

## 14 DAY OPPORTUNITY TO COMMENT

### Application for Significant Environmental Concern for Scenic Waterways (SEC-sw), Water Resources (SEC-wr), and Wildlife Habitat (SEC-h) permits, and Limited Design Review

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:** T2-2021-15262

**Location:** Address: 3010 SW Oxbow Park Road  
Alternate Account #: R994100580

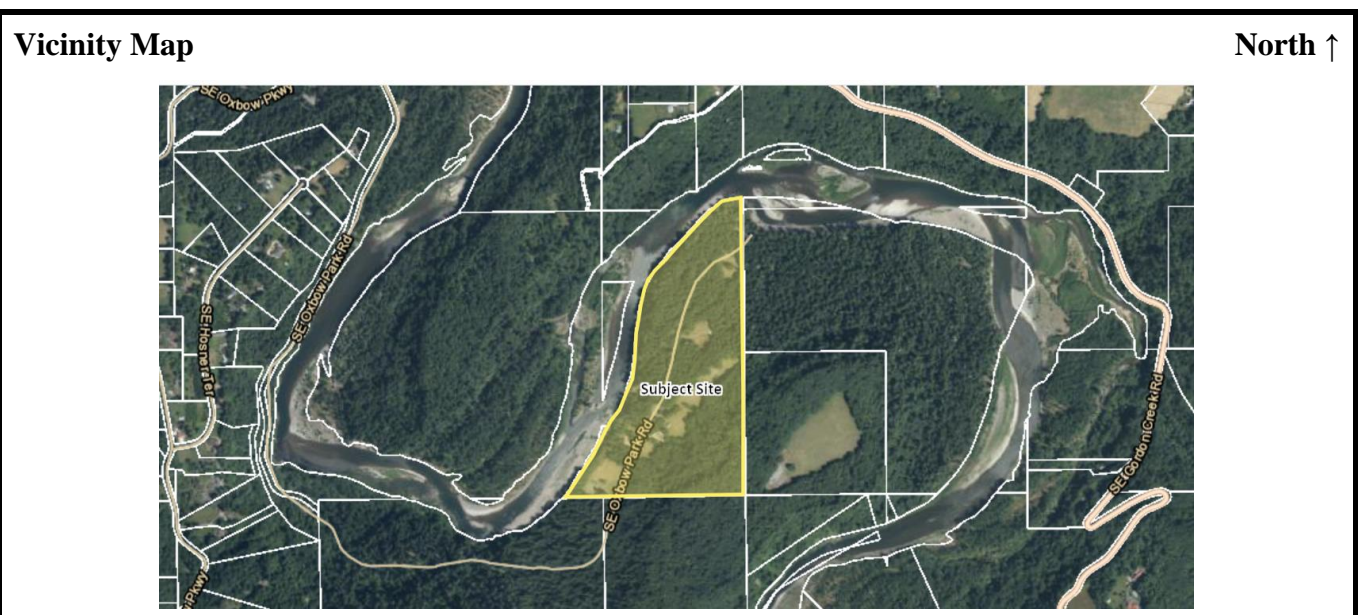
Map, Tax Lot: 1S4E10 - 00800  
Property ID #: R506905

**Applicant:** Gary Shepherd

**Base Zone:** Commercial Forest Use (CFU)

**Overlays:** Significant Environmental Concern for Scenic Waterways (SEC-sw); Significant Environmental Concern for Water Resources (SEC-wr); Significant Environmental Concern for Wildlife Habitat (SEC-h); Geologic Hazards (GH); Flood Hazard (FH)

**Proposal:** Metro proposes to construct a two-space ADA accessible parking pad adjacent to the boat launch at Oxbow Regional Park.



**Comment Period:** Written comments regarding this application will be accepted, if received by **4:00 pm on March 29, 2022**. 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, Chris Liu via email at [chris.liu@multco.us](mailto:chris.liu@multco.us). Copies of these materials may be purchased for \$0.40/per page.

**Applicable Approval Criteria [Multnomah County Code (MCC)]:**

General Provisions: MCC 39.1515 Code Compliance and Applications, MCC 39.3005 Lot of Record – Generally, MCC 39.3010 Lot of Record - CFU, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Commercial Forest Use (CFU) Zone: MCC 39.4080(A) Conditional Uses – Community Service Uses (T3-2015-3903), MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5600 Criteria for Approval of SEC-sw permit, MCC 39.5560 & MCC 39.5800 Criteria for Approval of SEC-wr permit, MCC 39.5860 Criteria for Approval of SEC-h permit

Design Review: MCC 39.6745(D)(1) Directional Signs, MCC 39.6805 Directional Signs, MCC 39.8020(A) & (D) Application of Regulations, MCC 39.8040 Design Review Criteria (A)(1)(a) – (1)(c), (4), and (7)

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**.

