

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Significant Environment Concern for Streams (SEC-s) and Geologic Hazards (GH)

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

**Case File:** T2-2021-14388

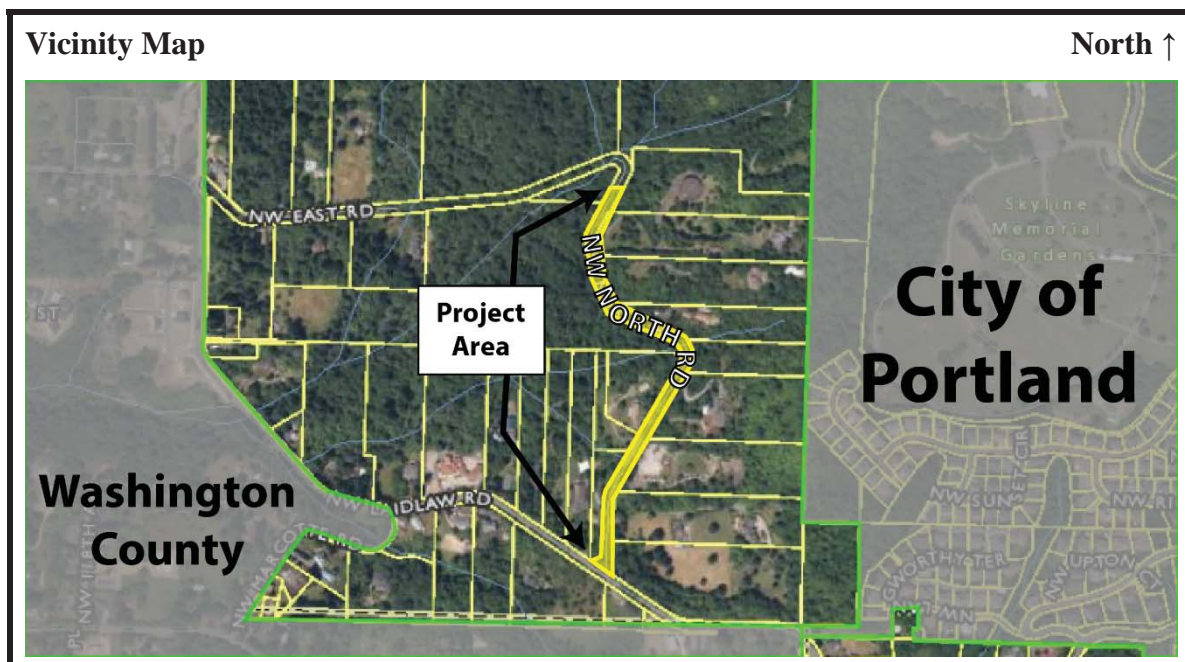
**Location:** **Address:** Within the right of way of NW North Road from NW Laidlaw Road to NW East Road

**Applicant:** Steven Edelman

**Base Zone:** Rural Residential (RR)

**Overlays:** Significant Environmental Concern for Streams (SEC-s)  
Geologic Hazards (GH)

**Proposal:** Applicant requests a Significant Environmental Concern for Streams (SEC-s) and Geologic Hazards (GH) permits to authorize the paving of NW North Road, a public road, between the intersections of NW Laidlaw Road and NW East Road.



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on Wednesday, August 11, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the planner, Rithy Khut at 503-988-0176 or [rithy.khut@multco.us](mailto:rithy.khut@multco.us). Copies of these materials may be purchased for \$0.40/per page.

