

NOTICE OF DECISION



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Application for Environmental Concern Wildlife Habitat (SEC-h) and Erosion Sediment Control (ESC)

Case File: T2-2024-0023

Applicant: Bradlee Hersey

Proposal: Request for a Significant Environmental Concern Wildlife Habitat (SEC-h) and Erosion Sediment Control (ESC) permits for a new proposed 2,829 square foot dwelling, a 556 square foot carport, accessory structures (septic system and stormwater drainage control system), landscaping, and private driveway on the existing vacant land.

Location: No situs address along NW Plainview Rd. Portland

Property ID # R244424

Map, Tax lot: 1N1W06BB -01400

Alt. Acct. # R661100110

Base Zone: Rural Residential (RR)

Overlays: Geologic Hazard (GH)
Significant Environmental Concern Wildlife Habitat (SEC-h)

Decision: Approved with Conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Monday, March 31, 2025 at 4:00 pm.

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of \$0.46/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

Issued by:

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A handwritten signature in black ink, appearing to read "Marisol Cervantes", written over a horizontal line.

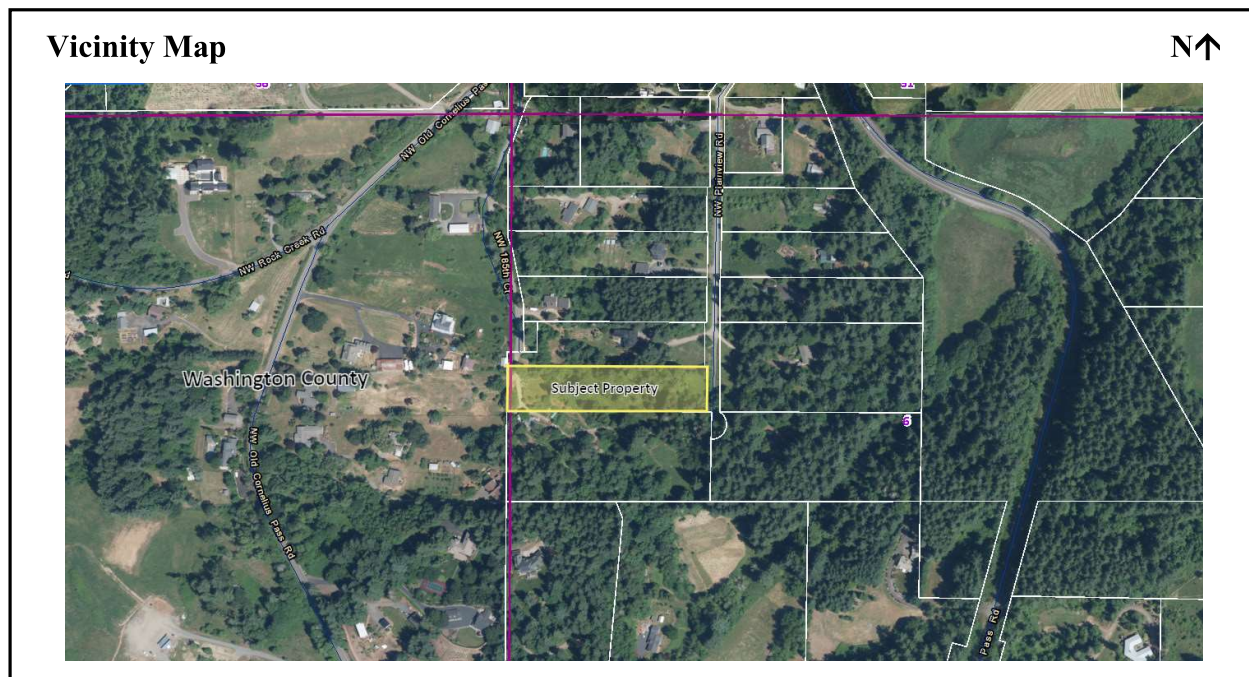
Digitally signed by Rithy Khut
DN: cn=Rithy Khut, o=Multnomah
County, ou=Land Use Planning
Division,
email=rithy.khut@multco.us, c=US

Marisol Cervantes, Planner

For: Megan Gibb,
Planning Director

Date: Monday, March 17, 2025

Instrument Number for Recording
Purposes: # 2021-058416



Applicable Approval Criteria:

Multnomah County Code (MCC): General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Rural Residential, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Rural Residential (RR): MCC 39.4360(A) – Single Family Dwelling, MCC 39.4360(F) – Accessory Structure, MCC 39.4375(C), (F)-(H) – Dimensional Standards and Development Requirements

Significant Environmental Concern Wildlife Habitat (SEC-h): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5860 – Criteria for Approval of SEC-h Permit

Erosion Sediment Control (ESC): MCC 39.6225 Erosion and Sediment Control Permit

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

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:
 - a. Within **two (2) years** of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
 - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved single-family dwelling.

- ii. For purposes of 1.a.i., notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to LUP-submittals@multco.us with the case no. **T2-2024-0023** referenced in the subject line.
- b. Within **four (4) years** of the date of commencement of construction when the structure has not been completed.
 - i. For the purposes of 1.a, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
 - ii. For purposes of 1.a, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to LUP-submittals@multco.us with case no. **T2-2024-0023** referenced in the subject line. [MCC 39.1185]

Note: The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

- 2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]
- 3. **Prior to submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:
 - a. Record a plat (one-parcel partition plat) as required in land use case no. T2-2022-16286, the property owner must complete the following steps: [T2-2022-16286, MCC 39.1250, MCC 39.3005, and MCC 39.4360]
 - i. Retain a surveyor to complete the instructions as described in "Finishing a Land Division" handout and submit to the County Surveyor a plat.
 - ii. The one parcel Partition Plat shall meet the technical requirements of ORS Chapter 92. The Planning Director will determine whether the plat conforms to this decision and the conditions of approval contained herein. When the Planning Director determines the plat complies with this decision and applicable conditions, notification of zoning compliance will be provided to the Multnomah County Surveyor. If the Planning Director determines that there is not such conformity, the applicant shall be so advised and afforded an opportunity to make corrections. When the plat is found to be in conformity and the County Surveyor finishes their plat check, it shall be signed and dated by the Planning Director.
 - iii. The partition plat shall show:
 - 1. One (1) Parcel showing that 1N1W06BB -01400 is one parcel.
 - iv. The partition plat shows the following, if applicable:
 - 1. Corners of adjoining subdivisions or partitions.

2. The location, width, and centerline of streets and easements abutting the boundaries of the land division.
 3. Any plat that includes land in areas of Special Flood Hazard or includes a water body or watercourse, as those features are described in MCC 39.2000, shall contain a plat note indicating that portions of the plat are subject to flooding and/or high water.
 4. The ownership of each private street shall be shown.
 5. Other certifications required by law.
- b. Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be submitted and uploaded when submitting Building Plans for Zoning Review and Review of Conditions of Approval [MCC 39.1170(A) & (B)]
 - c. Record pages 1 through 10 and Exhibits A.3, A.15, and A.16 of this Notice of Decision with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 39.1175]
 - d. Record a covenant with the County Recorder that states they recognize and accept that farm activities including tilling, spraying, harvesting, and farm management activities during irregular times can occur on adjacent property and in the general area. [MCC 39.4375(G)]
 - e. Record a covenant with the County Recorder that states that the owner understands and agrees that the accessory "carport" structure cannot be occupied as a dwelling or for any other form of permanent or temporary residential use. [MCC 39.4360(F)(5) and MCC 39.8860]
4. **When submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:
 - a. Provide a copy of the recorded Plat, a Letter of Acknowledgement, recorded Notice of Decision, and Covenants as required in Condition 3.a through 3.e. [MCC 39.1170(A) & (B)]
 - b. Provide a Fire Sprinkler Plan that demonstrates compliance with Section 903.1.3 (CFPA 13D of the Oregon Fire Code [MCC 39.004]
 - c. Please revise the elevation drawings plan to label the exterior lighting and provide samples of the proposed exterior lighting to meet the County's Dark Sky Lighting Standards. [MCC 39.4375(H) and MCC 39.6850]
 5. **Within one year of this decision becoming final**, the property owners or their representatives shall:
 - a. Commence implementation of the Wildlife Conservation Plan (WCP) by removing the nuisance plant species and planting the proposed Mitigation Plan as show in (Exhibit A.3, Page 6, 13). The Planning Director may extend the timeline for the implementation of the mitigation plan. [MCC 39.5860(C)(5)(d)]
 - i. Any request for extension shall be made a minimum of 15 days before the deadline. The property owner must provide documentation as to why they are requesting an

extension and what portion of the plantings they are requesting an extension on.
[MCC 39.1170(A)]

6. **Within ninety (90) days of commencement of the mitigation referenced above**, the property owner(s) or their representatives shall:
 - a. Provide a post-mitigation report to LUP-submittals@multco.us with the case no. **T2-2024-0023** referenced in the subject line that mitigation is complete. The report shall be prepared and signed by a Juniper Tagliabue of Schott & Associates, Inc, or someone of similar educational and vocational training. The post-mitigation report shall confirm the mitigation has been completed in compliance with approved designs. Any variation from approved designs or conditions of approval shall be clearly indicated. Justification must be provided detailing why the deviation is needed and that the quantity of trees/shrubs will result in enhancement of the resource values of the wildlife habitat area. The post-mitigation report shall include:
 - i. Dated pre- and post-mitigation photos taken of the Mitigation Planting Area. The photos should clearly show the site conditions before and after construction.
 - ii. A narrative that describes any deviation from the approved plans. [MCC 39.1170(A) and MCC 39.5860(C)(5)]
7. **When ground disturbance activities authorized by this permit are ready to commence**, the property owner(s) or their representatives shall:
 - a. Email LUP-submittals@multco.us with case no. **T2-2024-0023** referenced in the subject line. The email shall be sent (7) days prior to commencement of ground disturbing activities. Work may commence after written notice is completed, the Erosion Sediment Control notice card shall be posted and the erosion control measures have been installed. The County's inspector will be visiting the project site to ensure Best Management Practices are occurring. [MCC 39.6225(B)]
 - b. Install erosion control measures consistent with the approved Erosion Control Plan in addition to flagging, fencing, or otherwise marking the project area as shown in Exhibit A.16 and described in and shown in Exhibit A.4. [MCC 39.5860(C)(5), MCC 39.6210(F)(2), MCC 39.6225(B)(12) through (15) and MCC 39.6225(B)(18)]
 - c. Schedule an Erosion and Sediment Control (ESC) inspection. A link to self-schedule an ESC inspection will be sent to you via email following the completion of your Zoning Plan Review. The County's inspector will visit the project site to verify that Best Management Practices are occurring. [MCC 39.6210(F)(2) and MCC 39.6225(B)]
 - d. Post the Erosion Control Permit Notice Card. The permit notice card shall be posted at the driveway entrance in a clearly visible location and remain posted until the ground disturbing activity is complete. If the notice card is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact LUP-submittals@multco.us to obtain a replacement immediately. [MCC 39.6210(F)(2) and MCC 39.6225(B)]
8. **Permit limitations and requirements after ground disturbing activity for the development are authorized:**
 - a. The property owner(s), their agent(s), or their representative(s) shall be limited to the following ground disturbing activities:

- i. A maximum of 33,000 square feet (0.76 acres) of ground surface area is to be disturbed as shown in Exhibit A.16 and described in and shown in Exhibit A.4. [MCC 39.6225(A)(2) and MCC 39.6225(B)]
 1. All ground disturbing activity within 100 feet of seasonal intermittent creek/wetland shall be limited to a period between May 1 and September 15 of any year. All ground disturbance that occurs between October 1 through April 30 shall utilize additional wet season erosion and sediment control measures as outlined in the most recent edition of the City of Portland Erosion and Sediment Control Manual and the City of Portland Stormwater Management Manual. [MCC 39.5850(B), MCC 39.6225(B)(10), MCC 39.6225(B)(11), and MCC 39.6225(B)(12)]
 - ii. A maximum of 691.4 cubic yards of earth materials is allowed to be cut as shown in Exhibit A.16 and described in and shown in Exhibit A.4. [MCC 39.6225(A)(2) and MCC 39.6225(B)]
 1. Placement of spoil materials is not permitted within 100 feet of seasonal intermittent creek/wetland. [MCC 39.6225(B)(5) and MCC 39.6225(B)(19)]
 2. Any excess excavated soil not used as fill within the ground disturbance area and any trapped sedimentation shall be removed from the subject property and taken to a location approved for the disposal of such material by applicable Federal, State, and local authorities. [MCC 39.1170(A), MCC 39.6225(A)(3), MCC 39.6225(B)(2), MCC 39.6225(B)(18), and MCC 39.6225(B)(19)]
 - iii. A maximum of 708.4 cubic yards of fill is allowed to be deposited as shown in Exhibit A.16 and described in and shown in Exhibit A.4 on the subject site. [MCC 39.6225(A)(3) and MCC 39.6225(B)]
 1. All structural fill and any other fill used in this project will be composed of earth materials as defined in MCC 39.2000. [MCC 39.6225(B)(2)]
 - a. For fill imported to the subject property, the earth material shall meet the requirements of the Oregon DEQ clean fill criteria and shall not contain putrescible wastes, construction and demolition wastes, hazardous waste, and/or industrial solid wastes. [MCC 39.6225(B)(2)]
 2. Placement of fill brought to the site is not permitted 100 feet of seasonal intermittent creek/wetland. [MCC 39.6225(B)(5) and MCC 39.6225(B)(19)]
 3. No compensation, monetary or otherwise, shall be received by the property owner for the receipt or placement of fill. [MCC 39.6225(B)(24)]
 - b. The County may require the described erosion control techniques be supplemented if turbidity or other down slope erosion impacts results from on-site grading work. The local Soil and Water Conservation District or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects. [MCC 39.6210(F)(2)]
9. **During construction**, the property owner(s) or their representatives shall:
- a. Not use trees as anchors for stabilizing construction equipment. [MCC 39.5860(C)(5)]
 - b. Maintain the erosion control measures consistent with the approved erosion control plan shown in Exhibit A.16 and described in and shown in Exhibit A.4. Erosion control measures are to include the installation of sediment fences/barriers at the toe of all

disturbed areas and re-establishment of ground cover after construction. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. All erosion control measures are to be implemented as prescribed in the current edition of the City of Portland's Erosion Control Manual. These measures shall remain in place and in good working order. The measures shall be maintained until construction is complete and all ground disturbance is revegetated. [MCC 39.6225(B)(10) through (15) and MCC 39.6225(B)(17) through (19)]

