

29619 SE STONE RD
PALAMARYUK RESIDENCE
SEC-WR – Case T2-2019-12604
ESC Permit – Case T1-2019-12685

RESPONSE TO LAND USE REVIEW COMMENTS
DATED: 11/21 2019

Information and Materials Requested:

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#1. Compliance with all applicable codes (MCC 39.1515)

Response:

- Voluntary Compliance Agreement (VCA)
The landowners, Palamaryuks, submitted the form for the VCA to George Plummer in early Dec. 2019. George indicated that the County would be working on it. We followed up with George a few times but have not received the VCA yet.

List of the known unpermitted work to be included in the VCA and updates on status: (responses in italic)

- Bridge – *The bridge will be removed as shown on the Site Plan A1.1 drawing and included in the ESC plan on Civil sheet 2.*
- Fence installed north of the existing dwelling – *this submittal includes required engineering drawings and certificate for permitting the fence.*

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- Remove the driveway installed west of the existing dwelling, and removal of fill
– *refer to submitted Planting Plan sheet L101 for gravel area to be planted as part of the SEC-wr and L103, Site Preparation, Note #3 for removal of gravel.*
- Grading, clearing (tree removal), and installing gravel to expand the driveway for the existing dwelling
– *refer to submitted Planting Plan sheet L101 note indicating removal of gravel and fill.*
- Clearing of trees and removal of all understory vegetation; grading, and installation of a large graveled area north of the stream, mostly southwest of the proposed dwelling, that is approximately 60 by 80 ft. and a 20 by 35 ft. parking spot; total graveled area, excluding driveway, is 5500 sq. ft. Gravel will need to be removed and replanted as riparian vegetation
– *refer to submitted Planting Plan sheet L101 for gravel area to be planted as part of the SEC-wr and L103, Site Preparation, Note #3 for removal of gravel.*

- Grading and graveling an expansion of the driveway and parking area for the existing dwelling, increasing the graveled area by about 22 feet and 46 feet (1012 sq. ft.), including tree removal
 - *refer to submitted Planting Plan sheet L101 for gravel area to be planted as part of the SEC-wr and L103, Site Preparation, Note #3 for removal of gravel.*
- The grading and graveling of a driveway, which is mostly proposed to remain, will need to be included in the total mitigation as well
 - *refer to updated drawing A1.1 where sq. ft. of mitigation is listed per SEC-wr requirements.*
- Clearing trees, many were dead (we allowed removal of those), however all vegetation was removed (approx.. 11,250 sq. ft.). Also, it appears there were areas in the northwest corner of the woods where trees that were not dead were cleared (approx.. 2500 sq. ft.) [NOTE: on 6/21/18, with consultation with the property owner, staff approved the removal of five dead trees in the eastern 200 feet of the property shown on the photo enclosed] - the total area to mitigated
 - *refer to updated drawing A1.1 where sq. ft. of mitigation is listed per SEC-wr requirements and additional unpermitted sq. ft. included in the total required mitigated area. The landowners would also like it to be known that this area was overrun with invasive blackberry shrubs and was in very poor condition.*
- Chicken coops
 - *unpermitted chicken coops are to be removed as indicated on updated drawing A1.1. Proposed new chicken coop is called out on A1.1 and is to be less than 200 sq. ft.*

#2. Lot-of-Record

- *Daniyela and Marin Palamaryuk request that a Lot of Record Verification is added to this submittal, Case T2-2019-12604. A fee of \$1088 will be submitted to the Multnomah County Land Use Planning.*

#3. The site plan included as A1.0 does not correctly show the gravel area created between 2016 and 2018. Also, show all areas that will be included in the proposed development, and all the lawn that will be regularly mowed.

- *refer to updated sheet A1.1 that includes all proposed development and sheet L101 for all the lawn that will be mowed. The unpermitted gravel area will all be mitigated as shown in L101.*

#4. SEC-wr mitigation plan

- *Drawing L101 shows the mitigated area per SEC=wr requirements totaling 39,000 sf. as determined by LU review.*

#5. Please provide a mitigation plan that is large enough to read and has a measurable scale,

– please refer to new submitted drawings L101-L103 for the mitigation planting plan.

6. Stormwater Certificate

– the updated certificate has been included in this submittal.

#7. ESC Permit

– please refer to revised drawing 2-EROSION CONTROL PLAN. The riprap detail was removed and the stormwater plan revised (see drawing 1-STORMWATER PLAN).

Please see ESC Narrative for written narrative addressing code subsections MCC39.6225 (A) and MCC 39.6225 (B)(1-24)

#8. Floodplain Development Permit

Fill and gravel –the land owners have indicated that no fill has been placed on the site and no earth moving. Only gravel has been placed on the site. All the gravel that has been placed on the site will be mitigated including all gravel within the 100 year floodplain as shown in L101-L103. In place of a floodplain development permit we are proposing L101, the mitigation planting plan that shows how the floodplain will be restored with trees, shrubs and other vegetation to bring the overall quality of the site to a much improved condition. This planting plan was created and stamped by a licensed landscape architect and reviewed by the biologist representing Blue Leaf Environmental. A letter from Blue Leaf Environmental has been provided, indicating that the planting plan meets the riparian goals of the mitigation plan prepared by Blue Leaf Environmental.

The removal of the gravel within the 100 year floodplain will restore the topography, as no earth moving took place in this area. The proposed picnic/firepit on drawing L101 has no permanent features and has been included as an area where the landowners can enjoy the natural environment. The wood chip pathways shown on L101 have this same intent of access points for enjoying the natural habitat on the site. These features were discussed with George Plummer and determined reasonable.

Bridge – will be removed and has been included on drawing sheet 1 – EROSION CONTROL PLAN This sheet includes ESC measures to be implemented during bridge removal.

Fence – certification and documentation (FENCE FLOODPROOFING CERT.PDF) has been provided for the floodplain permit.

Please contact Marn Heggen for questions regarding this submittal.

Thank you,

Marn Heggen

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