

NOTICE OF PUBLIC HEARING

A public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2021-14603

The hearing is scheduled Before one of the County Hearings Officers on **Friday, November 19, 2021 at 9:00 a.m.** or soon thereafter, via virtual hearing.

- Proposal:** The Applicant requests an Administrative Decision by the Planning Director to implement a M49 Dwelling, Variance to the forest practices setbacks, Geologic Hazards permit, Significant Environmental Concern for wildlife habitat permit, Forest Development Standards review, and Exception to the Secondary Fire Safety zone. Approval of the requested permits/reviews would authorize the establishment of a single-family dwelling on the subject property.
- Location:** 13221 NW McNamee Road, Portland Alt. Acct. #R649631860 Map / Tax Lot: 2N1W32B -00702 Property ID #R652210
- Applicant(s):** Matt Newman, NW Engineers **Owner(s):** Katie Miranda & Ahmed Al Ali
- Zoning:** Commercial Forest Use – 2 (CFU-2) **Site Size:** 2.0 acres
- Overlay(s):** Significant Environmental Concern – wildlife habitat (SEC-h); Geologic Hazards (GH); Protected Aggregate & Minerals – Impact Area (PAM-IA)



Public Participation and Hearing Process:

A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost. A staff report will be available for inspection seven (7) days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of \$0.40/per page. For further information on this case, contact Chris Liu via email at chris.liu@multco.us.

Public Participation: All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments must be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

Hearing Process: The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant, the County, or other participants at the hearing.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals (LUBA).

Applicable Approval Criteria:

Multnomah County Code (MCC):

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally; MCC 39.3030 Lot of Record – (CFU-2); MCC 39.6850 Dark Sky Lighting Standards; MCC 39.6235 Stormwater Drainage Control;

Administrative Decision by Planning Director – Measure 49 Implementation: Oregon Administrative Rules (OAR) 660-041-0000 – 660-041-0530, Measure 49 Final Order and Home Site Authorization E118605

Commercial Forest Use Zone: MCC 39.4105 Building Height Requirements; MCC 39.4110 Forest Practices Setbacks and Fire Safety Zone; MCC 39.4115 Development Standards for Dwellings and Structures; MCC 39.4150 Single Family Dwellings Condition of Approval;

Significant Environmental Concern – wildlife habitat: MCC 39.5520 Application for SEC Permit; MCC 39.5860 Criteria for Approval of SEC-h Permit

Exception to Secondary Fire Safety Zone: MCC 39.4155 Exceptions to Secondary Fire Safety Zone

Geologic Hazards: MCC 39.5075 Permits Required; MCC 39.5085 Application Information Required; MCC 39.5090 Geologic Hazards Permit Standards

Variance: MCC 39.8205 Scope; MCC 39.8215 Variance Approval Criteria

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code.**

Enclosures:

Preliminary Site Plan

Preliminary Grading & Erosion Control Plan

Building Elevations

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

EXISTING FEATURES LEGEND

- FOUND SURVEY MONUMENT
- PROPOSED SURVEY MONUMENT
- SUBJECT PROPERTY
- PROPERTY LINE
- EDGE OF GRAVEL
- FENCE
- 5 FT. CONTOUR