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

**Multnomah County Code (MCC):** Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Rural Residential (RR): MCC 39.4360(J) Transportation facilities and improvements

Geologic Hazards (GH): MCC 39.5075 Permit Required, MCC 39.5085 Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards

Significant Environmental Concern (SEC): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5750 Criteria for Approval of SEC-s Permit – Streams

Ground Disturbing Activity and Stormwater: MCC 39.6235 Stormwater Drainage Control

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

**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, any recognized neighborhood associations, 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  
Site Plan

**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.







# NORTH ROAD PAVING PROJECT

## MULTNOMAH COUNTY, OREGON

### SHEET INDEX

- |   |    |                |
|---|----|----------------|
| 1 | G1 | COVER SHEET    |
| 2 | C1 | SOUTH PAVING   |
| 3 | C2 | CENTRAL PAVING |
| 4 | C3 | NORTH PAVING   |
| 5 | C4 | DETAILS        |

### LEGEND

- |     |               |         |                     |
|-----|---------------|---------|---------------------|
| --- | PROPERTY LINE | --- OHP | OVERHEAD POWER LINE |
| --- | EDGE OF ROAD  | ---     | POWER POLE          |
| --- | STRUCTURE     | o       | WATER MH/VALVE      |
| --- | CULVERT       | □       | WATER METER BOX     |
| --- | DITCH         | γ       | WATER BLOW OFF      |
| --- |               | ---     | NEW STORM FACILITY  |

### PROJECT STAKEHOLDERS

**Palmer & Nancy Byrkit**  
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**Yunning Ma**  
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mamiyung@gmail.com

**Sari & Laura Gordon**  
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lauragordon@gmail.com

**Steven Edelman**  
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edelman@mail.com

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503-539-3483  
Studio\_fll@mac.com  
Simonehodges@mac.com

**Greg & Stacy Goring**  
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goring@carauto.com

**Vijay & Anne Shankar**  
4200 NW North Rd  
503-286-2257  
503-358-2469  
Fax: 503-459-8933  
Enrich\_kan@gmail.com

### STORM WATER NARRATIVE

THE STORM WATER NARRATIVE IS BASED ON THE CITY OF PORTLAND'S STORM WATER MANAGEMENT MANUAL, 2016.

PRELIMINARY DESIGN, NEW-IMPACTED SURFACE BASED ON A 15% SLOPE. THE PAVED ROAD WIDTH IS EQUAL TO 19,400 SQUARE FEET.

FOR PRELIMINARY DESIGN, THE SIMPLIFIED APPROACH ALLOWS FOR A FILTER STRIP TREATMENT AREA OF 0.20 X MANAGED AREA (19,400 SF) = 3,880 SF.

