

14 DAY OPPORTUNITY TO COMMENT



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

Application for Geologic Hazard and Significant Environmental Concern Wildlife Habitat Permits

CASE FILE: T2-2024-0066 **APPLICANT:** Matt Newman (NW Engineers)

LOCATION: 11715 NW Old Cornelius Pass Rd. Portland **Property ID #** R244447
Map, Tax lot: 2N1W31C-01900 **Alt. Acct. #** R661102310

BASE ZONE: Multiple Use Agriculture – 20 (MUA-20)

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

PROPOSAL: Request for a Geologic Hazards and Significant Environmental Concern Wildlife Habitat permit to build a replacement dwelling.

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County’s complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on Friday, November 22, 2024**. **If you do not wish to submit comments, no response is necessary.**

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.46/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

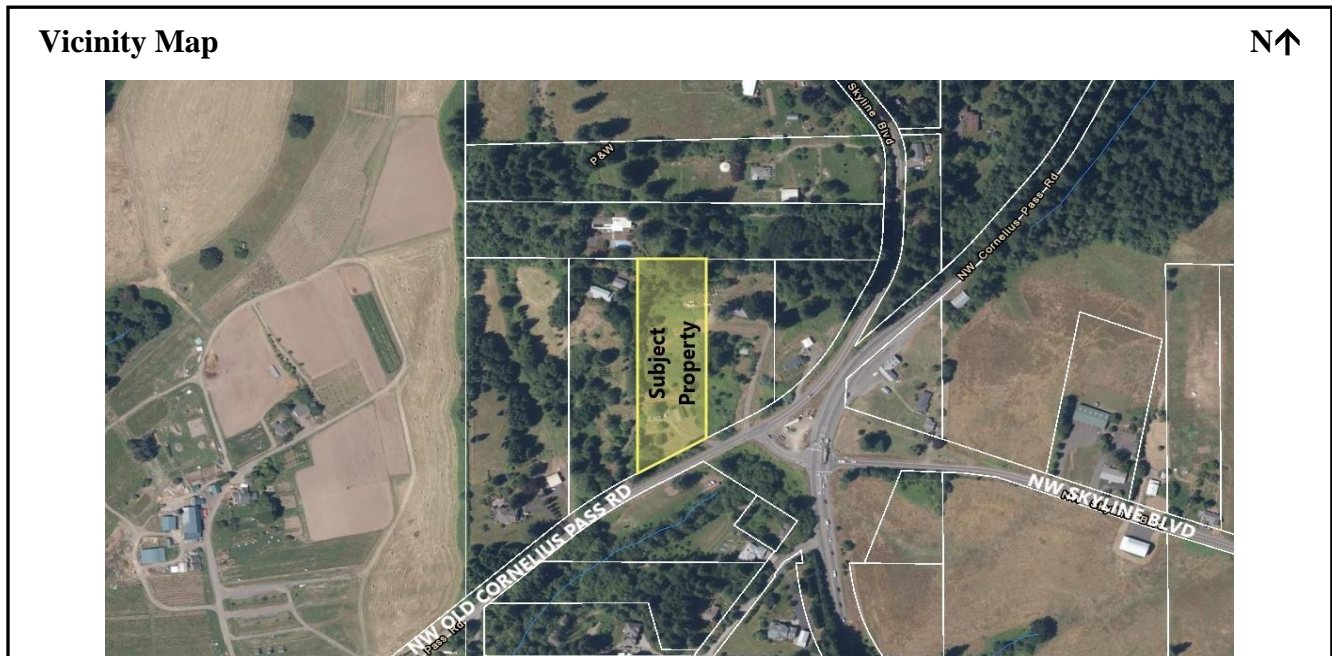
General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture - 20, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture – 20 (MUA-20): MCC 39.4310 – Allowed Uses – Replacement Dwelling, MCC 39.4325(C), (G), (H), (I), (J) - Dimensional Standards and Development Requirements

Geologic Hazard: MCC 39.5075 – Permit Required, MCC 39.5085 – Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards

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

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



- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.
- ❖ **IMPORTANT NOTE:** 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.
- ❖ **ENCLOSURES:**
 - Site Plan

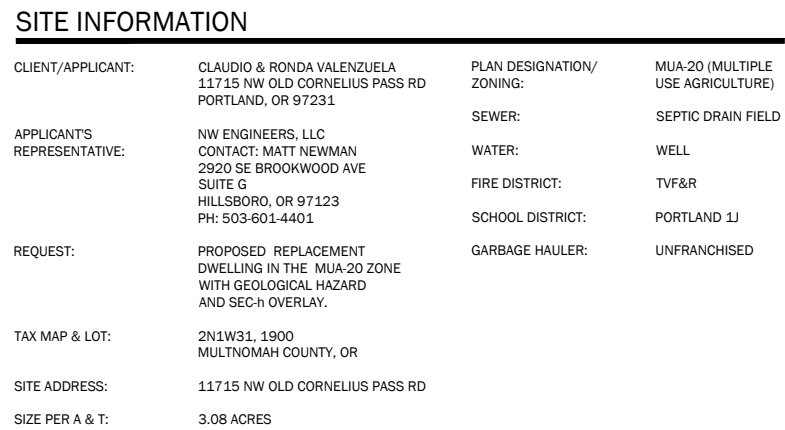
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