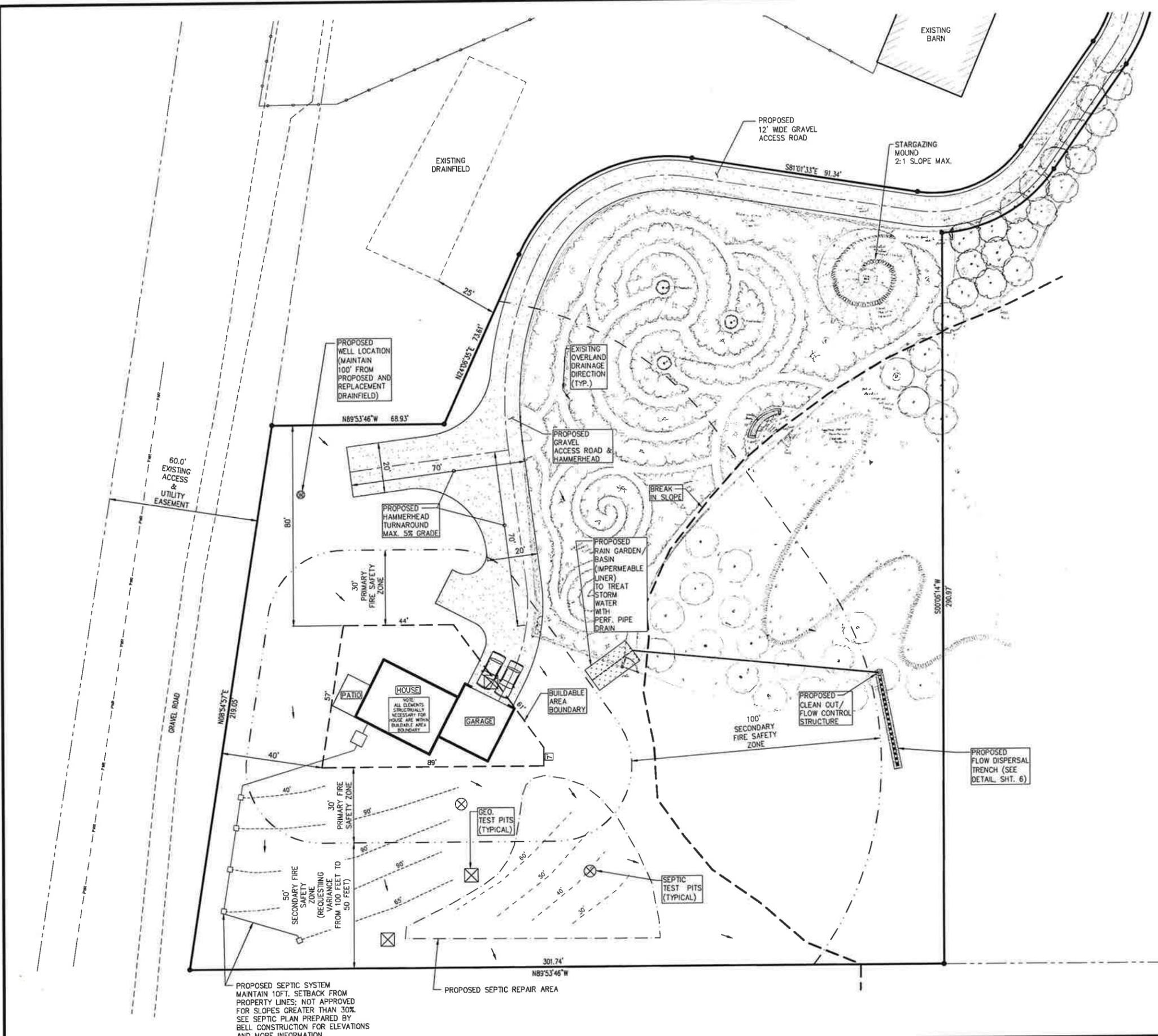
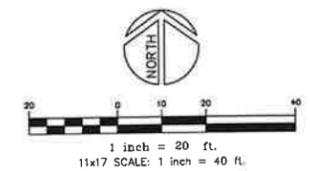
 970
- 1 FT. CONTOUR

- NOTES**
1. FIELD WORK WAS DONE ON OCTOBER 27, 2014.
 2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTOURS AT A ONE-FOOT INTERVAL.
 3. TREES AND OTHER PHYSICAL FEATURES ARE NOT DEPICTED.



EXPIRES: 6/30/22

JUNE 28, 2021



PROPOSED SEPTIC SYSTEM MAINTAIN 10FT. SETBACK FROM PROPERTY LINES; NOT APPROVED FOR SLOPES GREATER THAN 30%. SEE SEPTIC PLAN PREPARED BY BELL CONSTRUCTION FOR ELEVATIONS AND MORE INFORMATION.

