

14 DAY OPPORTUNITY TO COMMENT

Application for Verification and Alteration of a Nonconforming Use

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

Case File: T2-2020-13144

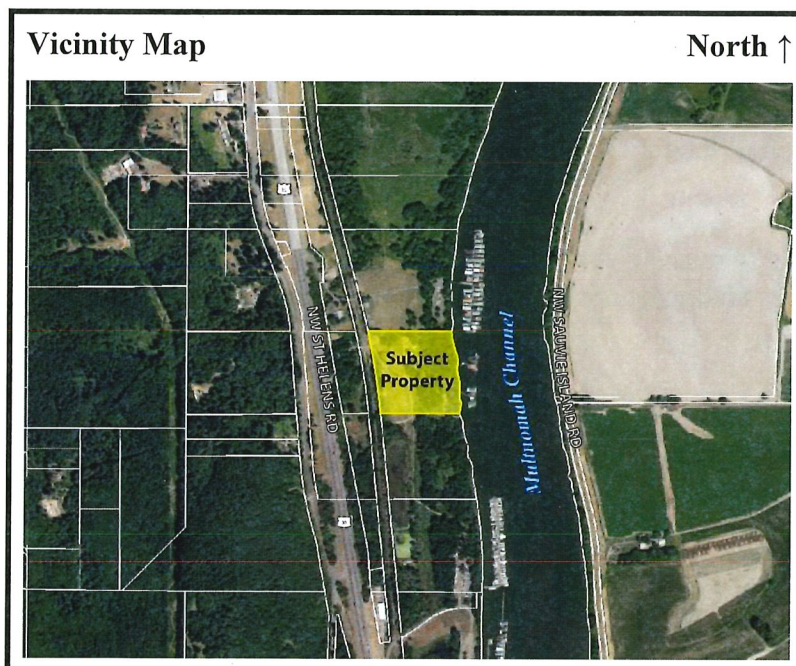
Location: 26312 NW St. Helens Road, Scappoose
Tax Lot 200, Section 25D, Township 3 North, Range 2 West, W.M.
Alternate Account #R982250120 Property ID #R326146

Applicant: Emily Hess, Maul Foster and Alongi

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Willamette River Greenway (WRG)
Flood Hazard (FH)

Proposal: Verification of a Nonconforming Use for a landfill use that was once known as the Hawks Landfill. Upon verification, the applicant is proposing an Alteration of the Nonconforming Use, which will result in the excavation of soil, remediation, and capping of the landfill with new imported soil.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Thursday, September 10, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (*Tuesday-Friday 8am-4pm, except holidays*) at no cost. Copies of these materials may be purchased for \$0.35/per page. For further information regarding this application contact planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us.

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

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4345 Access

Willamette River Greenway (WRG): MCC 39.5910 Uses – Greenway Permit Required, MCC 39.5920 Exceptions

Nonconforming Uses: MCC 39.8305 Verification of Nonconforming Use Status, MCC 3815 Alteration, Expansion or Replacement of Nonconforming Uses

