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**BY: EMAIL**

Multnomah County Land Use Planning  
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**RE: T2-2025-0048 Public Hearing Materials**

To Whom It May Concern:

On behalf of the applicant, please find enclosed the proposed revised findings and site plan.

Best Regards,



Zoe Lynn Powers

## **T2-2025-0048 Proposed Revised Findings**

### **Overview:**

The proposed findings below are submitted to correct an error in the applicant's request under case #T2-2025-0048 for a Temporary Use Permit for the placement of construction office trailers to be used during construction of raw water pipelines for the Bull Run Pipelines Project. The three approved temporary construction office trailers were placed by the construction contractor approximately 80 feet east of the location anticipated and shown on the site plan submitted for this permit application. For context, 80 feet is about 10 feet shorter than the distance between baseball diamond bases (90 feet).

The contractor indicated that this revised location provides safer and easier access to the office trailers for workers, allows a larger staging area within the constrained raw water work site limits of disturbance, and moves the trailers further from the SEC-h and Geohazard overlay zones to the west.

The applicant was made aware of the 80-foot change in location of the trailers after issuance of the County Staff Report in this case. Accordingly, this packet provides a revised site plan and proposed findings that accurately depict and describe the trailers' location.

With the proposed findings provided below showing that all approval criteria are met, the applicant respectfully requests that the Hearings Officer approve T2-2025-0048 with the revised trailer placement location shown on the updated site plan.

Except to the extent supplemented by these findings, the staff report is hereby incorporated in its entirety as part of this decision. A revised site plan is included at the end of these proposed findings.

### **Applicable Approval Criteria (From Staff Report):**

Multnomah County Code (MCC):

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards, MCC 39.3090 Lot of Record – Rural Residential (RR)

Rural Residential Criteria: MCC 39.4365(A) Review Uses, MCC 39.4375 Dimensional Requirements and Development Standards, MCC 39.8750 Temporary Permits for Certain Uses.

**Staff Report Section 4.0**

**MCC 39.1250 CODE COMPLIANCE AND APPLICATIONS**

**Findings:** The revised location does not affect the analysis of this code section. Accordingly, the analysis of this code section in the staff report is hereby incorporated in its entirety into these findings. This criterion is met.

**Staff Report Section 5.0**

**MCC 39.3005 LOT OF RECORD – GENERALLY**

**Findings:** The revised location does not affect the analysis of this code section. Accordingly, the analysis of this code section in the staff report is hereby incorporated in its entirety into these findings. This criterion is met.

**Staff Report Section 6.0 (Rural Residential Criteria)**

**Staff Report Section 6.1**

**§ 39.4365 REVIEW USES.**

**Findings:** The revised location does not affect the analysis of this code section. Accordingly, the analysis of this code section in the staff report is hereby incorporated in its entirety into these findings. This criterion is met.

**Staff Report Section 6.2**

**§ 39.4375 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS.**

*All development proposed in this base zone shall comply with the applicable provisions of this section.*

*(C) Minimum Yard Dimensions- Feet*

<b>Front</b>	<b>Side</b>	<b>Street Side</b>	<b>Rear</b>
30	10	30	30

*Maximum Structure Height – 35 feet*

**Findings:** The revised location of the construction office trailers shown on the updated site plan complies with the above yard requirements.

The applicant provided Exhibit A.5 of elevations that the construction office trailers will not exceed the maximum structure height at 16 feet in height.

This criterion is met.

*(F) On site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the lot.*

*(1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.*

**Findings:** The revised location does not affect the analysis of this code section.

Accordingly, the analysis of this code section in the staff report is hereby incorporated in its entirety into these findings. This standard is met.

*(2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.*

**Applicant Response:** The subject site currently contains three, side-by-side, temporary construction office trailers that comprise the site's "Field Office." In the revised location, the impervious area of the trailers is the same size (36' x 60') previously approved. No new impervious surfaces or ground disturbance are proposed with this application beyond what was approved by the Erosion and Sediment Control Permit for the site (T1-2023-16751), or beyond what was reviewed and approved by Zoning Plan Review BP-2024-107 or the previous approval of the trailers for this site T2-2024-0062. The plans for T1-2023-16751 included all ground disturbance required to site the construction trailers, and the revised placement of these trailers is entirely located within the approved "limits of disturbance" under T1-2023-16751. On March 5, 2026, the applicant submitted an updated Stormwater Drainage Control Certificate stamped by a Professional Engineer. This Certificate has previously been approved by the County in Zoning Plan Review BP-2024-107 for the proposed impervious area (36' x 60') for the three office trailers. The Certificate is not location dependent, as the stormwater system selected is "Use of Gutter, downspout, and splash block drainage control system". The same gutters, downspouts, and splash blocks

are provided at the revised trailers location. Therefore, no expansion or intensification of impervious service is proposed compared to the previously approved location shown in the Certificate and the Certificate provides evidence that this standard is met for the same trailers in a revised location further away from the SEC and GH zones. This criterion is met.

*(H) All exterior lighting shall comply with MCC 39.6850.*

**Findings:** The revised location does not affect the analysis of this code section. Accordingly, the analysis of this code section in the staff report is hereby incorporated in its entirety into these findings. This criterion is met.

### **Staff Report Section 7.0**

#### **§ 39.8750 TEMPORARY PERMITS FOR CERTAIN USES.**

**Findings:** The revised location does not affect the analysis of this code section. Accordingly, the analysis of this code section in the staff report is hereby incorporated in its entirety into these findings. This criterion is met.