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

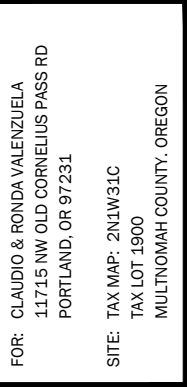
AW ENGINEERS

**Civil Engineering
& Land Use Planning**

2920 SE Brookwood Ave., Suite G
Hillsboro, OR 97123
503.801.4401



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1.	COVR	COVER SHEET
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4a.	MITG	DISTURBANCE AND MITIGATION AREAS
5.	PST1	PRELIMINARY DRIVEWAY PLAN & PROFILE



11715 NW OLD CORNELIUS PASS RD
N0860
COVER SHEET

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CIVIL ENGINEER/PLANNER

NW ENGINEERS
Engineering & Planning

NW ENGINEERS, LLC
2920 SE BROOKWOOD AVE, SUITE G
HILLSBORO, OR 97123
PH: 503-601-4401

ARCHITECT



mountainwood homes

MOUNTAIN WOOD HOMES
11675 SW 66TH AVE
TIGARD, OR 97223
PH: 503-746-7338

ENVIRONMENTAL CONSULTANT


ENVIRONMENTAL SCIENCE & ASSESSMENT, LLC
 4831 NE FREMONT ST.
 SUITE 2B
 PORTLAND, OR 97213
 PH: 503-478-0424

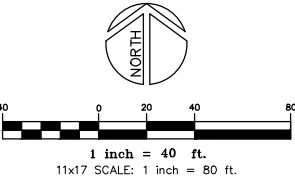


LEGEND

- SUBJECT PROPERTY
- PROPERTY LINE
- STREAM
- 10-FT. CONTOUR INTERVAL
- BUILDINGS

NOTES:

- SURROUNDING PARCELS AND BUILDINGS FROM METRO DATA RESOURCE CENTER'S, RLIS, 2024.
- AERIAL PHOTOGRAPH FROM METRO DATA RESOURCE CENTER. IMAGERY DATE: 2020.
- STREAM FROM CLEAN WATER SERVICES, DATE UNKNOWN.
- 10-FT. CONTOUR INTERVAL FROM 2019 OLC LIDAR: PORTLAND METRO, OR.
- PROJECT BOUNDARY FROM SURVEY PREPARED BY HERITAGE LAND SURVEYING, INC.



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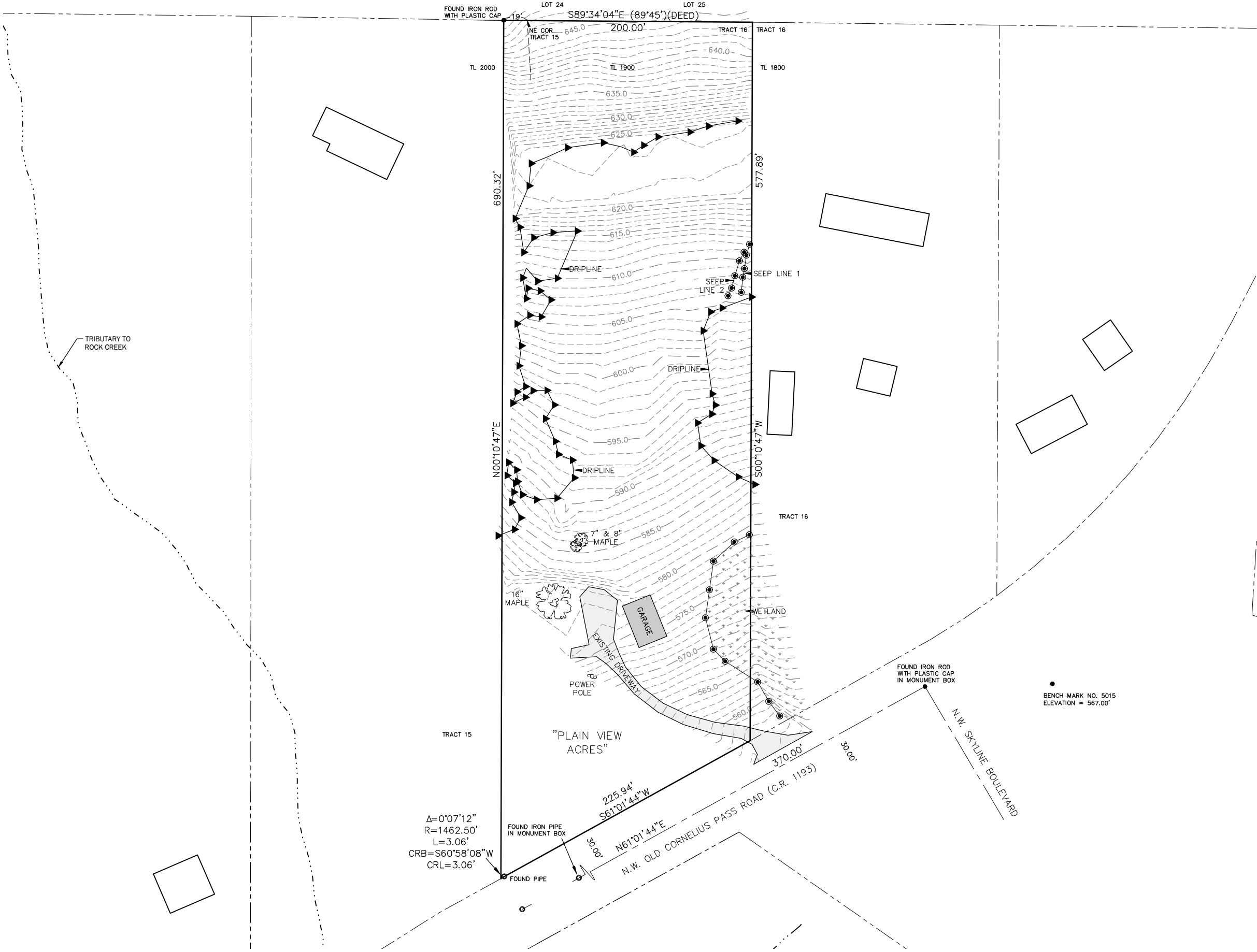
2920 SE Flinckwood Ave., Suite G
Hillsboro, OR 97123
503.601.4401

