

14 DAY OPPORTUNITY TO COMMENT



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

Application for Replat, Geologic Hazards (GH), and Significant Environmental Concern for Wildlife Habitat (SEC-h)

CASE FILE: T2-2024-0085

APPLICANT: Sam Huck, 3J Consulting, Inc.

LOCATION: Within the right of way on NW Folkenberg St, NW 7th Ave., NW Valley St., and the following properties:

Property #1: No Situs Address along

Property ID # R164695

Map, Tax lot: 2N1W30B -00800

Alt. Acct. # R289605470

Property #2: No Situs Address along

Property ID # R164693

Map, Tax lot: 2N1W30B -00900

Alt. Acct. # R289605270

BASE ZONE: Rural Residential (RR)

OVERLAYS: Geologic Hazards (GH)
Significant Environmental Concern for Streams (SEC-s)
Significant Environmental Concern for Wildlife Habitat (SEC-h)

PROPOSAL: Request for a Replat to reduce the number of lots on Property #1 and #2. The applicant also requests Geologic Hazards (GH) and Significant Environmental Concern for Wildlife Habitat (SEC-h) permits to construct a new single-family dwelling, accessory structures, and private driveway on each property; in addition to development on NW 8th Ave, NW Folkenberg St., NW 6th Ave, and NW Valley St.

- ❖ **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 Tuesday, July 15, 2025**. 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 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record – Rural Residential (RR)

Rural Residential (RR): MCC 39.4360(A) Allowed Uses – Residential use consisting of a single family dwelling on a Lot of Record, MCC 39.4360(F) Allowed Uses – Accessory Structures, MCC 39.4360(J) – Allowed Uses – Transportation facilities and improvements that serve local needs..., MCC 39.4365(H) Review Uses –...Replatting of...Subdivision Plats..., MCC 39.4375(C), (D), (F)-(H) Dimensional Requirements and Development Standards, MCC 39.4395 Access

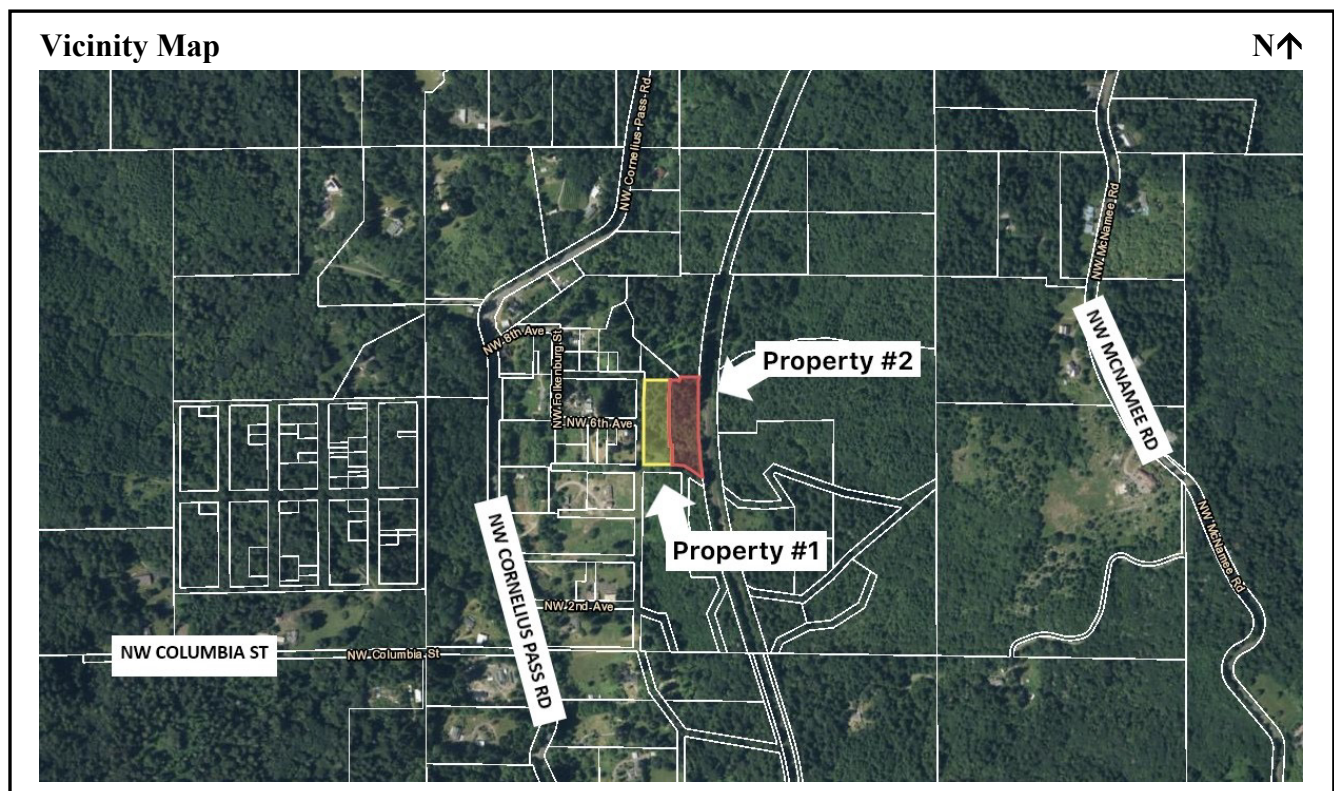
Geologic Hazards (GH): MCC 39.5085 Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards