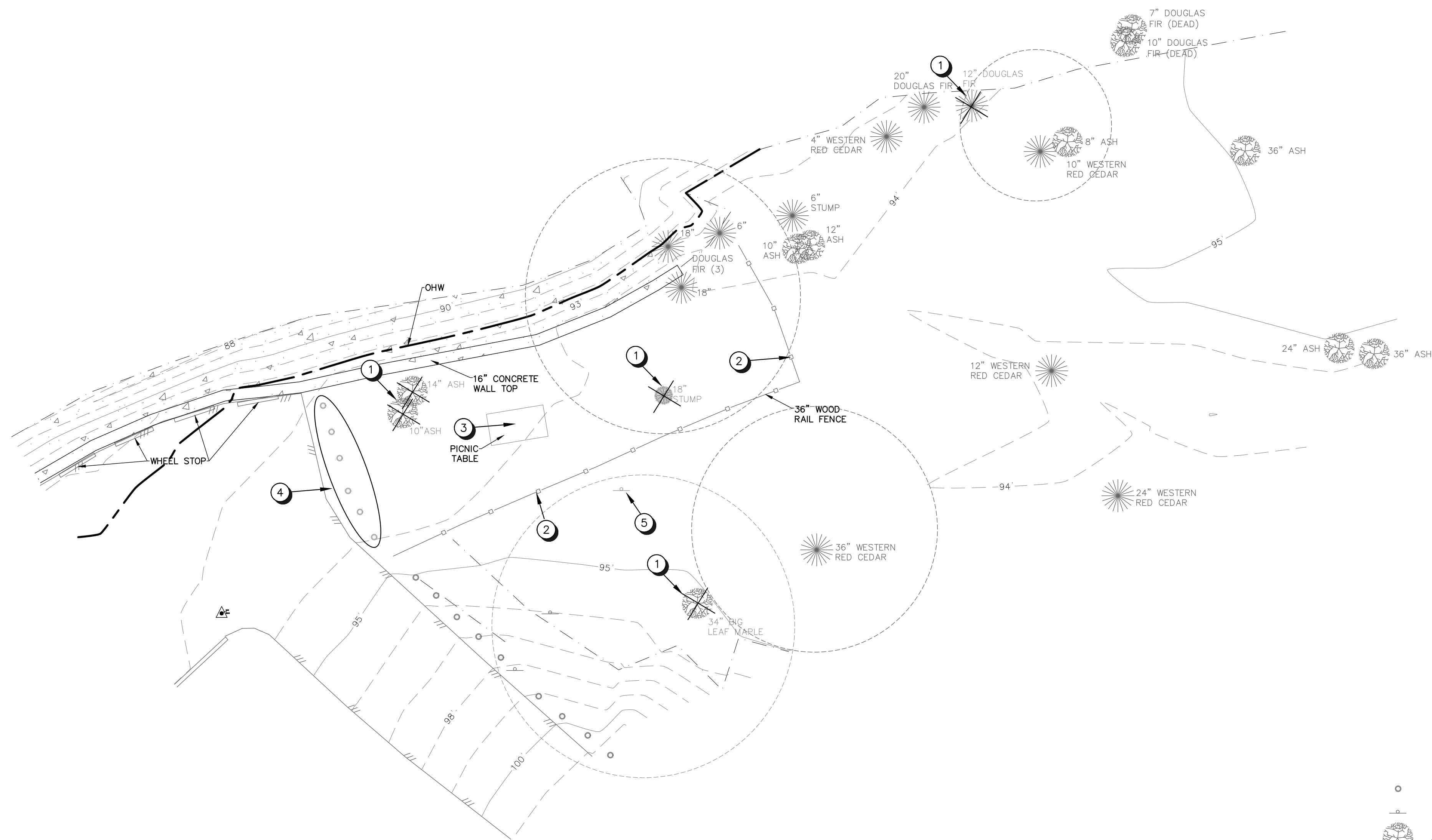
**Decision Making Process:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons 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:  
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.



KEY NOTES

- 1 REMOVE TREES & STUMP
- 2 REMOVE WOODEN FENCE AS NECESSARY
- 3 MOVE OR REMOVE PICNIC TABLE
- 4 REMOVE BOLLARDS
- 5 RELOCATE "VEGETATION AREA" SIGN

NOTE: TOPOGRAPHIC SURVEY OF THE SITE WAS CONDUCTED ON NOVEMBER 13TH, 2020 AND FEBRUARY 24TH, 2021 BY FDG.