- c. Maintain all construction and ground disturbance activities within the slit fencing, flagged, or marked area to reduce potential damage to habitat outside of the work area. The work area shall remain marked through all phases of development. [MCC 39.5860(C)]
- d. Not allow non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters to leave the site through improper handling, disposal, or clean-up activities. [MCC 39.6225(B)(20)].
- e. Use fill trucks that are constructed, loaded, covered, and otherwise managed to prevent any of their load from dropping, sifting, leaking, or otherwise escaping from the vehicle. No fill shall be tracked or discharged in any manner onto any public right-of-way. The total daily number of fill haul truck trips shall be less than 10 trips per day (i.e. one trip to the site and one trip leaving the site is two trips) [MCC 39.6225(B)(22) and (23)]
- f. Use temporary vegetation and/or mulching to protect exposed critical areas during all phases of development. [MCC 39.6225(B)(10)]
- g. Trap any sediment in runoff water using debris basins, silt traps, or other measures until the disturbed area is stabilized. [MCC 39.6225(B)(18)]
- h. Maintain stockpiled topsoil covered with plastic, mulch, or other sediment reduction measures. Disposal of excess materials shall be within the boundaries of the disturbed areas or the materials shall be taken off site to a location approved for the disposal of such material by applicable Federal, State, and local authorities. [MCC 39.6225(B)(19)]
- i. Temporarily stabilize any significant portion of a construction site with straw, compost, or other covering that will prevent soil or wind erosion should construction activities cease for fifteen (15) days or more. The stabilization shall remain in good working order until work resumes on that portion of the site. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]
- j. Temporarily stabilize the entire site using vegetation or a heavy mulch layer, temporary seeding, or other appropriate BMPs should all construction activities cease for thirty (30) days or more. The stabilization shall remain in good working order until work resumes on that portion of the site. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]
- k. Temporarily or permanently stabilize the soil for all denuded sites between October 1 and April 30 as soon as practicable, but in no case more than 2 days after ground-disturbing activity occurs. During wet weather periods temporary stabilization of the site must occur at the end of each work day, if rainfall is forecast in the next 24 hours. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]
- l. Temporarily or permanently stabilize the soil for all denuded sites between May 1 and September 30 as soon as practicable, but in no case more than 7 days after ground-disturbing activity occurs. [MCC 39.6225(B)(7), (8), (10), (12), and (15)]
- m. Prevent non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters from leaving the construction site through proper handling, disposal, continuous site monitoring, and clean-

up activities. On-site disposal of non-erosion pollution including construction debris, hazardous or toxic materials, synthetics (i.e. tires), petroleum-based materials, or other solid wastes that may cause adverse leachates or other off-site water quality effects is prohibited. Any non-erosion pollution or spoil materials shall be removed from the site and disposed at an off-site location approved for the disposal of such material by applicable Federal, State, and local authorities. [MCC 39.6225(B)(20)]

- n. Seed with native grasses and/or mulch all disturbed soils to prevent erosion and sedimentation from entering the seasonal intermittent creek/wetland, exiting the site, entering the public right-of-way, or depositing into any storm drainage system. Seeding and mulching are required within five (5) days of finishing ground disturbance associated with each phase as shown in Exhibit A.16 and described in and shown in Exhibit A.4 (example: excavation of foundation, excavation of septic tank and drainfield, excavation of soakage trench, etc.). Monitor daily to ensure vegetation is sprouting and that no erosion or sedimentation is occurring. Monitoring may cease when vegetation on the disturbed soils have stabilized the areas. [MCC 39.6225(B)(10), (12), (15), (18), and (19)]

10. Follow up requirements after ground disturbance activity are completed, the property owner(s) or their representatives shall:

- a. Gravel or seed with native grasses all disturbed with exposed ground areas within five (5) days of the date ground disturbing activities conclude. The private driveway shall be seeded or graveled within five (5) days of its construction. [MCC 39.6225(B)(12)]
 - i. Upon completion of the installation of permanent vegetation and/or gravel, photographs sent to LUP-submittals@multco.us to demonstrate that ground disturbing activities have been completed and the site is being revegetated. In your email, reference the case no. #T2-2024-0023 in the subject line. [MCC 39.6210(F)(2) and MCC 39.6225(B)]

11. At the completion of mitigation work discussed above, in Section 7.0 et al of this Decision, and Exhibits A.3 and A.15, the property owner(s) or their representative(s) shall:

- a. Monitor the Mitigation Areas to determine whether each type of tree and shrub planted continues to live, thrive, and grow. Monitoring is the ongoing responsibility of the property owner. Annual monitoring reports are required.
 - i. Plants that die shall be replaced in kind or of similar type so that a minimum of 80% of the trees and shrubs planted shall remain alive on the fifth anniversary of the date that the mitigation planting is completed. Any variation from approved designs or conditions of approval shall be clearly indicated. Justification must be provided detailing why the deviation is needed and that the quantity of trees/shrubs will result in enhancement of the resource values of the wildlife habitat area. For any replanted area that falls below the 80% threshold, the property owner(s) shall be replant the area during the next planting season. [MCC 39.5860(C)(5)]
 - ii. Monitoring reports for a period of five (5) year period beginning on the anniversary date of this decision becoming final.
 - 1. **Annual Monitoring Report Due Date:** Annual monitoring reports are due by November 30th of each year to LUP-submittals@multco.us with the case no. T2-2024-0023 referenced in the subject line. [MCC 39.1170 and MCC 39.5860(C)(5)]
 - 2. **Extension of the Monitoring Period:** The monitoring period may be extended, at the discretion of Land Use Planning for failure to provide

monitoring reports, failure of the site to meet performance standards for two consecutive years (without irrigation or replanting), or when needed to evaluate replanting, or other corrective or remedial actions. [MCC 39.1170 and MCC 39.5860(C)(5)]

3. **Release of Monitoring Obligation:** Monitoring is required until Land Use Planning has officially released the site from further monitoring. [MCC 39.1170 and MCC 39.5860(C)(5)]
4. **Failure to Submit Monitoring Reports:** Failure to submit the required monitoring report by the due date may result in an extension of the monitoring period, and/or enforcement action. [MCC 39.1170 and MCC 39.5860(C)(5)]

iii. The annual monitoring report shall include the following information:

1. The case number, monitoring date, report year, and a determination that the site is / is not meeting the 80% survival performance standard threshold.
2. Current photographs of the Mitigation Area taken within the last 30 days prior to the report date.
3. A brief narrative that describes maintenance activities and recommendations to meet the performance standard.
4. The number and location of any Mitigation Plantings that have been replaced or need to be replaced each year due to death or disease and planting date for their replacements.
5. Any other information necessary or required to document compliance with the 80% survival performance standard threshold. [MCC 39.1170 MCC 39.5860(C)(5)]

12. **Prior to issuance of the Certification of Occupancy**, the property owner(s) or their representatives shall:

- a. Install the Stormwater system in compliance with the drainage plans in Exhibit A.12, A.14 and the Stormwater Drainage Control Certificate Exhibit A.11.

13. **As an on-going condition**, the property owner(s) shall:

- a. Maintain the cleared areas of the property so those areas free of nuisance plants listed in Table 1. The planting of any invasive non-native or noxious vegetation as listed in MCC 39.5580 Table 1, in the latest edition of the Metro Nuisance Plant List and the Prohibited Plant List or in the latest edition of the State of Oregon Noxious Weed List is prohibited. [MCC 39.5860(C)(3)]
- a. Maintain the proposed stormwater control system designed by Cole Lathrop, P.E., WCL Engineering, LLC. [MCC 39.4375(F)]

Note: Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to submitting Building Plans for Zoning Review...” Be ready to demonstrate compliance with the conditions.

2. You will need to provide a copy of your Transportation Planning Review (TPR) sign-off with your building plans. If you have not yet received sign-off, visit the following webpage for instructions on how to request a review of your plans: <https://www.multco.us/planreview>. Failure to obtain TPR sign-off of your plans will result in delaying your zoning review.
3. Contact the City of Portland, Bureau of Development Services, On-site Sanitation at 503-823-6892 or e-mail septic@portlandoregon.gov for information on completing the Septic Permit or Evaluation process for the proposed development. All proposed septic system components (including septic tank and drainfield) must be accurately shown on the site plan.
4. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions regarding the submission of your building plans for zoning review and review of conditions of approval. Please ensure that any items required under, “When submitting Building Plans for Zoning Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

Once you have obtained an approved zoning review, application for building permits may be made with the City of Portland.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: The applicant request a Significant Environmental Concern Wildlife Habitat and Erosion Sediment Control permits for a new proposed 2,829 square foot dwelling and a 556 square foot carport, accessory structures (septic system and stormwater drainage control system), landscaping, and private driveway on the existing vacant land.

2.0 Property Description & History:

Staff: The subject property is zoned Rural Residential (RR) and has Environmental overlay of Wildlife Habitat (SEC-h) and a portion of the property has Geologic Slope Hazard (GH). The property is currently vacant and is in the West Hills Planned areas and abuts the Multnomah County and Washington County line.

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.4). Staff did not receive public comments during the 14-day comment period.

4.0 Code Compliance and Applications Criteria:

4.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

* * *

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance,

approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance.

For purposes of the current application, there are no known open compliance cases associated with the subject property and there is one piece of evidence in the record of an instance of noncompliance on the subject property. As previously required in land use case no. T2-2022-16286, the property owner(s) was required to record a plat (one-parcel partition plat). The applicant has not included evidence that, that has occurred; therefore, a condition will be required that the plat be recorded prior to submission of building plans for Zoning Review. *As conditioned, this criterion is met.*

5.0 Lot of Record Criteria:

5.1 MCC 39.3005 - LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

5.2 MCC 39.3090 - LOT OF RECORD – RURAL RESIDENTIAL (RR).

(A) In addition to the standards in MCC 39.3005, for the purposes of the RR district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

* * *

Staff: The subject property was determined to be a Lot of record in land use case no. T2-2022-16286 (Exhibit B.4). There have been no changes to the configuration of the subject property since that time. Therefore, the subject property remains a single Lot of Record in its current configuration. *Criteria met.*

6.0 Rural Residential (RR) Criteria:

6.1 MCC 39.4360 Allowed Uses

The following uses and their accessory uses are allowed, subject to all applicable supplementary regulations contained in MCC Chapter 39.

(A) Residential use consisting of a single-family dwelling on a Lot of Record.

Staff: The proposed 2,829 square foot dwelling is an allowed use on a verified Lot of Record (Exhibit A.15). *Criteria met.*

(F) Accessory Structures subject to the following:

(1) The Accessory Structure is customarily accessory or incidental to any use permitted or approved in this base zone and is a structure identified in the following list:

(a) Garages or carports;

* * *

(m) Mechanical equipment such as air conditioning units, heat pumps and electrical boxes; and

(n) Similar structures.

Staff: The proposed 556 square foot carport, septic system, stormwater drainage control system are all an allowed use as described above and shown on the proposed site plan (Exhibit A.15). None of the structures are designed or will be used, whether temporarily or permanently, as a primary dwelling, accessory dwelling unit, apartment, guesthouse, housing rental unit, sleeping quarters. They also do not contain any features in subsection (3)-(4). Compliance with subsection (5) is required. *As conditioned, criteria met.*

6.2 MCC 39.4375 Dimensional Standards and Development Requirements

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Staff: If the partition plat as required by land use case no. T2-2022-16286 is recorded to remove all interior lot lines, the proposed 2,829 square foot dwelling meets the subject property setbacks as the dwelling is located 206 feet from the front property line, 37 feet from the north property line, 28 feet from the south property line and 500 +/- feet from the rear property line. The carport is located 180 feet from the front property line, 16 feet from the south property line and 105 feet from the north property line and more than 500 feet from the rear property line (Exhibit A.15 and A.16). The dwelling structure height is 23 feet in height. A condition will be required that the partition plat as required by land use case no. T2-2022-16286 be recorded to remove all interior lot lines. *As conditioned, criteria met.*

(F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, 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.

(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.

Staff: An on-site sewage disposal system will serve the proposed dwelling development. The applicant provided a Septic Certification signed by the County Sanitarian stating the proposed development poses no concern to the proposed septic system and an installation permit will be required prior to building permit sign off (Exhibit A.9).

Additionally, the applicant provided a Stormwater Certificate by WCL Engineering, LLC reviewed and signed by Cole Lathrop, PE. The certificate proposes the use of gutter, downspouts, splash blocks and an on-site drainage system of catch basins (Exhibit A.11). A condition will be required that the stormwater drainage control system be constructed as designed and maintained for the life of the dwelling. *As conditioned, criterion met.*

(G) New, replacement, or expansion of existing dwellings shall minimize impacts to existing farm uses on adjacent land (contiguous or across the street) by:

(1) Recording a covenant that implements the provisions of the Oregon Right to Farm Law in ORS 30.936 where the farm use is on land in the EFU base zone; or

(2) Where the farm use does not occur on land in the EFU base zone, the owner shall record a covenant that states they recognize and accept that farm activities including tilling, spraying, harvesting, and farm management activities during irregular times, occur on adjacent property and in the general area.

Staff: The applicant is proposing a new dwelling on the subject property; therefore, a condition will be required to minimize impacts to existing farm uses on adjacent land. *As conditioned, this criterion is met.*

(H) All exterior lighting shall comply with MCC 39.6850

Staff: The applicant stated in the applicant narrative (Exhibit A.2) the proposed exterior lighting will be luminaries Dark Sky that are proven to significantly reduce light pollution. The applicant will need to provide samples of the proposed exterior lighting to comply with the exterior lighting standards. *Through a condition of approval, criteria can be met.*

7.0 Significant Environmental Concern Wildlife Habitat (SEC-h) Land Use Permit Criteria:

7.1 MCC 39.5510 SEC Permit

(A) All uses allowed in the base zone are allowed in the SEC when found to satisfy the applicable approval criteria given in such zone; provided however, that the location and design of any use, or change or alteration of a use, except as provided in MCC 39.5515, subject to approval of an SEC permit pursuant to this Subpart.