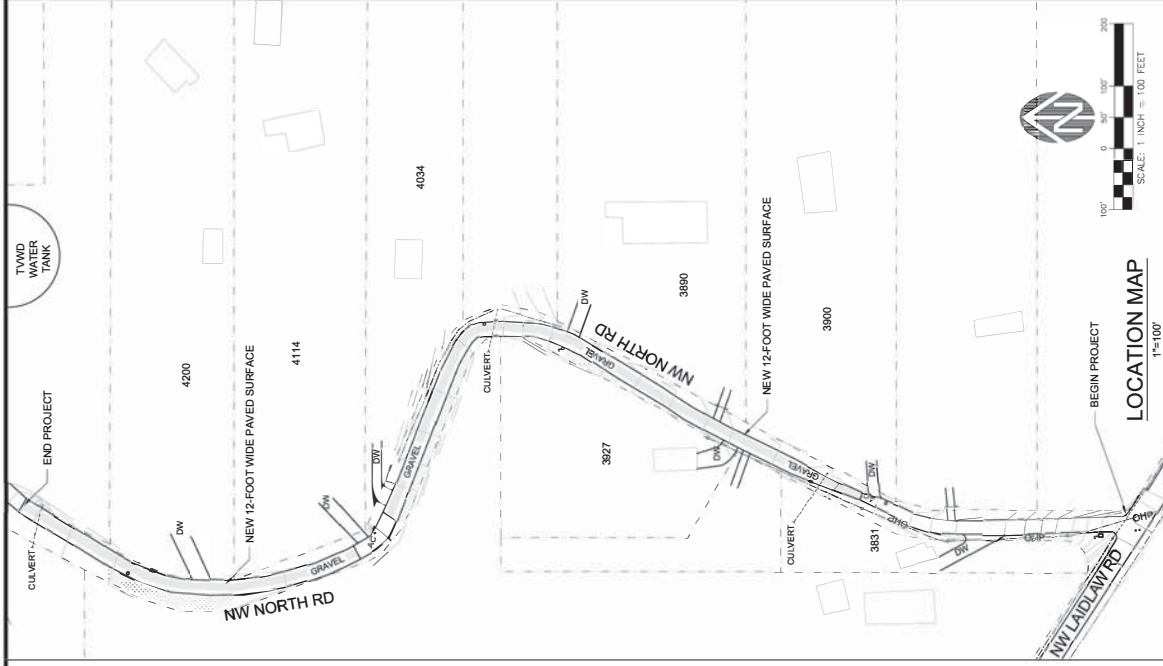
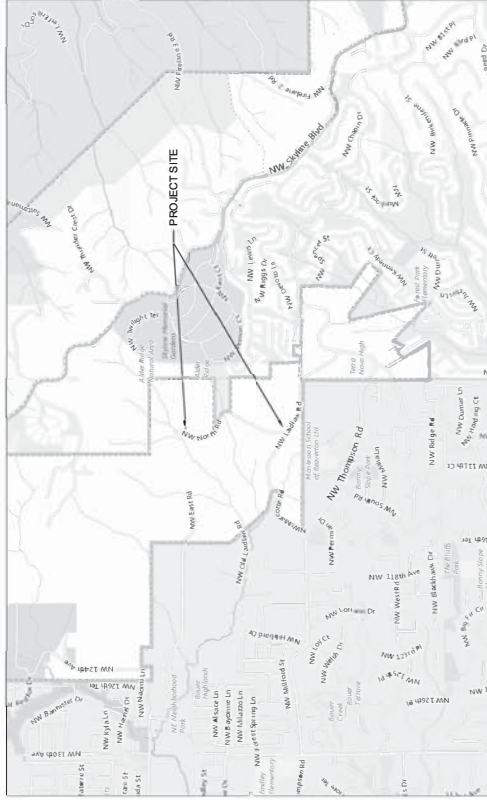
THE AREA PROPOSED FOR FILTER STRIPS ON THESE PLANS OF 9,000 SF.

NOTE: PROJECT MAPS COMPILED FROM ONLINE SOURCES AND SITE INSPECTIONS; ALL UTILITIES, ROAD WIDTHS, PROPERTY LINES, AND ALL OTHER FEATURES MUST BE VERIFIED.

