Veil Lodge was built in 1926 for Virgil Amend, my great-grandfather. The Lodge was a restaurant, "auto camp" (outdoor campsites and small cabins available) and an inn, with upstairs rooms to rent to travelers. Some groceries were also available. The Lodge operated for more than 10 years, run by Mr. Amend and his daughter, Bessie Amend Klippel, my grandmother. The Lodge catered to those traveling along the then-new Columbia River Highway. The Lodge became the family home after it closed for business. My sister and I grew up there.

The building was constructed using lumber from the nearby Bridal Veil Mill, where many family members had worked at times. The exterior is virtually identical to its original appearance. Criss-cross porch railings and fence were added several years later. Even the flowering beans still climb the porch columns in summertime.

The interior also is largely unchanged. The downstairs is rough lumber, with an open-beamed ceiling. The greatroom (combination living/dining room) is much as it was, with the built-in cupboard space and Dutch door original to the restaurant. The walls are painted and stained the original colors, and the floors are natural, aged to a dark brown.

The upstairs consists of four bedrooms and one and one-half bath. When the Lodge was first built there were six rooms, but four small rooms were combined to form two large rooms a short time later. Knotty pine was used lavishly on the walls and ceilings of each room, with built-in bookshelves, cupboards and windowseats, all crafted by my father, Meredyth Brown.

The property on which the Lodge rests, and the adjacent property (28 acres) has belonged to the Amend family since they arrived from Kansas in the early 1890's. My great-great-grandfather, Horace Phillips, and some other family members had already been in Bridal Veil for some time, having purchased property next to the property Virgil and Lillie Amend acquired when they arrived. It is believed to have been purchased from the Bridal Veil Timber Company.

The property was inventoried in 1981 by the US Department of the Interior Heritage Conservation Recreation Service and found to be in original condition."

The proposed bed and breakfast use of the Lodge is an appropriate adaptive use that will encourage the preservation of the historical characteristics of the Lodge. Maintenance of the Lodge in its original state will insure its uniqueness; consequently, its attractiveness to customers.

No changes or additions are proposed; therefore, the dimensional standards and development standards of the CFU district are complied with. The use will have no impact on nearby properties other than a possible small increase in the use of Bridal Veil Park which would be of no consequence.

Conclusion.

The applicant has carried the burden necessary for the granting of an HP-1 designation of this property and the conditional use of the existing Lodge for bed and breakfast purposes as demonstrated by Finding No. 4

Signed February 8, 1988

By *Ruth Spetter, PC*
Ruth Spetter, Chairperson

February 18, 1988

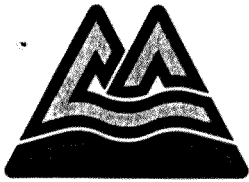
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Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review and pay the required filing fee with the Planning Director on or before 4:30 p.m., Monday, February 29, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision for this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, March 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-5270.

0816P



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

BOARD OF COUNTY COMMISSIONERS

Tuesday, March 1, 1988

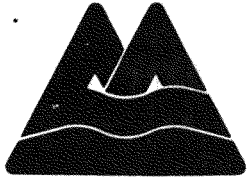
9:30 a.m., Room 602

A G E N D A

The following Decisions are reported to the Board for acknowledgement by the
Presiding Officer:

- CS 1-88 Approve change in zone designation from RC, SEC, to RC, SEC, C-S, community service, to allow a historic museum and exhibit space;
- CU 2-88 Approve, subject to a condition, request for a conditional use approval for a bed and breakfast facility, all for property at 36817 East Crown Point Highway.
- HP 1-88 Approve amendment of Sectional Zoning Map #757, changing the described property from CFU, SEC to CFU, SEC, HP-1, historic preservation district;
- CU 3-88 Approve, subject to conditions, conditional use request of the lodge on the described property as a bed and breakfast facility, all for property at 46650 East Crown Point Highway.

808P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

CS 1-88, #662/#665

Community Service Request

CU 2-88, #662/#665

Conditional Use Request

(Museum Plus Bed and Breakfast Inn)

Applicants request change in zone designation from RC, SEC to RC, SEC, C-S, community service, for the development of a museum with public parking, plus conditional use approval to establish a bed and breakfast inn.

Location: 36817 East Crown Point Highway

Legal: Tax Lot '52', Section 35, 1N-4E
1987 Assessor's Map

Site Size: 2.64 Acres

Size Requested: Same

Property Owner: JE/NA Wilson
(Chamberlain House Bed 'N' Breakfast)
36817 East Crown Point Highway, Corbett, 97019

Applicant: Same

Comprehensive Plan: Rural Center, Area of Significant Environmental Concern

Present Zoning: RC, Rural Center District
SEC, Area of Significant Environmental Concern

Sponsor's Proposal: RC, SEC, C-S, Rural Center,
Area of Significant Environmental Concern
Community Service

Community service permits use of zoned property for a special use such as a church, school, park, public utility, healthcare facility, etc.

PLANNING COMMISSION

DECISION #1:
(CS 1-88)

Approve, subject to conditions, change in zone designation from RC, SEC to RC, SEC, C-S, community service, to allow a historic museum and exhibit space;

DECISION #2:
(CU 2-88)

Approve, subject to conditions, request for a conditional use approval for a bed and breakfast house, all based upon the following Findings and Conclusions.

'20'
19.07 Ac.

222.65
'88'
2.02
Ac. 300
222.65

'82'
12.09 Ac

CU 20-80

north

CASES:..... CU 02-88 & CS 01-88

SITE IDENT:.... Tax Lot 52

LOCATION:..... NW¼ Sec 35, T1N, R4E

SZM's SHOWN:... 662, 663, 664, & 665

MAP SCALE:..... 1 inch to 400 feet

NOTE: Underscoring indicates Zoning Map
within which subject property appears.