VERTICAL DATUM: NAVD88

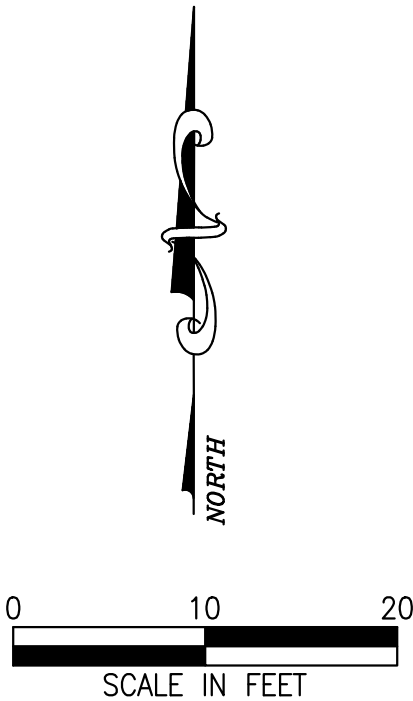
HORIZONTAL DATUM: ASSUMED

ORDINARY HIGH WATER (OHW) MARK: 92.3'

OHW MARK DETERMINED THROUGH A VISUAL INSPECTION OF THE RIVER BANK IN PROXIMITY TO THE PROJECT SITE, AS DETERMINED BY KELLI GROVER, P.E. ELEVATION SHOWN IS THE HIGHEST ELEVATION OF SEVERAL POINTS ALONG THE DETERMINED HIGH WATER LINE AS A CONSERVATIVE MEASURE.

EXISTING LEGEND:

- |  |                                |  |                       |
|--|--------------------------------|--|-----------------------|
|  | BOLLARD                        |  | WOOD FENCE            |
|  | SIGN                           |  | EDGE OF ASPHALT       |
|  | DECIDUOUS TREE/ SIZE / SPECIES |  | CURB                  |
|  | EVERGREEN TREE/ SIZE / SPECIES |  | TOP AND TOE SLOPE     |
|  | STUMP                          |  | MAJOR CONTOUR LINE    |
|  | SURVEY CONTROL                 |  | MINOR CONTOUR LINE    |
|  |                                |  | CONCRETE SURFACE      |
|  |                                |  | APPROX. TREE DRIPLINE |