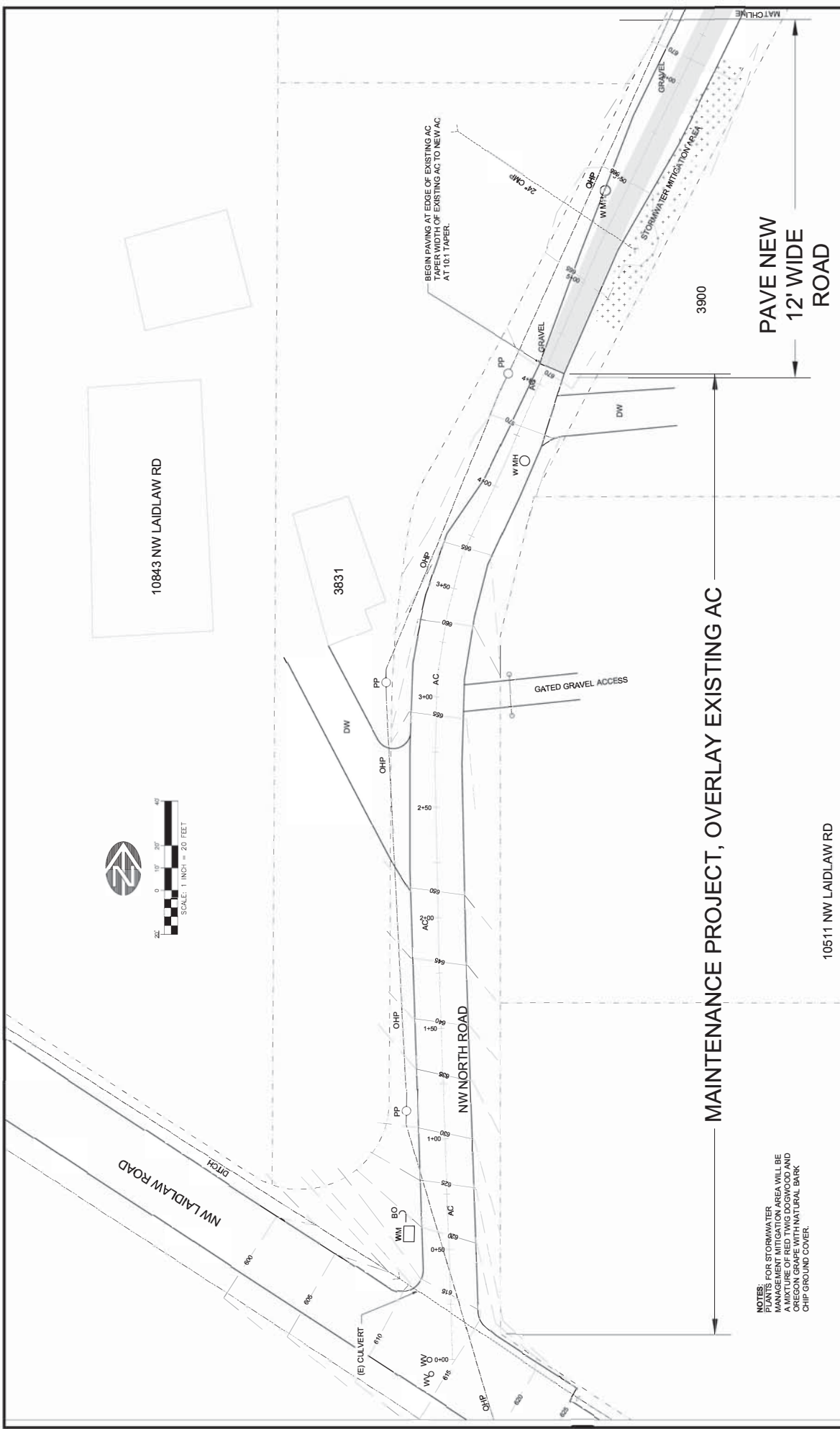


### VICINITY MAP

NO SCALE



PIETROK ENGINEERING AND RESOURCES LLC 1032 NW LADLAW ROAD PORTLAND, OREGON 97229 PH 503-795-3466	FILE MG-North-C1 DATE 02/02/2020 DESIGNER NDP DRAFTER NDP CHECKER NDP REVIEWER RW	3831 TO 4248 NORTH ROAD WASHINGTON COUNTY, OREGON 97229	NORTH ROAD	MULTNOMAH COUNTY, OREGON	NORTH ROAD PAVING PROJECT COVER SHEET	DRAWING NUMBER 045-G1			
						SHEET 1 OF 5			