FOR: CLAUDIO & RONDA VALENZUELA
11715 NW OLD CORNELIUS PASS RD
PORTLAND, OR 97231
SITE: TAX MAP: 2N1W31C
TAX LOT 1900
MULTNOMAH COUNTY, OREGON

11715 NW OLD CORNELIUS PASS RD
N0860
AERIAL PHOTOGRAPH

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LEGEND

- SUBJECT PROPERTY
- PROPERTY LINE
- STREAM
- BUILDINGS
- WETLAND FLAG
- TREE DRIP LINE FLAG

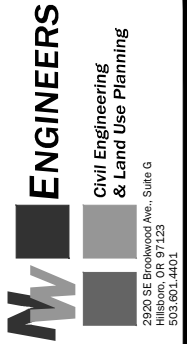
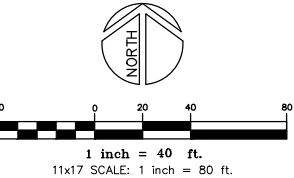
NOTES:

- SURROUNDING PARCELS AND BUILDINGS FROM METRO DATA RESOURCE CENTER'S, RLIS, 2024.
- STREAM FROM CLEAN WATER SERVICES, DATE UNKNOWN.
- PROJECT BOUNDARY, 5-FT. CONTOUR INTERVAL AND REMAINING LINE WORK FROM SURVEY PREPARED BY HERITAGE LAND SURVEYING, INC.

SURVEYOR'S NOTE:

ELEVATIONS ARE BASED UPON MULTNOMAH COUNTY GEODETIC CONTROL SURVEY NO. GC556683 AND HOLDING A 4-1/2" BRASS DISK STATION NO. 5015 LOCATED IN THE TOP OF AN AREA DRAIN THAT SITS WITHIN THE MEDIAN JUST EAST OF THE INTERSECTION OF NW SKYLINE BOULEVARD AND NW OLD CORNELIUS PASS RD. ELEVATION = 567.00'

IN ORDER TO CREATE ADDITIONAL CONTOURS THE PERIMETER OF THE PROPERTY AND BEARINGS WERE ESTABLISHED USING THE TOPOGRAPHIC SURVEY PREPARED BY CHASE, JONES & ASSOCIATES, INC. PROJECT NO. 16515.