(B) Any excavation or any removal of materials of archaeological, historical, pre-contact or anthropological nature shall be conducted under the conditions of an SEC permit, regardless of the zoning designation of the site.

Staff: The applicant is proposing a dwelling, a carport, accessory structures, landscaping, and private driveway as discussed above and associated ground disturbance with the proposed development. The proposed development is an Allowed Use in Rural Residential zoning. The applicant provided the required application materials to support the Significant Environmental Wildlife Habitat criteria (Exhibits A.2, A.3, A.14, A.15, and A.16). Lastly, according to the plans, no excavation or removal of materials of archaeological, historical, prehistorical, or anthropological has occurred or are proposed. *Criterion met.*

7.2 MCC 39.5520 Application for SEC Permit

An application for an SEC permit for a use or for the change or alteration of an existing use on land designated SEC, shall address the applicable criteria for approval, under MCC 39.5540 through 39.5860.

(A) An application for an SEC permit shall include the following:

(1) A written description of the proposed development and how it complies with the applicable approval criteria of MCC 39.5540 through 39.5860.

(2) A map of the property showing:

* * *

Staff: The applicant provided the required application materials to support the Significant Environmental Wildlife Habitat criteria (Exhibits A.2, A.3, A.14, A.15, and A.16). *These criteria are met.*

7.2 MCC 39.5860 CRITERIA FOR APPROVAL OF SEC-H PERMIT -WILDLIFE HABITAT.

(A) In addition to the information required by MCC 39.5520 (A), an application for development in an area designated SEC-h shall include an area map showing all properties which are adjacent to or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass:

* * *

Staff: The applicant provided a map showing all nearby properties with development within 200 feet of the proposed development (Exhibit A.15, page 3). *Criteria met.*

(B) Development standards:

(1) Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.

Staff: The proposed dwelling and carport development is proposed to be located within existing cleared area of Scattered Oregon White Oak Parkland according to the Wildlife Habitat report submitted and prepared by Schott & Associated Ecologists & Wetlands Specialists (Exhibit A.3, Page 3 and 13). The driveway will come off NW Plainview rd. and will also be located within the cleared area. *Criteria met.*

(2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.

Staff: The proposed development is located about 250 feet away from the public road (Exhibit A.15) to for the development to be placed in a cleared area. *This criterion is not met.*

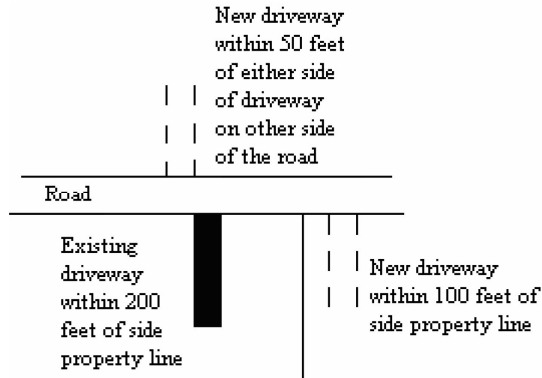
(3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.

Staff: The proposed driveway and access serving the subject property will be 200 feet in length (Exhibit A.15). *Criterion met.*

(4) For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:

(a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or

- (b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing access road/driveway on the opposite side of the road.**
- (c) Diagram showing the standards in (a) and (b) above.**



For illustrative purposes only.

Staff: Based on aerial photos and the applicant site plan, there is one driveway on the southern adjacent property (Exhibit B.3) that is located within 100 feet of the common side property line. The subject property proposed driveway is also located within 100 feet of the common side property line. *Criteria met.*

- (5) The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.**

Staff: According to the County's GIS data and applicant site plan (Exhibit A.16), the adjacent property to the north contains a dwelling within 200 feet of the side common property line. The dwelling on the adjacent property is within 63 feet from the common property line. The proposed dwelling on the subject property is within 37 feet from the common side property line. *This criterion is met.*

- (6) Fencing within a required setback from a public road shall meet the following criteria:**

* * *

Staff: The applicant is not proposing any fencing for this development nor are there any fences on-site. *Criterion not applicable.*

- (7) The nuisance plants in MCC 39.5580 Table 1 shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property.**

Staff: A condition of approval requires compliance with MCC 39.5860(B)(7). *As conditioned, these criteria are met.*

(C) Wildlife Conservation Plan. An applicant shall propose a wildlife conservation plan if one of two situations exist.

- (1) The applicant cannot meet the development standards of subsection (B) because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use; or**

* * *

Staff: The applicant cannot meet development standards (B)(2) as the proposed development is 250 feet from the road. The proposed development is proposed 250 feet away from the road to develop in the designated “cleared areas” of the subject property. The applicant has proposed a wildlife conservation plan (Exhibit A.3) that will satisfy subsection (C)(5). Staff discusses the proposed WCP below. *Criteria met.*

(3) Unless the wildlife conservation plan demonstrates satisfaction of the criteria in subsection (C)(5), the wildlife conservation plan must demonstrate the following:

* * *

Staff: The applicant chose to address criteria (C)(5) as described below. *Criterion met.*

(5) Unless the wildlife conservation plan demonstrates satisfaction of the criteria in subsection (C)(3) of this section, the wildlife conservation plan must demonstrate the following:

(a) That measures are included in order to reduce impacts to forested areas to the minimum necessary to serve the proposed development by restricting the amount of clearance and length/width of cleared areas and disturbing the least amount of forest canopy cover.

(b) That any newly cleared area associated with the development is not greater than one acre, excluding from this total the area of the minimum necessary accessway required for fire safety purposes.

Staff: The proposed dwelling and carport development is proposed in an existing “cleared” areas to reduce impact to the forest areas as show in the Wildlife Conversation Plan / report prepared by *Juniper Tagliabue, Schott & Associates Inc.* The proposed driveway access to NW Plainview Drive will be located within the forested area resulting in 3,400 square feet of newly cleared area within the forested area and 1,350 square feet of forested area will be temporarily impacted for the installation of the septic field. The removal of 18 trees are proposed to be removed including 4 Oak, 2 Fir, and 8 Pines. The proposed newly cleared area is less than an acre and the applicant propose to restore the area by planting native plants and sterile grasses (Exhibit A.3). *These criteria are met.*

(c) That no fencing will be built and existing fencing will be removed outside of areas cleared for the site development except for existing cleared areas used for agricultural purposes. Existing fencing located in the front yard adjacent to a public road shall be consistent with subsection (B)(6).

Staff: No fencing is included in the proposed development and existing fencing on-site will be removed (Exhibit A.3, A.16). *This criterion is met.*

(d) For mitigation areas, all trees, shrubs and ground cover shall be native plants selected from the Metro Native Plant List. An applicant shall meet Mitigation Option 1 or 2, whichever results in more tree plantings; except that where the total developed area (including buildings, pavement, roads, and land designated as a Development Impact Area) on a Lot of Record will be one acre or more, the applicant shall comply with Mitigation Option 2:

1. Mitigation Option 1. In this option, the mitigation requirement is calculated based on the number and size of trees that are removed from the development site. Trees that are removed from the development site shall be replaced as shown in the table below. Conifers shall be replaced with conifers. Bare

ground shall be planted or seeded with native grasses or herbs. Non-native sterile wheat grass may also be planted or seeded, in equal or lesser proportion to the native grasses or herbs.

Staff: The proposed development will create 3,400 square feet of newly cleared area and 1,350 of temporarily impacted forest area for the construction of the septic fields. To mitigate the proposed newly cleared area, the applicant's Wildlife Conservation Report recommends 4,900 square feet of mitigation area that will consist of Douglas Fir, Ponderosa Pine, Lodgepole Pine, Big Leaf Maple, Oregon White Oak, Beaked Hazelnut, Oceanspray, Snowberry, Western Swordfern, Tall Oregon Grape, and California Brome/Blue Wildrye. The proposed mitigation will be located adjacent to the SEC-h area on the northeast corner of the site as shown in *(Exhibit A.3, Pages 6, 13). Criteria met.*

(e) Location of mitigation area. All vegetation shall be planted within the mitigation area located on the same Lot of Record as the development and shall be located within the SEC-h overlay or in an area contiguous to the SEC-h overlay;

* * *

Staff: The proposed mitigation planting is proposed on-site adjacent to the SEC-h area that will encompass approximately 4,900 square feet of mitigation. The applicants Wildlife Conservation Plan shows a table of the proposed plantings and proposed location (Exhibit A.3, Pages 6, 13). *Criteria met.*

(f) Prior to development, all work areas shall be flagged, fenced, or otherwise marked to reduce potential damage to habitat outside of the work area. The work area shall remain marked through all phases of development.

(g) Trees shall not be used as anchors for stabilizing construction equipment.

(h) Native soils disturbed during development shall be conserved on the property.

(i) An erosion and sediment control plan shall be prepared in compliance with the ground disturbing activity standards set forth in MCC 39.6200 through MCC 39.6235.

(j) Plant size. Replacement trees shall be at least one-half inch in caliper, measured at 6 inches above the ground level for field grown trees or above the soil line for container grown trees (the one-half inch minimum size may be an average caliper measure, recognizing that trees are not uniformly round), unless they are oak or madrone which may be one-gallon size. Shrubs shall be in at least a 1-gallon container or the equivalent in ball and burlap and shall be at least 12 inches in height.

(k) Plant spacing. Trees shall be planted between 8 and 12 feet on-center and shrubs shall be planted between 4 and 5 feet on-center, or clustered in single species groups of no more than four (4) plants, with each cluster planted between 8 and 10 feet on-center. When planting near existing trees, the drip line of the existing tree shall be the starting point for plant spacing measurements.

(l) Plant diversity. Shrubs shall consist of at least two (2) different species. If 10 trees or more are planted, then no more than 50% of the trees may be of the same genus.

(m) Nuisance plants. Any nuisance plants listed in MCC 39.5580 Table 1 shall be removed within the mitigation area prior to planting.

(n) Planting schedule. The planting date shall occur within one year following the approval of the application.

(o) Monitoring and reporting. Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die shall be replaced in kind so that a minimum of 80% of the trees and shrubs planted shall remain alive on the fifth anniversary of the date that the mitigation planting is completed.

Staff: The proposed Erosion and Sediment Control Plans is discussed in section 8.1 below and is exhibited as (Exhibit A.12, A.14). Conditions of approval require the property owner(s) to implement and maintain the proposed mitigation measures (Exhibit A.3), as well as monitor / replace mitigation plantings for a period of 60 months after planting. *As conditioned, these criteria are met.*

8.0 Erosion Sediment Control Land Use Permit Criteria:

8.1 MCC 39.6225 EROSION AND SEDIMENT CONTROL PERMIT

- (1) The total cumulative deposit of fill, excluding agricultural fill pursuant to an Agricultural Fill permit, on the site for the 20-year period preceding the date of the ESC permit application, and including the fill proposed in the ESC permit application, shall not exceed 5,000 cubic yards. Fill physically supporting and/or protecting a structure or access road for essential and public facilities subject to earthquake or tsunami building code requirements of the Oregon Structural Specialty Code is not included in this 5,000 cubic yard calculation. For purposes of this section, the term “site” shall mean either a single lot of record or contiguous lots of record under same ownership, whichever results in the largest land area.**

Staff: The proposed grading for the proposed development is approximately 33,000 square feet or 0.76 acres in disturbed area (Exhibit A.4, A.12, A.14). The ESC plans (Exhibit A.12, A.14) shows 691 cubic yards of cut and 708 cubic yards of fill. The subject property has been vacant over the years and grading has not occurred on-site. *This criterion is met.*

- (2) Fill shall be composed of earth materials only.**

Staff: The applicant’s narrative and ESC plans (Exhibit A.4, A.12, A.14) indicates that fill will be composed of native material and granular fill conforming to base aggregate. *Criterion met.*

- (3) Cut and fill slopes shall not exceed 33 percent grade (3 Horizontal; 1 Vertical) unless a Certified Engineering Geologist or Geotechnical Engineer certifies in writing that a grade in excess of 33 percent is safe (including, but not limited to, not endangering or disturbing adjoining property), and suitable for the proposed development.**

Staff: An ongoing limitation for this permit requires the property owner(s) to comply with subsection (3) above. *Through an ongoing limitation for this permit, this standard is met.*

- (4) Unsupported finished cuts and fills greater than 1 foot in height and less than or equal to 4 feet in height at any point shall meet a setback from any property line of a distance at least twice the height of the cut or fill, unless a Certified Engineering Geologist or Geotechnical Engineer certifies in writing that the cuts or fill will not endanger or disturb adjoining property. All unsupported finished cuts and fills greater than 4 feet in height at any point shall require a Certified Engineering Geologist or Geotechnical Engineer to certify in writing that the cuts and fills will not endanger or disturb adjoining property.**

Staff: The ESC plan and narrative (Exhibit A.4, A.12, A.14) show a maximum cut and fill of 3 ft. along the south property line that is setback 10 ft from the property. *This criterion is met.*

- (5) **Fills shall not encroach on any water body unless an Oregon licensed Professional Engineer certifies that the altered portion of the water body will continue to provide equal or greater flood carrying capacity for a storm of 10-year design frequency.**

Staff: There is an unnamed emergent creek/wetland in the subject property but there is no fill proposed near the unnamed creek/wetland (Exhibit A.12, A.14). *This criterion is met.*

- (6) **Fill generated by dredging may be deposited on Sauvie Island only to assist in flood control or to improve a farm's soils or productivity, except that it may not be deposited in any SEC overlay, WRG overlay, or designated wetland.**

Staff: No fill generated by dredging is associated with the proposed development. *This criterion is met.*