90% PLAN REVIEW SET

EXPIRES: 06/30/21  
SIGNATURE DATE: \_\_\_\_\_

			DRAWN: ZA	DESIGNED: ZA	CHECKED: KG
			SCALE: AS SHOWN	DATE: APRIL 2021	
DATE:	NO.	REVISION	PROJECT NO. E20-068		



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

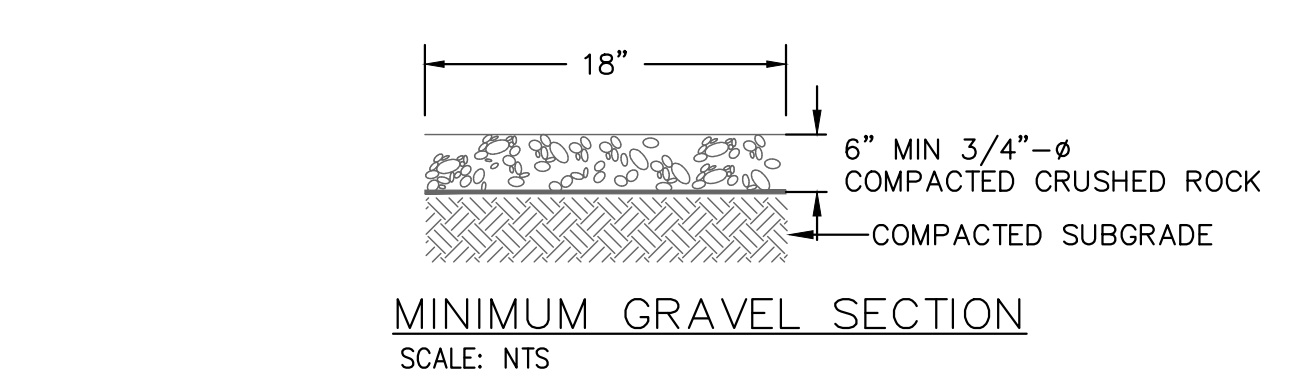
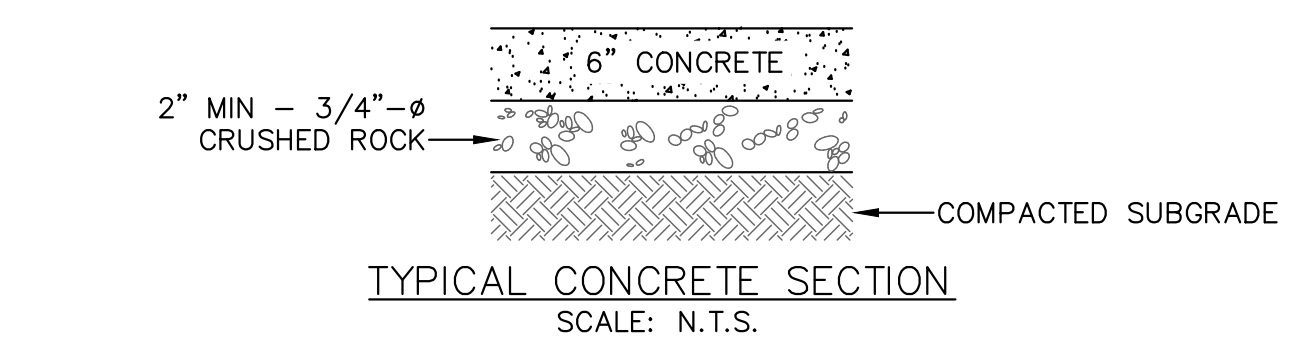
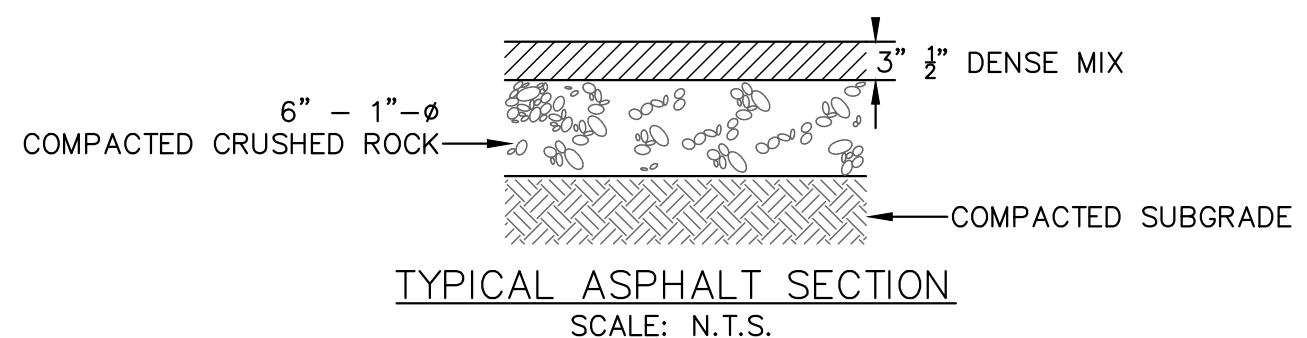
METRO: BEN HEDSTROM  
600 NE GRAND AVENUE  
PORTLAND, OR 97232

EXISTING CONDITIONS & DEMO PLAN  
ADA PARKING IMPROVEMENTS  
OXBOW REGIONAL PARK

2  
8



- KEY NOTES:**
- 1 PROPOSED ASPHALT VEHICLE AREA WITH SMALL TURNAROUND. SEE TYPICAL ASPHALT SECTION THIS SHEET.
  - 2 TWO CONCRETE PROPOSED ADA SPACES WITH SHARED ACCESSIBLE AISLE. SEE SHEET 6 FOR DETAILS ON SIGNAGE, PAVEMENT MARKINGS AND DIMENSIONING. SEE TYPICAL CONCRETE SECTION THIS SHEET.
  - 3 6" WIDE FURNISHING ZONE BETWEEN PARKING AND WALKWAY FOR ADA PARKING SIGNAGE.
  - 4 4' WIDE ASPHALT PATH TO VIEWING AREA. CLEAR VEGETATION AS NECESSARY TO ENSURE MINIMUM CLEAR WIDTH OF 3' IS MET ALONG ENTIRE PATH.
  - 5 COMPANION SEATING VIEWING AREA WITH ADA COMPLIANT PARK BENCH. ENSURE 3' X 4' CLEAR SPACES ON EITHER SIDE OF BENCH. SEE SHEET 7 FOR METRO BENCH DETAILS.
  - 6 PROPOSED CONCRETE WHEEL STOPS. SEE DETAIL ON SHEET 6.
  - 7 INSTALL STANDARD 6" CURB ALONG TOP OF NORTH EDGE OF ASPHALT ABUTTING EXISTING WALL. SEE DETAIL ON SHEET 8.
  - 8 INSTALL 1.5' (18") OF GRAVEL SHOULDER AROUND ASPHALT EDGES FOR BORDER CONTAINMENT. SEE TYPICAL SECTION THIS SHEET.
  - 9 INSTALL ROOT BARRIER ALONG PERIMETER OF NEW IMPERVIOUS AREA AS NECESSARY, SEE DETAIL RD 286 ON SHEET 8.