RR SEC 65

RR SEC

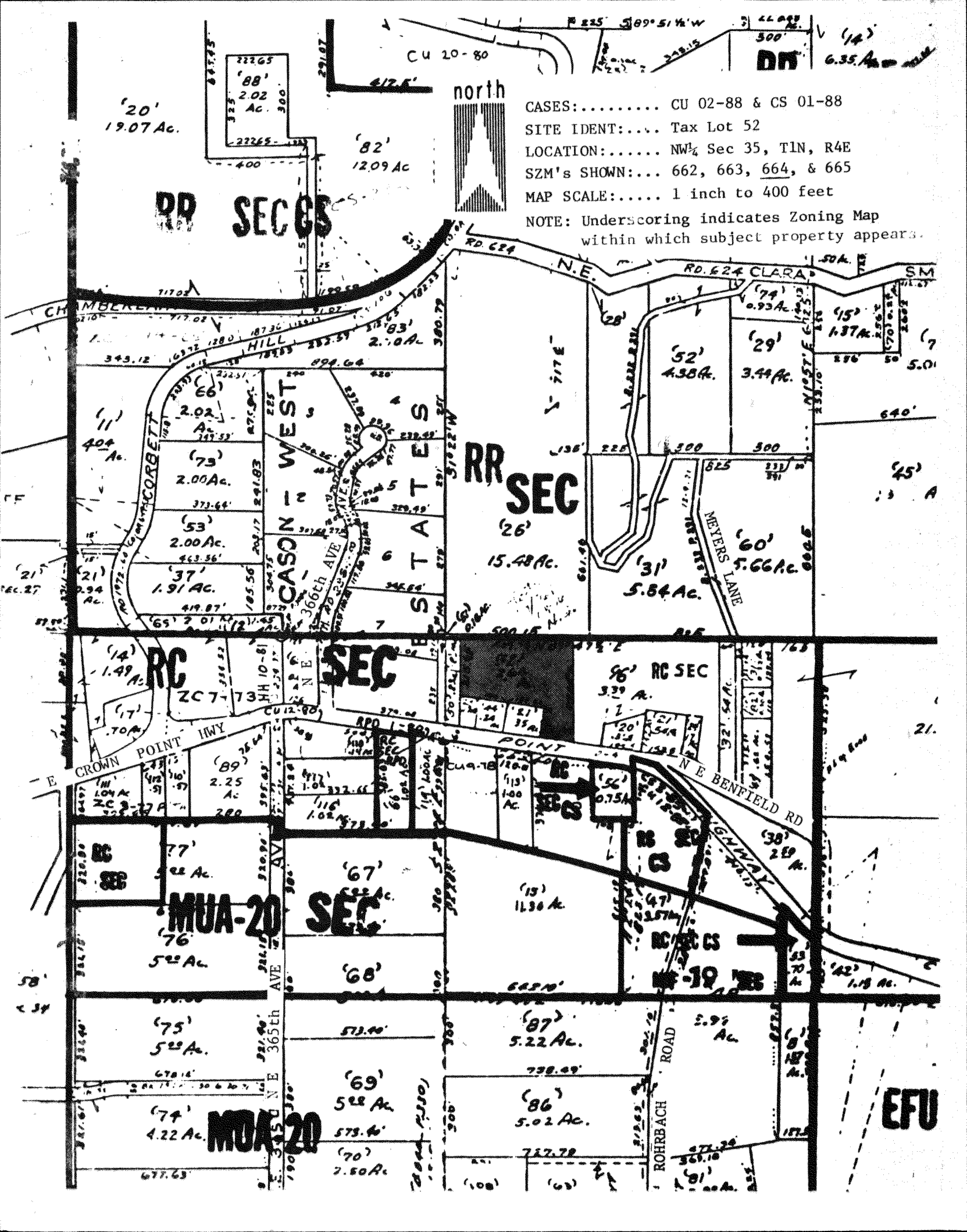
RC SEC

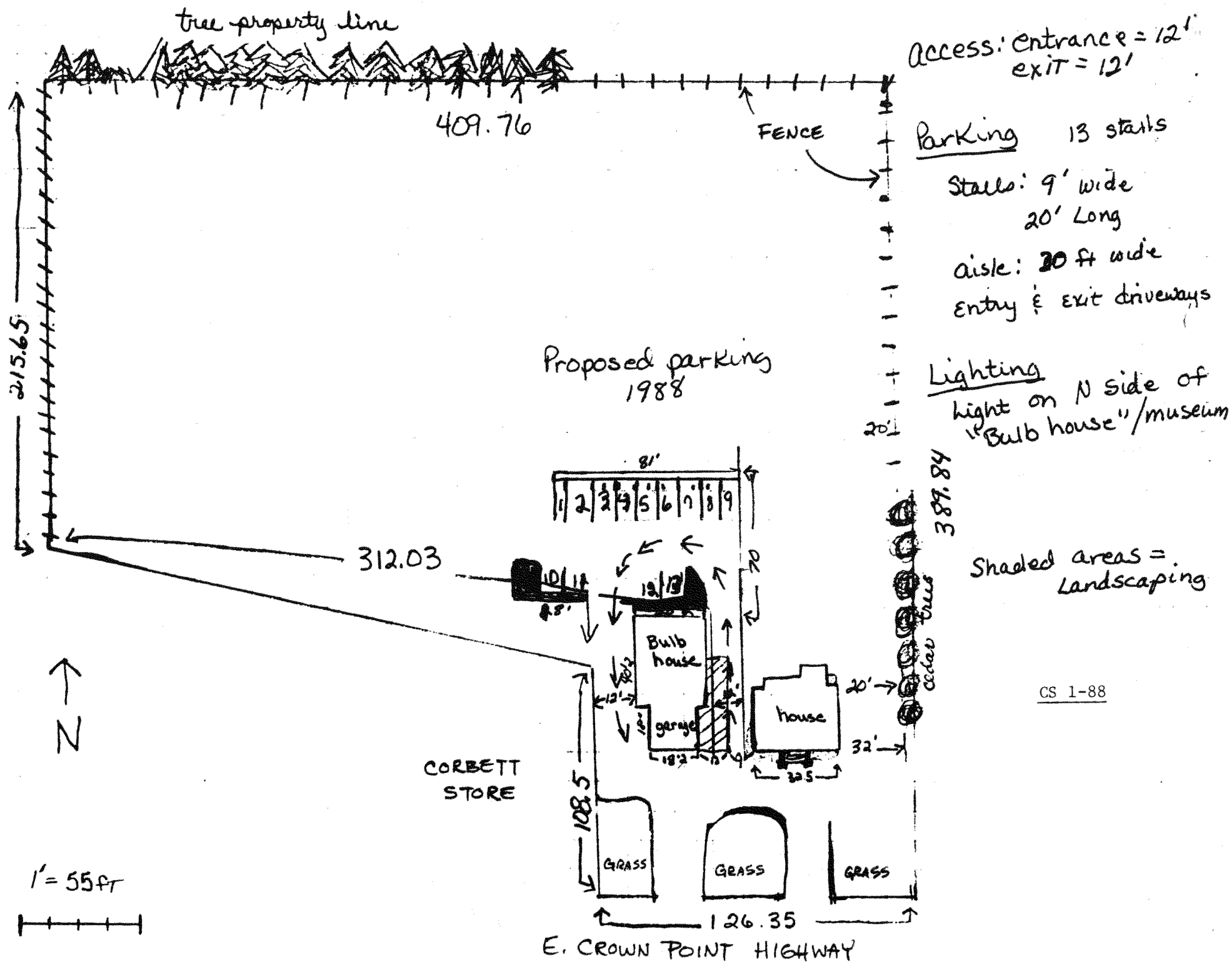
MUA-20 SEC

MUA-20

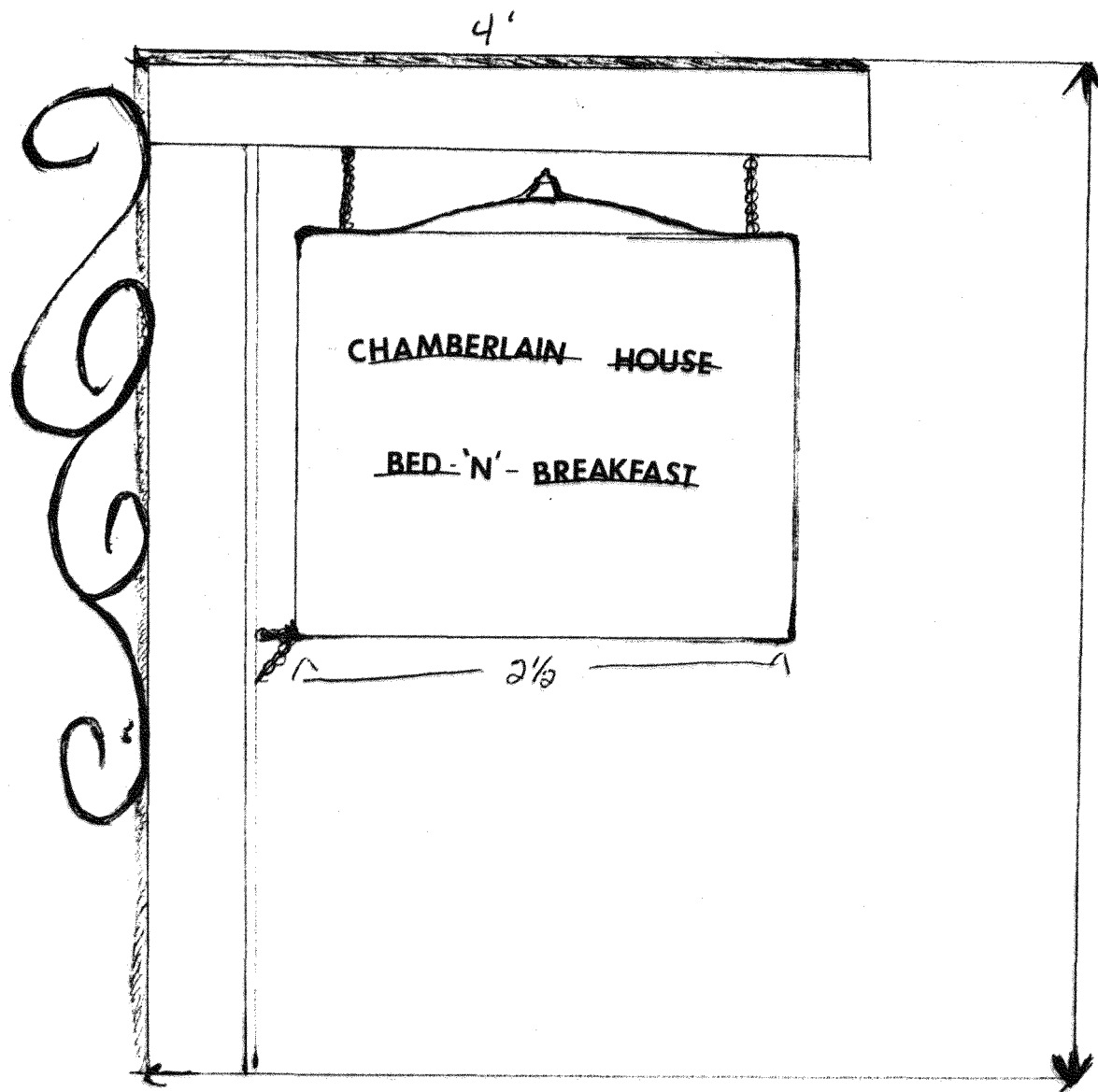
RC SEC

EFU





#1



SUPPORTS WILL BE
METAL

HANGING SIGN WILL
BE WOOD WITH
ROUTED LETTERS

5' COLORS WILL
MATCH BUILDING
ON-SITE

CU 2-88

Condition of Approval.

Obtain design review and SEC permit approvals for the parking lot design and other exterior alterations to the site prior to issuance of building or land use permits.

Findings of Fact.

1. Applicant's Proposals.

The applicant, as a representative of the Crown Point Historical Society, requests approval to convert an existing "bulb house" and garage structure for use as a museum and exhibition space. The building would be renovated and used by Historic Society members for meetings and museum exhibits. A new parking area would be developed behind the structure.

The applicant further proposes to convert an existing residence for use as a "bed and breakfast house". The house would have two bedrooms available for travelers. Exterior changes to the structure would be minimal; the structure will be painted and a sign identifying the business will be placed in the front yard. A second driveway access would be installed east of the existing willow tree in front of the house.

2. Zoning Considerations.

- A. The entire 2.64-acre site carries an RC/SEC zoning designation. The RC, rural center, primarily allows farm and single family residential use on lots at least one acre in area. MCC .2252(A) allows a community service use in the RC zone as a conditional use. "Museum uses are not specifically identified in MCC .7020, however, the use is ... "of a similar nature ..." to a ... "Philanthropic or eleemosynary institution" (MCC .7020[11]).

The proposed bed and breakfast inn is permitted as a Conditional use pursuant to MCC .2252(B)(2).

The SEC, Area of Significant Environmental Concern, overlay applies to properties within the Columbia River Gorge Scenic Area. County staff administratively reviews all new development in the Gorge to minimize adverse effects on scenic and natural resources. The recommended condition requires SEC permit approval prior to development on the site.

Similarly, all non-single family or duplex development proposals must receive design review approval prior to issuance of building permits. The recommended Condition requires design review approval prior to site development.

- B. MCC .7015 specifies Approval Criteria for both community service (museum) and conditional use (bed and breakfast) uses. Applicant must demonstrate that each proposal:

- "(1). Is consistent with the character of the area;
- (2). Will not adversely affect natural resources;
- (3). Will not conflict with farm or forest uses in the area;
- (4). Will not require public services other than those existing or programmed for the area;
- (5). Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
- (6). Will not create hazardous conditions;
- (7). Will satisfy the applicable policies of the Comprehensive Plan; and
- (8) Will satisfy such other applicable Approval Criteria as are stated in this Section."

C. Applicant offers the following Findings in response to the Criteria cited above:

(1). Character of Area:

Museum:

"The character of the area will be improved by tourist dollars. There will be little exterior changes necessary for the new uses. Traffic impacts are negligible due to the small scale of the operation. Diverse surroundings already exist on properties adjacent to ours, e.g., a grocery store directly west, a mobile home court directly east, and a RV park with a laundromat directly across the street next to the fire hall, which also houses a community meeting hall."

Bed and Breakfast (B & B):

"The character of the area will be improved by tourist dollars. The local markets, gift shops, restaurants and numerous other consumer oriented businesses stand to benefit from giving the tourist a stopping point in the community."

(2). Natural Resources:

Museum:

"Natural resources are not affected. The property and buildings have been in use for over 70 years, housing people and things. There are several mature trees which will remain on the site. No new structures are proposed, and since we are using existing buildings, it minimizes disruption."

Bed and Breakfast:

"Natural resources are not affected. The property and buildings have been in use for over 70 years, housing people, so there will be no change.

(3). Farm or Forest Uses.

Museum:

"The use will develop the parcel and the home and out building standing on it. The area is mostly rural residential, and there is no large scale farm or forest uses nearby."

Bed and Breakfast:

"The use will develop the parcel of farm land and the home standing on it, to enhance the area."

(4). Public Services:

Museum:

"We will continue being served by existing public services, no change is anticipated."

Bed and Breakfast:

"The use can continue being served by existing public services. It will not facilitate an increase or change in the use of any services currently being provided."

(5). Big Game Winter Habitat"

No Findings presented.

(6). Hazardous Conditions:

Museum:

No Findings presented.

Bed and Breakfast:

"There will be off-street parking and improvement of highway access and otherwise the buildings will not be used any differently than they have for nearly three quarters of a century."

(7). Comprehensive Plan Policies:

Museum:

"Air, Water and Noise Quality.

A Museum is not a water, air or noise polluting business. Current use of the property is a family dwelling. My request is to continue this use while providing a museum adjacent to my home which I propose to use as a Bed and Breakfast.

#14, Development Limitations.

My request complies in that I am not making any land form alterations, nor developing any use for the property which would effect any of the development limitations and concerns listed in the policy.

#15, Areas of Significant Environmental Concern.

Use of the building adjacent to the house as a museum would meet or comply with the plan policies in terms of the following:

- A. Economic value - A museum will contribute to the community development of a tourist trade.
- B. Recreation value - availability of a museum will encourage those drawn into the area to stop and enjoy themselves in a positive manner.
- C. Historic value - I will be preserving and restoring property and buildings which are part of my family history and the communities history. The Chamberlain family, for which Chamberlain Road was named, are a pioneer family of the Corbett area.
- D. Educational research value - A community museum has endless possibilities as an educational tool for teaching the history of this area and its settling families.
- E. Public safety - not effected.
- F. Scenic value - restoration of this building will enhance the aesthetic value of the property, and the community.
- G. Natural area value. My request would have no adverse effect on any specific natural feature or plant or animal habitat.
- H. Archeological value - My request will have no adverse effect on any historical, scientific or culturally valuable area. As I will be using existing buildings, which have stood for over 70 years and will not be changing the land use.

#16, Natural resources - My request does not involve a change in the use of any natural resources, energy resource areas, watersheds, field and wildlife habitats or ecologically and scientifically significant natural areas."

D. Compliance with Ordinance Criteria:

The requests satisfy applicable Approval Criteria except as described below. Applicant's Findings (above) are incorporated by reference except as modified below:

(1). Character of Area:

Surrounding properties are developed with a variety of uses (i.e., local store, firestation, mobile home park, RV park, single family houses, small farms). Introduction of a small (two-bedroom) bed and breakfast inn and a 1,100-square foot museum/exhibition/meeting space - within existing structures - will not adversely effect the already diverse neighborhood character.

(2). Natural Resources, Farm and Forest Use, and Big Game Habitat:

The site lies outside designated big game habitat areas. Proposed uses will not effect farm or forest uses nearby; surrounding properties are principally developed with non-farm uses. Existing non-farm uses buffer the subject site from nearby farm and forest uses. Natural resources on-site are limited to some mature tree stands near the house. Most trees will remain after development, though some may require removal for the parking area.

(3). Public Services and Hazardous Conditions:

Public services (roads, water, etc.) appear adequate for the proposal. The Oregon Department of Transportation (ODOT) has jurisdiction of East Crown Point Highway and any proposed private access points. The recommended Condition requires design review of the proposed parking area; this review will minimize hazardous conditions (if any) in the design. No other hazards from the proposal have been identified.

(4). Off-Street Parking Requirements:

MCC .6100-.6148 specifies standards for off-street parking. MCC .6142(A)(5) requires the following minimum number of spaces for a "Motel or Hotel":

"one space for each guest room or suite".

This standards yields a two-space parking requirement for the bed and breakfast inn.

Museums are not a specified use in MCC .6142, however, subsection (F) states ..."Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director." Pursuant to this Section, a determination will be made as part of design review.

Conclusions.

1. Applicant has demonstrated the proposal's compliance with applicable plan policies and Ordinance standards.
2. It is appropriate to locate tourist services of this scale within Rural Center zones. The site's location on a designated scenic highway and within a National Scenic Area suits the proposed uses well.

Signed February 8, 1988

By Ruth Specter, ps
Ruth Specter, Chairperson

February 18, 1988

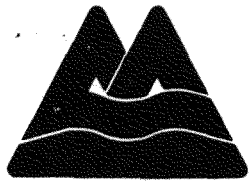
Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

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The Decision for this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, March 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-5270.

0815P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

HP 1-88, #757
CU 3-88, #757

Historic Preservation Overlay
Conditional Use Request
(Historic Preservation Structure
(Plus Bed and Breakfast Inn)

Applicant requests change in zone designation from CFU, SEC to CFU, SEC, HP-1, historic preservation overlay, be applied to a structure built in 1926 in Bridal Veil, plus conditional use approval to establish a bed and breakfast inn.