Significant Environmental Concern Overlays (SEC): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5515 Exceptions, MCC 39.5580 Nuisance Plant List, MCC 39.5750 Criteria for Approval of SEC-s Permit - Streams, MCC 39.5860 Criteria for Approval of SEC-h Permit - Wildlife Habitat

Land Divisions: MCC 39.9435 Contents of Category 3 Tentative Plan, MCC 39.9555 Easements, MCC 39.9570 Water System, MCC 39.9575 Sewage Disposal, MCC 39.9580 Surface Drainage and Storm Water Systems

Replats: MCC 39.9650 Replatting of Partition and Subdivision Plats

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:**
 - Zoning Map
 - Plans

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.

OPPORTUNITY TO COMMENT

Application for Road Rules Variance

This notice serves as an invitation to comment on the application cited and described below.

- Case File:** RRV-2024-0005
- Location:** Taxlots 2N1W30B -00800; 2N1W30B -00900 (Alternate Account: R289605470; R289605270) adjacent to NW 65th Ave (and access via NW 8th Ave and NW Folkenberg St)
- Applicant:** Sam Huck, 3J Consulting
- Base Zone:** Rural Residential (RR)
- Proposal:** Road Rules Variance for improvements to NW 8th Ave, NW Folkenberg St and NW 6th Ave, rural Local Access Roads within Multnomah County jurisdiction, in conjunction with Land Use Application T2-2024-0085. This proposal seeks to reinstate a previously approved T2 Land Use Application and Road Rules Variance (T2-2016-6543/EP-2016-5240) which expired. The Road Rules Variance is required because the improvements do not meet the cross-section standards for Rural Local roads set out in County standards (MCRR 11.000; DCM Table 2.2.5 Rural Cross Sections).

Applicable Approval Criteria:

For this application to be approved, the proposal will need to meet applicable approval criteria below:

Multnomah County Road Rules (MCRR):

- 16.200 General Variance Criteria
- 16.250 Local Access Roads Variance Standards

Copies of the referenced Multnomah County Road Rules (MCRR) sections and Design and Construction Manual (DCM) can be viewed at the following links:

MCRR: https://multco.us/file/multnomah_county_road_rules/download

DCM:

https://multco.us/file/multnomah_county_design_and_construction_manual/download

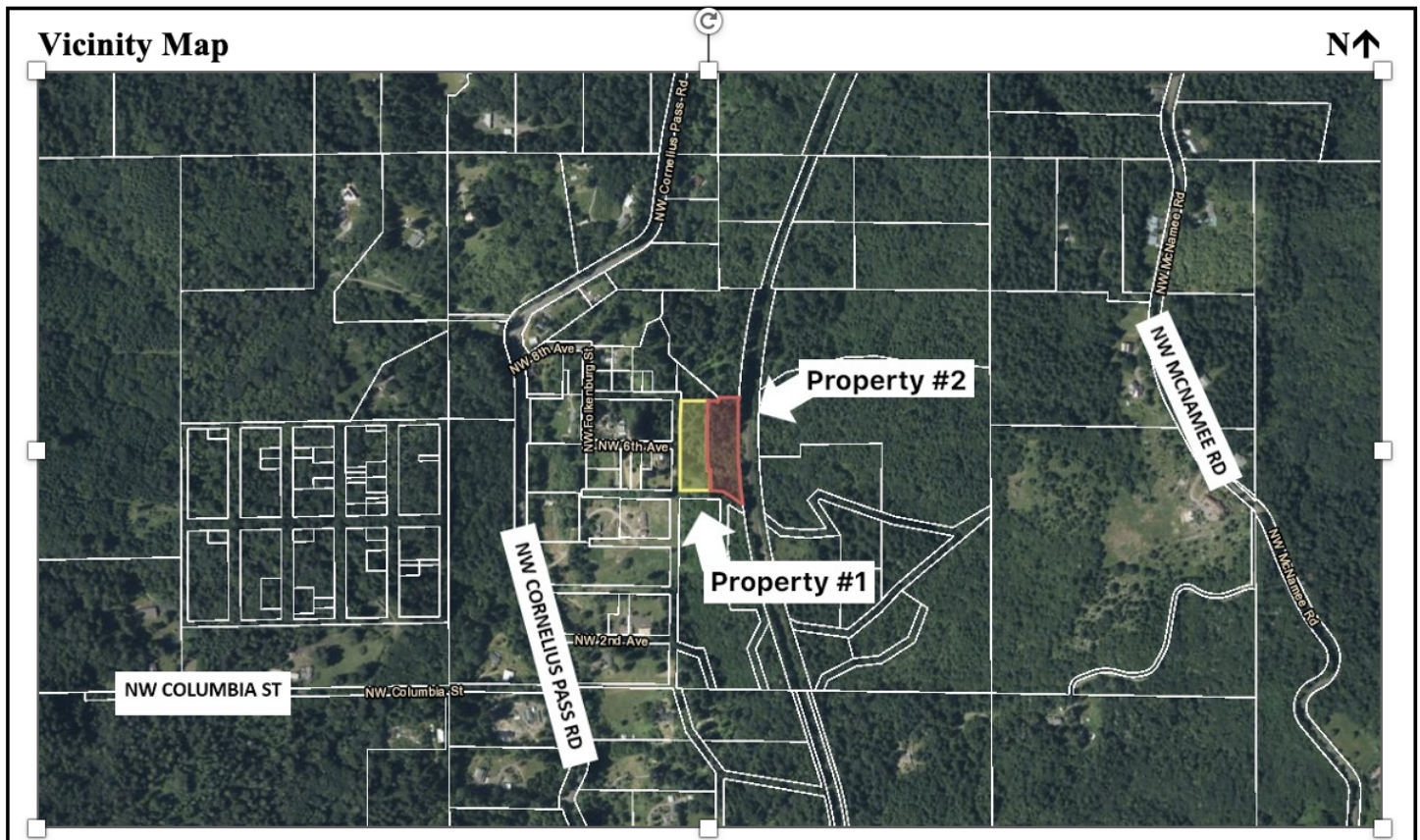
Comment Period: Written comments regarding this application will be accepted if received by **4:00 pm on July 15, 2025**. Comments should be directed toward approval criteria applicable to the request.

Please provide comments in writing via email to row.permits@multco.us or at the Transportation Planning office at 1620 SE 190th Ave, Portland, Oregon 97233. The postmark must be prior to the comment period deadline above.