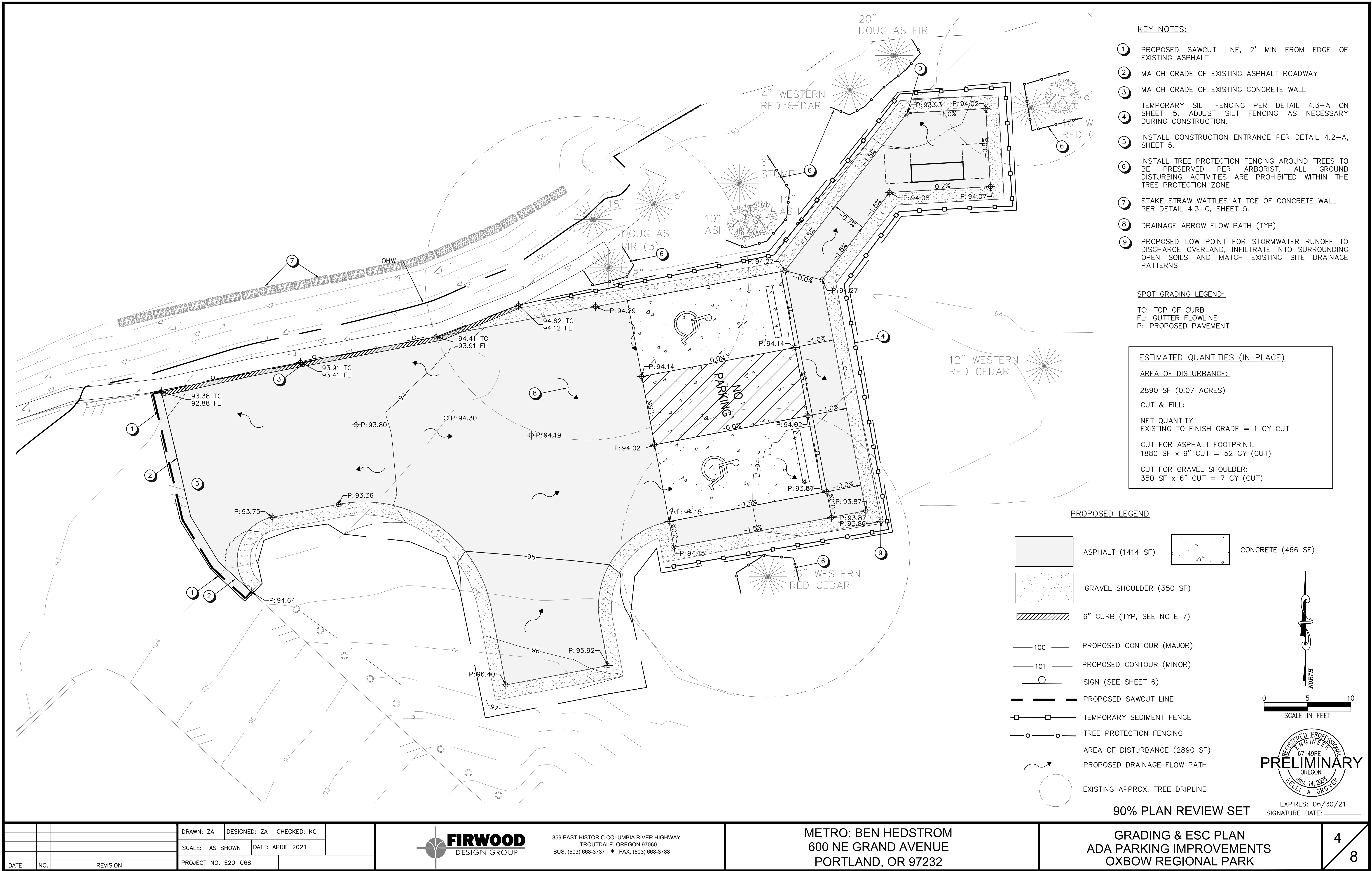
**PROPOSED LEGEND**

	ASPHALT (1414 SF)		CONCRETE (466 SF)
	GRAVEL SHOULDER (350 SF)		
	6" CURB (TYP, SEE NOTE 7)		
	PROPOSED CONTOUR (MAJOR)		
	PROPOSED CONTOUR (MINOR)		
	SIGN (SEE SHEET 6)		
	PROPOSED SAWCUT LINE		
	TEMPORARY SEDIMENT FENCE		
	TREE PROTECTION FENCING		
	AREA OF DISTURBANCE (2890 SF)		
	PROPOSED DRAINAGE FLOW PATH		
	EXISTING APPROX. TREE DRIPLINE		

0 5 10  
SCALE IN FEET

**PRELIMINARY**  
REGISTERED PROFESSIONAL ENGINEER  
67149PE  
JAN. 14, 2003  
KELLI A. GROVER  
EXPIRES: 06/30/21  
SIGNATURE DATE:





- KEY NOTES:**
- 1 PROPOSED SAWCUT LINE, 2' MIN FROM EDGE OF EXISTING ASPHALT
  - 2 MATCH GRADE OF EXISTING ASPHALT ROADWAY
  - 3 MATCH GRADE OF EXISTING CONCRETE WALL
  - 4 TEMPORARY SILT FENCING PER DETAIL 4.3-A ON SHEET 5, ADJUST SILT FENCING AS NECESSARY DURING CONSTRUCTION.
  - 5 INSTALL CONSTRUCTION ENTRANCE PER DETAIL 4.2-A, SHEET 5.
  - 6 INSTALL TREE PROTECTION FENCING AROUND TREES TO BE PRESERVED PER ARBORIST. ALL GROUND DISTURBING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION ZONE.
