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December 24, 2021

Multnomah County
Department of Community Services
Land Use Planning Division
Attn: Chris Liu

Re: Case #T3-2021-14603
Addendum – Post Hearing Submittals

Dear Mr. Liu:

NW Engineers is submitting Post-Hearing Final Argument in response to staff's Post Hearing Memorandum dated December 17, 2021. The applicant and representative have reviewed the report and are in agreement with the updated findings and draft conditions of approval. We agree with the requirements for SEC mitigation and monitoring as proposed, and also agree with the recommended conditions of approval for monitoring of the grading and erosion control installation by a certified engineering Geologist or Geotechnical Engineer to ensure compliance with the SEC-h permit.

Based on the findings, submitted plans and reports, the applicant has met the burden of approval for all applicable criteria in addition to the Significant Environmental Concern – wildlife habitat criteria, and the Geologic Hazards criteria. Therefore with the updated draft conditions of approval, the Hearings Officer can find that the application should be approved.

Sincerely,

Matt Newman
Manager/Owner