



February 13, 2022

Multnomah County, Department of Community Services
Land Use Planning Division
Attn: Chris Liu, Planner
1600 SE 190th Avenue
Portland, OR 97233-5910

RE: 12424 NW Springville Road, Portland, OR 97229
Applicant Response

Dear Mr. Liu,

The purpose of this cover letter is to address the information and materials requested in your September 8, 2021 letter. This response is a follow up to the letter we sent to Land Use Planning Division dated August 16, 2021.

Please let me know if you have any questions.

Thank you,
Scott & Stacy Reed
(914) 391-6995

- 1a. **Certification of Water Service-** Please see Attachment A.
- 1b. **Fire Service Agency Review** – Tualatin Valley Fire & Rescue has already approved this exact house plan twice. The Fire Service Agency Review form requests the final site plan. Once County approves site plan, we can re-submit complete application for approval.
- 1c. **Septic Review Certification-** The current Septic Review Certification does not show that it has expired for the proposed project. The current approval is for the same house plan. The Septic Review Certification form requests the final site plan. Once County approves site plan, we can re-submit a complete application for approval.
- 1d. **Stormwater Drainage Control Certificate-** Please see Attachment B.
- 1e. **Transportation Planning Review-** The Transportation Division has already approved the exact driveway location under the existing Grading and Erosion Control Permit (Case File: T1-2017-9729). All the right-of-way/driveway work for this project was completed in 2020. There is nothing to apply for with the Transportation Division.
2. **Site Plans-** The site plans now include original contours (sheet G-102) and existing contours (sheet G-103). Please see Attachment C.
- 3a(i). **Original Contours-** Please see Attachment C, sheet G-102.
- 3a(ii). **Existing Contours-** Please see Attachment C, sheet G-103.
- 3a(iii). **Grading Plans-** Please see Attachment C, sheet C-601.
- 3a(iv). **Erosion Control Plan-** Please see Attachment C, sheets C-301 and C-302.
- 3b(i). **MCC 39.5075-** None of the proposed sitework or construction is proposed on land located in hazard areas as identified on the Geologic Hazards Overlay map or on land with an average slope of 25 percent or more.
- 3b(ii). **Water Quality Facility-** The proposed water quality facility has been relocated to a land area with an average slope less than 25 percent. Please see Attachment C, sheet C-601.
- 3c. **Geological Hazard Permit Exemption-** None of the proposed sitework or construction is proposed on land located in hazard areas as identified on the Geologic Hazards Overlay map or on land with an average slope of 25 percent or more. Therefore, we believe a Geological Hazard permit is not required.
- 3d. **Erosion Sediment Control Permit-** Please see Attachment D.

- 4a. **Existing/Proposed Farm Activity-** The Farm Management Plan has been updated with “Existing Activities”. Please see Attachment E.
- 4a(i). **Annual Gross Sales-** Please provide code section that requires the types of farm income information requested.
- 4b. **Commercial Farm Study-** Please see Attachment F.
- 5a. **SEC Wildlife Habitat-** The proposed driveway is 466.97 feet long. Please refer to the Site Plan sheet C-401, note 2. Therefore, a Wildlife Conservation Plan is not needed to comply with MCC 39.5860(B)(3).
- 6a. **Code Compliance-** The property has no current code violations. The “access road” mentioned in the County’s letter has been on the property since at least 1936. Please refer to the aerial photo you received on September 14, 2021 via email. The farm has four mobile coops and sheds on wagon axles and skids. The aerial image in the letter is difficult to analyze but any small structure along a path is likely a mobile coop/shed (see picture below).



Attachments

- A - Certification of Water Service
- B- Stormwater Drainage Control Certificate
- C- Site Plans
- D- Erosion Sediment Control Permit
- E- Updated Farm Management Plan
- F- Farm income Study