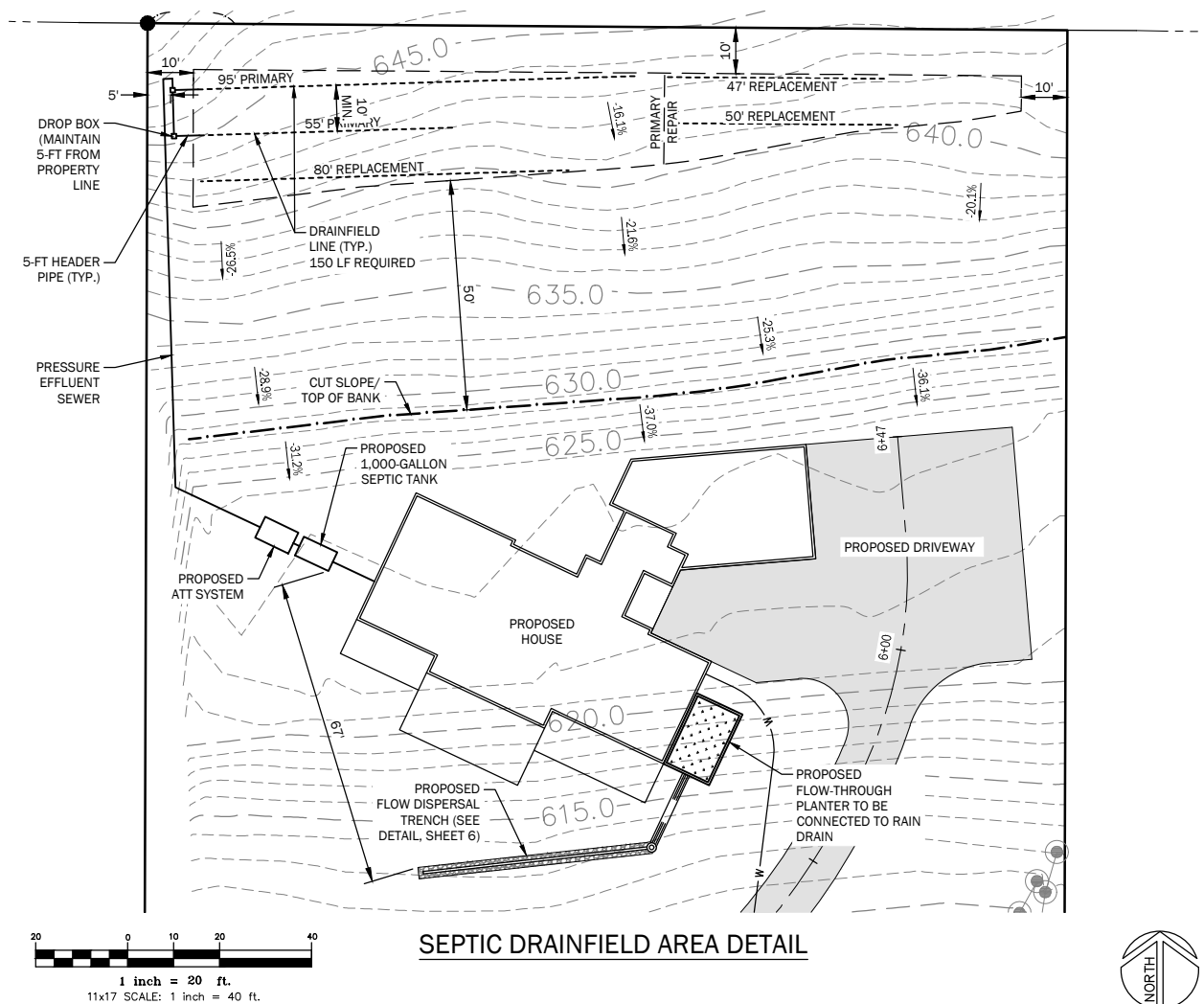
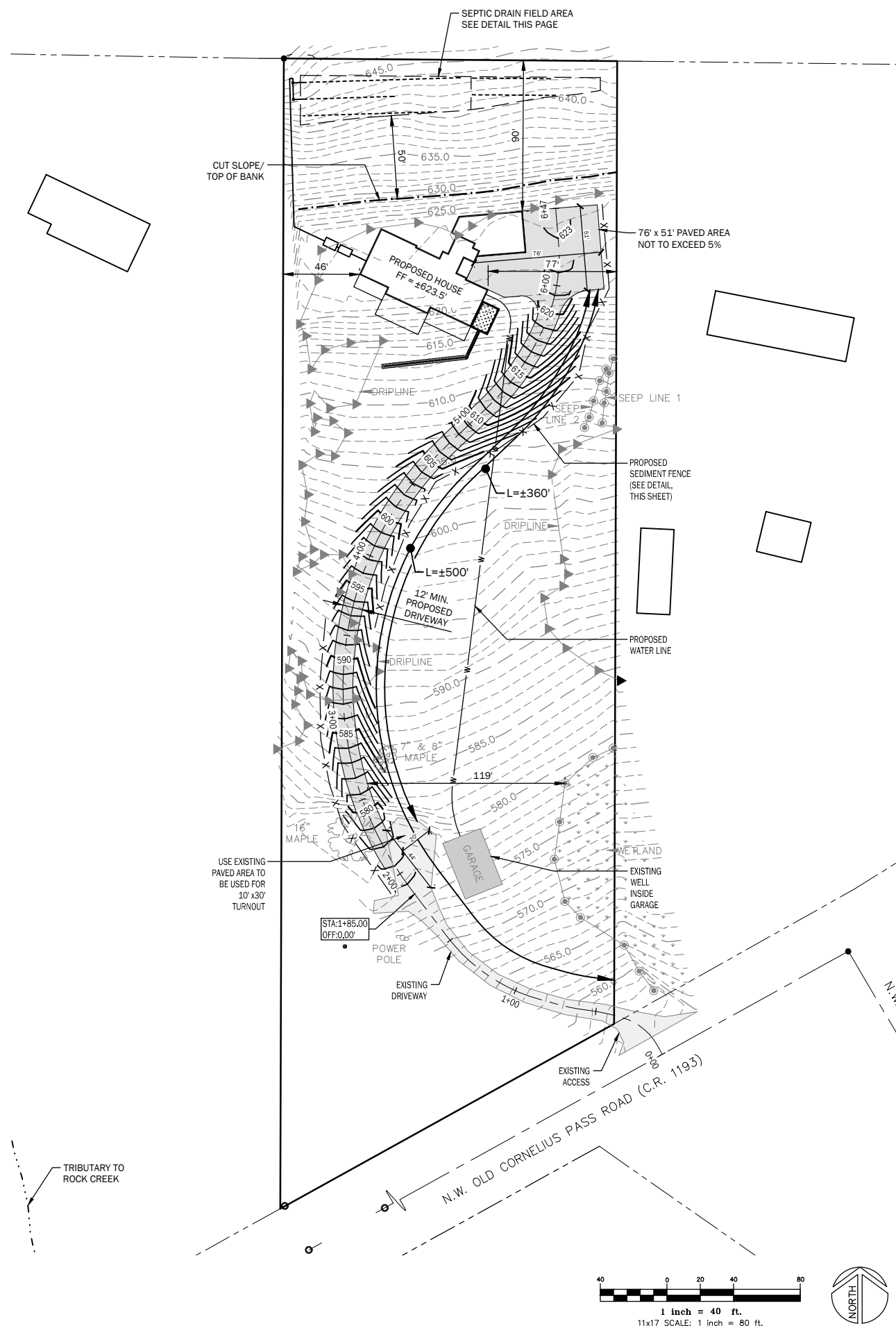
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SITE: TAX MAP: 2N1W31C
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11715 NW OLD CORNELIUS PASS RD
N0860
EXISTING CONDITIONS