- (7) **On sites within the Tualatin River drainage basin, erosion, sediment and stormwater drainage control measures shall satisfy the requirements of OAR 340-041-0345(4) and shall be designed to perform as prescribed in the most recent edition of the City of Portland Erosion and Sediment Control Manual and the City of Portland Stormwater Management Manual. Ground disturbing activities within the Tualatin Basin shall provide a 100-foot undisturbed buffer from the top of the bank of a stream, or the ordinary high watermark (line of vegetation) of a water body, or within 100 feet of a wetland: unless a mitigation plan consistent with OAR 340-041-0345(4) is approved for alterations within the buffer area.**

Staff: The proposed development has followed the above erosion control measures (Exhibit A.12, A.14) by using gutter, downspouts and installing an on-site storm water drainage control system. Additionally, a proposed 100 ft buffer from the top of the bank of an unnamed creek on-site. *This criterion is met.*

- (8) **Ground disturbing activity shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one-time during construction**

Staff: The proposed ground disturbance has a buffer of 100 feet from the top of the bank of the unnamed creek. The runoff of the proposed development will go to an on-site water drainage control system on-site of catch basin. The proposed ground disturbance is proposed to minimize impact to all existing vegetation. The erosion control plan (Exhibit A.12, A.14) shows Bio-filter bag at the outfall a part of the sedimentation control and slit fencing. *This criterion is met.*

- (9) **Development plans shall minimize cut or fill operations and ensure conformity with topography so as to create the least erosion potential and adequately accommodate the volume and velocity of surface runoff.**

Staff: The proposed erosion and sediment control plan provided by the applicant and reviewed by the County's Stormwater Engineer (Exhibit A.12, A.14) indicates minimal cut and fill in order to integrate into the natural grade of the site for the proposed development. The stamped and signed Stormwater Certificate by a professional engineer, Cole Lathrop, P.E. WCL Engineering, LLC indicates all stormwater will be accommodated on-site with a catch basin and drainage on-site. *This criterion is met.*

- (10) **Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.**

Staff: The applicant proposes temporary vegetation during development as shown in Exhibit A.12, A.14. *Criteria met.*

- (11) **Whenever feasible, natural vegetation shall be retained, protected, and supplemented;**

- (a) A 100-foot undisturbed buffer of natural vegetation shall be retained from the top of the bank of a stream, or from the ordinary high watermark (line of vegetation) of a water body, or within 100 feet of a wetland;
- (b) The buffer required in subsection (11)(a) may only be disturbed upon the approval of a mitigation plan which utilizes erosion, sediment and stormwater control measures designed to perform as effectively as those prescribed in the most recent edition of the City of Portland Erosion and Sediment Control Manual and the City of Portland Stormwater Management Manual and which is consistent with attaining equivalent surface water quality standards as those established for the Tualatin River drainage basin in OAR 340-041- 0345(4).

Staff: The disturbed area has a buffer of 100 feet from the top of the bank of the unnamed creek at the rear of the property. The runoff of the proposed development will be drained throughout gutters, downspouts and into catch basins. The erosion control plan (Exhibit A.12, A.14) show bio-filter bags to be installed for the outfall as part of the erosion control measures and slit fencing during and after construction. *This criterion is met.*

- (13) Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary.
- (14) Sediment in the runoff water shall be trapped by use of debris basins, silt traps, or other measures until the disturbed area is stabilized.
- (15) Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching or seeding.
- (16) All drainage measures shall be designed to prevent erosion and adequately carry existing and potential surface runoff to suitable drainageways such as storm drains, natural water bodies, drainage swales, or an approved drywell system.
- (17) Where drainage swales are used to divert surface waters, they shall be vegetated or protected as required to minimize potential erosion.
- (18) Erosion and sediment control measures must be utilized such that no visible or measurable erosion or sediment shall exit the site, enter the public right-of-way or be deposited into any water body or storm drainage system. Control measures which may be required include, but are not limited to:
 - (a) Energy absorbing devices to reduce runoff water velocity;
 - (b) Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule;
 - (c) Dispersal of water runoff from developed areas over large undisturbed areas.

Staff: The applicant provided a Stormwater Certificate (Exhibit A.11) stamped and prepared by Civil Engineer, Cole Lathrop, P.E., WCL Engineering, LLC that indicates how the stormwater will be mitigated on-site with on-site drainage system of underground pipes to provide flow control, use of gutters, downspouts and catch basins throughout development. Additionally, slit fencing, straw wattles and bio-filter bags is proposed for Erosion Control BMPs to prevent or minimize erosion during and after construction. *These criteria are met.*

- (19) Disposed spoil material or stockpiled topsoil shall be prevented from eroding into water bodies by applying mulch or other protective covering; or by location at a sufficient distance from water bodies or by other sediment reduction measures.

- (20) Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, continuous site monitoring and clean-up activities.**

Staff: An ongoing limitation for this permit requires the property owner(s) to comply with subsections (19) and (20) above. *Through an ongoing limitation for this permit, this standard is met.*

- (21) Ground disturbing activities within a water body shall use instream best management practices prescribed in the most recent edition of the City of Portland Erosion and Sediment Control Manual.**

Staff: Ground disturbing activities are not proposed within a water body. The proposed development has a 100-foot buffer from the top of bank of an unnamed stream. *This criterion is not applicable.*

- (22) The total daily number of fill haul truck trips shall not cause a transportation impact (as defined in the Multnomah County Road Rules) to the transportation system or fill haul truck travel routes.**

Staff: The submitted Transportation Memo from Transportation Planning dated June 26, 2023 states the proposed work will create a transportation impact. However, the applicant will be required to provide a 5' of dedication to NW Plainview Rd. to meet the right-of-way dedication requirement of the proposed transportation impact. *As conditioned, criteria met.*

- (23) Fill trucks shall be constructed, loaded, covered, or otherwise managed to prevent any of their load from dropping, sifting, leaking, or otherwise escaping from the vehicle. No fill shall be tracked or discharged in any manner onto any public right-of-way.**
- (24) No compensation, monetary or otherwise, shall be received by the property owner for the receipt or placement of fill.**

Staff: An ongoing limitation for this permit requires the property owner(s) to comply with subsections (23) and (24) above. *Through an ongoing limitation for this permit, this standard is met.*

9.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Significant Environmental Concern Wildlife Habitat SEC-h) and Erosion and Sediment Control (ESC) permits to establish a 2,829 square foot dwelling, a 556 square foot carport, accessory structures (septic system and stormwater drainage control system), landscaping, and private driveway in the Rural Residential (RR) zone. This approval is subject to the conditions of approval established in this report.

10.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

Exhibits with an ‘*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Application Form	02.29.2024
A.2	15	Applicant Narrative	02.29.2024
A.3	19	Wildlife Conservation Plan	02.29.2024
A.4	8	Erosion and Sediment Control narrative	02.29.2024
A.5	4	Erosion Control Plan	02.29.2024
A.6	26	Geo-tech Report	02.29.2024
A.7	10	Site Plan, floor plan and elevations	02.29.2024
A.8	12	Fire Service Form signed	02.29.2024
A.9	8	Septic Certification Form	02.29.2024
A.10	25	Transportation Memo	02.29.2024
A.11	21	Stormwater Certificate and Report	02.29.2024
A.12	4	ESC Comments from TP engineer	03.06.2024
A.13	2	T2-2024-0023 CASE STATUS LETTER Response	04.02.2024
A.14	4	Revised Erosion Control Plan & Elevations per County Engineer request	04.02.2024
A.15*	10	Revised Site Plans, Floor plan, and Elevations <ul style="list-style-type: none"> ▪ A0.0 Title Sheet ▪ A1.0 Site Plans ▪ A1.1 Area Map ▪ A3.0 Floor Plans ▪ A3.1 Enlarged Floor Plans – Volume 1 & 2 ▪ A3.2 Enlarged Floor Plans – Volume 3 & 4 ▪ A3.3 Enlarged Floor Plans – Courtyard ▪ A4.0 Exterior Elevations ▪ A4.1 Exterior Elevations ▪ A4.2 Exterior Elevations 	04.02.2024

A.16*	4	Revised Civil Plans <ul style="list-style-type: none"> ▪ C00 Civil Notes ▪ C01 Grading and Drainage-Site ▪ C02 Grading and Drainage-Building Site ▪ EC01 Erosion Control Plan 	04.02.2024
‘B’	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation Property Information for 1N1W06BB-01400 (Alt Acct#R661100110 / Property ID# R244424)	02.29.2024
B.2	1	Current Tax Map for 1N1W06BB-01400	02.29.2024
B.3	1	Aerial Photo of Subject Property	03.10.2025
B.4	8	Notice of Decision for land use case no. T2-2022-16286	03.10.2025
‘C’	#	Administration & Procedures	Date
C.1	3	Incomplete letter	03.29.2024
C.2	1	Applicant’s acceptance of 180-day clock	04.01.2024
C.3	1	Complete letter (day 1)	05.02.2024
C.4	13	Opportunity to Comment	06.14.2024
C.5	1	150-day toll form	09.10.2024
C.6	25	“Short” Decision	03.17.2025
C.7	39	Decision	03.17.2025

plainview residence

NW PLAINVIEW RD. | PORTLAND, OR 97231
NEW SINGLE FAMILY RESIDENCE

SCOPE OF WORK	
<p>THIS SCOPE OF WORK IS AS FOLLOWS:</p> <ul style="list-style-type: none"> .. BUILD OUT SINGLE FAMILY RESIDENCE WITH: <ul style="list-style-type: none"> .. 2 AND 12 BATHROOMS, .. A KITCHEN, BREAKFAST ROOM, AND .. A DINING ROOM, .. NEW ON-SITE WELL, .. NEW ON-SITE SEPTIC SYSTEM 	
ZONING INFORMATION	<p>PROJECT ADDRESS: NW PLANVIEW RD. PORTLAND, OR 97231 TAX LOT: 1N1W08BB-1400 PROPID: R244424 ATLACTMUK R681100110 UNINCORPORATED MULTNOMAH COUNTY UNINCORPORATED FOREST PARK ZONE: RFF-RURAL RESIDENTIAL</p> <p>TOTAL LOT AREA = 90,654 SF 5,066 SF (5.4%) NEW LOT COVERAGE =</p> <p>TOTAL NEW HOUSE AREA: 2,829 SF NEW COVERED PORCH AREA: 800 SF CARPORT AREA: 566 SF TOTAL FLOOR AREA: 4,195 SF</p> <p>RESIDENCE ZONING RULES: MIN. FRONT YARD SETBACK: 30'-0" SIDE YARD SETBACK: 10'-0" STREET SIDE SETBACK: 30'-0" MAX. HEIGHT: 36'-0" NEW HEIGHT: 20'-0"</p>
PROJECT DIRECTORY	<p>OWNER: TOWARD AND ALAN KOHL 10000 N. 10TH AVE. #100 MOUNTAIN VIEW, CA 94033 360-468-4161 / 953-804-0489</p> <p>ARCHITECT: HALVERSON MODGON ARCHITECTURE, LLC 11111 N. HAWTHORNE AVE. #1556 7465 SE 27ND AVE. PORTLAND, OR 97222</p> <p>STRUCTURAL ENGINEER: GRUMMEL ENGINEERING 2000 SW 3RD AVE. #200 PORTLAND, OR 97204 503-244-7014 ERC@GRUMMELENGINEERING.COM</p> <p>GEOTECHNICAL ENGINEER: GEODESIGN, INC. DBA NVS 10000 N. 10TH AVE. SUITE 300 WILSONVILLE, OR 97150 JESSICA.PENCE@NVS.COM 503-468-4767</p> <p>CIVIL ENGINEER: WILSONVILLE ENGINEERING, LLC WILLIAM COLLETHROP, PE 641-561-3891 COLE.LATHROP@GMAIL.COM</p> <p>BUILDING PERMIT MANAGER: WILSONVILLE ENGINEERING BRADLEE HENNEY 2000 SW 1ST AVE. SUITE 420 PORTLAND, OR 97201 BRADLEE@FASTERPERMITS.COM</p> <p>CONTRACTOR: DON YOUNG & ASSOCIATES, INC. JOHN AND RHONDA MCCLUTCHEN PORTLAND, OR 97209</p>

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE
2017 OREGON RESIDENTIAL SPECIALTY
CODE, OREGON BUILDING CODE, MECHANICAL CODE, AND ALL
LOCAL CODES AND ORDINANCES.

