

# 14 DAY OPPORTUNITY TO COMMENT



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

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## Application for a Significant Water Resources (SEC-wr) Permit and a Lot of Record Verification

**CASE FILE:** T2-2025-0067                      **APPLICANT:** Robert Fraley

**LOCATION:** 8344 SE Cottrell Road, Boring                      **Property ID #** R342546  
**Map, Tax lot:** 1S4E22CD -00300                      **Alt. Acct. #** R994220180

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

**OVERLAYS:** Significant Water Resources (SEC-wr), Wetlands

**PROPOSAL:** Request for a Significant Water Resources (SEC-wr) permit and a Lot of Record Verification for a restoration project within Johnson Creek, consisting of the removal of an artificial earth dam which has created a pond in order to reestablish a natural stream channel.

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- ❖ **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](mailto:LUP-comments@multco.us) if received by **4:00 pm on February 4, 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](mailto:LUP-comments@multco.us). Paper copies of these materials may be purchased for \$0.71/per page.

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

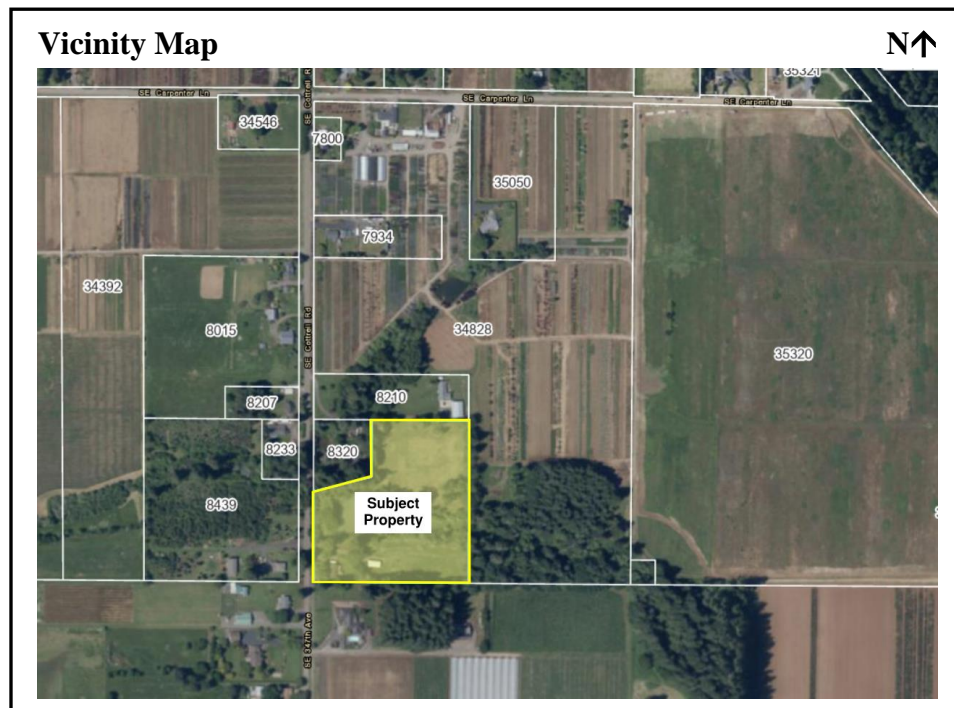
General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20 (MUA-20)

Multiple Use Agriculture – 20 (MUA-20): MCC 39.4310(D) Uses, MCC 39.4325(C) Dimensional Standards and Development Requirements

Significant Water Resources (SEC-wr): MCC 39.5510 Permits Required, MCC 39.5590 SEC-wr Permit Criteria (Significant Water Resources)

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.

