

May 28, 2021

Matt Newman
 NW Engineers, LLC
 3409 NE John Olsen Avenue
 Hillsboro, Oregon 97214

RE: Application for a Type III Variance, Administrative Decision for a M49 Dwelling, Significant Environmental Concern for wildlife habitat permit, et al. (Case #T3-2021-14603)

Dear Matt Newman:

Thank you for submitting the land use application for the property located at **13221 NW McNamee Road, Portland**. Your application has been reviewed by Land Use Planning to determine if all required materials have been provided to demonstrate compliance with Multnomah County Code (MCC). As is common with applications subject to multiple approval criteria, I have identified additional information needed in order to process your application. At this time, your application has been deemed as **Incomplete** as of **May 28, 2021**.

Information and Materials Requested:

1. General Information

- a. Overall Proposal: There are a number of items identified in your ‘*Potential Revegetation Plan*’ that are not on your overall site plan, including a bench area and “star gazing mound” (with a French drain). These items appear to be located within the Geologic Hazards overlay; however, it does not appear that the Geotechnical Report evaluated any development included in the above referenced Revegetation Plan.

Please ensure your overall site plan clearly identifies any development that you wish to include in your proposal. Please also ensure that the Geotechnical Report provides an evaluation of said development. Without this information, Staff will be unable to determine if the proposal satisfies the applicable criteria for the Geologic Hazards overlay. [MCC 39.5085-39.5090]

2. Geotechnical Report

- a. The site plan evaluated by GeoPacific (p.17 of the Geotechnical Report) does not match the site plan included in the preliminary plan set dated 04.23.2021. The site plan included in the preliminary plan set omits stormwater features in the southwest corner of the property and the septic system is in a different location. Further, the septic drainfield does not appear to be at least 50 ft. from the foundation per the recommendations on p.5 of the Geotechnical Report.

If the site plan in your preliminary plan set is the final proposal for purposes of this review, *please ensure that the GeoPacific evaluates said site plan and the site plan is*

included in their Geotechnical Report. Without this information, Staff will be unable to determine if the proposal satisfies the applicable criteria for the Geologic Hazards overlay [MCC 39.5085-39.5090]

3. Stormwater Review

- a. The Drainage Report completed by Steve White, PE, does not include the stamped/signed site plan referenced on the Stormwater Drainage Control Certificate (p.3 of the report). Assuming you will revise your overall site plan, Steve White will need to review the revised plan and amend the Certificate. This information is necessary to ensure that the proposed Stormwater Drainage Control aligns with the Geotechnical Report and the requirements of MCC 39.6235. ***Please provide an amended Drainage Report*** that addresses the issues noted above.

4. Septic Review Certification

- a. If you need to make any changes to the septic system proposal because of a revised Geotechnical evaluation, a new Septic Review Certification will be necessary. A new septic cert. would also be necessary if the proposed stormwater features need to expand.

5. Erosion Control Plan

- a. Your preliminary erosion control plan dated 04.23.2021 does not include required changes to silt fencing placement noted in the Septic Review Certification. ***Please revise your erosion control plan*** so that your plan both incorporates the Sanitarian's requirements and aligns with the requirements of the Geologic Hazards Overlay.

Once you have gathered all of the requested information and materials, you will need to submit all items in **one single submittal packet**. Once you have submitted a complete packet addressing the requested items, I will conduct a new completeness review of your application.

The County's code gives you two options at this point. You can elect to either provide this missing information by **October 30, 2021** or deem your application complete as it exists. We recommend you provide the additional information within the 180-day time period, otherwise, we may not be able to approve the application. If you are unable to make your application complete within the 180 days, your application will be closed and a copy of your materials will be returned.

Please indicate on the attached form which option you would like to proceed with and return it to my attention by **June 28, 2021**. Please contact me at chris.liu@multco.us if you have any questions.

Sincerely,

Chris Liu

Chris Liu
Planner

Enclosure:
Applicant's Response

cc: File

Application #: T3-2021-14603
Case Planner: Chris Liu

APPLICANT'S RESPONSE
(Return by **June 28, 2021**)

- I intend** to provide the additional information identified in the attached letter from Multnomah County Planning within 180 days. I understand that if I do not make my application complete by **October 30, 2021** my application will be closed and I will forfeit my application fees.

- I decline** to provide the additional information identified in the attached letter from Multnomah County Planning and I am deeming my application complete. I understand that my application will be processed with the supplied information. I am aware that failure to meet the applicable code requirements is grounds for denial of my application.

Signed and Acknowledged (Applicant)

Printed Name (Applicant)

Date