Location: 46650 East Crown Point Highway

Legal: Lots 1 and 2, Block C, Bridal Veil Heights
1987 Assessor's Map

Site Size: Approximately 0.30 Acre

Size Requested: Same

Property Owner: Bessie Klippel, Et Al
c/o MA Brown
12715 SE Oatfield Road, Milwaukie, 97222

Applicant: Laurel Slater
2808 NE 10th Avenue, Portland, 97212

Comprehensive Plan: Commercial Forest Use, Area of Environmental Concern

Present Zoning: CFU, Commercial Forest Use
SEC, Area of Significant Environmental Concern District

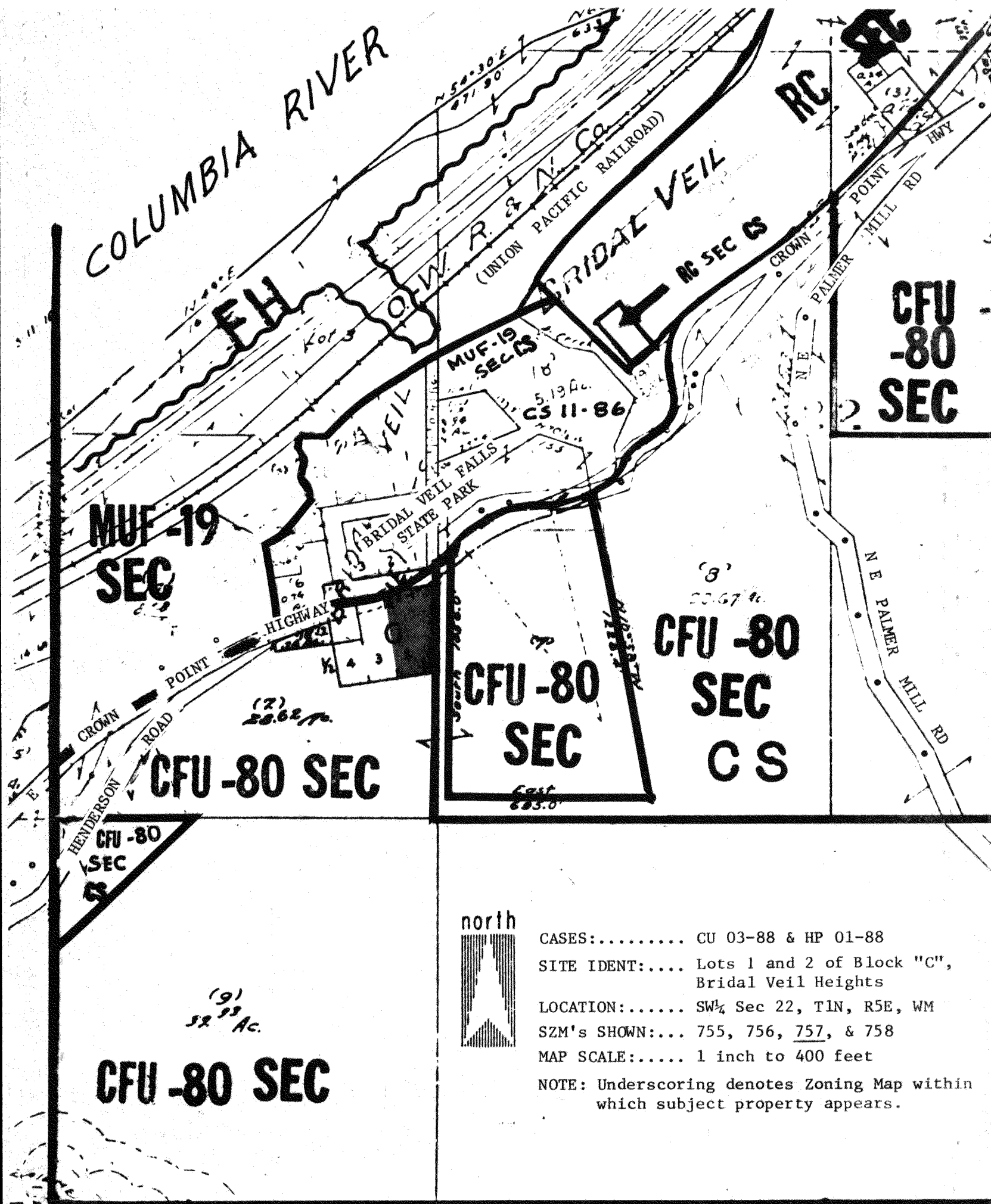
Sponsor's Proposal: CFU, SEC, HP-1, Commercial Forest Use,
Area of Significant Environmental
Concern, Historic Preservation District

PLANNING COMMISSION DECISION #1:

Approve amendment of Sectional Zoning Map #757, changing the above described property from CFU, SEC to CFU, SEC, HP-1;

DECISION #2:

Approve, subject to conditions, conditional use request of the lodge on the above described property as a bed and breakfast facility, all based on the following Findings and Conclusions



north



CASES:..... CU 03-88 & HP 01-88

SITE IDENT:..... Lots 1 and 2 of Block "C",
Bridal Veil Heights

LOCATION:..... SW $\frac{1}{4}$ Sec 22, T1N, R5E, WM

SZM's SHOWN:.... 755, 756, 757, & 758

MAP SCALE:..... 1 inch to 400 feet

NOTE: Underscore denotes Zoning Map within
which subject property appears.

Conditions of Approval.

1. Prior to the issuance of development permits for the bed and breakfast use of the lodge, appropriate approvals shall be obtained for the subsurface disposal of sewage.
2. Any expansion of the use, including signage, will require further review regarding consistency with the Columbia River Gorge National Scenic Area Act.
3. The primary use of the lodge shall remain single family residential.
4. This permit is conditioned upon the applicant receiving consistency determination from either the Columbia River Gorge Bi-state Commission or the United States Forest Service.

Findings of Fact.

1. Applicant's Proposal.

Applicant requests approval of an HP-1 designation for the lodge located on this property to recognize it as a historic structure. Applicant further requests conditional use approval under the HP-1 section of the Zoning Code to allow use of the lodge for a bed and breakfast facility.

2. Site and Vicinity Characteristics.

This property is located on the south side of Crown Point Highway within the community of Bridal Veil. The applicant owns 30.82 acres at this location, but requests the Historic Preservation on the north one-half of Lots 1 and 2 of Lot 4, Blk. C, Brial Veil only - an area of approximately 0.3 acre. That portion of the ownership is developed with the lodge which is being used as a residence and attendant parking and yard area. The remainder of the property is to remain in commercial forest use.

3. Ordinance Considerations.

The Zoning Code stipulates the following process for the designation of a property as HP-1:

- A. The Planning Director shall notify the Chairman and the Secretary of the Historic Sites Advisory Committee by first class mail of a proposal for establishment or designation of an HP subdistrict at least 30 days prior to action thereon by the Planning Commission.
- B. The Committee shall file its report and recommendation with the Planning Director.
- C. In the absence of the report and recommendation of the Committee, the proposed subdistrict or designation shall be deemed to be recommended for approval.

However, the County has never established the Historic Sites Advisory Committee. Consequently, the Planning Commission must make the findings required by that committee.

The Zoning Code defines 'Historical Landmark' as any building, structure or physical object and the premises on which it is located which is recognized to be of particular cultural, aesthetic, educational or historical significance under the Historical Site Criteria of the Comprehensive Plan.

The Historical Site Criteria of the Comprehensive Framework Plan require findings of:

- D. Historical Significance - Property is associated with significant past events, personages, trends or values and has the capacity to evoke one or more of the dominant themes of national or local history.
- E. Architectural Significance - (Rarity of Type and/or Style) Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.
- F. Environmental Considerations - Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.
- G. Physical Integrity - Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.
- H. Symbolic Value - Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.
- I. Chronology - Property was developed early in the relative scale of local history or was an early expression of type/style.

A Conditional Use in the Historic Preservation District requires findings that the proposal:

- J. Will maintain or restore the unique characteristics of the site and structure which are the basic of the HP-1 classification;
- K. Will satisfy the dimensional requirements of the underlying district and the development standards specified by this Chapter for the proposed use to the maximum extent possible, consistent with the nature of the existing improvements of historical significance.
- L. Will permit an adaptive use which is necessary and appropriate to the preservation of the historical characteristics; and
- M. Will have only minor adverse impacts on nearby properties, considering such factors as loss of residential privacy, increased vehicle or pedestrian traffic, notice, glare or similar effects.

4. Compliance With Ordinance Considerations.

The applicant provides the following narrative demonstrating compliance with the Historical Site Criteria of the Comprehensive Framework Plan:

"The Bridal Veil Lodge was built in 1926 for Virgil Amend, my great-grandfather. The Lodge was a restaurant, "auto camp" (outdoor campsites and small cabins available) and an inn, with upstairs rooms to rent to travelers. Some groceries were also available. The Lodge operated for more than 10 years, run by Mr. Amend and his daughter, Bessie Amend Klippel, my grandmother. The Lodge catered to those traveling along the then-new Columbia River Highway. The Lodge became the family home after it closed for business. My sister and I grew up there.

The building was constructed using lumber from the nearby Bridal Veil Mill, where many family members had worked at times. The exterior is virtually identical to its original appearance. Criss-cross porch railings and fence were added several years later. Even the flowering beans still climb the porch columns in summertime.

The interior also is largely unchanged. The downstairs is rough lumber, with an open-beamed ceiling. The greatroom (combination living/dining room) is much as it was, with the built-in cupboard space and Dutch door original to the restaurant. The walls are painted and stained the original colors, and the floors are natural, aged to a dark brown.

The upstairs consists of four bedrooms and one and one-half bath. When the Lodge was first built there were six rooms, but four small rooms were combined to form two large rooms a short time later. Knotty pine was used lavishly on the walls and ceilings of each room, with built-in bookshelves, cupboards and windowseats, all crafted by my father, Meredyth Brown.

The property on which the Lodge rests, and the adjacent property (28 acres) has belonged to the Amend family since they arrived from Kansas in the early 1890's. My great-great-grandfather, Horace Phillips, and some other family members had already been in Bridal Veil for some time, having purchased property next to the property Virgil and Lillie Amend acquired when they arrived. It is believed to have been purchased from the Bridal Veil Timber Company.

The property was inventoried in 1981 by the US Department of the Interior Heritage Conservation Recreation Service and found to be in original condition."

The proposed bed and breakfast use of the Lodge is an appropriate adaptive use that will encourage the preservation of the historical characteristics of the Lodge. Maintenance of the Lodge in its original state will insure its uniqueness; consequently, its attractiveness to customers.

No changes or additions are proposed; therefore, the dimensional standards and development standards of the CFU district are complied with. The use will have no impact on nearby properties other than a possible small increase in the use of Bridal Veil Park which would be of no consequence.

Conclusion.

The applicant has carried the burden necessary for the granting of an HP-1 designation of this property and the conditional use of the existing Lodge for bed and breakfast purposes as demonstrated by Finding No. 4

Signed February 8, 1988

By

Ruth Spetter, PC
Ruth Spetter, Chairperson

February 18, 1988

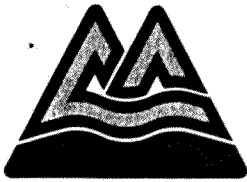
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Appeal to the Board of County Commissioners

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0816P



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

BOARD OF COUNTY COMMISSIONERS

Tuesday, March 1, 1988

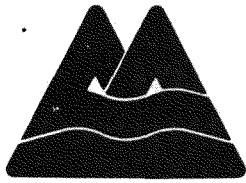
9:30 a.m., Room 602

A G E N D A

The following Decisions are reported to the Board for acknowledgement by the Presiding Officer:

- | | |
|----------------|---|
| <u>CS 1-88</u> | <u>Approve</u> change in zone designation from RC, SEC, to RC, SEC, C-S, community service, to allow a historic museum and exhibit space; |
| <u>CU 2-88</u> | <u>Approve</u> , subject to a condition, request for a conditional use approval for a bed and breakfast facility, all for property at <u>36817 East Crown Point Highway</u> . |
| <u>HP 1-88</u> | <u>Approve</u> amendment of Sectional Zoning Map #757, changing the described property from CFU, SEC to CFU, SEC, HP-1, historic preservation district; |
| <u>CU 3-88</u> | <u>Approve</u> , subject to conditions, conditional use request of the lodge on the described property as a bed and breakfast facility, all for property at <u>46650 East Crown Point Highway</u> . |

808P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

CS 1-88, #662/#665
CU 2-88, #662/#665

Community Service Request
Conditional Use Request
(Museum Plus Bed and Breakfast Inn)

Applicants request change in zone designation from RC, SEC to RC, SEC, C-S, community service, for the development of a museum with public parking, plus conditional use approval to establish a bed and breakfast inn.