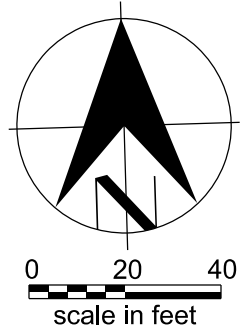
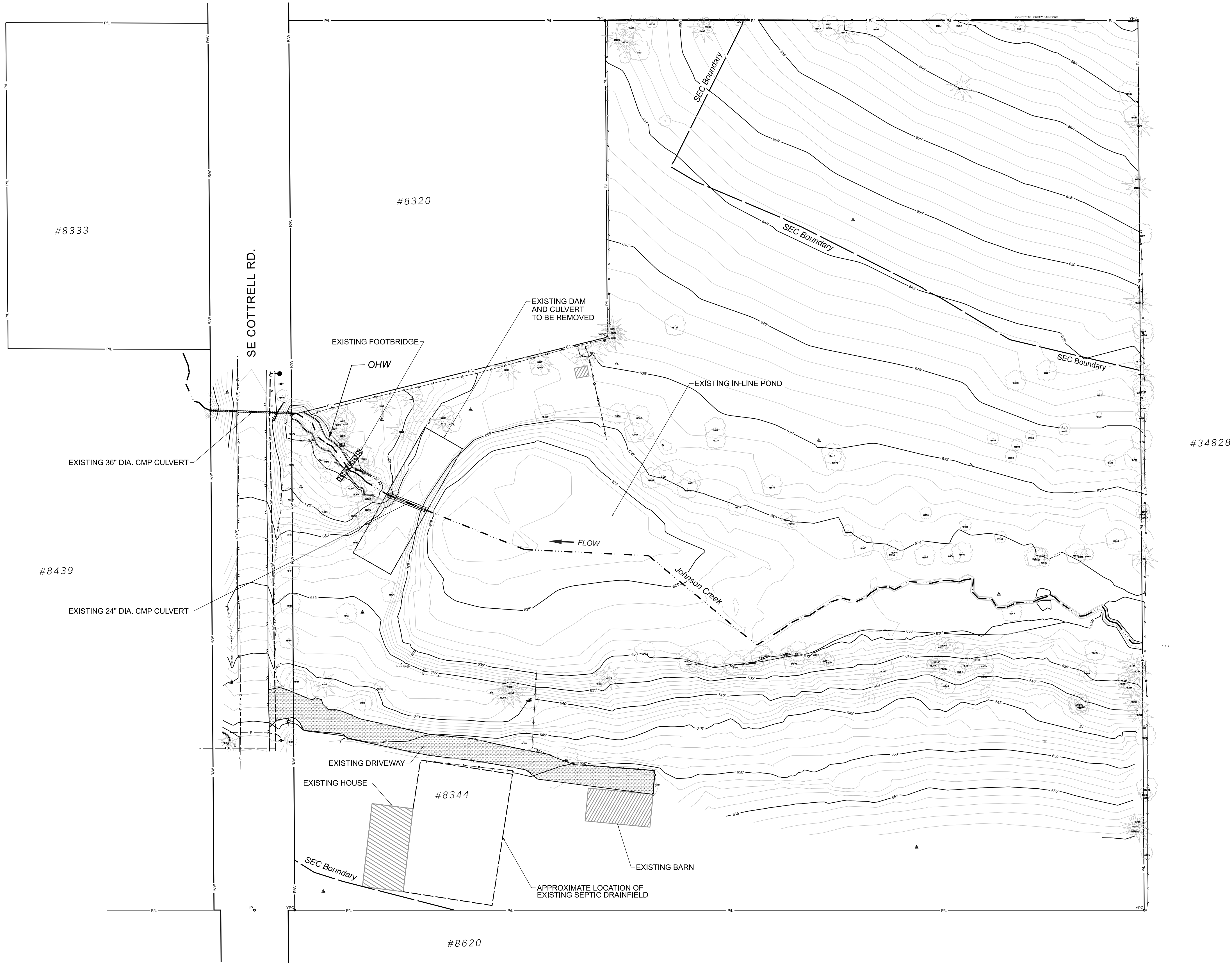


- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments 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.



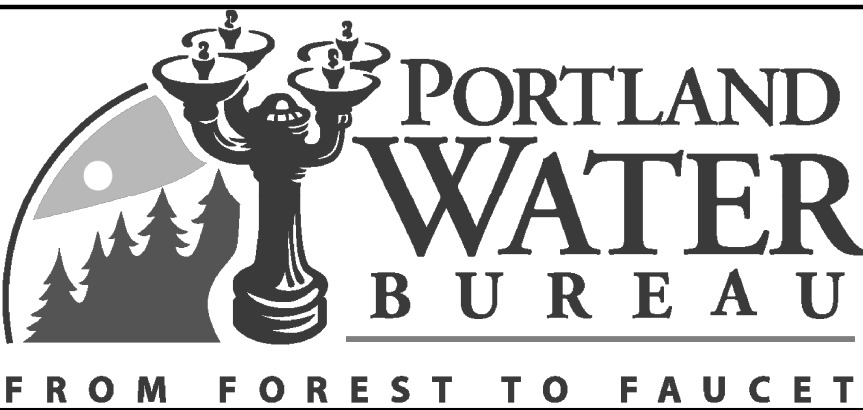


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No	Date	Description			Appd
Revision					
Survey	Mon / Yr	XXXX			