  - 7 STAKE STRAW WATTLES AT TOE OF CONCRETE WALL PER DETAIL 4.3-C, SHEET 5.
  - 8 DRAINAGE ARROW FLOW PATH (TYP)
  - 9 PROPOSED LOW POINT FOR STORMWATER RUNOFF TO DISCHARGE OVERLAND, INFILTRATE INTO SURROUNDING OPEN SOILS AND MATCH EXISTING SITE DRAINAGE PATTERNS

**SPOT GRADING LEGEND:**

TC: TOP OF CURB  
FL: GUTTER FLOWLINE  
P: PROPOSED PAVEMENT

**ESTIMATED QUANTITIES (IN PLACE)**

**AREA OF DISTURBANCE:**

2890 SF (0.07 ACRES)

**CUT & FILL:**

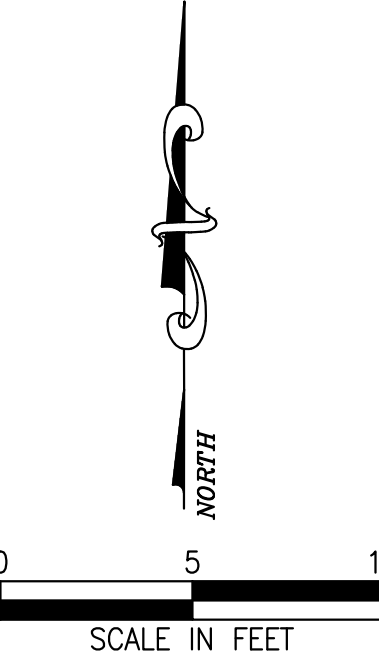
NET QUANTITY  
EXISTING TO FINISH GRADE = 1 CY CUT

CUT FOR ASPHALT FOOTPRINT:  
1880 SF x 9" CUT = 52 CY (CUT)

CUT FOR GRAVEL SHOULDER:  
350 SF x 6" CUT = 7 CY (CUT)

**PROPOSED LEGEND**

- ASPHALT (1414 SF)
- CONCRETE (466 SF)
- GRAVEL SHOULDER (350 SF)
- 6" CURB (TYP, SEE NOTE 7)
- 100 PROPOSED CONTOUR (MAJOR)
- 101 PROPOSED CONTOUR (MINOR)
- SIGN (SEE SHEET 6)
- PROPOSED SAWCUT LINE
- TEMPORARY SEDIMENT FENCE
- TREE PROTECTION FENCING
- AREA OF DISTURBANCE (2890 SF)
- PROPOSED DRAINAGE FLOW PATH
- EXISTING APPROX. TREE DRIPLINE