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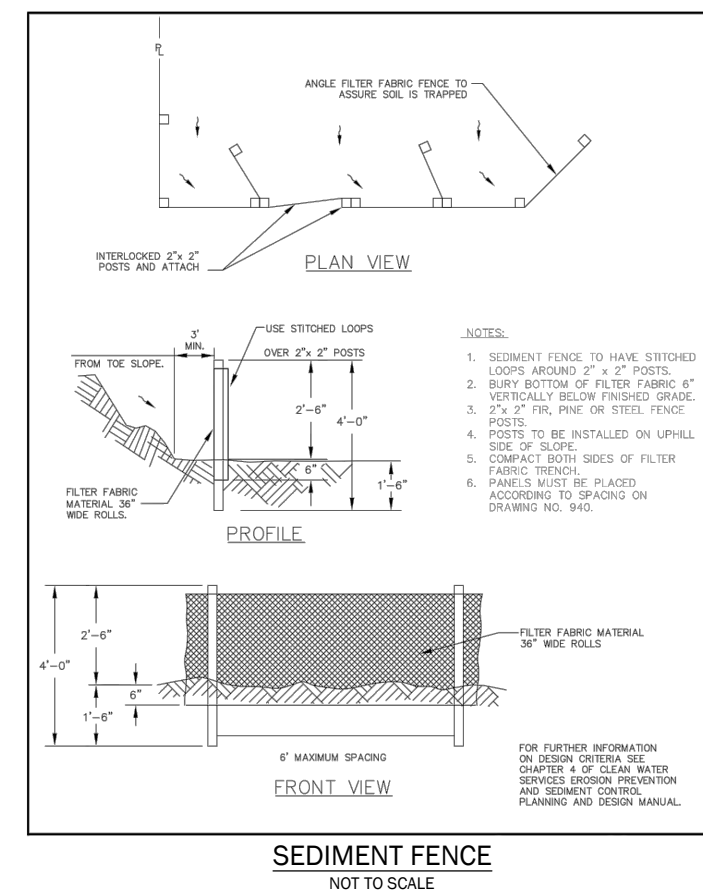


- NOTES:

- 50 LINEAL FEET (LF) OF ABSORPTION TRENCH PER 150 GALLONS PER DAY (GPD) PROJECTED DAILY SEWAGE FLOW IS REQUIRED. A TOTAL OF 150 LF IS REQUIRED FOR UP TO FOUR BEDROOMS (450 GPD).
- 100 FT SETBACK TO ALL WELL AREAS IS REQUIRED.
- PLEASE SEE MULTNOMAH COUNTY/BDS SITE EVALUATION # 23-090273-SE/REPORT # SER 29-23 FOR DETAILED REQUIREMENTS.