Designed By	Program Mgr
CAD Checked By	Const Mgr
Checked By	Const Supvr
Project Mgr	Date

XXXX
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Preliminary

Kenneth M. Ackerman, Principal Engineer, PE No 19424



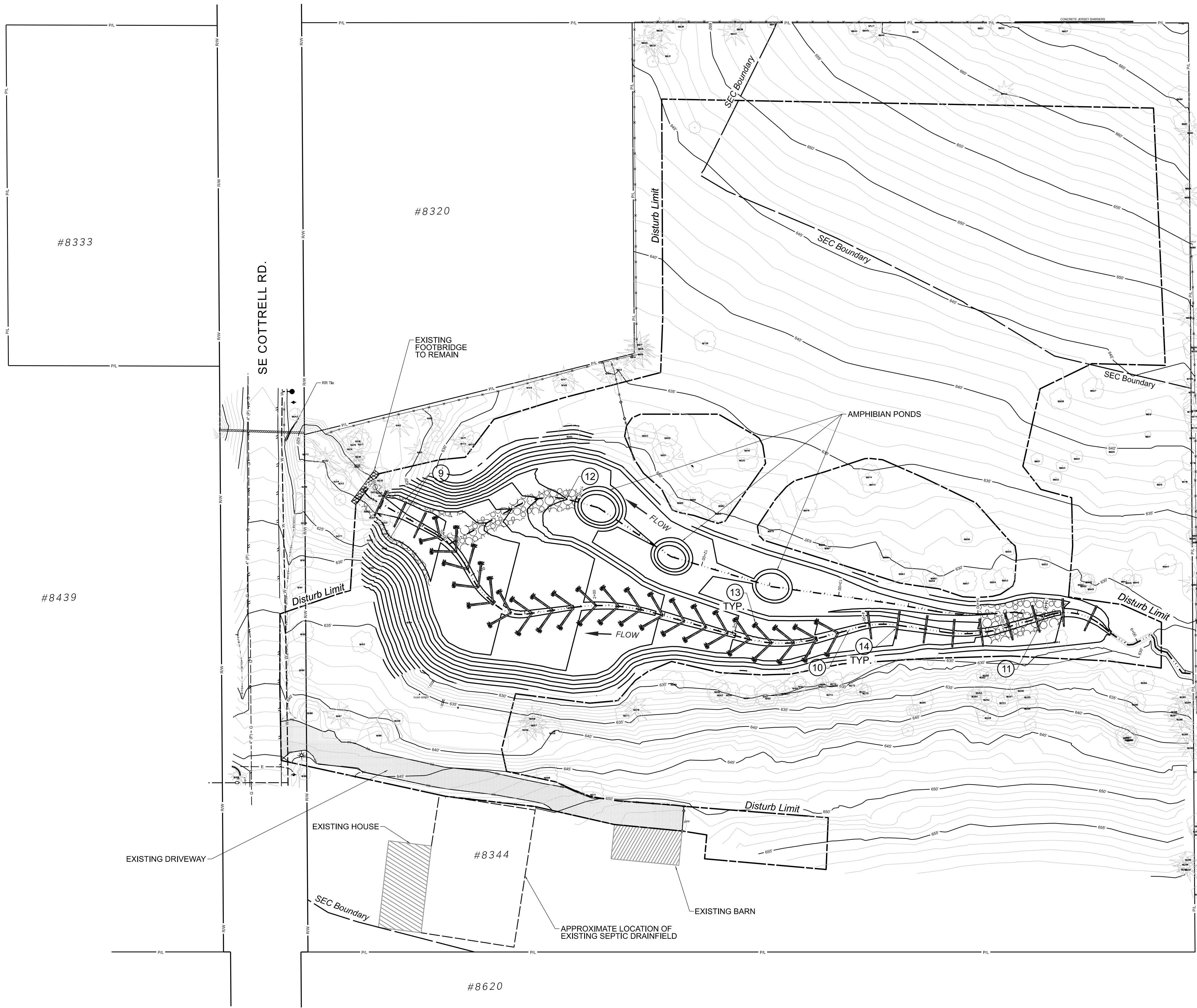
Cottrell Pond Restoration

Existing Conditions

W02229
1/4 Section
Sheet No
2 of 13



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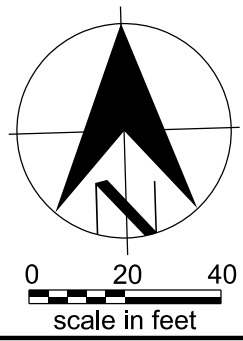
**CONSTRUCTION NOTES:**

9. INSTALL TOE ARMORING.
10. INSTALL CONSTRUCTED STREAM BED.
11. CONSTRUCT FLOW SPLIT.
12. CONSTRUCT POND OUTLET.
13. INSTALL LOG SILL TYPE 1.
14. INSTALL LOG SILL TYPE 2.

**SHEET NOTE:**

CONTRACTOR TO APPLY OWNER-SUPPLIED NATIVE SEED MIX TO ALL DISTURBED AREAS VIA HYDROSEEDING OR HAND.

#34828



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Revision			
Survey	Mon / Yr	XXXX	

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Checked By	Const Supvr