**90% PLAN REVIEW SET**

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SCALE: AS SHOWN		DATE: APRIL 2021	
DATE:		NO.	REVISION
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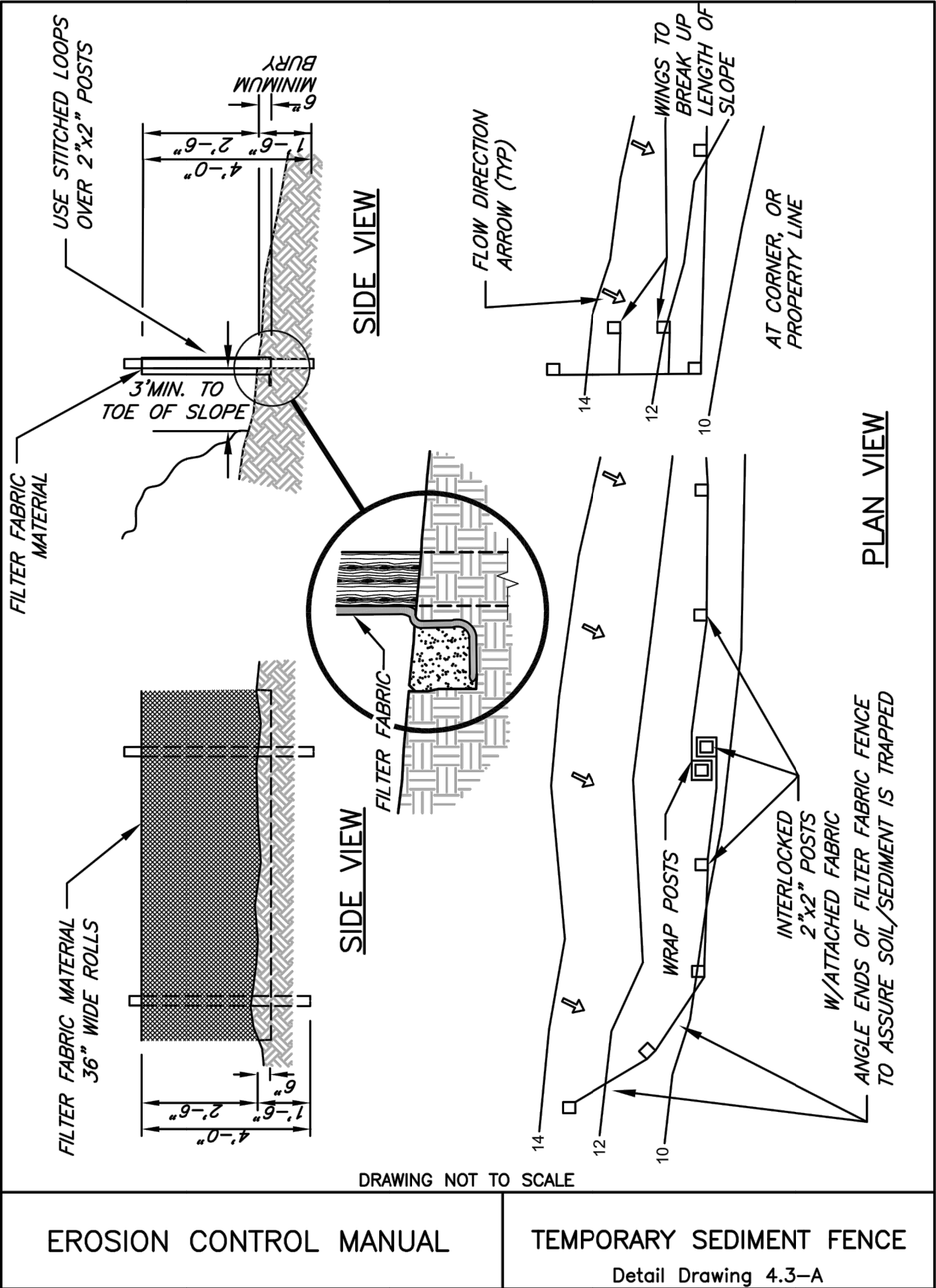
GRADING & ESC PLAN  
ADA PARKING IMPROVEMENTS  
OXBOW REGIONAL PARK

EROSION CONTROL NOTES:

1. APPROVAL OF THIS EROSION SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS, AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
6. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A WEEK OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
8. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. APPLICANT/ CONTRACTOR TO PUT UP ALL REQUIRED EROSION CONTROL SIGNAGE PRIOR TO GROUND DISTURBANCE. A CD WITH ALL REQUIRED EROSION CONTROL SIGNS WILL BE PROVIDED AT THE PRE-CONSTRUCTION MEETING.