MCCUTCHEEN RHONDA@gmail.com

ABBREVIATIONS

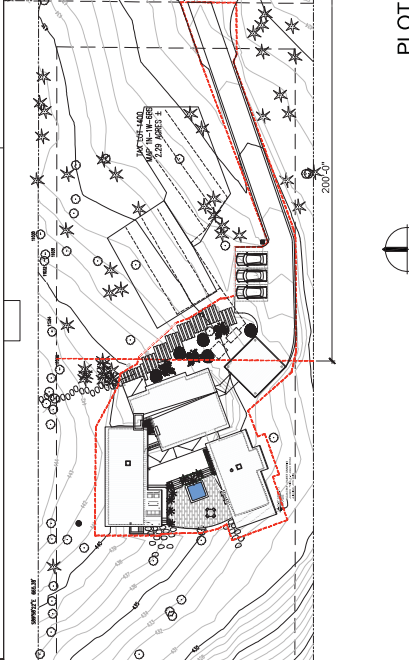
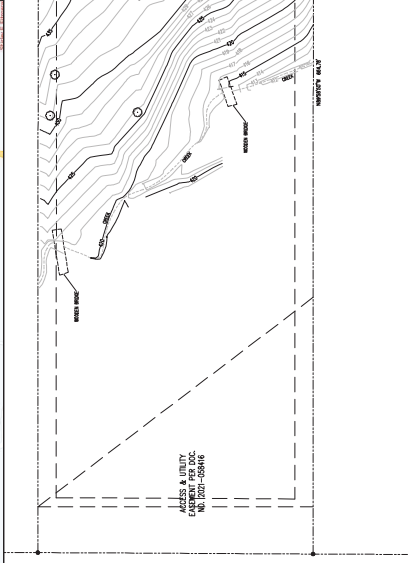
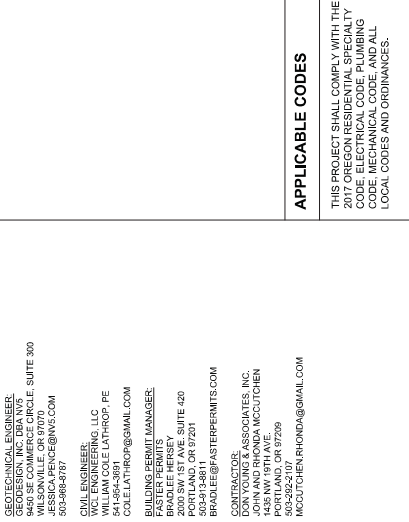
ABOVE FINISH FLOOR	GSM	GALVANIZED SHEET
ALUMINUM ARCHITECT AT	GA GYSPB	METAL GAUGE GYSPB BOARD
BETWEEN FLOOR OF BUILDING	HT INS	HEIGHT INSULATION INTERIOR
CENTER LINE	LVL LOC	LEVEL LOCATION
CEILING COLUMN	MFR MAX	MANUFACTURER MAXIMUM
CONCRETE MASONRY	MTCH MN	MECHANICAL MINIMUM
CONTINUOUS	NEW NO	NEW IN CONTRACT NUMBER
DETAIL DIMENSION	OC ONE	ON CENTER OR APPROVED EQUAL
DOUBLE DOWN DRAWING	PTD PLY	PAINTED PLYWOOD PROPERTY LINE
EACH ELECTRICAL ELEVATION	REQ R.O.	REQUIRED ROUGH OPENING
EQUAL TO EXTERIOR	SECT S.M.	SECTION SIMILAR
FACE OF FINISH FLOOR OF STUD	SPCS SPECIFICATIONS	SOLID CORE SPECIFICATIONS
FIBER CEMENT BOARD FINISH FLOOR	SS STEEL	STAINLESS STEEL

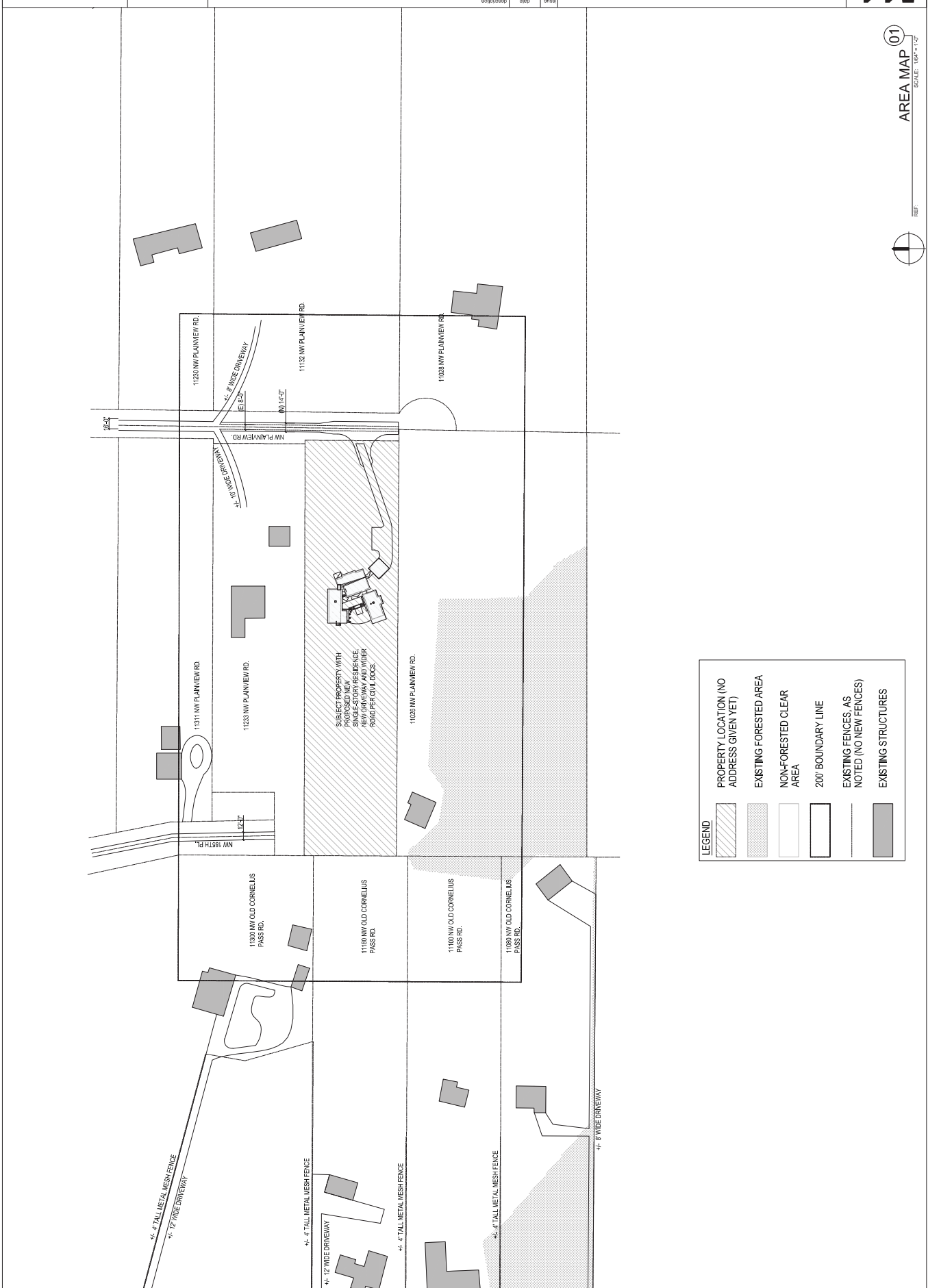
STL	STEEL	STRUCTURE
THK	THICK	
THRU	THROUGH	
T.O.	TOP OF	
TYP	TYPICAL	
UNO	UNLESS NOTED OTHERWISE	
VER	VERIFY	
VOL	VOLUME	
VOC	VOLEATILE ORGANIC COMPOUND	
W/	WITH	
WD	WOOD	

[illegible]

DRAWING SCHEDULE

ARCHITECTURAL DRAWINGS		CIVIL ENGINEERING DRAWINGS	
A0.0	TITLE SHEET	C00	CIVIL NOTES
A1.0	SITE PLANS	C01	GRADING AND DRAINAGE
A1.1	AREA MAP	C02	GRADING AND DRAINAGE
A3.0	FLOOR PLANS	EC01	EROSION CONTROL PLAN
A3.1	ENLARGED FLOOR PLANS		
A3.2	ENLARGED FLOOR PLANS		
A3.3	ENLARGED FLOOR PLANS		
A4.0	EXTERIOR ELEVATIONS		
A4.1	EXTERIOR ELEVATIONS		
A4.2	EXTERIOR ELEVATIONS		



[illegible]

A3.0

Roof plan
1/8" = 1'-0"

360 Alameda Ave. | Berkeley, CA | 94604
302.523.1047 | 707.287.1862

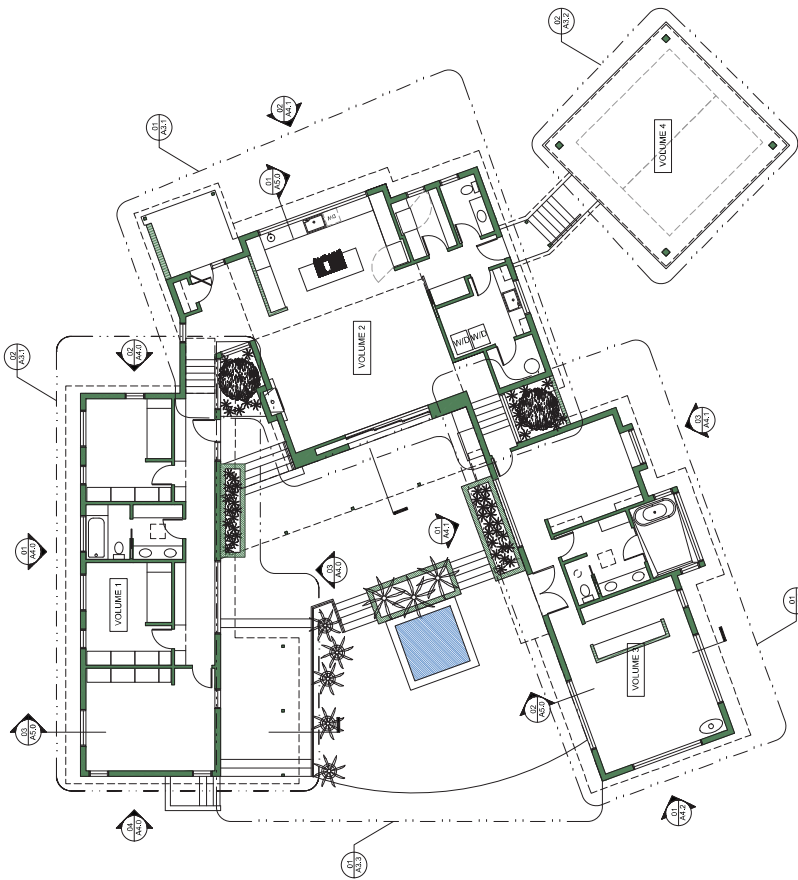
plainview residence

sheet	date	description
1	2023.10.04	MULTIJURISDICTIONAL TYPE B SUBMITTAL

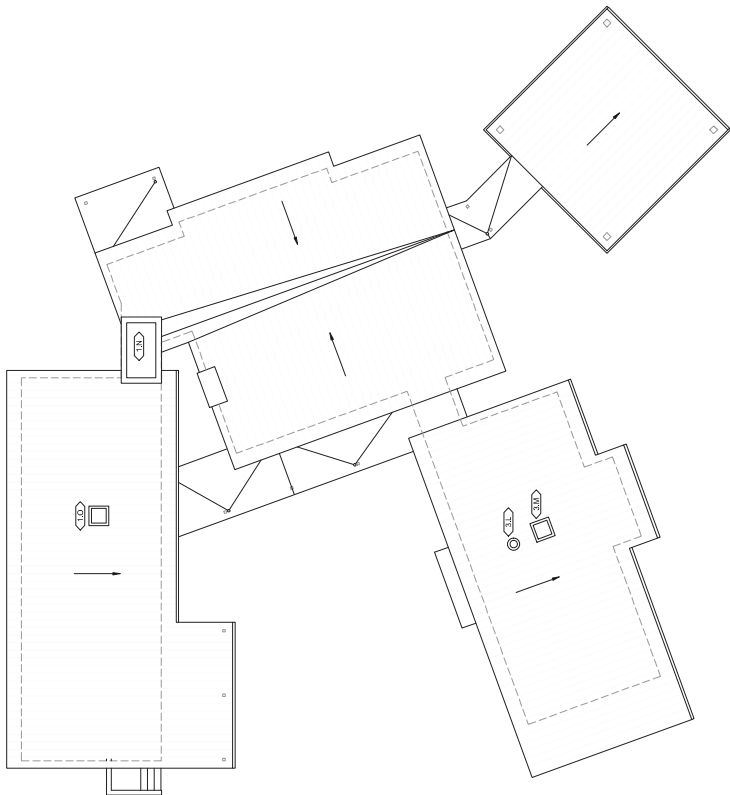
inchoate

stephen@inchoatearchitecture.com
7405 SE 22nd Ave. | Portland, OR | 97202
503.923.3396 | project # 2021.020

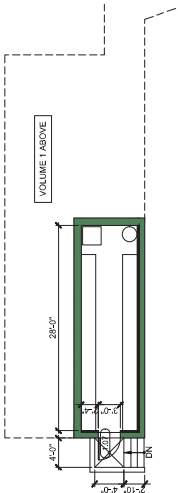
FLOOR PLAN 01
SCALE: 1/8" = 1'-0"



ROOF PLAN 02
SCALE: 1/8" = 1'-0"



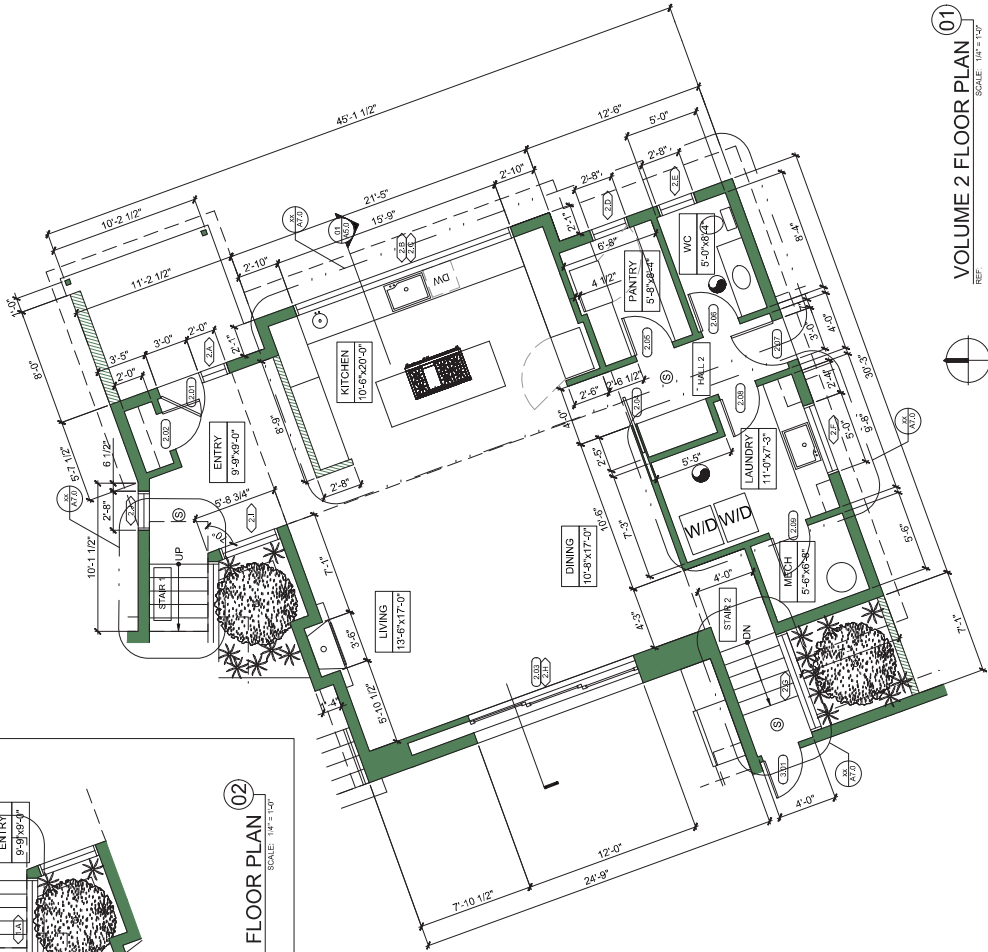
BASEMENT PLAN 03
SCALE: 1/8" = 1'-0"