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3409 NE John Olson Avenue
Portland, OR 97225
503.601.4402

FOR: KATIE MIRANDA & AHMED AL ALI
4345 SW 94TH AVENUE
PORTLAND, OR 97225
PH: 650-284-8513
SITE: TAX MAP 2N1W32B
MULTNOMAH COUNTY, OREGON

MIRANDA M49 RENEWAL
N0713
PRELIMINARY SITE PLAN
WITH FIRE BREAKS

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL

EXISTING FEATURES LEGEND

- FOUND SURVEY MONUMENT
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- SUBJECT PROPERTY
- PROPERTY LINE
- EDGE OF GRAVEL
- FENCE
- 5 FT. CONTOUR
- 1 FT. CONTOUR

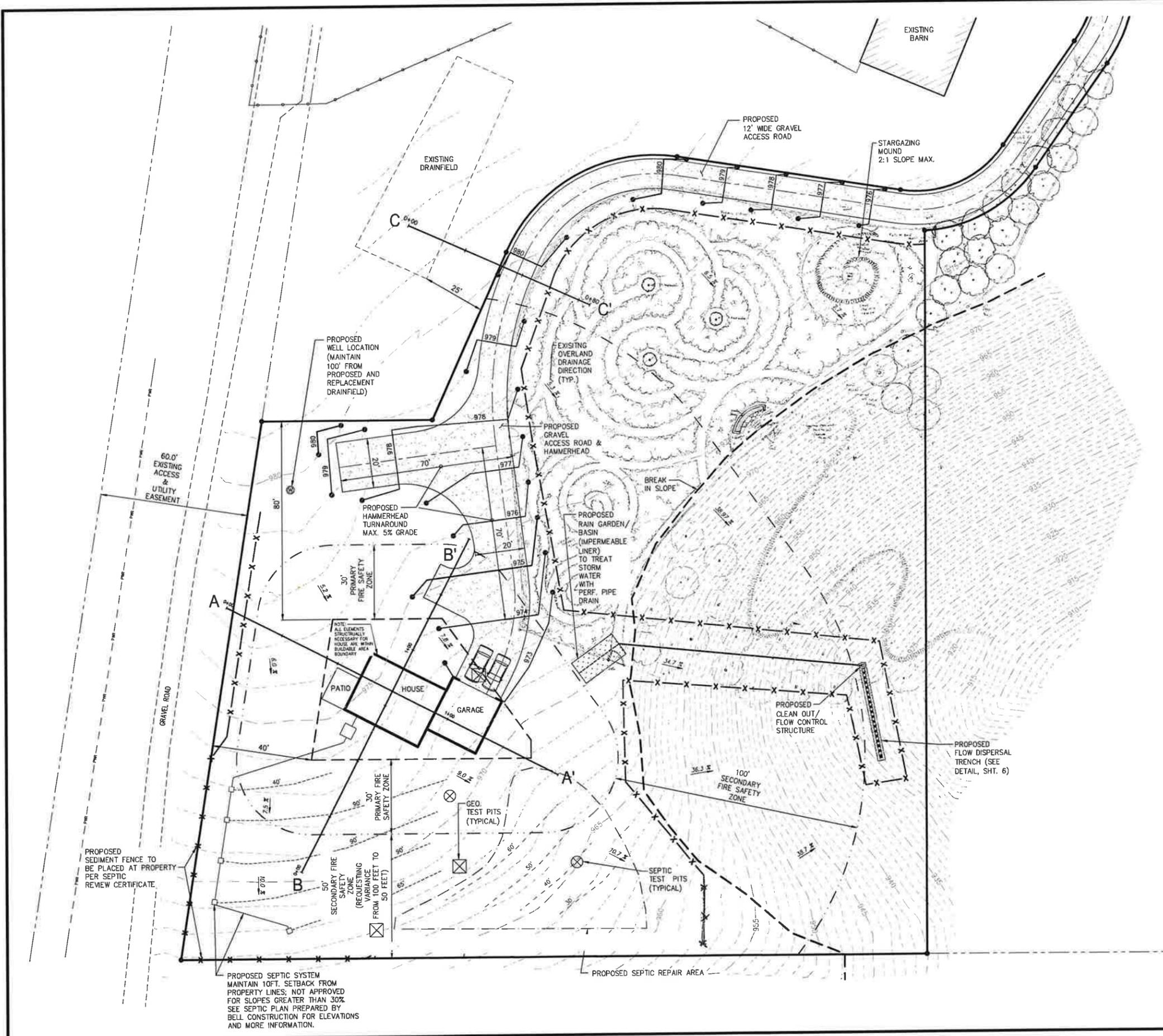
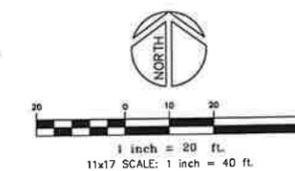
NOTES

1. FIELD WORK WAS DONE ON OCTOBER 27, 2014.
2. ELEVATIONS ARE ON AN ASSUMED DATUM WITH CONTOURS AT A ONE-FOOT INTERVAL.
3. TREES AND OTHER PHYSICAL FEATURES ARE NOT DEPICTED.
4. SEE PAGE 6 FOR PROFILES AND DETAILS.