Project Mgr	Date



Preliminary



Cottrell Pond Restoration

Proposed Conditions

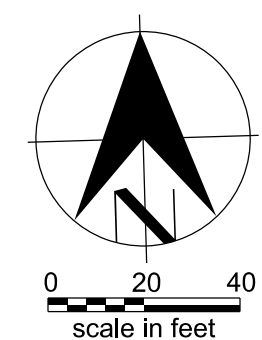
W02229
1/4 Section
Sheet No
3 of 13

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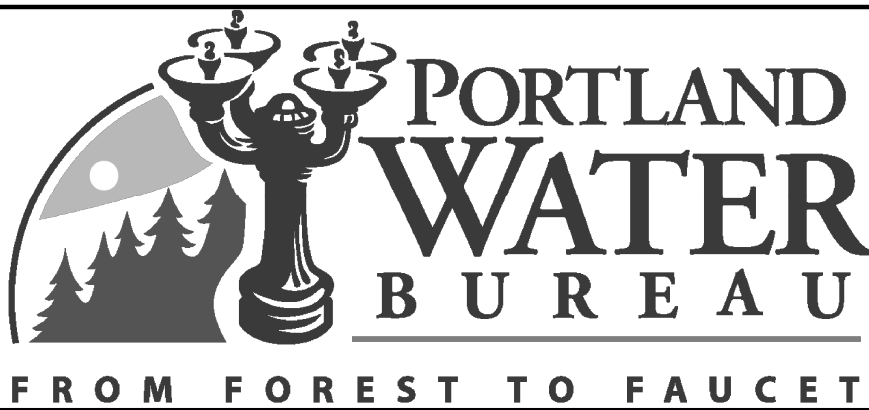
CONSTRUCTION NOTES:

- 1. INSTALL TEMPORARY ORANGE PLASTIC EXCLUSION FENCE PER DETAIL 1 ON SHEET 11.
- X REMOVE TREE



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Checked By	Const Supvr
Project Mgr	Date



Preliminary



Cottrell Pond Restoration

Tree Management

SAP Project No	W02229
1/4 Section	
Sheet No	4 of 13



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Project Mgr	Date



Preliminary

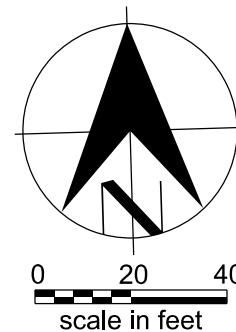
Kenneth M. Ackerman, Principal Engineer, PE No 19424



Date

Cottrell Pond Restoration

Grading Plan



SAP Project No
W02229
1/4 Section
Sheet No
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