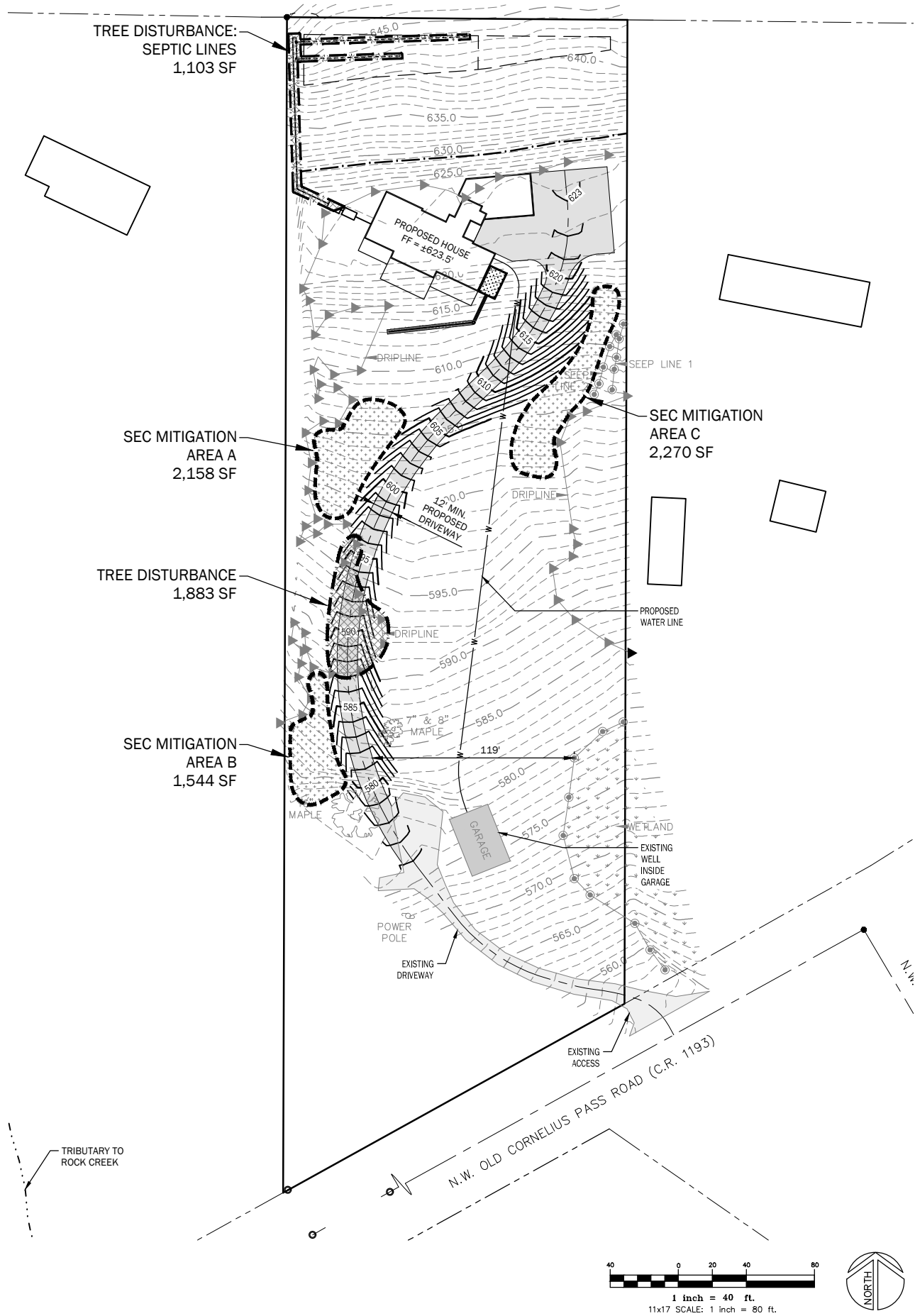
GRADING NOTES:

1. ALL ACCESS ROADS TO BE A MINIMUM OF 12' WIDTH GRAVEL OR OTHER "ALL WEATHER" SURFACE.
2. ALL ACCESS ROADS TO MAINTAIN 13'-6" MINIMUM CLEARANCE.
3. DIVERT ALL DRAINAGE AWAY FROM FUTURE HOME SITE.
4. NUISANCE PLANT MATERIALS TO BE REMOVED FROM THE SITE. REMOVAL VOLUME TO BE ESTIMATED AND HAUL TRUCK SCHEDULES TO BE SUBMITTED TO MULTNOMAH COUNTY FOR APPROVAL AS NEEDED PRIOR TO GROUND DISTURBING ACTIVITIES.
5. DISTURBED AREAS FROM NUISANCE PLANT REMOVAL TO BE SEEDED AS SOON AS POSSIBLE TO AVOID EROSION. TEMPORARY SEEDING AND EROSION BLANKETS, MATS, OR HAY TO BE USED AS NEEDED.
6. SECONDARY SEDIMENT FENCING TO BE INSTALLED DOWN SLOPE OF GROUND DISTURBING ACTIVITIES FROM NUISANCE PLANT REMOVAL.
7. COORDINATE WITH THE CIVIL ENGINEER AND THE GEOTECHNICAL ENGINEER ASSIGNED TO MONITOR CONSTRUCTION FOR FENCING LOCATION AND ADDITIONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS PRIOR TO GROUND DISTURBING ACTIVITIES. CHANGES TO BE SUBMITTED TO AND APPROVED BY MULTNOMAH COUNTY.