Location: 36817 East Crown Point Highway

Legal: Tax Lot '52', Section 35, 1N-4E
1987 Assessor's Map

Site Size: 2.64 Acres

Size Requested: Same

Property Owner: JE/NA Wilson
(Chamberlain House Bed 'N' Breakfast)
36817 East Crown Point Highway, Corbett, 97019

Applicant: Same

Comprehensive Plan: Rural Center, Area of Significant Environmental Concern

Present Zoning: RC, Rural Center District
SEC, Area of Significant Environmental Concern

Sponsor's Proposal: RC, SEC, C-S, Rural Center,
Area of Significant Environmental Concern
Community Service

Community service permits use of zoned property for a special use such as a church, school, park, public utility, healthcare facility, etc.

PLANNING COMMISSION

DECISION #1:
(CS 1-88)

Approve, subject to conditions, change in zone designation from RC, SEC to RC, SEC, C-S, community service, to allow a historic museum and exhibit space;

DECISION #2:
(CU 2-88)

Approve, subject to conditions, request for a conditional use approval for a bed and breakfast house, all based upon the following Findings and Conclusions.

'20'
19.07 Ac.

222.65

'88'

2.02

Ac.

322.65

400

'82'
12.09 Ac

north

CASES:..... CU 02-88 & CS 01-88

SITE IDENT:.... Tax Lot 52

LOCATION:..... NW¼ Sec 35, T1N, R4E

SZM's SHOWN:.... 662, 663, 664, & 665

MAP SCALE:..... 1 inch to 400 feet

NOTE: Underscoring indicates Zoning Map
within which subject property appears.

RR SEC 65

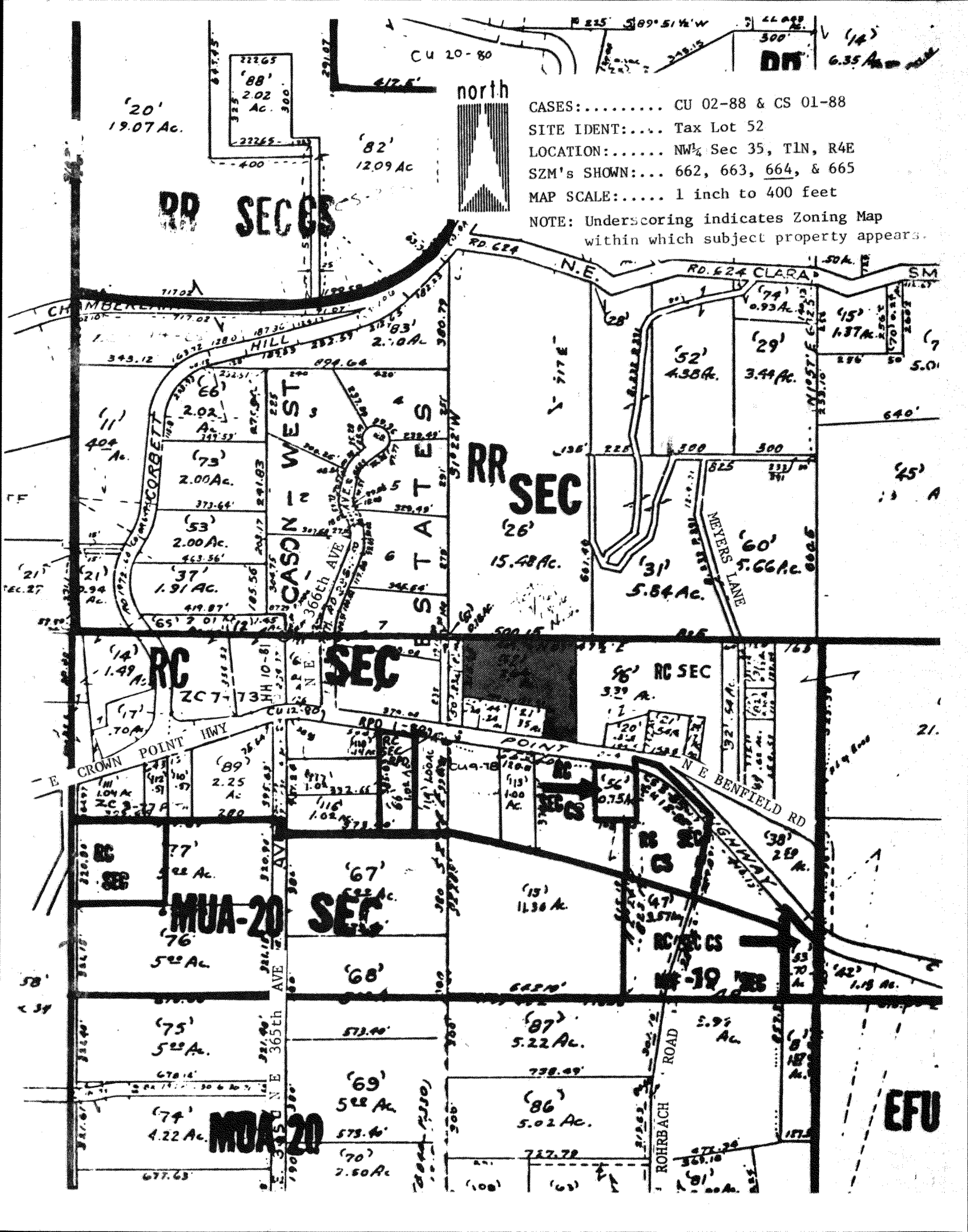
RR SEC

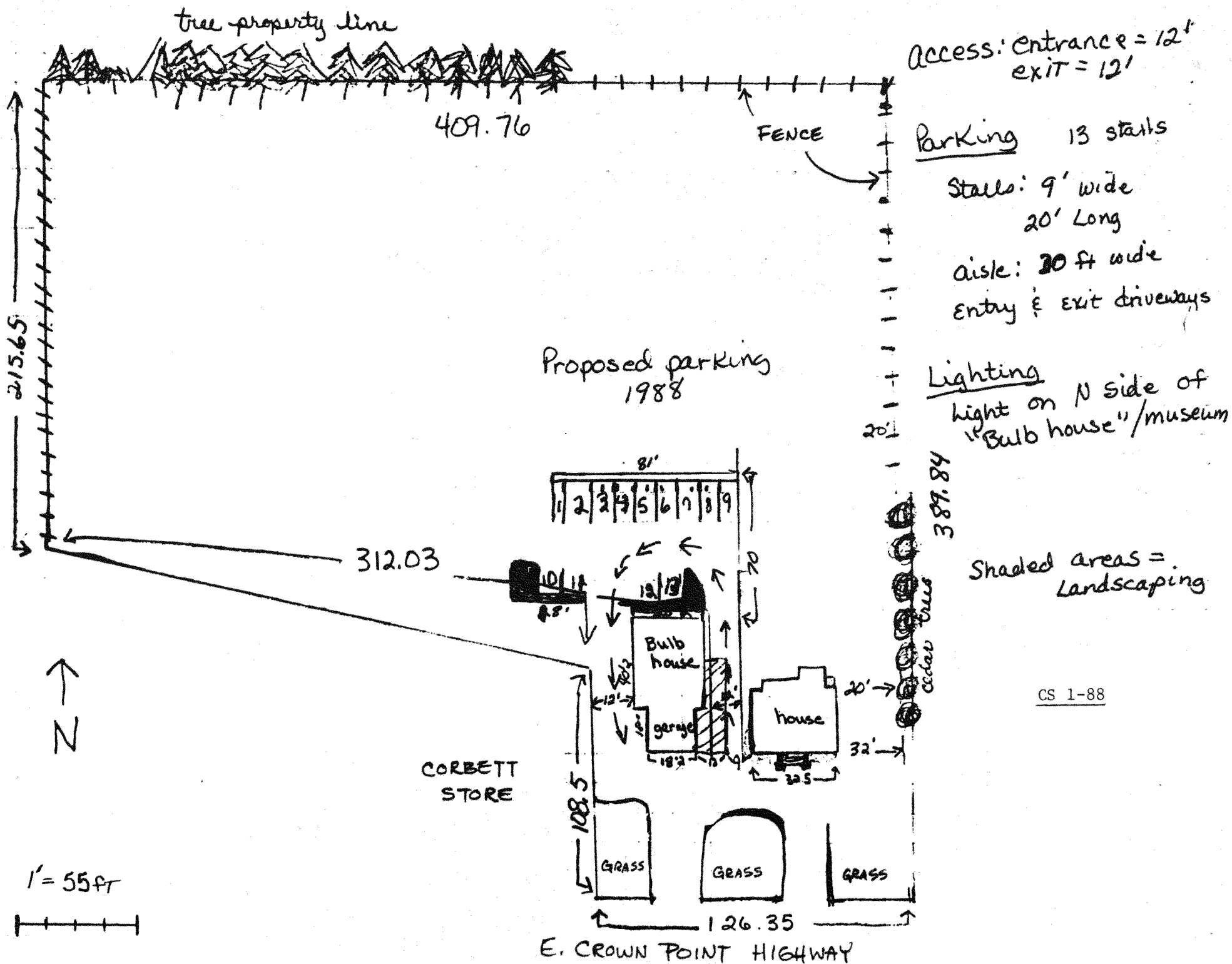
RC SEC

MUA-20 SEC

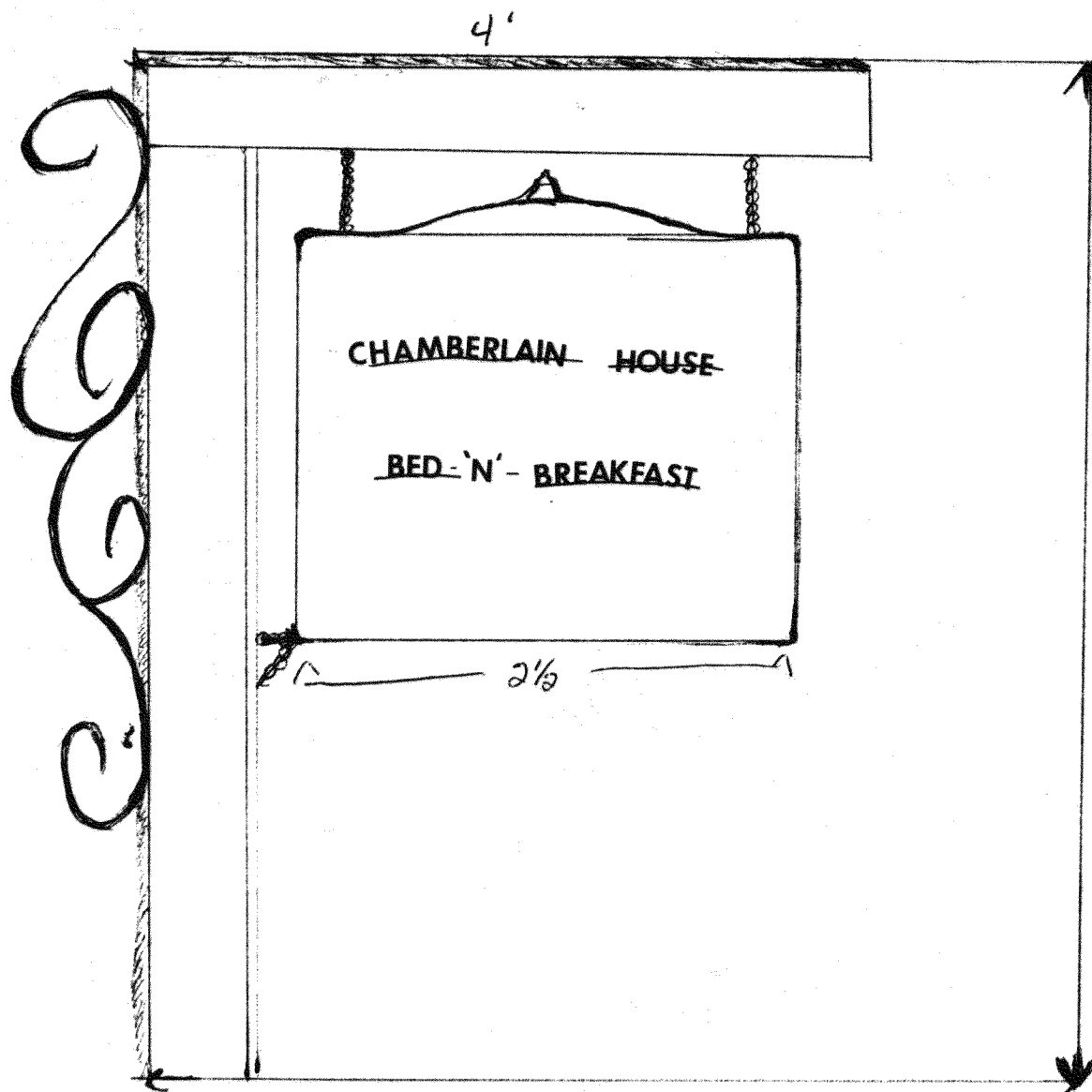
MUA-20

EFU





#1



SUPPORTS WILL BE
METAL

HANGING SIGN WILL
BE WOOD WITH
ROUTED LETTERS

5' COLORS WILL
MATCH BUILDING
ON-SITE

CU 2-88

Condition of Approval.