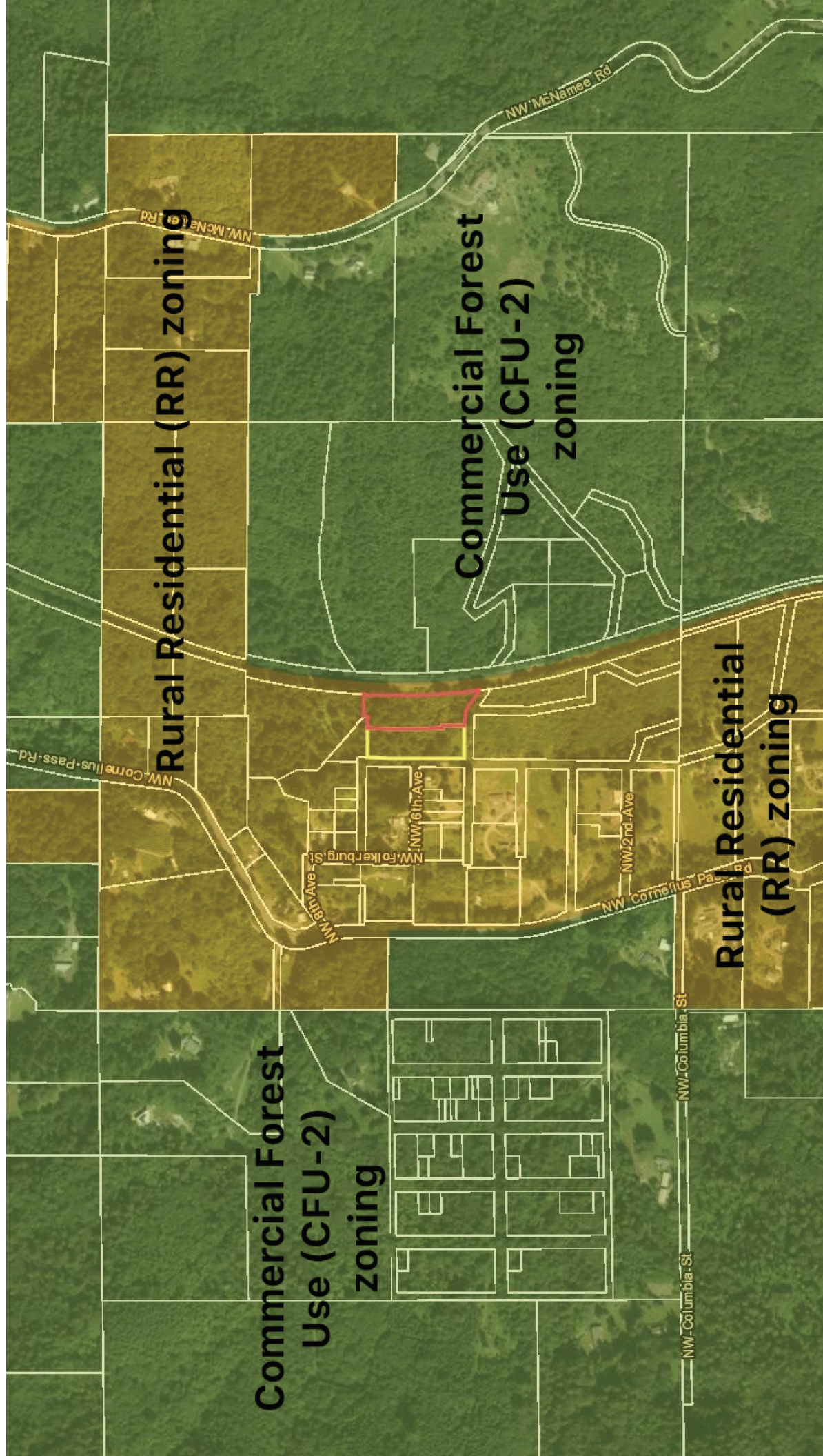
Application materials and other evidence relied upon are available for review at the Transportation Planning Development office (please make an appointment) or electronically at no cost. Copies of these materials may be purchased for 30-cents per page.