REGISTERED PROFESSIONAL ENGINEER
74713PE
Steven Michael White
OREGON
JANUARY 11, 2008
STEVEN MICHAEL WHITE

EXPIRES: 6/30/22

JUNE 28, 2021



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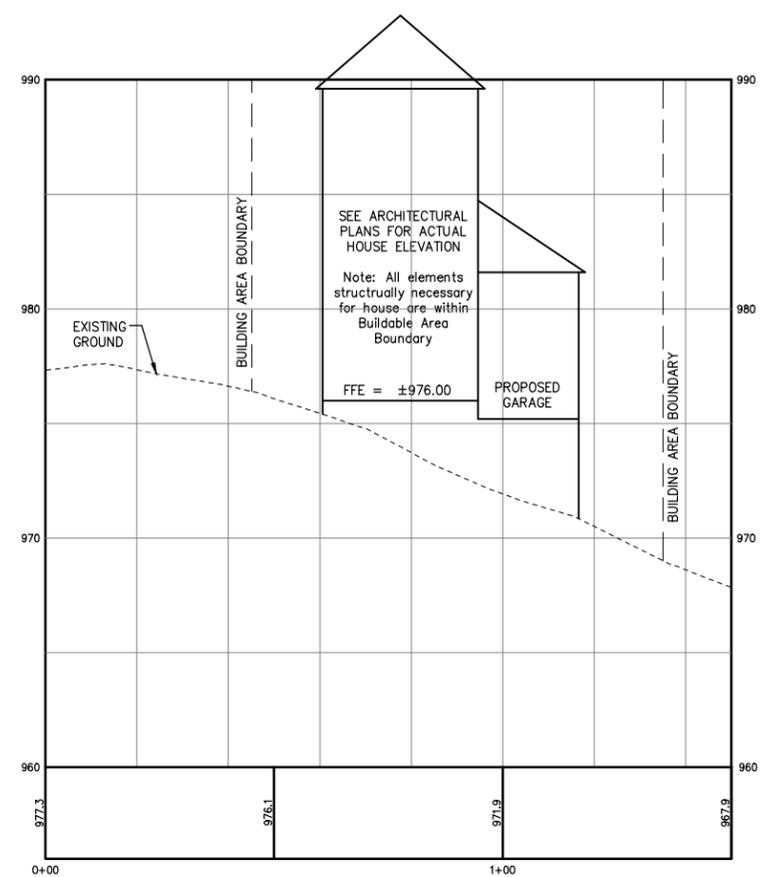
MIRANDA M49 RENEWAL
N0713
PRELIMINARY GRADING &
EROSION CONTROL PLAN