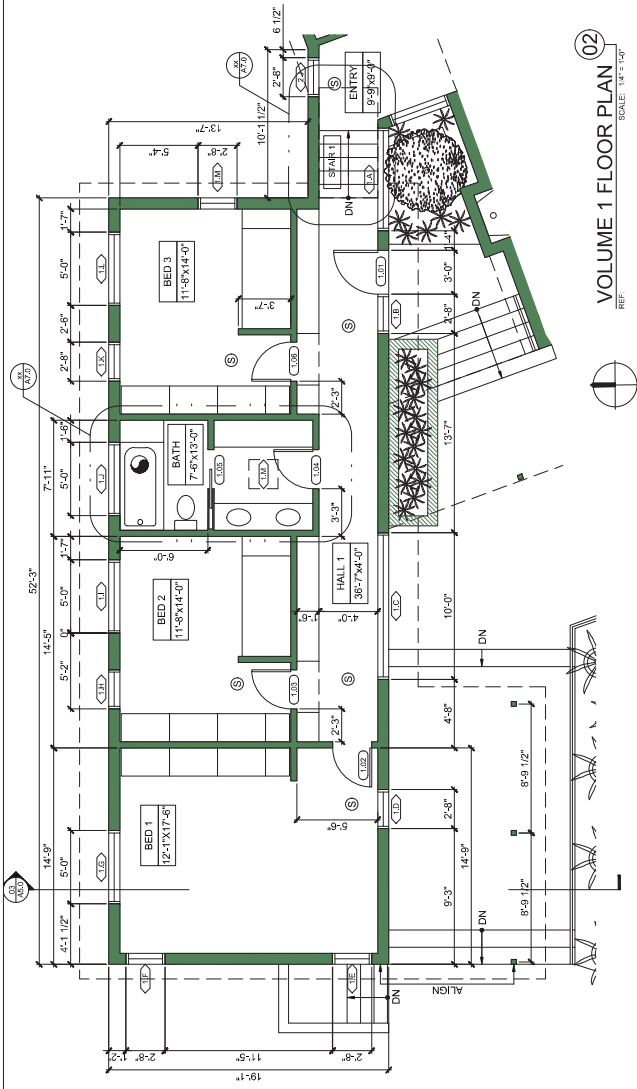
plainview residence

sheet	date	description
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VOLUME 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"
REF.



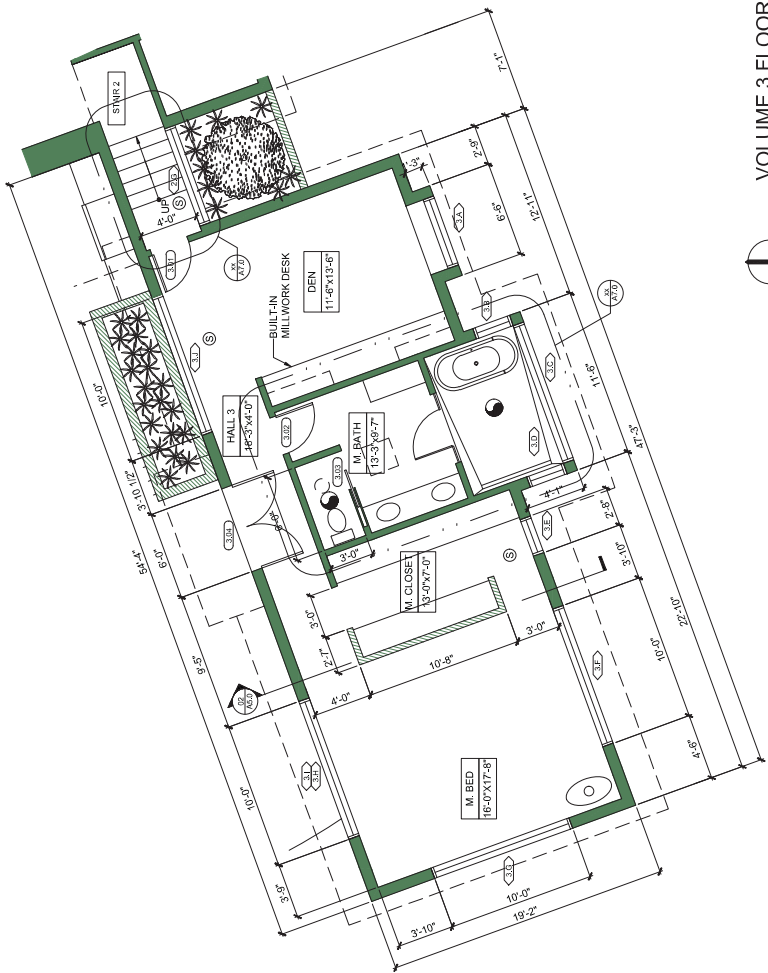
VOLUME 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
REF.



sheet	date	description
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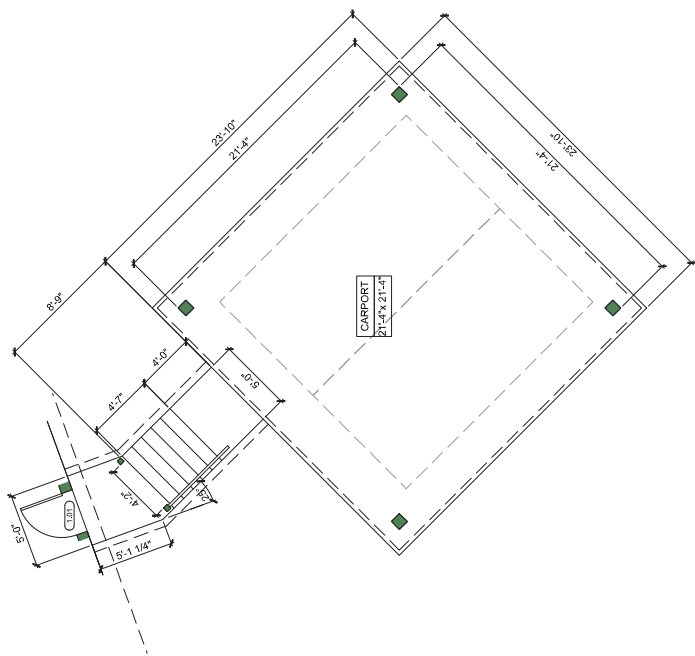
VOLUME 3 FLOOR PLAN 01

SCALE: 1/8" = 1'-0"



VOL. 4: CARPORT FLOOR PLAN 02

SCALE: 1/8" = 1'-0"



A3.3

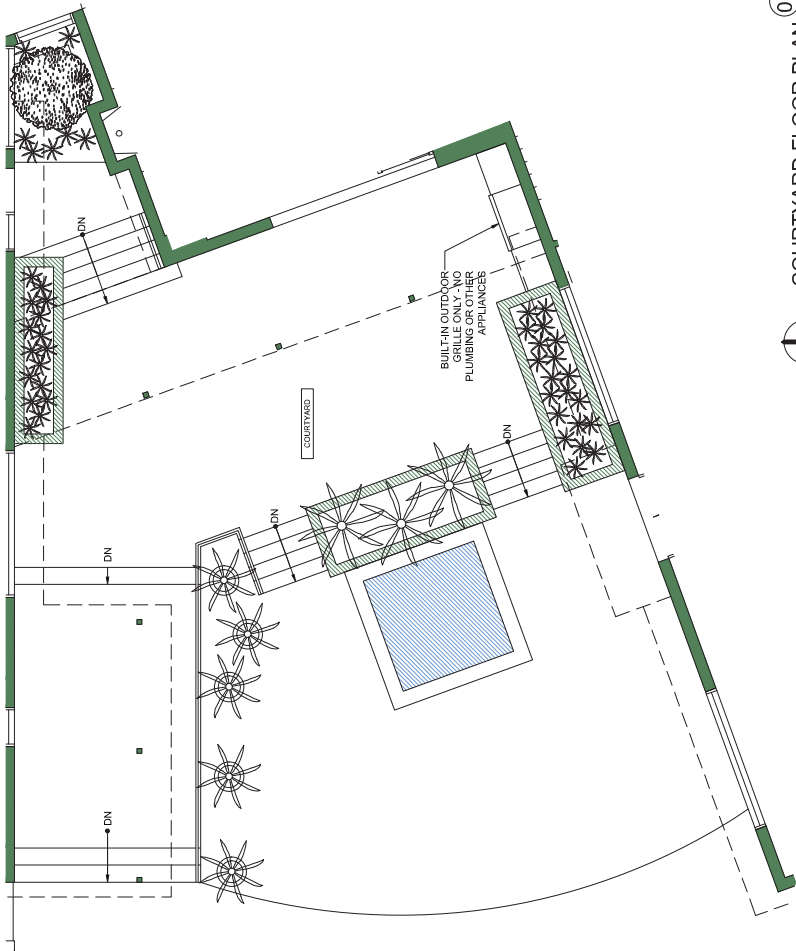
enlarged floor plans
1/8" = 1'-0"

Allen and Towne East
300 Alameda Ave. | Berkeley, CA | 94603
510.523.1047 | 707.287.1882

plainview residence

COURTYARD FLOOR PLAN 01

SCALE: 1/8" = 1'-0"

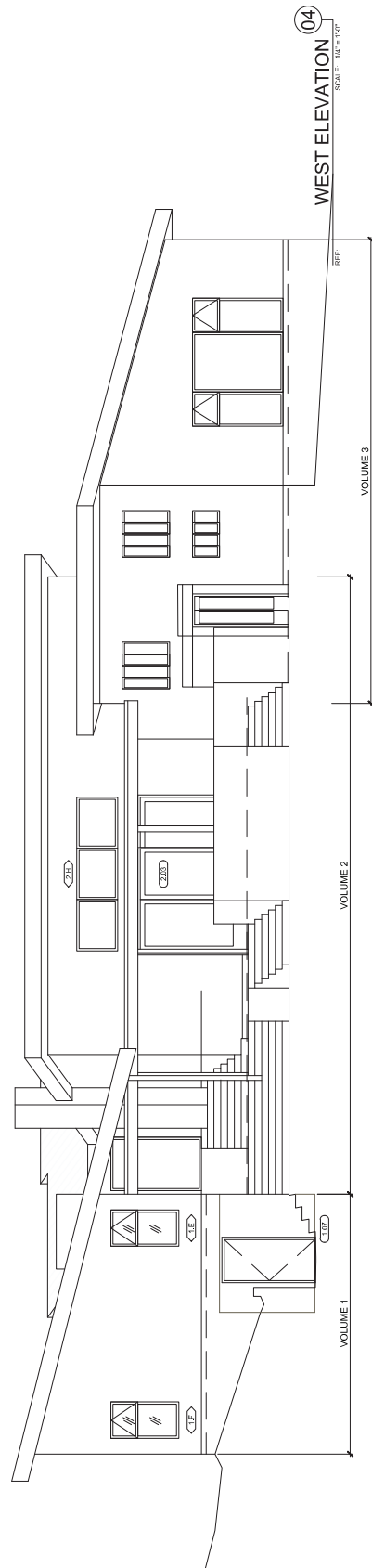
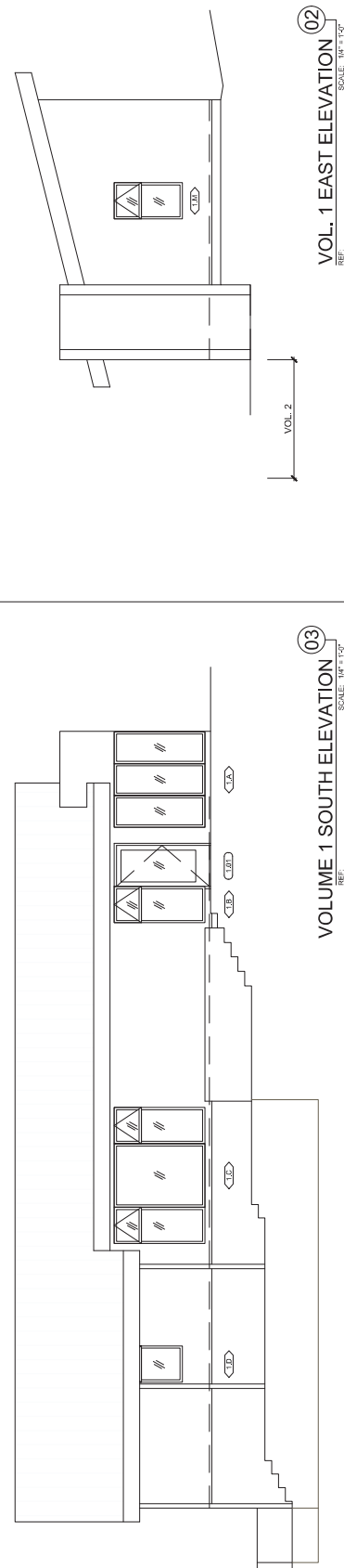
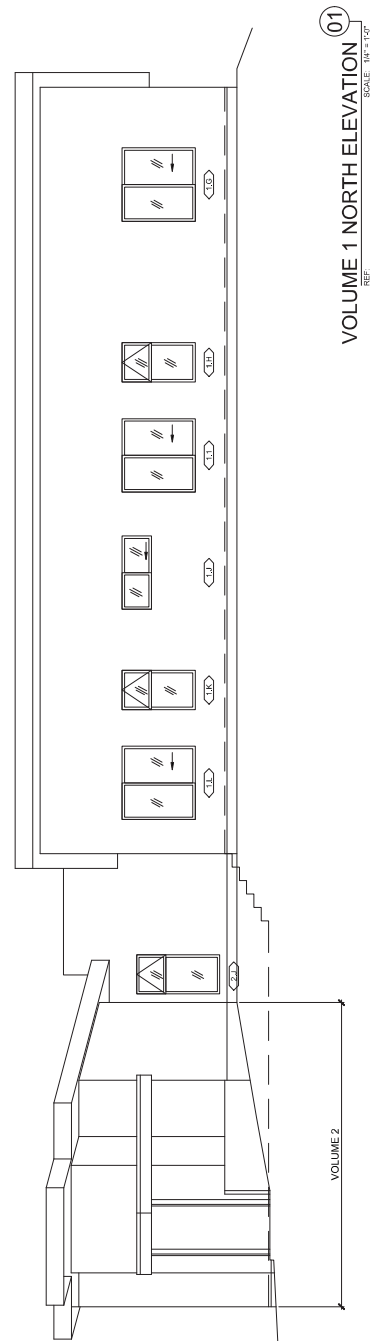
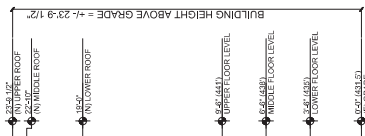
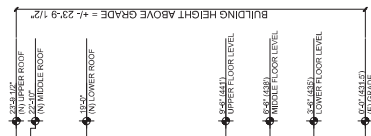
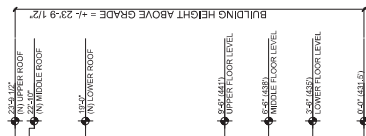