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LEGEND

- DISTURBANCE AREA = 2,986 SF
- MITIGATION AREA = 5,972 SF

NOTE: 2:1 MITIGATION REQUIRED

NUMBER OF PLANTS TO BE PROVIDED

- TREES: 66
- SHRUBS: 299

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TAX LOT 1900
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N0860

DISTURBANCE
& MITIGATION AREAS

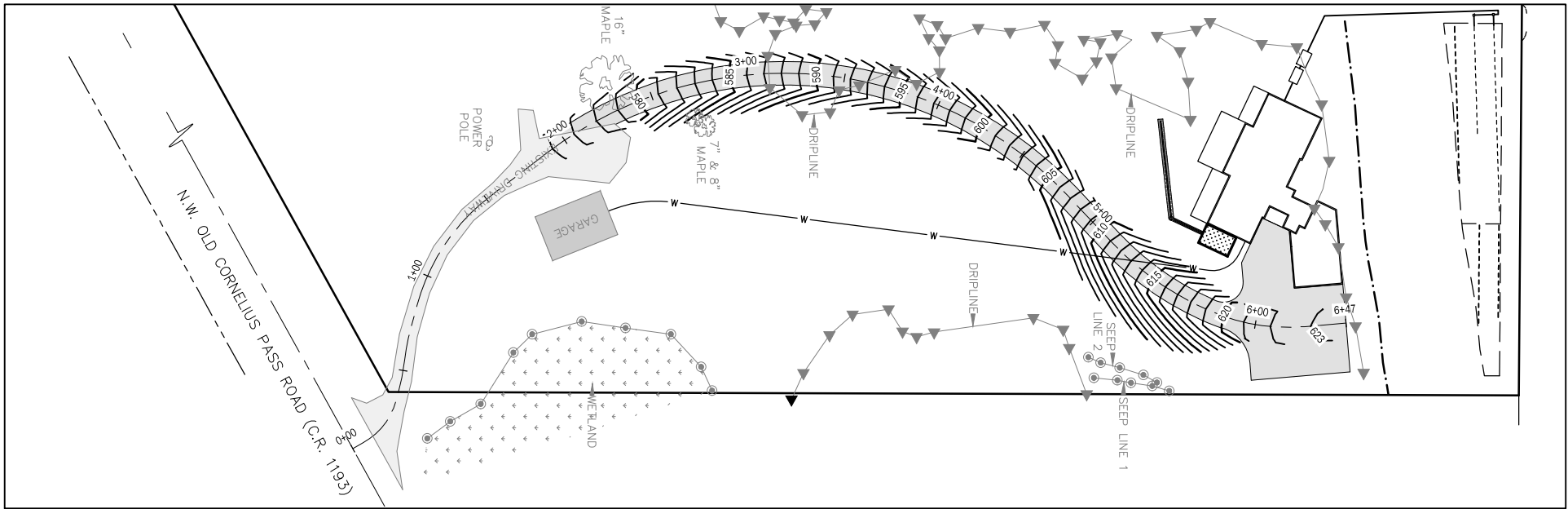
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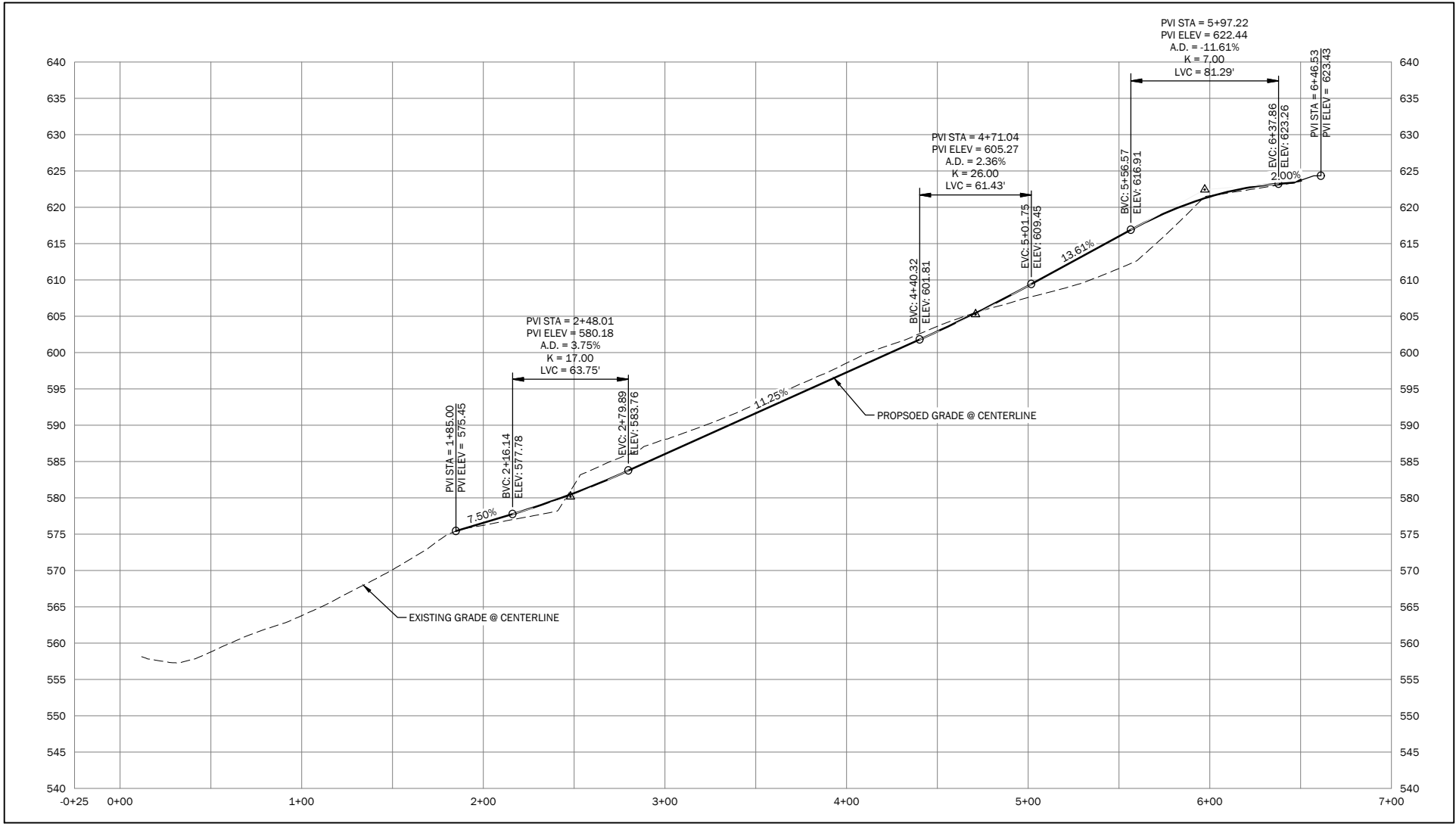
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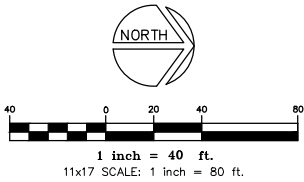
PLAN VIEW

