

April 19, 2021

Chris Liu, Land Use Planner
Multnomah County Land Use Planning

Dear Mr. Liu,

The narrative within this letter accompanies our NSA Expedited Residential Application for our property at 34002 NE Mershon Rd. in Corbett, OR. The proposed development is a change in location of the on-site septic system for the replacement dwelling at this address.

The replacement dwelling was approved under Notice of NSA Decision T2-2020-13302. Included in that decision was the Septic Review Certification and Stormwater Certification approved April 15, 2020. (Please note that the site was assigned a new address by the county during this process, changing from 34101 E. Bell Rd. to 34002 NE Mershon Rd.)

A building permit has been approved by City of Gresham pending issuance of a Septic Installation Permit. A Septic Installation Permit application was submitted in February 2021. After a site visit by the County Sanitarian, it was recommended that the proposed septic drain field be moved approximately 30 feet upslope from the earlier-approved location and the replacement field move downslope 80 feet. This necessitated also relocating the rain garden stormwater trench to maintain the required 50-foot setback from these proposed drain fields. These new locations are within the cultivated area of the farm and within all required setbacks.

A revised Septic Review Certification has been approved by the County Sanitarian. The proposed stormwater infiltration facility in the new location was certified functional as designed by Ecological Engineering LLC.

Accompanying this NSA Expedited Residential Application is:

- A revised site map;
- a revised Site Evaluation Report issued April 2, 2021 and a revised Septic Review Certification issued April 19, 2021; and,
- a Stormwater Facility Relocation Memo from Ecological Engineering, LLC.

Criteria Addressed in NSA Expedited Residential Application

Scenic Resources

1. In the General Management Area, scenic resource protection does not apply to agricultural use of woven-wire fences.

The proposed development is not for woven-wire fencing.

2. Colors of structures topographically visible from key viewing areas must be approved.

The proposed project is entirely below ground and will not be visible from any Key Viewing Area.

3. Structures topographically visible from Key Viewing Areas shall use low or non-reflective building materials.

The proposed project is entirely below ground and will not be visible from any Key Viewing Area.

4. Outdoor lighting shall be directed downward or shielded.

The proposed project does not include outdoor lighting.

5. Structures within ½-mile of Key Viewing Areas shall be visually subordinate.

The proposed project does not involve a structure above-ground.

Recreation Resources

6. The development shall not detract from adjacent established recreation sites.

All adjacent land parcels are zoned for agricultural uses and there are no adjacent established recreation sites.

Cultural Resources

7. The proposed development does not require a reconnaissance survey or historic survey

The project site was evaluated under this criterion in the NSA Decision #T2-2020-13302 wherein Finding of Facts 5.13 determined that a cultural resources reconnaissance survey and a historical survey were not required.

Natural Resources

8. The development is outside of buffer zones for wetlands, streams, rivers, ponds or lakes.

The project site was evaluated under this criterion in the NSA Decision #T2-2020-13302 wherein Finding of Facts 5.16 & 5.17 determined that the criterion was met.

9. The development will not adversely impact sensitive wildlife or plant species or is at least 1000 feet from a known sensitive wildlife area.

The project site was evaluated under this criterion in the NSA Decision #T2-2020-13302 wherein Finding of Facts 5.18 determined that the criterion was met.

If you need additional information, please do not hesitate to contact us.

Sincerely,
Barbara Liles & James Morgan