issue	date	description
1	2023.10.04	MULTIJOB COUNTY TYPE B SUBMITTAL

plainview residence

[illegible]

inchoate
stephanie holmerson | architect | AIA-11356
7405 SE 22nd Ave. | Portland, OR | 97202
310.923.8396 | project # 2021.020
stephaner@inchoatearchitecture.com

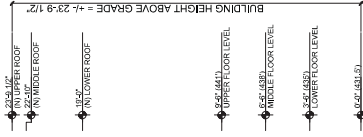


plainview residence

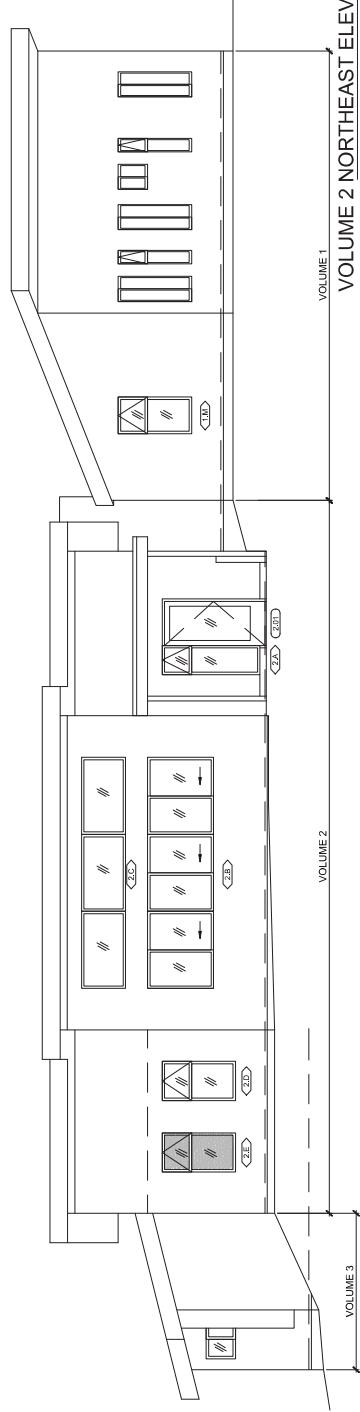
sheet	date	description
1	2023.10.04	MULTI-MEDIA COUNTY TYPE B SUBMITTAL

inchoate
stephen@inchoatearchitecture.com
7405 SE 22nd Ave. | Portland, OR | 97202
503.523.1017 | project # 2021.020

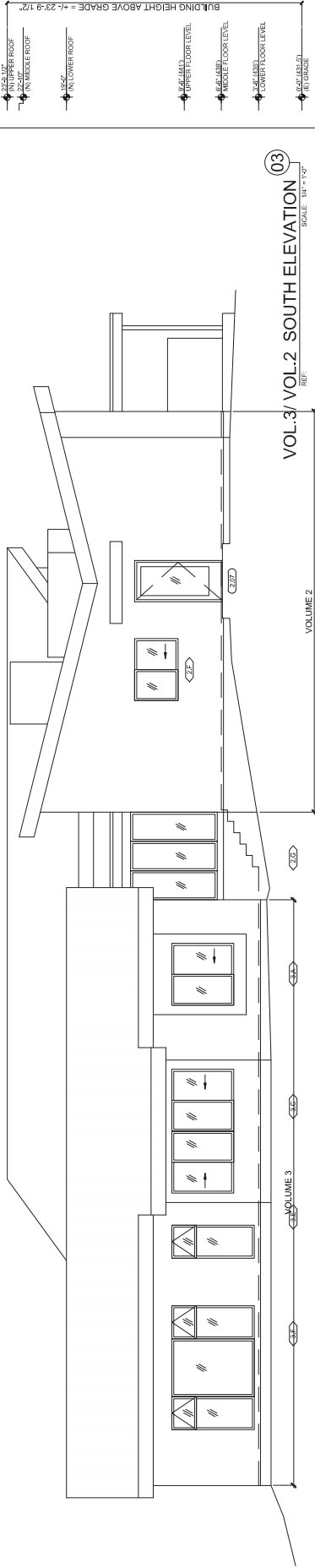
VOLUME 3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



VOLUME 2 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



VOL.3/ VOL.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OUR 952-001-C090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING (800) 452-2344. THE OREGON UTILITY NOTIFICATION CENTER IS 535-232-1987.

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig it Safely.

Call the Oregon One-Call Center

DIAL 811 OR 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS 503-226-4211 Ext-4313

M-F 7am-6pm 503-226-4211

AFTER HOURS 503-226-4211

ABBREVIATIONS

AC ASPHALT CONCRETE

AD APPROXIMATE

B BOLLARD

BLD BUILDING

BW BOTTOM OF WALL

BW BOTTOM OF STAIR

CB CATCH BASIN

CHU CONCRETE MASONRY UNIT

CO CLEANOUT

CONC CONCRETE

DOTS DOTS

CONTROL POINT

DELTA

GENERAL

THE CONTRACTOR SHALL HAVE AT ALL TIMES ON-SITE, THE APPROVED CONSTRUCTION DRAWINGS, A SPECIFICATIONS AND A LIST OF APPLICABLE SPECIFICATIONS BOOKS AND MANUALS. ELECTRONIC EQUIVALENT ARE ACCEPTABLE.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS AND THE APPLICABLE REQUIREMENTS OF THE 2019 OREGON STRUCTURAL SPECIALTY CODE (OSRC). 2021 OREGON PLUMBING SPECIALTY CODE (OSPC). 2021 OREGON ELECTRICAL SPECIALTY CODE (OSESC) AND SPECIFICATIONS AND MULTNOMAH COUNTY PUBLIC WORKS AND BUILDING STANDARDS.

THESE CIVIL DRAWINGS ARE INTENDED TO BE DEVELOPED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL AND OTHER DISCIPLINE SPECIFIC DRAWING SETS FOR THIS PROJECT.

A PRE-CONSTRUCTION CONFERENCE WITH WCL ENGINEERING IS REQUIRED BEFORE COMMENCING WORK SHOWN ON THE CIVIL PLANS.

ELEVATIONS ARE BASED ON SURVEY OBTAINED FROM NORTHWEST SURVEYING BENCHMARKS HAS BEEN DEVELOPED BY NORTHWEST SURVEYING. BENCHMARK ON THE LOT HAS BEEN "TBM" ON A HUB AND TACK W/ AN ELEVATION OF 432.08. THE BENCHMARK WITHIN "NW PLAINVIEW ROAD" IS LABELED "TBM" ON A NAIL AND WASHER.

ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES FORTH IN OUR 952-001-C0901 THROUGH OUR 952-001-6090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 953.232.1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST BE AT THE SITE AT LEAST 10 BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 811 OR 1-800-332-2344.

EROSION AND SEDIMENT CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN DURING CONSTRUCTION ACTIVITIES AND THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONFORM TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL DEVELOPED BY WATER ENVIRONMENTAL SERVICES. IF REQUIRED, CONTRACTOR TO OBTAIN AN OREGON EROSION AND SEDIMENT CONTROL PLAN FROM THE OREGON DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT. THE FOLLOWING ITEMS ON THE CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN:

- SEDIMENT FENCE AROUND ALL GRADING ACTIVITIES
- STOCKPILE PROTECTION
- EROSION CONTROL MEASURES FOR GRADING AREAS ON SLOPES
- CONSTRUCTION ENTRANCES
- ADDITIONAL MEASURES AS REQUIRED

EARTHWORK

THIS WORK CONSISTS OF EXCAVATION, DITCHING, BACKFILLING, EMBANKMENT CONSTRUCTION, GRADING, LEVELING, BORROW, AND OTHER EARTH-MOVING WORK REQUIRED IN THE CONSTRUCTION OF THE PROJECT.

LINES, GRADES, AND CROSS SECTIONS - ALL EARTHWORK SHALL CONFORM TO THE LINES, GRADES

WITHIN 0.1'-4" OF GRADES SHOWN ON THE PLANS.

PRESERVATION OF EXISTING SURFACING -PROTECT EXISTING SURFACING OF ALL UNDESIRABLE MATERIAL. REPAIR OR REPLACE DAMAGED OR SOILED SURFACES AS DIRECTED AND AT NO ADDITIONAL COST TO THE OWNER.

SHEET INDEX									
C00					CIVIL NOTES				
C01					GRADING AND DRAINAGE- SITE				
C02					GRADING AND DRAINAGE- BUILDING SITE				
EC01					EROSION CONTROL PLAN				

TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION. PAVEMENT REINFORCEMENT STRENGTH TO BE 60KSI OR BETTER. PRIOR TO PLACING CONCRETE, CONTRACTOR SHALL REINFORCE ALL EXISTING AREAS BY USING EITHER CONCRETE DOBIES OR WIRE BASKETS. REINFORCEMENT TO BE INSTALLED IN ONE FOUR. CONTRACTOR TO INSTALL CONCRETE IN ACCORDANCE WITH ODOT STANDARD SPECIFICATION 0759. CONCRETE SHALL HAVE A SMOOTH, FLAT FINISH AND SHALL NOT VARY BY MORE THAN 1/2" OVER A 12' STRAIGHT LINE. SLOPE CONCRETE TO DRAINS SHOWN ON PLANS. IF NO DRAINS PROVIDED, SLOPE CONCRETE AWAY FROM STRUCTURES AT 1:2% SLOPE.

TRENCHING, EXCAVATION AND BACKFILL

GENERAL-EXCAVATE, BACKFILL, AND DISPOSE OF EXCESS EXCAVATED MATERIALS IN CONNECTION WITH MINOR STRUCTURES AND CONDUITS SUCH AS SUBSURFACE DRAIN, CULVERT, SPHON, IRRIGATION AND SEWER PIPES. TRENCHES SHALL BE NO LESS THAN 24" WIDE.

TRENCH GRADES-EXCAVATE TRENCHES TO THE LINES AND GRADES SHOWN OR ESTABLISHED, WITH PROPER SLOPES. PIPE BEDDING AND FOUNDATION STABILIZATION, PLACE PIPE BEDDING ON A FIRM, UNDISTURBED, FOUNDATION, TRUE TO GRADE.

TRENCH PROTECTION - PROVIDE THE MATERIALS, LABOR AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES. PROVIDE SAFE WORKING CONDITIONS IN THE TRENCH AND PROTECT THE EXISTING PROPERTY, UTILITIES, PAVEMENT, AND THE PUBLIC. THE METHOD OF PROTECTION SHALL BE DETERMINED BY THE CONTRACTOR. PROVIDE PROTECTIVE SHIELDING, SLIDING TRENCH SHIELDS OR OTHER METHODS OF ACCOMPLISHING THE WORK. PROVIDED THE METHOD MEETS WITH THE APPROVAL OF THE ENGINEER AND COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL, SAFETY CODES.

BEDDING- IF GROUNDWATER IS PRESENT IN THE BEDDING ZONE, USE 3/4" - 0 AGGREGATE BEDDING. IF GROUNDWATER IS NOT PRESENT AND UNLESS OTHERWISE SPECIFIED, TURNISH ONE OF THE FOLLOWING MATERIALS FOR BEDDING THE PIPE:

- 3/8" - 0 PCC FINE AGGREGATE CONFORMING TO 02660.30(H).
- CONCRETE SAND DRAINAGE BLANKET, VARIETIES CONFORMING TO 02660.10.
- REASONABLY WELL-GRADED, FROM MAXIMUM SIZE TO DUST, SAND WITH 100 PERCENT PASSING THE 30 INCH SIEVE.
- 100 PERCENT PASSING THE 30 INCH SIEVE, 10 - 0 SAND.
- A CONTINUOUS CRADLE OF CONCRETE.

THOROUGHLY TAMP AND COMPACT ALL BEDDING MATERIAL WITH MECHANICAL TAMPERS.

PIPE ZONE MATERIAL - FOR FLEXIBLE PIPES, BACKFILL THE PIPE ZONE WITH BEDDING MATERIAL. FOR RIGID PIPES, FURNISH EITHER:

- COMMERCIALY AVAILABLE 1" - 0 OR 3/4" - 0 AGGREGATE.

INSTALL PIPE ZONE MATERIAL IN LIFTS NO GREATER THAN 6" AND TAMP WITH MECHANICAL TAMPERS OR HAND TAMPERS.