REVISION	BY	DATE
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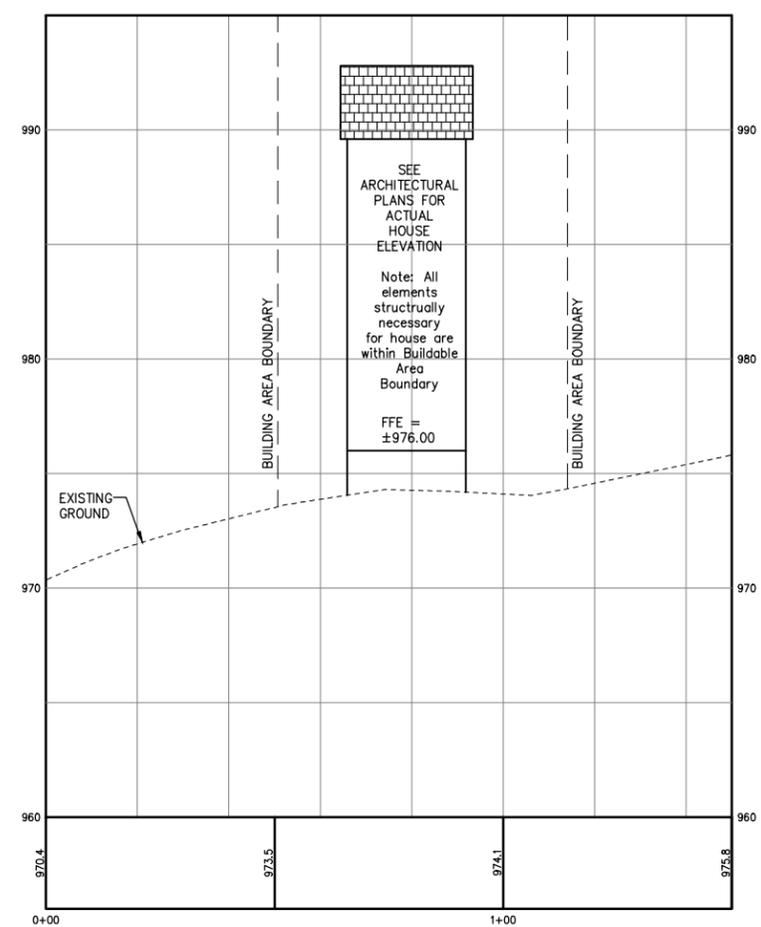
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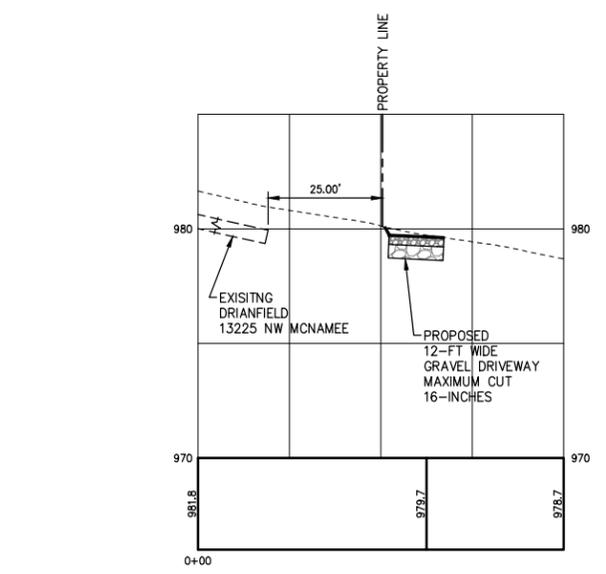
NOTE
1. SEE PAGE 5 FOR PLAN VIEW AND SECTION LINES.



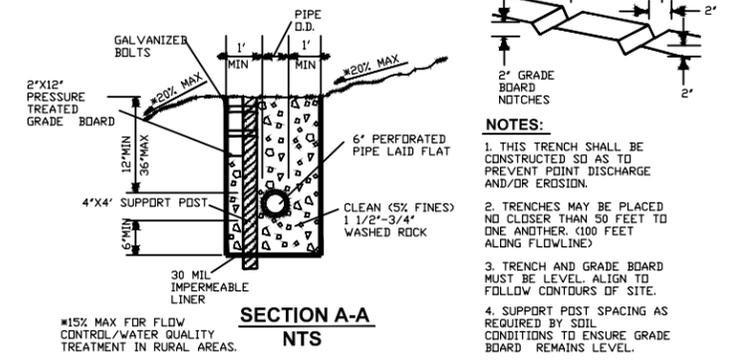
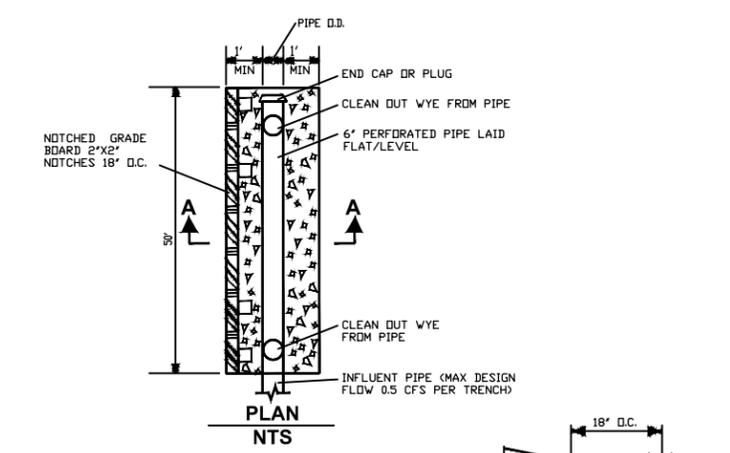
SECTION A-A'
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'