Obtain design review and SEC permit approvals for the parking lot design and other exterior alterations to the site prior to issuance of building or land use permits.

Findings of Fact.

1. Applicant's Proposals.

The applicant, as a representative of the Crown Point Historical Society, requests approval to convert an existing "bulb house" and garage structure for use as a museum and exhibition space. The building would be renovated and used by Historic Society members for meetings and museum exhibits. A new parking area would be developed behind the structure.

The applicant further proposes to convert an existing residence for use as a "bed and breakfast house". The house would have two bedrooms available for travelers. Exterior changes to the structure would be minimal; the structure will be painted and a sign identifying the business will be placed in the front yard. A second driveway access would be installed east of the existing willow tree in front of the house.

2. Zoning Considerations.

- A. The entire 2.64-acre site carries an RC/SEC zoning designation. The RC, rural center, primarily allows farm and single family residential use on lots at least one acre in area. MCC .2252(A) allows a community service use in the RC zone as a conditional use. "Museum uses are not specifically identified in MCC .7020, however, the use is ...of a similar nature ..." to a ..."Philanthropic or eleemosynary institution" (MCC .7020[11]).

The proposed bed and breakfast inn is permitted as a Conditional use pursuant to MCC .2252(B)(2).

The SEC, Area of Significant Environmental Concern, overlay applies to properties within the Columbia River Gorge Scenic Area. County staff administratively reviews all new development in the Gorge to minimize adverse effects on scenic and natural resources. The recommended condition requires SEC permit approval prior to development on the site.

Similarly, all non-single family or duplex development proposals must receive design review approval prior to issuance of building permits. The recommended Condition requires design review approval prior to site development.

- B. MCC .7015 specifies Approval Criteria for both community service (museum) and conditional use (bed and breakfast) uses. Applicant must demonstrate that each proposal:

- "(1). Is consistent with the character of the area;
- (2). Will not adversely affect natural resources;
- (3). Will not conflict with farm or forest uses in the area;
- (4). Will not require public services other than those existing or programmed for the area;
- (5). Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;
- (6). Will not create hazardous conditions;
- (7). Will satisfy the applicable policies of the Comprehensive Plan; and
- (8) Will satisfy such other applicable Approval Criteria as are stated in this Section."

C. Applicant offers the following Findings in response to the Criteria cited above:

(1). Character of Area:

Museum:

"The character of the area will be improved by tourist dollars. There will be little exterior changes necessary for the new uses. Traffic impacts are negligible due to the small scale of the operation. Diverse surroundings already exist on properties adjacent to ours, e.g., a grocery store directly west, a mobile home court directly east, and a RV park with a laundromat directly across the street next to the fire hall, which also houses a community meeting hall."

Bed and Breakfast (B & B):

"The character of the area will be improved by tourist dollars. The local markets, gift shops, restaurants and numerous other consumer oriented businesses stand to benefit from giving the tourist a stopping point in the community."

(2). Natural Resources:

Museum:

"Natural resources are not affected. The property and buildings have been in use for over 70 years, housing people and things. There are several mature trees which will remain on the site. No new structures are proposed, and since we are using existing buildings, it minimizes disruption."

Bed and Breakfast:

"Natural resources are not affected. The property and buildings have been in use for over 70 years, housing people, so there will be no change.

(3). Farm or Forest Uses.

Museum:

"The use will develop the parcel and the home and out building standing on it. The area is mostly rural residential, and there is no large scale farm or forest uses nearby."

Bed and Breakfast:

"The use will develop the parcel of farm land and the home standing on it, to enhance the area."

(4). Public Services:

Museum:

"We will continue being served by existing public services, no change is anticipated."

Bed and Breakfast:

"The use can continue being served by existing public services. It will not facilitate an increase or change in the use of any services currently being provided."

(5). Big Game Winter Habitat"

No Findings presented.

(6). Hazardous Conditions:

Museum:

No Findings presented.

Bed and Breakfast:

"There will be off-street parking and improvement of highway access and otherwise the buildings will not be used any differently than they have for nearly three quarters of a century."

(7). Comprehensive Plan Policies:

Museum:

"Air, Water and Noise Quality.

A Museum is not a water, air or noise polluting business. Current use of the property is a family dwelling. My request is to continue this use while providing a museum adjacent to my home which I propose to use as a Bed and Breakfast.

#14, Development Limitations.

My request complies in that I am not making any land form alterations, nor developing any use for the property which would effect any of the development limitations and concerns listed in the policy.

#15, Areas of Significant Environmental Concern.

Use of the building adjacent to the house as a museum would meet or comply with the plan policies in terms of the following:

- A. Economic value - A museum will contribute to the community development of a tourist trade.
- B. Recreation value - availability of a museum will encourage those drawn into the area to stop and enjoy themselves in a positive manner.
- C. Historic value - I will be preserving and restoring property and buildings which are part of my family history and the communities history. The Chamberlain family, for which Chamberlain Road was named, are a pioneer family of the Corbett area.
- D. Educational research value - A community museum has endless possibilities as an educational tool for teaching the history of this area and its settling families.
- E. Public safety - not effected.
- F. Scenic value - restoration of this building will enhance the aesthetic value of the property, and the community.
- G. Natural area value. My request would have no adverse effect on any specific natural feature or plant or animal habitat.
- H. Archeological value - My request will have no adverse effect on any historical, scientific or culturally valuable area. As I will be using existing buildings, which have stood for over 70 years and will not be changing the land use.

#16, Natural resources - My request does not involve a change in the use of any natural resources, energy resource areas, watersheds, field and wildlife habitats or ecologically and scientifically significant natural areas."

D. Compliance with Ordinance Criteria:

The requests satisfy applicable Approval Criteria except as described below. Applicant's Findings (above) are incorporated by reference except as modified below:

(1). Character of Area:

Surrounding properties are developed with a variety of uses (i.e., local store, firestation, mobile home park, RV park, single family houses, small farms). Introduction of a small (two-bedroom) bed and breakfast inn and a 1,100-square foot museum/exhibition/meeting space - within existing structures - will not adversely effect the already diverse neighborhood character.

(2). Natural Resources, Farm and Forest Use, and Big Game Habitat:

The site lies outside designated big game habitat areas. Proposed uses will not effect farm or forest uses nearby; surrounding properties are principally developed with non-farm uses. Existing non-farm uses buffer the subject site from nearby farm and forest uses. Natural resources on-site are limited to some mature tree stands near the house. Most trees will remain after development, though some may require removal for the parking area.

(3). Public Services and Hazardous Conditions:

Public services (roads, water, etc.) appear adequate for the proposal. The Oregon Department of Transportation (ODOT) has jurisdiction of East Crown Point Highway and any proposed private access points. The recommended Condition requires design review of the proposed parking area; this review will minimize hazardous conditions (if any) in the design. No other hazards from the proposal have been identified.

(4). Off-Street Parking Requirements:

MCC .6100-.6148 specifies standards for off-street parking. MCC .6142(A)(5) requires the following minimum number of spaces for a "Motel or Hotel":

"one space for each guest room or suite".

This standards yields a two-space parking requirement for the bed and breakfast inn.

Museums are not a specified use in MCC .6142, however, subsection (F) states ..."Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director." Pursuant to this Section, a determination will be made as part of design review.

Conclusions.

1. Applicant has demonstrated the proposal's compliance with applicable plan policies and Ordinance standards.
2. It is appropriate to locate tourist services of this scale within Rural Center zones. The site's location on a designated scenic highway and within a National Scenic Area suits the proposed uses well.

Signed February 8, 1988

By Ruth Specter, ps
Ruth Specter, Chairperson

February 18, 1988

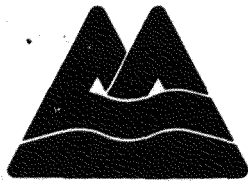
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Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review and pay the required filing fee with the Planning Director on or before 4:30 p.m., Monday, February 29, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision for this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, March 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-5270.

0815P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

HP 1-88, #757
CU 3-88, #757

Historic Preservation Overlay
Conditional Use Request
(Historic Preservation Structure
(Plus Bed and Breakfast Inn))

Applicant requests change in zone designation from CFU, SEC to CFU, SEC, HP-1, historic preservation overlay, be applied to a structure built in 1926 in Bridal Veil, plus conditional use approval to establish a bed and breakfast inn.

Location: 46650 East Crown Point Highway

Legal: Lots 1 and 2, Block C, Bridal Veil Heights
1987 Assessor's Map

Site Size: Approximately 0.30 Acre

Size Requested: Same

Property Owner: Bessie Klippel, Et Al
c/o MA Brown
12715 SE Oatfield Road, Milwaukie, 97222

Applicant: Laurel Slater
2808 NE 10th Avenue, Portland, 97212

Comprehensive Plan: Commercial Forest Use, Area of Environmental Concern

Present Zoning: CFU, Commercial Forest Use
SEC, Area of Significant Environmental Concern District

Sponsor's Proposal: CFU, SEC, HP-1, Commercial Forest Use,
Area of Significant Environmental
Concern, Historic Preservation District