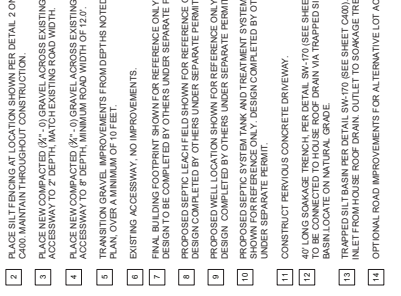
Decision Making Process: The County Engineer will render a decision on this application. Notice of the County Engineer's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The County Engineer's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

SITE LOCATION:



Map showing the zoning of Property #1: 2N1W30B -00800, Property #2: 2N1W30B -00900 and the surrounding area





GENERAL NOTES 1. CONTRACTOR SHALL PROTECT EXISTING FEATURES AND TO REMAIN. 2. IN CONNECTION WITH DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANNER AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT SHUT DOWN FOR A PERIOD OF MORE THAN 24 HOURS. NOTED: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY CONSENTS OF THE ADJACENT RESIDENTIAL ACESSES THROUGHOUT CONSTRUCTION FOR OR FOR THE DEMOLITION OF THE EXISTING BUILDING. 3. NO CONSTRUCTION OR DEMOLITION SHALL TAKE PLACE ON ADJACENT PRIVATE PROPERTY.	GENERAL GRADING NOTES "DIRT WEATHER" CONSTRUCTION CONTROL PLANS ASSUME "DIRT WEATHER" CONSTRUCTION CONTROL. "WET WEATHER" CONSTRUCTION CONTROL SHALL BE REQUIRED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST. REFER TO GEOTECHNICAL REPORTS BY RAPID SOIL INVESTIGATION FOR RECOMMENDATIONS REGARDING EARTHWORK PREPARATION AND EROSION CONTROL. ALL WITH RESPECTS TO THE RECOMMENDATIONS SHALL CONFORM IN ALL RESPECTS TO THE RECOMMENDATIONS AND DESIGN.
	EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION 1. ALL BASE EROSION MEASURES INLET PROTECTION, PERMETER, SEDIMENT CONTROL, GRAVE, CONSTRUCTION ENTRANCES, EROSION CONTROL, AND EROSION CONTROL SHALL BE IN AN INITIAL CONSTRUCTION PHASE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. 2. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING MATTING SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1ST.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES

1. PRIMARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 A. VEGATATED COUNTRYER REQUIRING NATIVE SEED MIXES. SEE REESTORATION PLAN FOR APPROPRIATE SEED MIX.
 B. STANDARD GRASS MIX (MIN. 100 LB./AC.): DOWNY PARSNIP RYEGRASS (80% BY WEIGHT), CREeping RED TOP (20% BY WEIGHT)
 C. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC.): ANNUAL RYEGRASS (80% BY WEIGHT); TURF-TYPE FESCUE (60% BY WEIGHT)
2. SUPPORT TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE IMPROVED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED METHODS. SURFACE ROUGHENING REQUIRED BEFORE BEDDING AND REDUCES RUNOFF. ALLOWED MAXIMUM DEPTH IS 1 INCH.
3. SEEDING WITH APPROVED MIXTURE MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VA.
4. TEMPORARY SOIL STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCH, OR STRIPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION DURING "WET WEATHER" PERIODS. STOPOLES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FEEDING IS REQUIRED AROUND THE PERIMETER OF THE STOPPOLE.
5. STOPOLES ARE TO BE STABILIZED THROUGH THE USE OF STRAW MULCH, SEDIMENT FEEDING AND BROOM CONTROL, BLANKETS OR MATS, AND/OR SLOPE EROSION CONTROL MEASURES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 5% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
6. A FINISH LAYER OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
7. SATURATED MATERIALS THAT ARE MAILED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND CHECK-DAWN REMAINS.
8. USE BMP'S SUCH AS SEDIMENT-BARRIERS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.