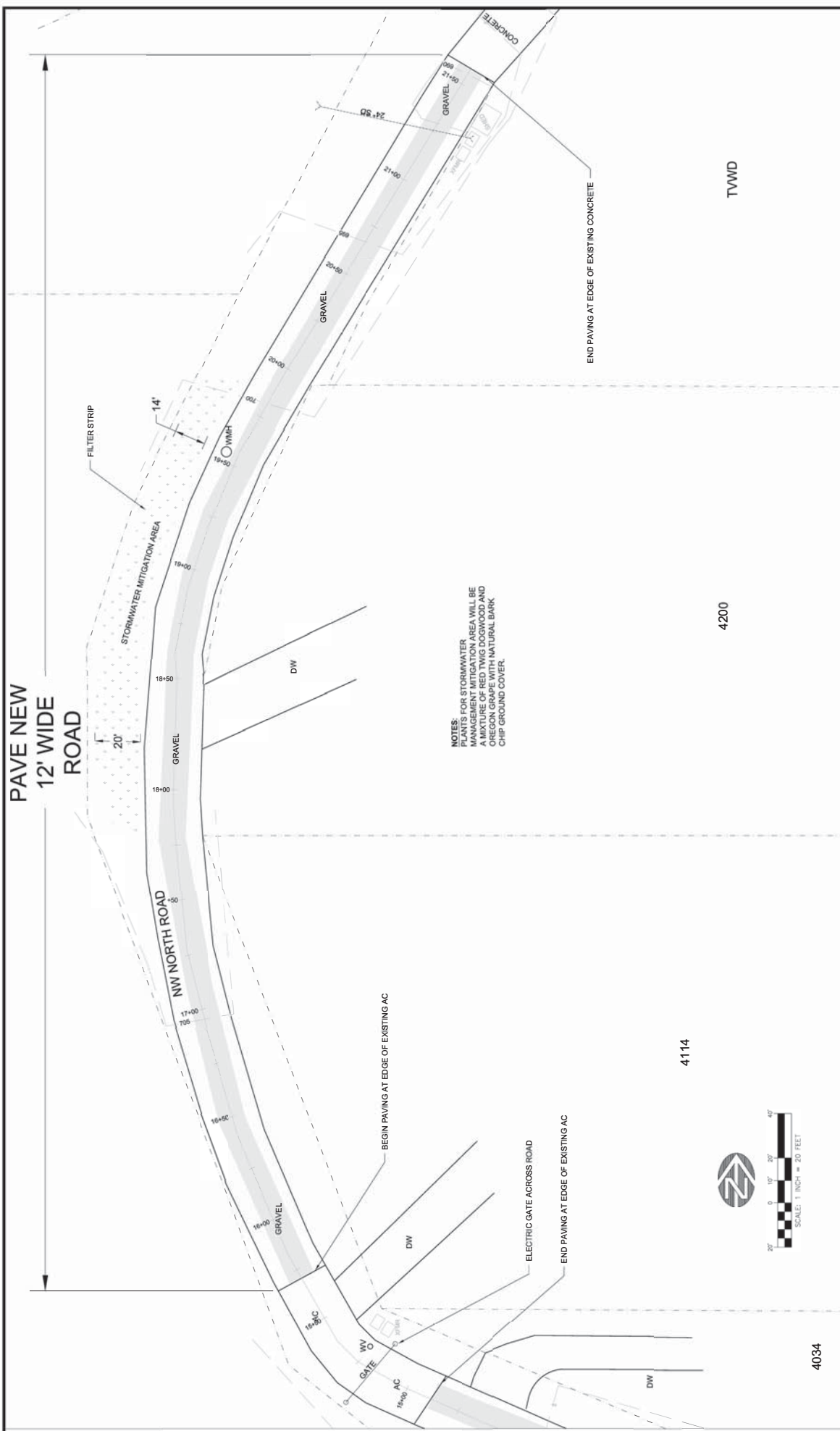


NOTES:  
 1. PLAN FOR STORMWATER  
 MANAGEMENT MITIGATION AREA WILL BE  
 A MIXTURE OF RED TWIG DOGWOOD AND  
 OREGON GRAPE WITH NATURAL BARK  
 CHIP GROUND COVER.