HORIZONTAL SCALE: 1" = 40'



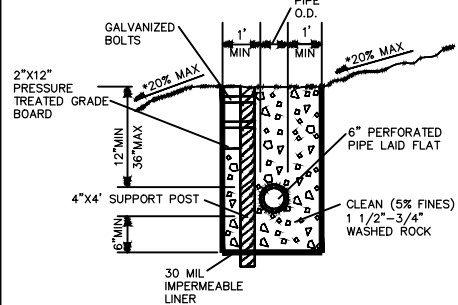
DRIVEWAY PROFILE

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 10'

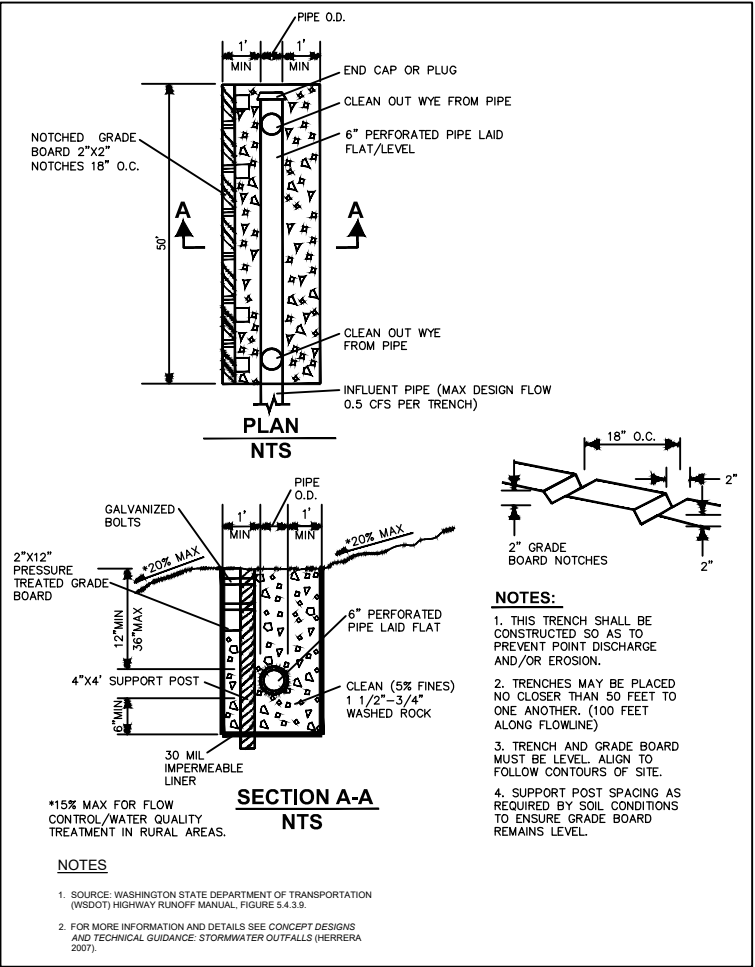


- NOTES
- SOURCE: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) HIGHWAY RUNOFF MANUAL, FIGURE 5.4.3.9.
 - FOR MORE INFORMATION AND DETAILS SEE CONCEPT DESIGNS AND TECHNICAL GUIDANCE: STORMWATER OUTFALLS (HERRERA 2007).

FLOW DISPERSAL TRENCH
NOT TO SCALE



- NOTES:
- THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
 - TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER. (100 FEET ALONG FLOWLINE)
 - TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
 - SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS TO ENSURE GRADE BOARD REMAINS LEVEL.



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11715 NW OLD CORNELIUS PASS RD
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PRELIMINARY DRIVEWAY
PLAN & PROFILE

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