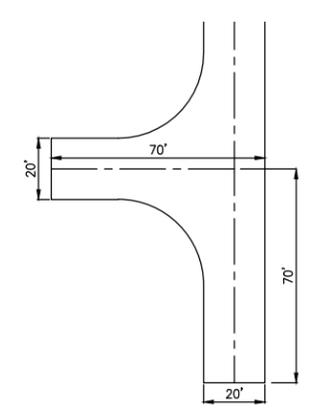
SECTION B-B'
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'



SECTION C-C'
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 4'



NOTES
1. SOURCE: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) HIGHWAY RUNOFF MANUAL, FIGURE S.4.3.9.
2. FOR MORE INFORMATION AND DETAILS SEE CONCEPT DESIGNS AND TECHNICAL GUIDANCE: STORMWATER OUTFALLS (HERRERA 2007).



HAMMERHEAD TYP. GEOMETRY
HORIZONTAL SCALE: 1" = 30'

GRADING NOTES:

- STRUCTURAL FILL SHOULD CONSIST OF CLEAN, NON-ORGANIC SOILS.
- DURING DRY WEATHER STRUCTURAL FILL CAN CONSIST OF FINE-GRAINED, NON-PLASTIC MATERIAL, WITH NO ORGANICS OR OTHER DELETERIOUS DEBRIS. THE MATERIAL SHOULD HAVE A MOISTURE CONTENT NO MORE THAN 3 PERCENT HIGHER THAN THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). STRUCTURAL FILL SHOULD BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY OF A STANDARD PROCTOR (ASTM D-698), IN 8-10 INCH LIFTS, AND USING A SHEEP-FOOT STYLE COMPACTOR. IF NATIVE SOIL IS USED FOR STRUCTURAL FILL, THEN IT WILL NEED TO BE DRIED BACK TO WITHIN 3 PERCENT OF OPTIMUM BEFORE IT IS COMPACTED.
- PRIOR TO PLACEMENT OF THE FILL, THE SUBGRADE SHOULD BE FIRM WITH NO SOFT AREAS. SOFT AREAS SHOULD BE OVEREXCAVATED AND REPLACED WITH COMPACTED STRUCTURAL FILL AS DISCUSSED ABOVE.
- TOPSOIL STRIPPINGS TO BE DISTRIBUTED ON SITE. EXCESS STRIPPINGS, PLANT MATERIAL, AND TREES WILL BE HAULED OFF SITE. ALL TREE ROOTBALLS WILL BE OVER EXCAVATED AND REPLACED WITH STRUCTURAL FILL.

THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

THE CONTRACTOR SHALL CONFORM TO THE PROPOSED CONTOURS AND FINISH GRADES TO ENSURE ADEQUATE SITE ACCESS AND DRAINAGE.

GENERAL NOTES:

- FIRE APPARATUS ACCESS ROADS SHALL BE OF AN ALL-WEATHER SURFACE THAT IS EASILY DISTINGUISHABLE FROM THE SURROUNDING AREA AND IS CAPABLE OF SUPPORTING NOT LESS THAN 12,000 POUNDS POINT LOAD (WHEEL LOAD) AND 75,000 POUNDS LIVE LOAD (GROSS VEHICLE WEIGHT). DOCUMENTATION FROM A REGISTERED ENGINEER THAT THE FINAL CONSTRUCTION IS IN ACCORDANCE WITH APPROVED PLANS OR THE REQUIREMENTS OF THE FIRE CODE MAY BE REQUESTED. (OFC D102.1)
- ALL ACCESS ROADS TO BE A MINIMUM 12' WIDTH OF GRAVEL OR OTHER "ALL-WEATHER" SURFACE.
- ALL ACCESS ROADS TO MAINTAIN 13'-6" MINIMUM CLEARANCE.
- DIVERT ALL DRAINAGE AWAY FROM FUTURE HOME SITE

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

THESE GRADING PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND APRIL 30TH.

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PARCEL 2 PROFILES AND
DETAILS

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