TRENCH BACKFILL- USE PIPE ZONE MATERIAL FOR BACKFILL. INSTALL IN LIFTS NO GREATER THAN 6" AND COMPACT TO BE PERCENT OF MAXIMUM DENSITY IN THE BEDDING MATERIAL. BACKFILL THE REMAINING AREAS WITH 90 PERCENT OF MAXIMUM DENSITY IN OTHER AREAS.

RETAINING WALLS-BY OTHERS

STORM DRAIN

PIPS - STORM DRAIN PIPES TO BE UPDRE OVERGRADED PIPE (AS PIP SCHEDULE 40 PIPE). CONTRACTOR TO INSTALL STORM DRAINS AS SHOWN ON PLANS. UNLESS NOTED OTHERWISE, ALL PIPES TO HAVE A MINIMUM OF 2% GRADE.

SHEET INDEX	
C00	CIVIL NOTES
C01	GRADING AND DRAINAGE- SITE
C02	GRADING AND DRAINAGE- BUILDING SITE
EC01	EROSION CONTROL PLAN

CATCH BASINS- CATCH BASINS TO BE MANUFACTURED BY NDS. OR APPROVED EQUAL. CATCH BASINS TO INCLUDE SEDIMENT SUMP AND SHALL BE RATED FOR HEAVY TRAFFIC, UNLESS OTHERWISE NOTED. GRATES SHALL BE GALVANIZED STEEL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SEWER SYSTEM - BY OTHERS

WCL ENGINEERING, LLC
3120 NORTHDRIVE WAY
EUGENE OREGON, 97408
541.954.3491

Inchoate Architecture
Stephanie Halverson
stephanie@inchoatearchitecture.com

Plainview Residence

ALAN & TOWAH KOHL
3120 NORTHDRIVE WAY
PORTLAND, OR 97231
PH: 727.287.1882

PERMIT DOCS	
90% DESIGN	08.12.2023
90% DESIGN	08.12.2023
PERMIT DOCS	08.12.2023

VOLUME SUMMARY (WITHIN BFE)	
CUT VOLUME (CU YD)	FILL VOLUME (CU YD)
11.9	92.4
GRAND TOTALS	
691.4	708.4

PERMIT DOCUMENTS
22 MAY 2023

SCALES

GRADING AND DRAINAGE PLAN
GENERAL NOTES

C00
Exhibit A.16

GENERAL SHEET NOTES:
A. CONSTRUCT EMBANKMENTS TO MATCH EXISTING GRADE.
B. INSTALL GUTTERS AND DOWNSPOUTS ON ROOF Drip Edge.
C. DRAINAGE SHALL FOUNDATION AND RETAINING WALL DRAINS TO LOWER GRADE ON WEST SIDE OF BUILDING SITE. BE PERFORMED IN THE GHZ ZONE.
D. PERFORMED IN THE GHZ ZONE.



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EUGENE OREGON, 97408
541.954.3891

Inchoate Architecture
Stephanie Halverson
stephanie@inchoatearchitecture.com

Plainview Residence

ALAN & TOWAN KOHL
1111 1/2 NW 10TH AVE
PH 707.287.1882

NW PLAINVIEW ROAD
3120 NORTHBRIDGE WAY
PORTLAND, OR 97231

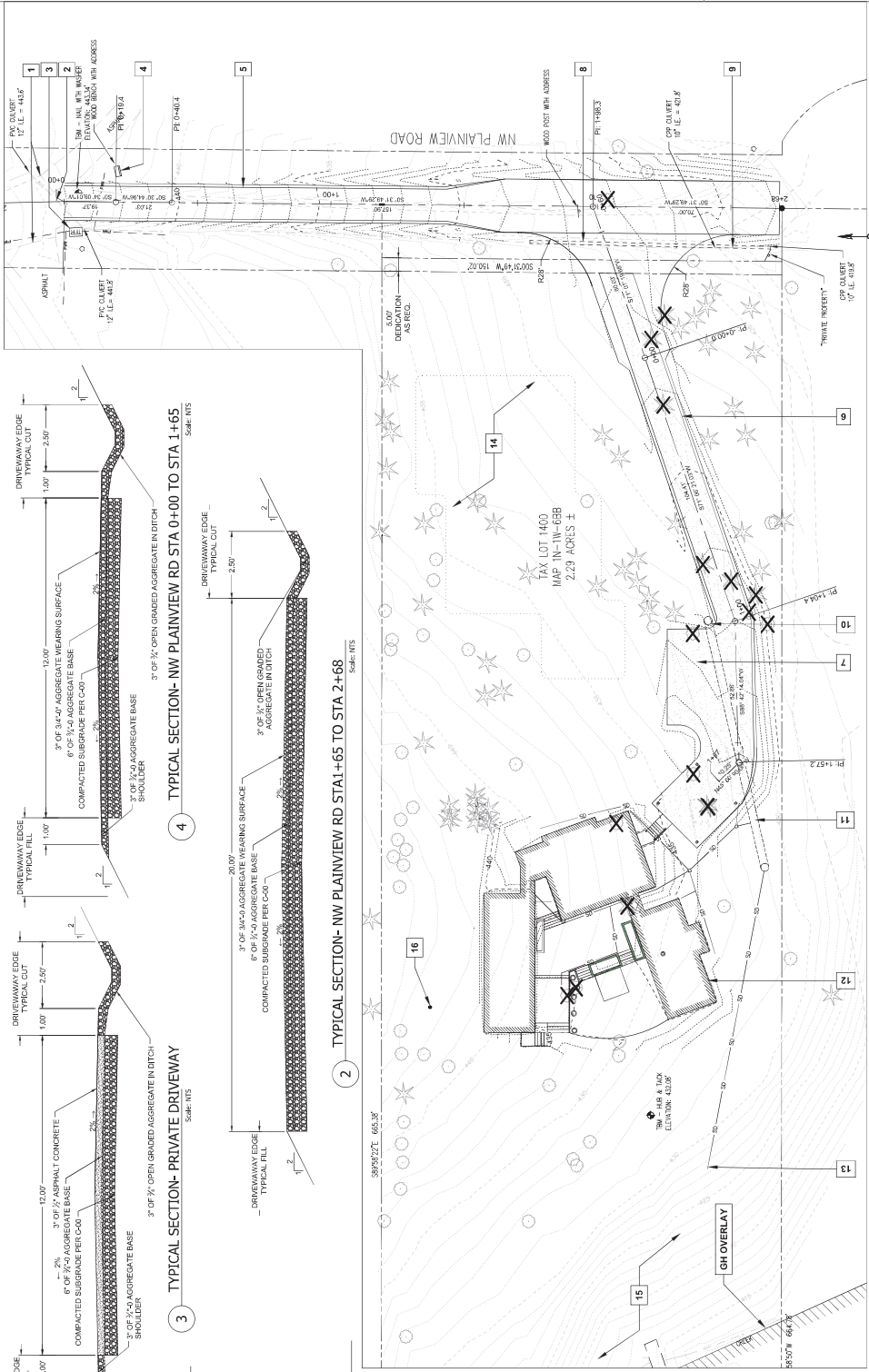
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DESIGN: 50% DESIGN
PERMIT DOCS: 08.12.2023

PERMIT DOCUMENTS
22 MAY 2023

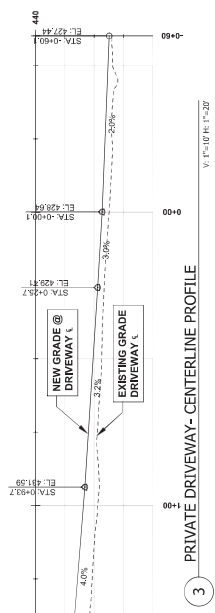
SCALE: SEE PLAN

SITE GRADING AND DRAINAGE PLAN

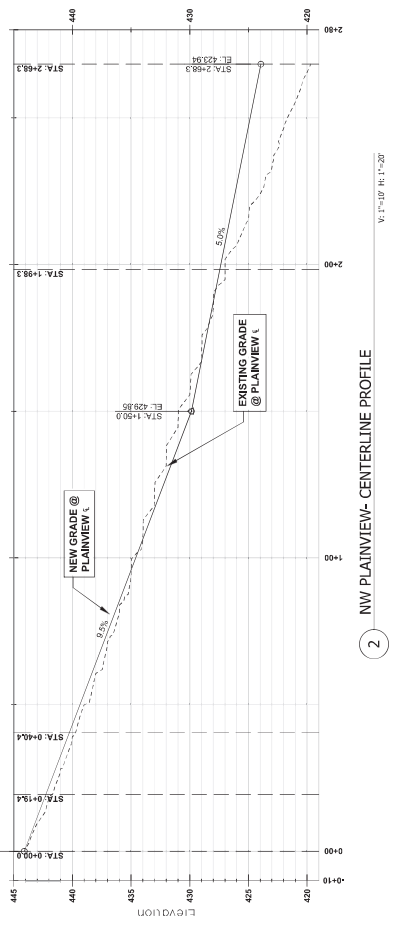
C01



1 GRADING PLAN



3 PRIVATE DRIVEWAY - CENTERLINE PROFILE



2 NW PLAINVIEW - CENTERLINE PROFILE

4 TYPICAL SECTION- NW PLAINVIEW RD STA 0+00 TO STA 1+65

3 TYPICAL SECTION- PRIVATE DRIVEWAY

2 TYPICAL SECTION- NW PLAINVIEW RD STA 1+65 TO STA 2+68

- LEGEND:
- ASPHALT PAVEMENT PER DETAIL 3/1001
 - BUILDING, SEE ARCHITECTURAL DRAWINGS
 - PROPERTY LINE
 - ROADWAY/DRIVEWAY CENTERLINE
 - TREE TO BE REMOVED

- SHEET NOTES:
- PROTECT EXISTING DRIVEWAY ACCESS.
 - PROTECT EXISTING CULVERT.
 - PROTECT EXISTING PGE TRANSFORMER.
 - RELOCATED EXISTING BENCH IN PUBLIC ROW AS REQ. FOR TYPICAL VERTICAL CLEARANCE. COORDINATE W/ ADJACENT PROPERTY OWNER.
 - INSTALL NEW GRAVEL ROADWAY TO CONFORM TO TYPICAL SECTION 2 & 4 FOR FIRE ACCESS. SEE NW PLAINVIEW CENTERLINE PROFILE ON THIS SHEET FOR VERTICAL ALIGNMENT.
 - INSTALL NEW AC PAVEMENT DRIVEWAY TO CONFORM TO TYPICAL SECTION 3. SEE DRIVEWAY CENTERLINE PROFILE ON THIS SHEET FOR VERTICAL ALIGNMENT.
 - INSTALL NEW AC PAVEMENT PARKING APRON. MATCH ASPHALT SECTION IN TYPICAL DRIVEWAY SECTION 3.
 - INSTALL NEW 12" HDPE CULVERT UNDER GRAVEL ROADWAY.
8.1. I.E. IN: 425.15' +/-
8.2. I.E. OUT: 419.80' +/-
 - REMOVE EXISTING CULVERT.
 - INSTALL NEW 24"x24" NDS STORM DRAIN CATCH BASIN. SEE BUILDING PLAN FOR STORM DRAIN LINE CONNECTION.
 - INSTALL NEW UNDERGROUND STORAGE PIPE. SEE ENLARGED BUILDING SITE PLAN FOR ADDITIONAL INFORMATION.
 - BUILDINGS PER SITE PLAN. SEE ENLARGED BUILDING PLAN FOR GRADING AND DRAINAGE REQUIREMENTS.
 - INSTALL NEW STORM DRAIN ROCK OUTFALL PER 3/1002.
 - APPROXIMATE LOCATION OF SEPTIC DRAINFIELD, TBD.
 - PROTECT EXISTING STREAM BANK, SEE EROSION CONTROL PLAN FOR MORE INFORMATION.
 - APPROXIMATE LOCATION OF NEW WELL HEAD, TBD.

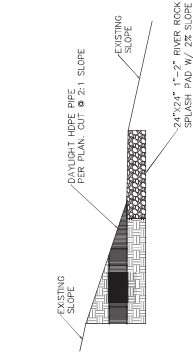
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1. INSTALL EMBANKMENT PER 2/C02.

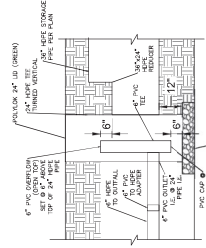
-  TBM - HUB & TACK
ELEVATION: 432.08'



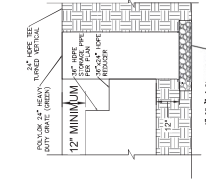
Scale: 1"=10'



Scale: NTS



Scale: NTS



Scale: NTs

- 

RENEWALS: 12/31/2024

Inchoate Architecture
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Plainview Residence

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NW PLAINVIEW ROAD
TAXLOT 1N1W058B-01400

Issue Date	Issue Description
05.02.2023	60% DESIGN
05.05.2023	90% DESIGN
09.12.2023	PERMIT DOCS

PERMIT DOCUMENTS
22 MAY 2023

SCALE: SEE PLAN

BUILDING SITE GRADING AND DRAINAGE PLAN

C02

- EROSION CONTROL GENERAL NOTES:
- A. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EROSION-CAUSING ACTIVITY AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - B. INSTALL SILT FENCE AND GRAVEL CONSTRUCTION ENTRANCE PRIOR TO PHASE 1 CONSTRUCTION.
 - C. NO CONCRETE WASHOUTS ARE ALLOWED ON THIS SITE.
 - D. SEED ALL DISTURBED AREAS WITH NATIVE SEED MIX AT AN OVERALL RATE OF 10 LBS PER 1,000 SQ YD. SEED MIX TO BE APPROVED NATIVE SEED MIX.
 - E. BETWEEN OCTOBER 1ST AND APRIL 1ST, EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRS MADE AS NECESSARY TO PREVENT EROSION AND GROUND-DISTURBING ACTIVITIES.
 - F. BETWEEN MAY 1ST AND SEPTEMBER 30TH, DUST CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRS MADE AS NECESSARY TO PREVENT EROSION AND GROUND-DISTURBING ACTIVITIES.