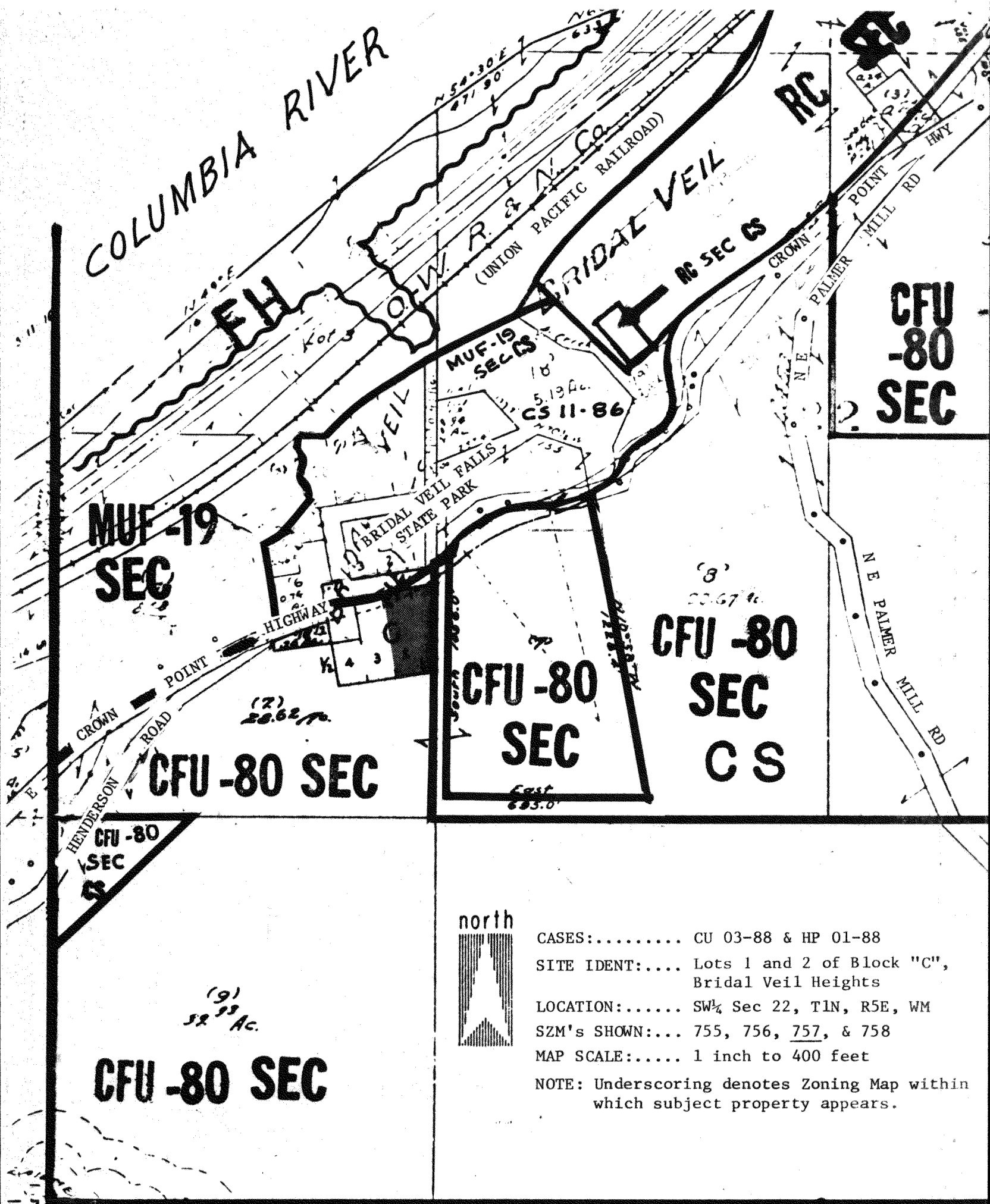
PLANNING COMMISSION

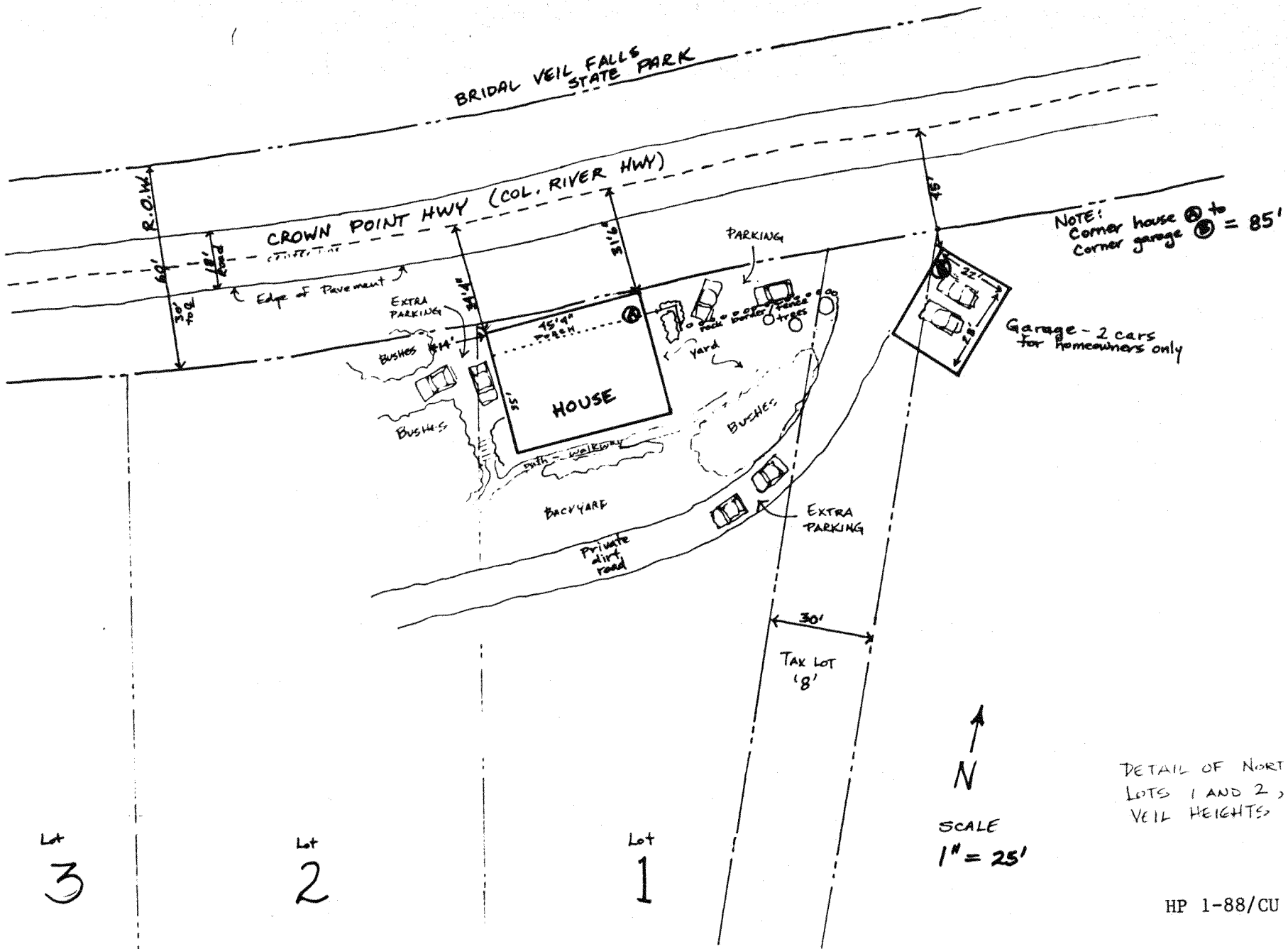
DECISION #1:

Approve amendment of Sectional Zoning Map #757, changing the above described property from CFU, SEC to CFU, SEC, HP-1;

DECISION #2:

Approve, subject to conditions, conditional use request of the lodge on the above described property as a bed and breakfast facility, all based on the following Findings and Conclusions





Conditions of Approval.

1. Prior to the issuance of development permits for the bed and breakfast use of the lodge, appropriate approvals shall be obtained for the subsurface disposal of sewage.
2. Any expansion of the use, including signage, will require further review regarding consistency with the Columbia River Gorge National Scenic Area Act.
3. The primary use of the lodge shall remain single family residential.
4. This permit is conditioned upon the applicant receiving consistency determination from either the Columbia River Gorge Bi-state Commission or the United States Forest Service.

Findings of Fact.

1. Applicant's Proposal.

Applicant requests approval of an HP-1 designation for the lodge located on this property to recognize it as a historic structure. Applicant further requests conditional use approval under the HP-1 section of the Zoning Code to allow use of the lodge for a bed and breakfast facility.

2. Site and Vicinity Characteristics.

This property is located on the south side of Crown Point Highway within the community of Bridal Veil. The applicant owns 30.82 acres at this location, but requests the Historic Preservation on the north one-half of Lots 1 and 2 of Lot 4, Blk. C, Brial Veil only - an area of approximately 0.3 acre. That portion of the ownership is developed with the lodge which is being used as a residence and attendant parking and yard area. The remainder of the property is to remain in commercial forest use.

3. Ordinance Considerations.

The Zoning Code stipulates the following process for the designation of a property as HP-1:

- A. The Planning Director shall notify the Chairman and the Secretary of the Historic Sites Advisory Committee by first class mail of a proposal for establishment or designation of an HP subdistrict at least 30 days prior to action thereon by the Planning Commission.
- B. The Committee shall file its report and recommendation with the Planning Director.
- C. In the absence of the report and recommendation of the Committee, the proposed subdistrict or designation shall be deemed to be recommended for approval.

- However, the County has never established the Historic Sites Advisory Committee. Consequently, the Planning Commission must make the findings required by that committee.

The Zoning Code defines 'Historical Landmark' as any building, structure or physical object and the premises on which it is located which is recognized to be of particular cultural, aesthetic, educational or historical significance under the Historical Site Criteria of the Comprehensive Plan.

The Historical Site Criteria of the Comprehensive Framework Plan require findings of:

- D. Historical Significance - Property is associated with significant past events, personages, trends or values and has the capacity to evoke one or more of the dominant themes of national or local history.
- E. Architectural Significance - (Rarity of Type and/or Style) Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.
- F. Environmental Considerations - Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.
- G. Physical Integrity - Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.
- H. Symbolic Value - Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.
- I. Chronology - Property was developed early in the relative scale of local history or was an early expression of type/style.

A Conditional Use in the Historic Preservation District requires findings that the proposal:

- J. Will maintain or restore the unique characteristics of the site and structure which are the basic of the HP-1 classification;
- K. Will satisfy the dimensional requirements of the underlying district and the development standards specified by this Chapter for the proposed use to the maximum extent possible, consistent with the nature of the existing improvements of historical significance.
- L. Will permit an adaptive use which is necessary and appropriate to the preservation of the historical characteristics; and
- M. Will have only minor adverse impacts on nearby properties, considering such factors as loss of residential privacy, increased vehicle or pedestrian traffic, notice, glare or similar effects.

4. Compliance With Ordinance Considerations.

The applicant provides the following narrative demonstrating compliance with the Historical Site Criteria of the Comprehensive Framework Plan:

"The Bridal Veil Lodge was built in 1926 for Virgil Amend, my great-grandfather. The Lodge was a restaurant, "auto camp" (outdoor campsites and small cabins available) and an inn, with upstairs rooms to rent to travelers. Some groceries were also available. The Lodge operated for more than 10 years, run by Mr. Amend and his daughter, Bessie Amend Klippel, my grandmother. The Lodge catered to those traveling along the then-new Columbia River Highway. The Lodge became the family home after it closed for business. My sister and I grew up there.

The building was constructed using lumber from the nearby Bridal Veil Mill, where many family members had worked at times. The exterior is virtually identical to its original appearance. Criss-cross porch railings and fence were added several years later. Even the flowering beans still climb the porch columns in summertime.

The interior also is largely unchanged. The downstairs is rough lumber, with an open-beamed ceiling. The greatroom (combination living/dining room) is much as it was, with the built-in cupboard space and Dutch door original to the restaurant. The walls are painted and stained the original colors, and the floors are natural, aged to a dark brown.

The upstairs consists of four bedrooms and one and one-half bath. When the Lodge was first built there were six rooms, but four small rooms were combined to form two large rooms a short time later. Knotty pine was used lavishly on the walls and ceilings of each room, with built-in bookshelves, cupboards and windowseats, all crafted by my father, Meredyth Brown.

The property on which the Lodge rests, and the adjacent property (28 acres) has belonged to the Amend family since they arrived from Kansas in the early 1890's. My great-great-grandfather, Horace Phillips, and some other family members had already been in Bridal Veil for some time, having purchased property next to the property Virgil and Lillie Amend acquired when they arrived. It is believed to have been purchased from the Bridal Veil Timber Company.

The property was inventoried in 1981 by the US Department of the Interior Heritage Conservation Recreation Service and found to be in original condition."

The proposed bed and breakfast use of the Lodge is an appropriate adaptive use that will encourage the preservation of the historical characteristics of the Lodge. Maintenance of the Lodge in its original state will insure its uniqueness; consequently, its attractiveness to customers.

No changes or additions are proposed; therefore, the dimensional standards and development standards of the CFU district are complied with. The use will have no impact on nearby properties other than a possible small increase in the use of Bridal Veil Park which would be of no consequence.

Conclusion.

The applicant has carried the burden necessary for the granting of an HP-1 designation of this property and the conditional use of the existing Lodge for bed and breakfast purposes as demonstrated by Finding No. 4

Signed February 8, 1988

By *Ruth Spetter, PC*
Ruth Spetter, Chairperson

February 18, 1988

Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review and pay the required filing fee with the Planning Director on or before 4:30 p.m., Monday, February 29, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision for this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, March 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-5270.

0816P

Tuesday, March 1, 1988

The Board of Commissioners of Multnomah County met at the Courthouse at 9:30 A.M. this date.

Present: Commissioner McCoy, Chair; Commissioner Miller; Commissioner Anderson; Commissioner Kafoury; Commissioner Casterline.

The following proceedings were had:

In the Matter of the Decisions of the Planning)
Commission of February 8, 1988, Cases CS 1-88;)
CU 2-88; HP 1-88; CU 3-88)

There being no Notice of Review before the Board for the above-entitled matters, and the Board not wanting to review the matters on its own motion, the Chair acknowledged receipt of the decisions.

(See Supplement, Decisions - J. 159 for copy)

There being no further business to come before the Board at this time, the meeting was adjourned until next Thursday morning at 9:00 A.M.



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING
AND DEVELOPMENT
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3047

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
CAROLINE MILLER • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

BOARD OF COUNTY COMMISSIONERS

Tuesday, March 1, 1988

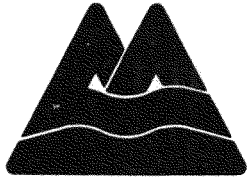
9:30 a.m., Room 602

A G E N D A

The following Decisions are reported to the Board for acknowledgement by the
Presiding Officer:

- CS 1-88 Approve change in zone designation from RC, SEC, to RC, SEC, C-S, community service, to allow a historic museum and exhibit space;
- CU 2-88 Approve, subject to a condition, request for a conditional use approval for a bed and breakfast facility, all for property at 36817 East Crown Point Highway.
- HP 1-88 Approve amendment of Sectional Zoning Map #757, changing the described property from CFU, SEC to CFU, SEC, HP-1, historic preservation district;
- CU 3-88 Approve, subject to conditions, conditional use request of the lodge on the described property as a bed and breakfast facility, all for property at 46650 East Crown Point Highway.

808P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

CS 1-88, #662/#665

CU 2-88, #662/#665

Community Service Request

Conditional Use Request

(Museum Plus Bed and Breakfast Inn)

Applicants request change in zone designation from RC, SEC to RC, SEC, C-S, community service, for the development of a museum with public parking, plus conditional use approval to establish a bed and breakfast inn.

Location: 36817 East Crown Point Highway

Legal: Tax Lot '52', Section 35, 1N-4E
1987 Assessor's Map

Site Size: 2.64 Acres

Size Requested: Same

Property Owner: JE/NA Wilson
(Chamberlain House Bed 'N' Breakfast)
36817 East Crown Point Highway, Corbett, 97019

Applicant: Same

Comprehensive Plan: Rural Center, Area of Significant Environmental Concern

Present Zoning: RC, Rural Center District
SEC, Area of Significant Environmental Concern

Sponsor's Proposal: RC, SEC, C-S, Rural Center,
Area of Significant Environmental Concern
Community Service

Community service permits use of zoned property for a special use such as a church, school, park, public utility, healthcare facility, etc.

