

14 DAY OPPORTUNITY TO COMMENT



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

Application for Temporary Permit

CASE FILE: T2-2025-0047 **APPLICANT:** Robert Fraley, Portland Water Bureau

LOCATION: 35227 SE Carpenter Ln, Gresham **Property ID #** R342606
Map, Tax lot: 1S4E22DB-00300 **Alt. Acct. #** R994220850

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

OVERLAYS: None

PROPOSAL: Request for a Temporary Permit for the continued use of a construction field office trailer in association with on-going construction activities.

- ❖ **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, January 30, 2026**.

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 \$0.71/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, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – MUA-20 zone

MUA-20 Zone: MCC 39.4315(A) Review Uses, Temporary Uses, MCC 39.4325 (C), (G) and (J) Dimensional Standards and Development Requirements

Temporary Permit: MCC 39.8750 Temporary Permits for Certain Uses

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.

Vicinity Map

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- ❖ **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

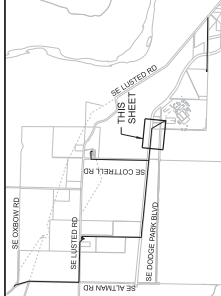
Notice to Mortgagee, Lien Holder, Vendor, or Seller:

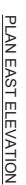
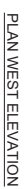
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

LEGEND		GENERAL SHEET NOTES	
--- CONCERN ENVIRONMENTAL SIGNIFICANT (SEC)	EXISTING CONTOUR	1. REFER TO EROSION AND SEDIMENT CONTROLS NOTES, SHEET ESC-004.	<p>2. PROTECT ALL EXISTING STRUCTURES AND TREES NOT SHOWN FOR DEMOLITION.</p> <p>3. REMOVE AND REPLACE ROADWAY PAVEMENT WITHIN LIMITS OF DISTURBANCE TO MATCH EXISTING LINE AND GRADE.</p> <p>4. CONTRACTOR TO RE-GRADE DISTURBANCE AREA TO MATCH EXISTING GRADE, WHERE NOT OTHERWISE SHOWN ON DRAWINGS.</p> <p>5. ALL DISTURBANCE AREA NOT RECEIVING PAVEMENT TO BE GRADED WITH 2% SLOPE TO DRAIN LOWERS. STEEPER THAN 3:1 SHALL BE RESTORED WITH VEGETATION. EXISTING SEEDING PLAN FOR CONTROL BANKS AS REQUIRED AND PER DETAIL 3125-152, SHEET ESC-001.</p> <p>6. CONTOURS DISPLAYED AND LABELED EVERY 5 FT.</p> <p>7. TRENCHLESS PILES ARE PART OF COVER, NO GROUND DISTURBANCE OR TREE DISTURBANCE FROM PILES.</p>
— P/L —	EXISTING BUILDING	2. PROTECT ALL EXISTING STRUCTURES AND TREES NOT SHOWN FOR DEMOLITION.	
— RW —	EXISTING SEPTIC DRAIN FIELD	3. REMOVE AND REPLACE ROADWAY PAVEMENT WITHIN LIMITS OF DISTURBANCE TO MATCH EXISTING LINE AND GRADE.	
— PE —	EXISTING EASEMENT	4. CONTRACTOR TO RE-GRADE DISTURBANCE AREA TO MATCH EXISTING GRADE, WHERE NOT OTHERWISE SHOWN ON DRAWINGS.	
— PHWD —	EXISTING WATER LINE	5. ALL DISTURBANCE AREA NOT RECEIVING PAVEMENT TO BE GRADED WITH 2% SLOPE TO DRAIN LOWERS. STEEPER THAN 3:1 SHALL BE RESTORED WITH VEGETATION. EXISTING SEEDING PLAN FOR CONTROL BANKS AS REQUIRED AND PER DETAIL 3125-152, SHEET ESC-001.	
— G —	EXISTING GAS LINE	6. CONTOURS DISPLAYED AND LABELED EVERY 5 FT.	
— TEL —	EXISTING TELEPHONE LINE	7. TRENCHLESS PILES ARE PART OF COVER, NO GROUND DISTURBANCE OR TREE DISTURBANCE FROM PILES.	
— E-OVH —	EXISTING UTILITY WIRE OVERHEAD		
◇	EXISTING UTILITY POLE		
◇	EXISTING CULVERT		
—X—X—X—X—X—	EXISTING STRUCTURE FENCE		
—X—X—X—X—X—	EXISTING DITCH		
—X—X—X—X—X—	EXISTING SIGN		
—X—X—X—X—X—	EXISTING WATER VALVE		
—X—X—X—X—X—	EXISTING MONITOR WELL		
—X—X—X—X—X—	EXISTING UTILITY POLE		
—X—X—X—X—X—	EXISTING TREES		