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

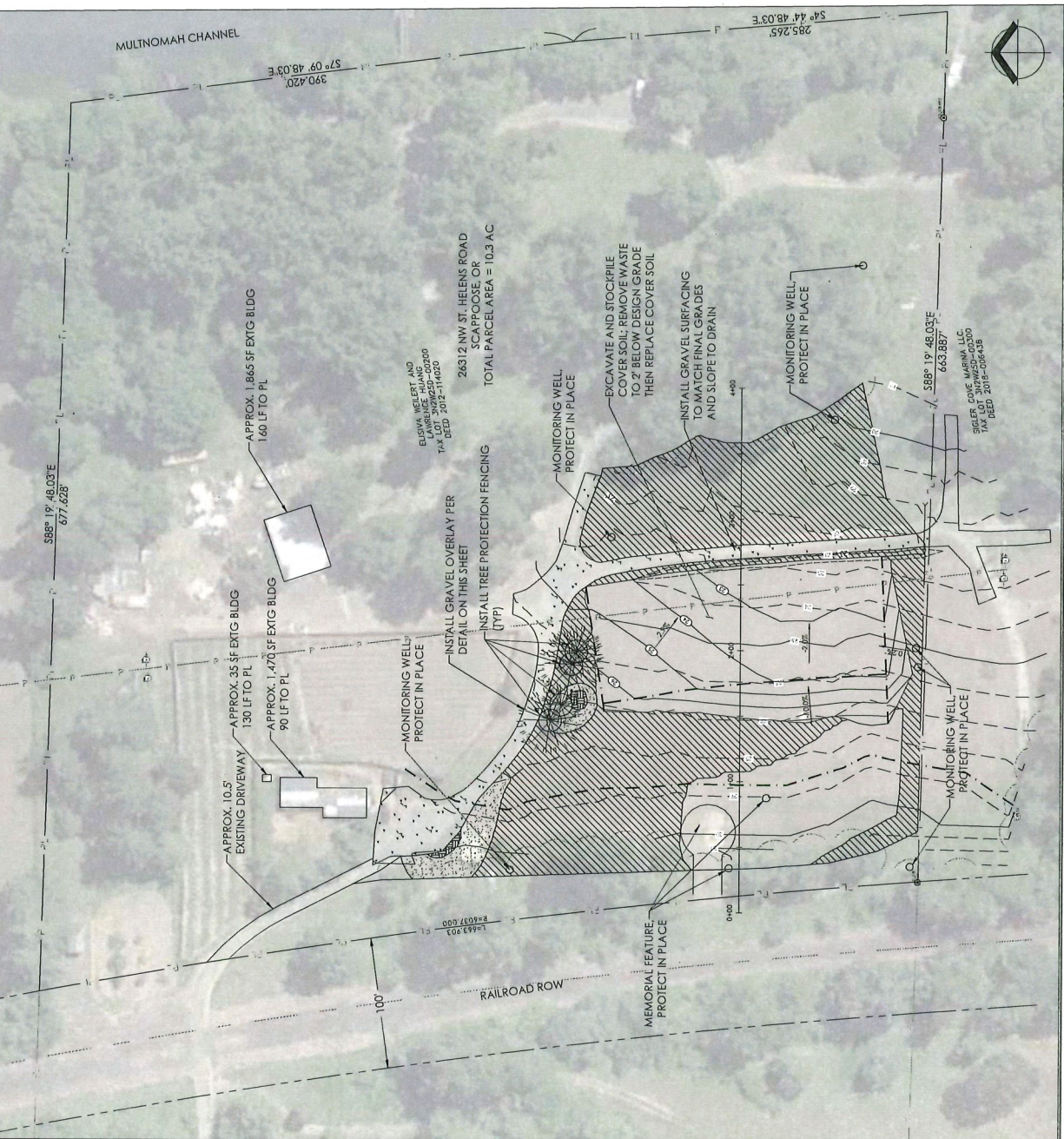
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Enclosures:
Zoning Map
Site Plan

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



SHEET LEGEND

- EXISTING TREE
- GRAVEL SURFACING
- EDGE OF VEGETATION
- MAJOR CONTOUR
- MINOR CONTOUR
- RAILWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- OVERHEAD POWER
- PROPOSED 12-INCH THICK CAP ABOVE EXISTING GRADE
- PROPOSED 12-INCH CAP ABOVE EXISTING GRADE
- PROPOSED 12-INCH CAP ABOVE EXISTING GRADE
- PROPOSED GRAVEL OVERLAY ABOVE EXISTING ROAD
- PROPOSED STABILIZED CONSTRUCTION ACCESS
- PROPOSED BILT FENCE

CONSTRUCTION NOTES

- DISTURBED AREAS SHALL BE SEED WITH DROUGHT-TOLERANT TURF GRASS MIXTURE, SEED MAX 1.0 LB PER 1000 SQ FT, AND APPLIED DURING WEATHER CONDUCTIVE TO GERMINATION AND SURVIVAL OF THE SEED. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT. SEED SHALL BE APPLIED DURING DRY AGENTS TURF GRASS IRRIGATION SHALL BE PROVIDED AS NEEDED.
- IMPORT SOIL SHALL MEET THE FOLLOWING GRADATION PER AASHTO T-98. A SAMPLE OF THE SOIL (ONE 5-GALLON BUCKET) SHALL BE PROVIDED TO THE ENGINEER BEFORE IMPORT TO THE SITE.

GRADING VOLUMES

CUT VOLUME	FILL VOLUME
1,400 CY	1,400 CY
WASTE REMOVAL	WASTE REMOVAL
1,400 CY	1,400 CY
TOTAL CUT	TOTAL FILL
1,400 CY	1,400 CY
IMPORT CAP SOIL	IMPORT CAP SOIL
2,300 CY	2,300 CY
TOTAL FILL	TOTAL FILL
2,300 CY	2,300 CY

IMPORT SOIL SPECIFICATION

IMPORT SOIL SHALL MEET THE FOLLOWING GRADATION PER AASHTO T-98. A SAMPLE OF THE SOIL (ONE 5-GALLON BUCKET) SHALL BE PROVIDED TO THE ENGINEER BEFORE IMPORT TO THE SITE.

PERCENT PASSING	PERCENT PASSING
100%	100%
75%	75%
50%	50%
25%	25%
10%	10%
5%	5%
2%	2%
1%	1%
0.075%	0.075%

IMPORT SOIL SHALL BE FREE OF ORGANIC MATERIALS, ROOTS, STONKS, BULKY PLANT MATTER, OVERSIZED DEBRIS, AND OTHER UNSUITABLE MATERIALS.



Department of Community Services
Land Use Planning and Transportation
Program
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Portland, OR 97233
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This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.

Map Comments:

Map showing zoning of property adjacent to 26312 NW St. Helens Road, Scappoose

Web Layout