PLANNING COMMISSION

DECISION #1:

(CS 1-88)

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(CU 2-88)

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'20'
19.07 Ac.

22265

'88'

2.02

Ac. 300

22265

'82'

12.09 Ac

CU 20-80

north

CASES:..... CU 02-88 & CS 01-88

SITE IDENT:.... Tax Lot 52

LOCATION:..... NW $\frac{1}{4}$ Sec 35, T1N, R4E

SZM's SHOWN:... 662, 663, 664, & 665

MAP SCALE:..... 1 inch to 400 feet

NOTE: Underscoring indicates Zoning Map
within which subject property appears.

RR SEC 65

RR SEC

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SEC

RC SEC

MUA-20

SEC

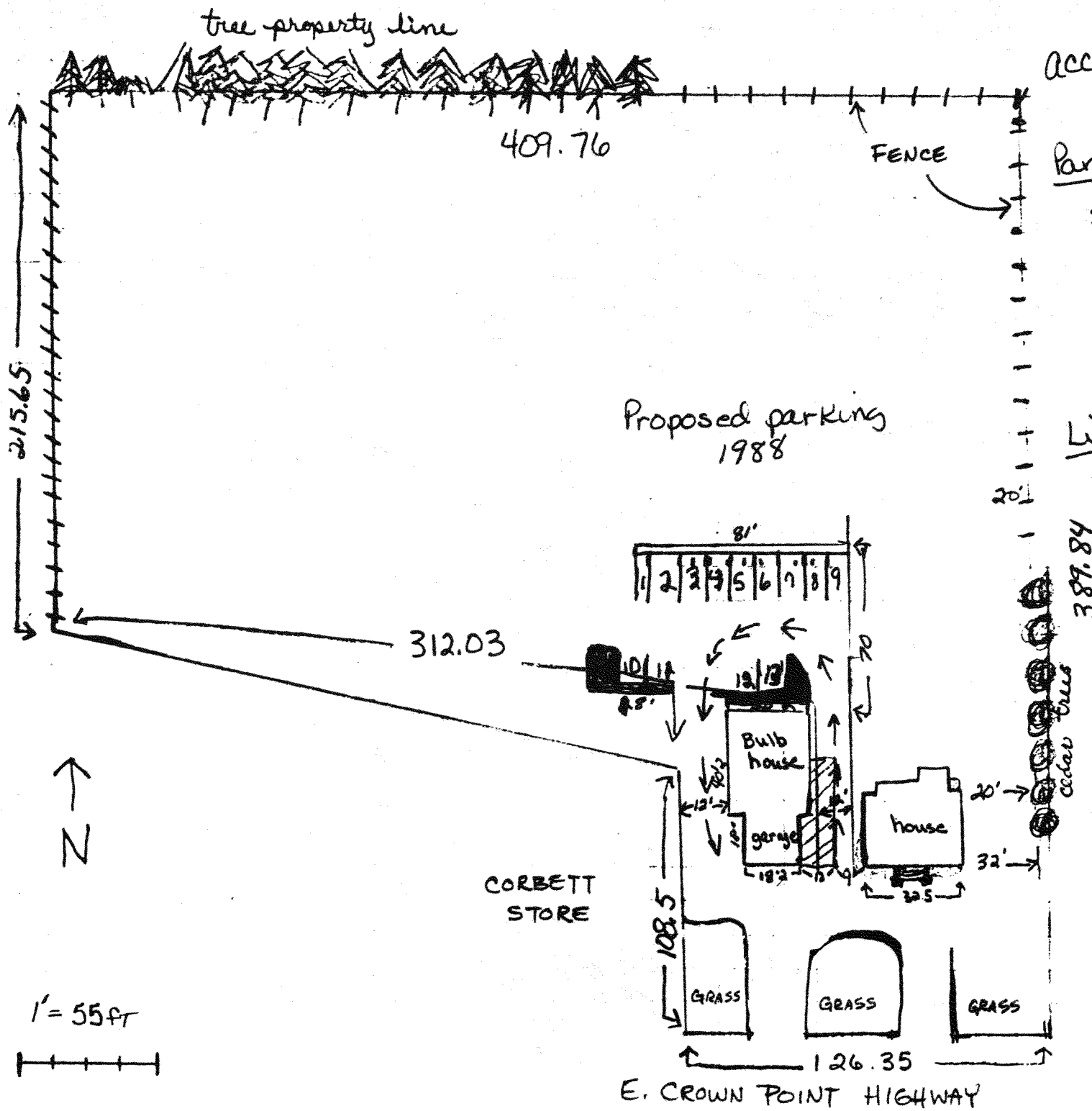
RC SEC

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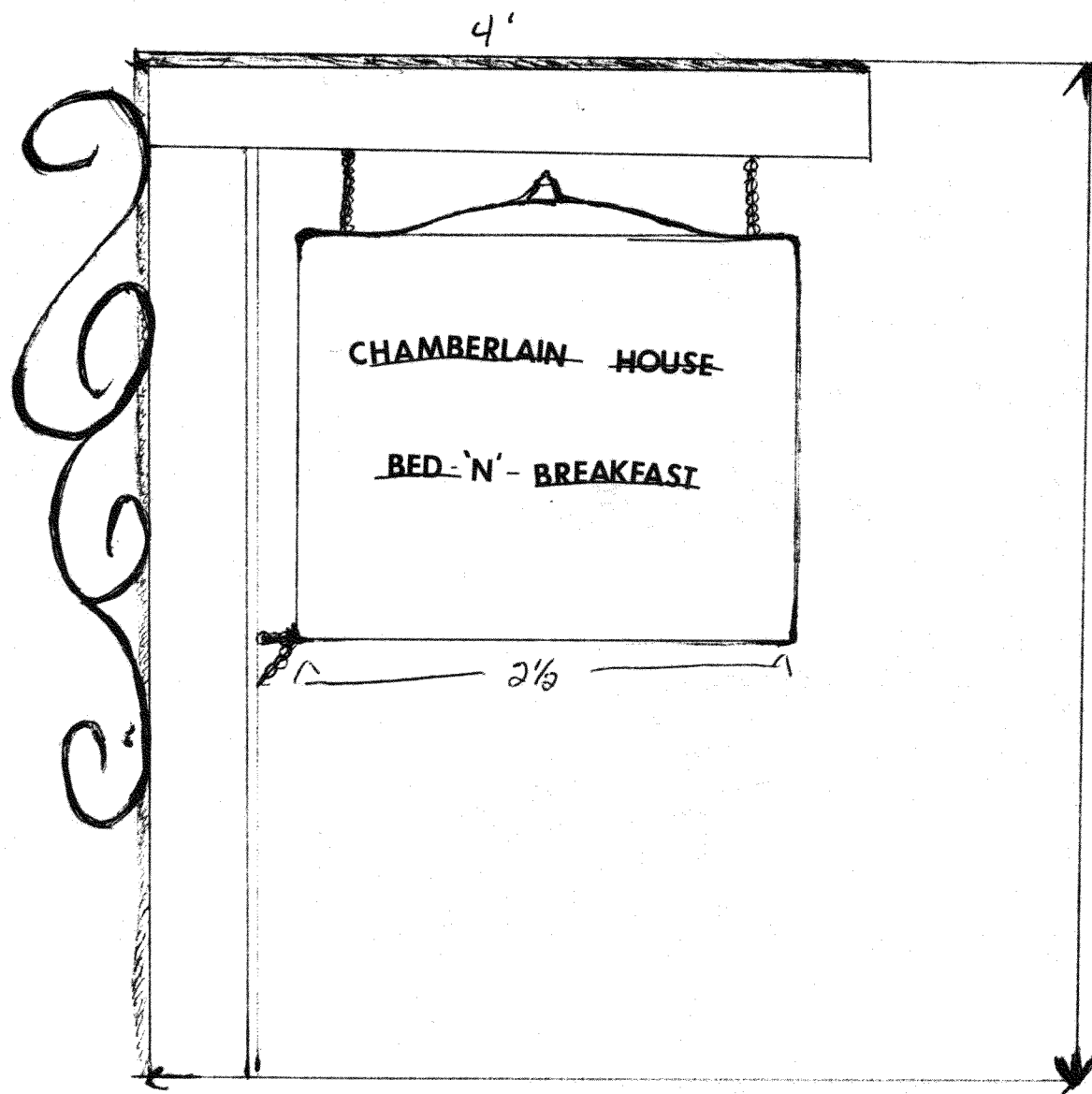
MUA-20

MUA-20

EFU



#1



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CU 2-88

Condition of Approval.

Obtain design review and SEC permit approvals for the parking lot design and other exterior alterations to the site prior to issuance of building or land use permits.

Findings of Fact.

1. Applicant's Proposals.

The applicant, as a representative of the Crown Point Historical Society, requests approval to convert an existing "bulb house" and garage structure for use as a museum and exhibition space. The building would be renovated and used by Historic Society members for meetings and museum exhibits. A new parking area would be developed behind the structure.

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The proposed bed and breakfast inn is permitted as a Conditional use pursuant to MCC .2252(B)(2).

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Similarly, all non-single family or duplex development proposals must receive design review approval prior to issuance of building permits. The recommended Condition requires design review approval prior to site development.

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Museum:

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(4). Public Services:

Museum:

"We will continue being served by existing public services, no change is anticipated."

Bed and Breakfast:

"The use can continue being served by existing public services. It will not facilitate an increase or change in the use of any services currently being provided."

(5). Big Game Winter Habitat"

No Findings presented.

(6). Hazardous Conditions:

Museum:

No Findings presented.

Bed and Breakfast:

"There will be off-street parking and improvement of highway access and otherwise the buildings will not be used any differently than they have for nearly three quarters of a century."

(7). Comprehensive Plan Policies:

Museum:

"Air, Water and Noise Quality.

A Museum is not a water, air or noise polluting business. Current use of the property is a family dwelling. My request is to continue this use while providing a museum adjacent to my home which I propose to use as a Bed and Breakfast.

#14, Development Limitations.

My request complies in that I am not making any land form alterations, nor developing any use for the property which would effect any of the development limitations and concerns listed in the policy.

#15, Areas of Significant Environmental Concern.

Use of the building adjacent to the house as a museum would meet or comply with the plan policies in terms of the following:

- A. Economic value - A museum will contribute to the community development of a tourist trade.
- B. Recreation value - availability of a museum will encourage those drawn into the area to stop and enjoy themselves in a positive manner.
- C. Historic value - I will be preserving and restoring property and buildings which are part of my family history and the communities history. The Chamberlain family, for which Chamberlain Road was named, are a pioneer family of the Corbett area.
- D. Educational research value - A community museum has endless possibilities as an educational tool for teaching the history of this area and its settling families.
- E. Public safety - not effected.
- F. Scenic value - restoration of this building will enhance the aesthetic value of the property, and the community.
- G. Natural area value. My request would have no adverse effect on any specific natural feature or plant or animal habitat.
- H. Archeological value - My request will have no adverse effect on any historical, scientific or culturally valuable area. As I will be using existing buildings, which have stood for over 70 years and will not be changing the land use.

#16, Natural resources - My request does not involve a change in the use of any natural resources, energy resource areas, watersheds, field and wildlife habitats or ecologically and scientifically significant natural areas."

D. Compliance with Ordinance Criteria:

The requests satisfy applicable Approval Criteria except as described below. Applicant's Findings (above) are incorporated by reference except as modified below:

(1). Character of Area:

Surrounding properties are developed with a variety of uses (i.e., local store, firestation, mobile home park, RV park, single family houses, small farms). Introduction of a small (two-bedroom) bed and breakfast inn and a 1,100-square foot museum/exhibition/meeting space - within existing structures - will not adversely effect the already diverse neighborhood character.

(2). Natural Resources, Farm and Forest Use, and Big Game Habitat:

The site lies outside designated big game habitat areas. Proposed uses will not effect farm or forest uses nearby; surrounding properties are principally developed with non-farm uses. Existing non-farm uses buffer the subject site from nearby farm and forest uses. Natural resources on-site are limited to some mature tree stands near the house. Most trees will remain after development, though some may require removal for the parking area.

(3). Public Services and Hazardous Conditions:

Public services (roads, water, etc.) appear adequate for the proposal. The Oregon Department of Transportation (ODOT) has jurisdiction of East Crown Point Highway and any proposed private access points. The recommended Condition requires design review of the proposed parking area; this review will minimize hazardous conditions (if any) in the design. No other hazards from the proposal have been identified.

(4). Off-Street Parking Requirements:

MCC .6100-.6148 specifies standards for off-street parking. MCC .6142(A)(5) requires the following minimum number of spaces for a "Motel or Hotel":

"one space for each guest room or suite".

This standards yields a two-space parking requirement for the bed and breakfast inn.

Museums are not a specified use in MCC .6142, however, subsection (F) states ..."Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director." Pursuant to this Section, a determination will be made as part of design review.

Conclusions.