	PIETROK ENGINEERING AND RESOURCES LLC 1032 NW LAIDLAW ROAD WASHINGTON COUNTY, OREGON 97228 PH: 503-795-3465	NORTH ROAD NORTH ROAD PAVING PROJECT SOUTH PAVING	MULTNOMAH COUNTY, OREGON	SHEET OF 2 5
	FILE MC-North-C1 DATE 02/02/2020 DESIGNER NDP DRAFTER JSS REVIEWER RW	3831 TO 4548 NORTH ROAD WASHINGTON COUNTY, OREGON 97228	NO. REVISION DATE BY	DRAWING NUMBER 045-C1

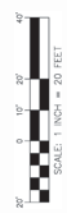


# PAVE NEW 12' WIDE ROAD



NOTES:  
PLANTS FOR STORMWATER  
MITIGATION AREA WILL BE  
A MIXTURE OF RED TWIG DOGWOOD AND  
OREGON GRAPE WITH NATURAL BARK  
CHIP GROUND COVER.


4114

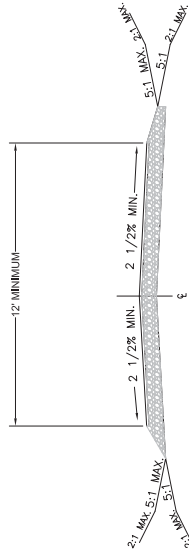


4200

TVWD

4034

 <b>PIETROK ENGINEERING AND RESOURCES, LLC</b> 1032 NW LADLAW ROAD SEASIDE, OREGON 97229 PH 503-795-3468	FILE: MD-NorthSt-C1 DATE: 10/14/18 DESIGNER: NDP DRAFTER: NDP REVIEWER: RW	3831 TO 4048 NORTH ROAD WASHINGTON COUNTY, OREGON 97229	NORTH ROAD MULTNOMAH COUNTY, OREGON <b>NORTH ROAD PAVING PROJECT</b> <b>PAVING NORTH</b>	SHEET OF <b>5</b> 4 DRAWING NUMBER 045-C3
	DATE	REVISION	DATE	BY

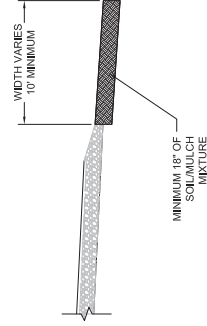


NOTES:

- HOT MIXED ASPHALT CONCRETE (HMAC) SHALL BE CLASS 1/2 DENSE, PG 64-22, ESAL 3 TO 30 MIX DESIGN.
  - EACH LIFT THICKNESS SHALL BE 3 INCHES.
- AGGREGATE SHALL BE UP TO 2 INCHES OF 3/4" - 0 LEVELING COURSE.
- EXISTING SUBGRADE AND BASE ROCK SHALL BE COMPACTED TO 95% RELATIVE DENSITY, PER AASHTO T-190.

STREET SECTION  
DETAIL  
SCALE: NTS

1  
C4



NOTES:  
1. FOR STORMWATER MANAGEMENT MITIGATION AREA WILL BE A MIXTURE OF RED TWIG DOGWOOD AND OREGON GRAPE WITH NATURAL BARK CHIP GROUND COVER. SPACING TO BE 36" OC.

STORMWATER FILTER STRIP  
DETAIL  
SCALE: NTS

2  
C4

	<b>PETROK ENGINEERING AND RESOURCES, LLC</b> 11732 NW LADLAW ROAD PORTLAND, OR 97228 PH 503-795-3468	FILE	M2-North-C4	3881 TO 4648 NORTH ROAD WASHINGTON COUNTY, OREGON 97228	NORTH ROAD	MULTNOMAH COUNTY, OREGON	NORTH ROAD PAVING PROJECT  DETAILS	No.	REVISION	DATE	BY	SHEET OF 5 DRAWING NUMBER 045-C4
		DATE	JULY 2020									
		DESIGNER	NDP									
		DRAFTER	NDP									
		CHECKER	NDP									
		REVIEWER	RWW									