GENERAL SHEET NOTES

1. REFER TO EROSION AND SEDIMENT CONTROLS NOTES, SHEET ESC-204.
2. PROTECT ALL EXISTING STRUCTURES AND TREES. NOT SHOWN FOR DEMOLITION.
3. REMOVE AND REPLACE ROADWAY PAVEMENT WITHIN LIMITS OF DISTURBANCE TO MATCH EXISTING LINE AND GRADE.
4. CONTRACTOR TO REGRADE DISTURBANCE AREAS TO MATCH EXISTING GRADE, WHERE NOT OTHERWISE SHOWN ON DRAWINGS.
5. ALL DISTURBANCE AREA NOT RECEIVING PAVEMENT SHALL BE RESEED. UNLESS OTHERWISE SHOWN, RESEED SHALL BE WITH A MIXTURE OF 10% STEEPER THAN 3:1. SHALL BE RESTORED WITH TOP SOIL. CONTRACTOR TO PROTECT ALL EXISTING STRUCTURES AND TREES. DISTURBANCE DETAIL 3124-152, SHEET ESC-201.
6. CONTOURS DISPLAYED AND LABELED EVERY 4'.
7. TREELESS PILES HAVE 50% OF COVER. NO GROUND DISTURBANCE OR TREE DISTURBANCE FROM PILES.

[illegible]



OPENING SCHEDULE	
MARK	DESCRIPTION
(D1)	30" WIDE X 60" DEPTH 1" ALUM. SILL DOOR
(D2)	30" WIDE X 60" DEPTH 1" ALUM. SILL DOOR OVER EXTERIOR WALKWAY SLIPSTREAM CLOSER
(W1)	30" WIDE X 60" DEPTH 1" ALUM. SILL DOOR OVER EXTERIOR WALKWAY
(W2)	2 1/2" WIDE X 60" DEPTH 1" ALUM. SILL DOOR OVER EXTERIOR WALKWAY
(E1)	EXH. UNIT
(E2)	EXH. UNIT
(E3)	EXH. UNIT
(E4)	EXH. UNIT
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WILSCOT <small>WILSON INDUSTRIES, INC.</small>		QUALITY ASSURANCE AGENCY <small>14000 WILSON INDUSTRIAL PARKWAY FARMERS BRANCH, TEXAS 75438-1000 PHONE: 214/366-0505</small>		GLOBAL HEADQUARTERS <small>4646 FARMERS BRANCH, TEXAS 75438-1000 PHONE: 214/366-0505</small>		PLANT LOCATION <small>WILSON INDUSTRIES, INC. 14000 WILSON INDUSTRIAL PARKWAY FARMERS BRANCH, TEXAS 75438-1000 PHONE: 214/366-0505</small>		ENGINEERING FIRM <small>14000 WILSON INDUSTRIAL PARKWAY FARMERS BRANCH, TEXAS 75438-1000 PHONE: 214/366-0505</small>		GNMF FLEX MODEL: P14048RE-C				REVISIONS 07/18/2003 07/17/2003	
DESIGN	SCALE	DATE	BY	CHKD	DATE	BY	CHKD	DATE	BY	CHKD	DATE	BY	CHKD	DATE	BY
001	3/8" = 1'-0"	07/18/2003	DAVID L. SMITH	001	07/18/2003	DAVID L. SMITH	001	07/18/2003	DAVID L. SMITH	001	07/18/2003	DAVID L. SMITH	001	07/18/2003	DAVID L. SMITH



Quisha Light, Interim Director
1120 SW Fifth Avenue, Room 405
Portland, Oregon 97204
503-823-7404
portland.gov/water



September 3, 2025

Lisa Estrin

Multnomah County Planning

lisa.m.estrin@multco.us

Subject: T2-2024-0061 – Temporary Permit Renewal for Onsite Construction Office Trailer

This letter and attached plans are submitted in support of Temporary Permit application T2-2024-0061 for an on-site construction administration office trailer at the Bull Run Filtration Carpenter Lane site at 35227 SE Carpenter Lane. This application requests renewal of Temporary Permit application T2-2024-0061.

A temporary construction office trailer was sited last year on the subject property and it is located as shown on the attached approved plans. No changes are proposed from last year's approval as part of this renewal request. The current Temporary Use Permit expires on September 9, 2025.

Please contact me if you have any questions or need additional information.

Sincerely,

Robert Fraley, Regulatory and Compliance Manager
Bull Run Treatment Projects
503-319-9207
Robert.Fraley@portlandoregon.gov