1. Applicant has demonstrated the proposal's compliance with applicable plan policies and Ordinance standards.
2. It is appropriate to locate tourist services of this scale within Rural Center zones. The site's location on a designated scenic highway and within a National Scenic Area suits the proposed uses well.

Signed February 8, 1988

By *Ruth Specter, ps*
Ruth Specter, Chairperson

February 18, 1988

Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

Any person who appears and testifies at the Planning Commission hearing, or who submits written testimony in accord with the requirements on the prior Notice, and objects to their recommended Decision, may file a Notice of Review and pay the required filing fee with the Planning Director on or before 4:30 p.m., Monday, February 29, 1988 on the required Notice of Review Form which is available at the Planning and Development Office at 2115 SE Morrison Street.

The Decision for this item will be reported to the Board of County Commissioners for review at 9:30 a.m. on Tuesday, March 1, 1988 in Room 602 of the Multnomah County Courthouse. For further information, call the Multnomah County Division of Planning and Development at 248-5270.

0815P



MULTNOMAH COUNTY OREGON

Department of Environmental Services/Division of Planning and Development/2115 S.E. Morrison St./Portland, Oregon 97214 • 248-5270

DECISION OF THE MULTNOMAH COUNTY PLANNING COMMISSION

Meeting of February 8, 1988

IN THE MATTER OF:

HP 1-88, #757
CU 3-88, #757

Historic Preservation Overlay
Conditional Use Request
(Historic Preservation Structure
(Plus Bed and Breakfast Inn)

Applicant requests change in zone designation from CFU, SEC to CFU, SEC, HP-1, historic preservation overlay, be applied to a structure built in 1926 in Bridal Veil, plus conditional use approval to establish a bed and breakfast inn.

Location: 46650 East Crown Point Highway

Legal: Lots 1 and 2, Block C, Bridal Veil Heights
1987 Assessor's Map

Site Size: Approximately 0.30 Acre

Size Requested: Same

Property Owner: Bessie Klippel, Et Al
c/o MA Brown
12715 SE Oatfield Road, Milwaukie, 97222

Applicant: Laurel Slater
2808 NE 10th Avenue, Portland, 97212

Comprehensive Plan: Commercial Forest Use, Area of Environmental Concern

Present Zoning: CFU, Commercial Forest Use
SEC, Area of Significant Environmental Concern District

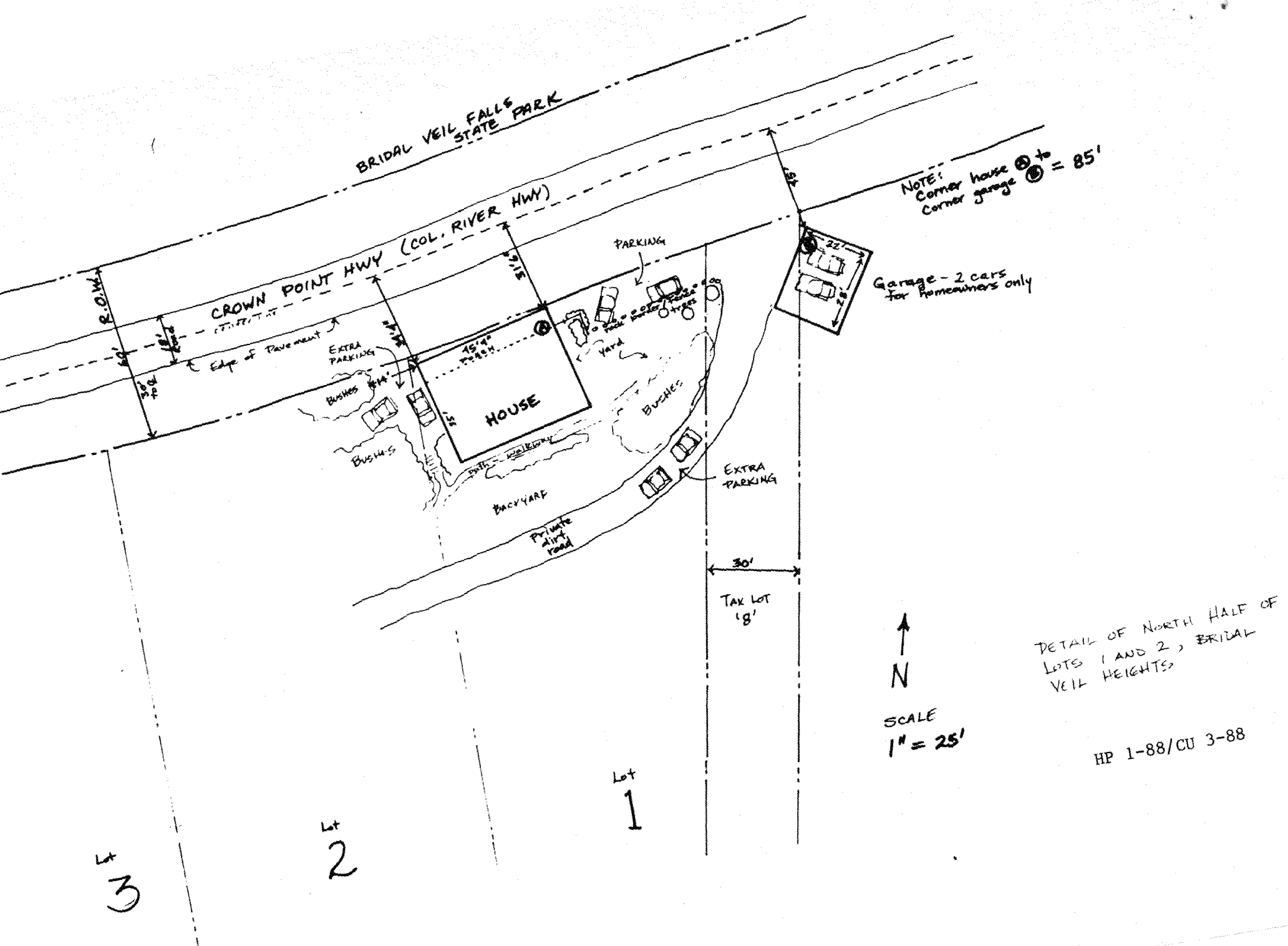
Sponsor's Proposal: CFU, SEC, HP-1, Commercial Forest Use,
Area of Significant Environmental
Concern, Historic Preservation District

PLANNING COMMISSION DECISION #1:

Approve amendment of Sectional Zoning Map #757, changing the above described property from CFU, SEC to CFU, SEC, HP-1;

DECISION #2:

Approve, subject to conditions, conditional use request of the lodge on the above described property as a bed and breakfast facility, all based on the following Findings and Conclusions



HP 1-88/CU 3-88

Conditions of Approval.

1. Prior to the issuance of development permits for the bed and breakfast use of the lodge, appropriate approvals shall be obtained for the subsurface disposal of sewage.
2. Any expansion of the use, including signage, will require further review regarding consistency with the Columbia River Gorge National Scenic Area Act.
3. The primary use of the lodge shall remain single family residential.
4. This permit is conditioned upon the applicant receiving consistency determination from either the Columbia River Gorge Bi-state Commission or the United States Forest Service.

Findings of Fact.

1. Applicant's Proposal.

Applicant requests approval of an HP-1 designation for the lodge located on this property to recognize it as a historic structure. Applicant further requests conditional use approval under the HP-1 section of the Zoning Code to allow use of the lodge for a bed and breakfast facility.

2. Site and Vicinity Characteristics.

This property is located on the south side of Crown Point Highway within the community of Bridal Veil. The applicant owns 30.82 acres at this location, but requests the Historic Preservation on the north one-half of Lots 1 and 2 of Lot 4, Blk. C, Brial Veil only - an area of approximately 0.3 acre. That portion of the ownership is developed with the lodge which is being used as a residence and attendant parking and yard area. The remainder of the property is to remain in commercial forest use.

3. Ordinance Considerations.

The Zoning Code stipulates the following process for the designation of a property as HP-1:

- A. The Planning Director shall notify the Chairman and the Secretary of the Historic Sites Advisory Committee by first class mail of a proposal for establishment or designation of an HP subdistrict at least 30 days prior to action thereon by the Planning Commission.
- B. The Committee shall file its report and recommendation with the Planning Director.
- C. In the absence of the report and recommendation of the Committee, the proposed subdistrict or designation shall be deemed to be recommended for approval.

However, the County has never established the Historic Sites Advisory Committee. Consequently, the Planning Commission must make the findings required by that committee.

The Zoning Code defines 'Historical Landmark' as any building, structure or physical object and the premises on which it is located which is recognized to be of particular cultural, aesthetic, educational or historical significance under the Historical Site Criteria of the Comprehensive Plan.

The Historical Site Criteria of the Comprehensive Framework Plan require findings of:

- D. Historical Significance - Property is associated with significant past events, personages, trends or values and has the capacity to evoke one or more of the dominant themes of national or local history.
- E. Architectural Significance - (Rarity of Type and/or Style) Property is a prime example of a stylistic or structural type, or is representative of a type once common and is among the last examples surviving in the County. Property is a prototype or significant work of an architect, builder or engineer noted in the history of architecture and construction in Multnomah County.
- F. Environmental Considerations - Current land use surrounding the property contributes to an aura of the historic period, or property defines important space.
- G. Physical Integrity - Property is essentially as constructed on original site. Sufficient original workmanship and material remain to serve as instruction in period fabrication.
- H. Symbolic Value - Through public interest, sentiment, uniqueness or other factors, property has come to connote an ideal, institution, political entity or period.
- I. Chronology - Property was developed early in the relative scale of local history or was an early expression of type/style.

A Conditional Use in the Historic Preservation District requires findings that the proposal:

- J. Will maintain or restore the unique characteristics of the site and structure which are the basic of the HP-1 classification;
- K. Will satisfy the dimensional requirements of the underlying district and the development standards specified by this Chapter for the proposed use to the maximum extent possible, consistent with the nature of the existing improvements of historical significance.
- L. Will permit an adaptive use which is necessary and appropriate to the preservation of the historical characteristics; and
- M. Will have only minor adverse impacts on nearby properties, considering such factors as loss of residential privacy, increased vehicle or pedestrian traffic, notice, glare or similar effects.

4. Compliance With Ordinance Considerations.

The applicant provides the following narrative demonstrating compliance with the Historical Site Criteria of the Comprehensive Framework Plan:

"The Bridal Veil Lodge was built in 1926 for Virgil Amend, my great-grandfather. The Lodge was a restaurant, "auto camp" (outdoor campsites and small cabins available) and an inn, with upstairs rooms to rent to travelers. Some groceries were also available. The Lodge operated for more than 10 years, run by Mr. Amend and his daughter, Bessie Amend Klippel, my grandmother. The Lodge catered to those traveling along the then-new Columbia River Highway. The Lodge became the family home after it closed for business. My sister and I grew up there.

The building was constructed using lumber from the nearby Bridal Veil Mill, where many family members had worked at times. The exterior is virtually identical to its original appearance. Criss-cross porch railings and fence were added several years later. Even the flowering beans still climb the porch columns in summertime.

The interior also is largely unchanged. The downstairs is rough lumber, with an open-beamed ceiling. The greatroom (combination living/dining room) is much as it was, with the built-in cupboard space and Dutch door original to the restaurant. The walls are painted and stained the original colors, and the floors are natural, aged to a dark brown.

The upstairs consists of four bedrooms and one and one-half bath. When the Lodge was first built there were six rooms, but four small rooms were combined to form two large rooms a short time later. Knotty pine was used lavishly on the walls and ceilings of each room, with built-in bookshelves, cupboards and windowseats, all crafted by my father, Meredyth Brown.

The property on which the Lodge rests, and the adjacent property (28 acres) has belonged to the Amend family since they arrived from Kansas in the early 1890's. My great-great-grandfather, Horace Phillips, and some other family members had already been in Bridal Veil for some time, having purchased property next to the property Virgil and Lillie Amend acquired when they arrived. It is believed to have been purchased from the Bridal Veil Timber Company.

The property was inventoried in 1981 by the US Department of the Interior Heritage Conservation Recreation Service and found to be in original condition."

The proposed bed and breakfast use of the Lodge is an appropriate adaptive use that will encourage the preservation of the historical characteristics of the Lodge. Maintenance of the Lodge in its original state will insure its uniqueness; consequently, its attractiveness to customers.

No changes or additions are proposed; therefore, the dimensional standards and development standards of the CFU district are complied with. The use will have no impact on nearby properties other than a possible small increase in the use of Bridal Veil Park which would be of no consequence.

Conclusion.

The applicant has carried the burden necessary for the granting of an HP-1 designation of this property and the conditional use of the existing Lodge for bed and breakfast purposes as demonstrated by Finding No. 4

Signed February 8, 1988

By *Ruth Spetter, PC*
Ruth Spetter, Chairperson

February 18, 1988

Filed with the Clerk of the Board

Appeal to the Board of County Commissioners

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