SEDIMENTATION FENCE NOTES:

1. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24".
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2" X 2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET 4-3A OF THE EROSION CONTROL MANUAL.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6". ALL EXCAVATED MATERIAL FROM FILTER FABRIC INSTALLATION SHALL BE BACKFILLED AND COMPACTED ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY-DUTY FILTER FABRIC FENCES SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2" X 2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP HILLSIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

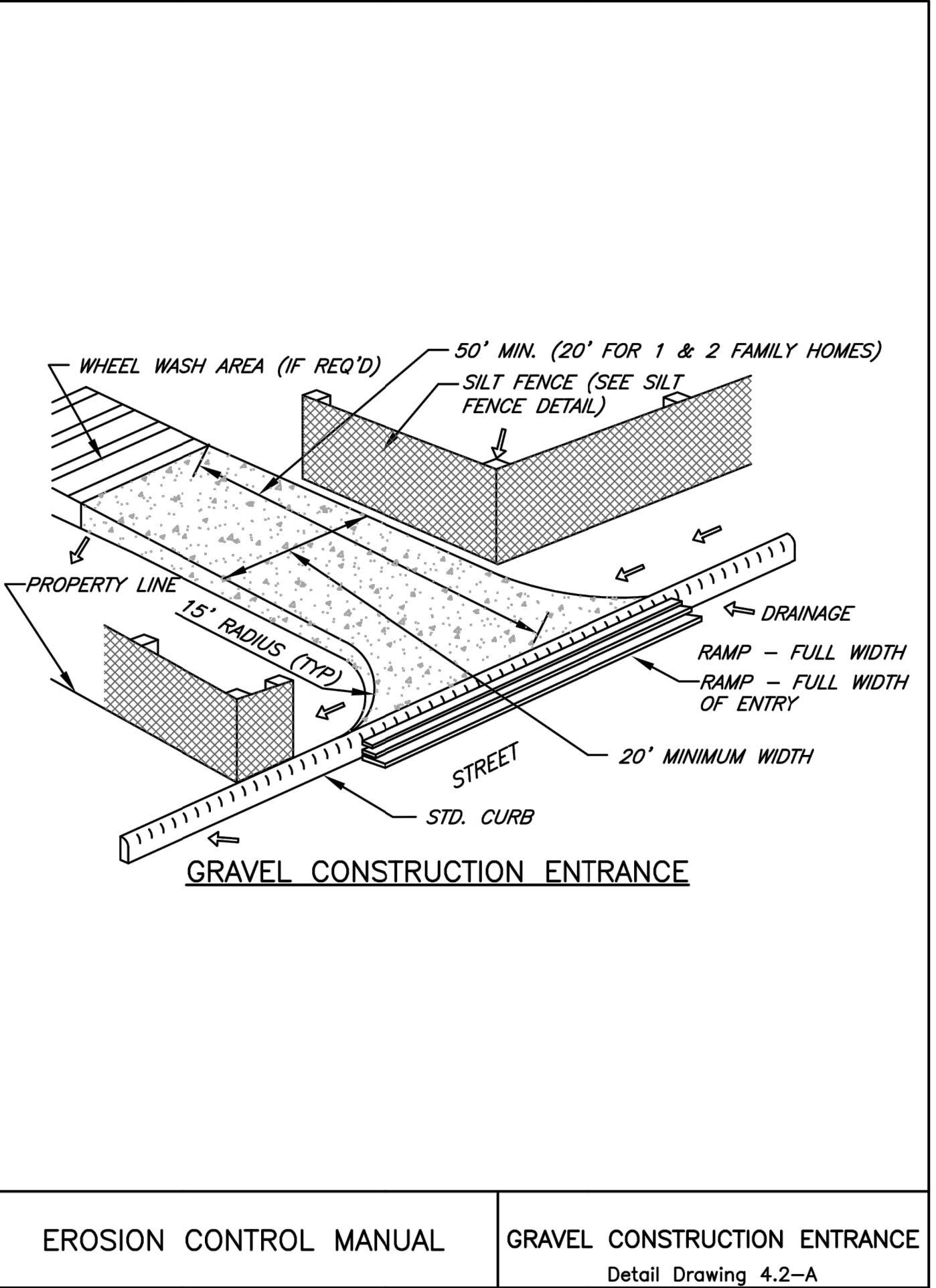


EROSION CONTROL MANUAL

TEMPORARY SEDIMENT FENCE

Detail Drawing 4.3-A

FILE DRAFT\INSPECTORS GRAPHICS DRAWING PLOT 14

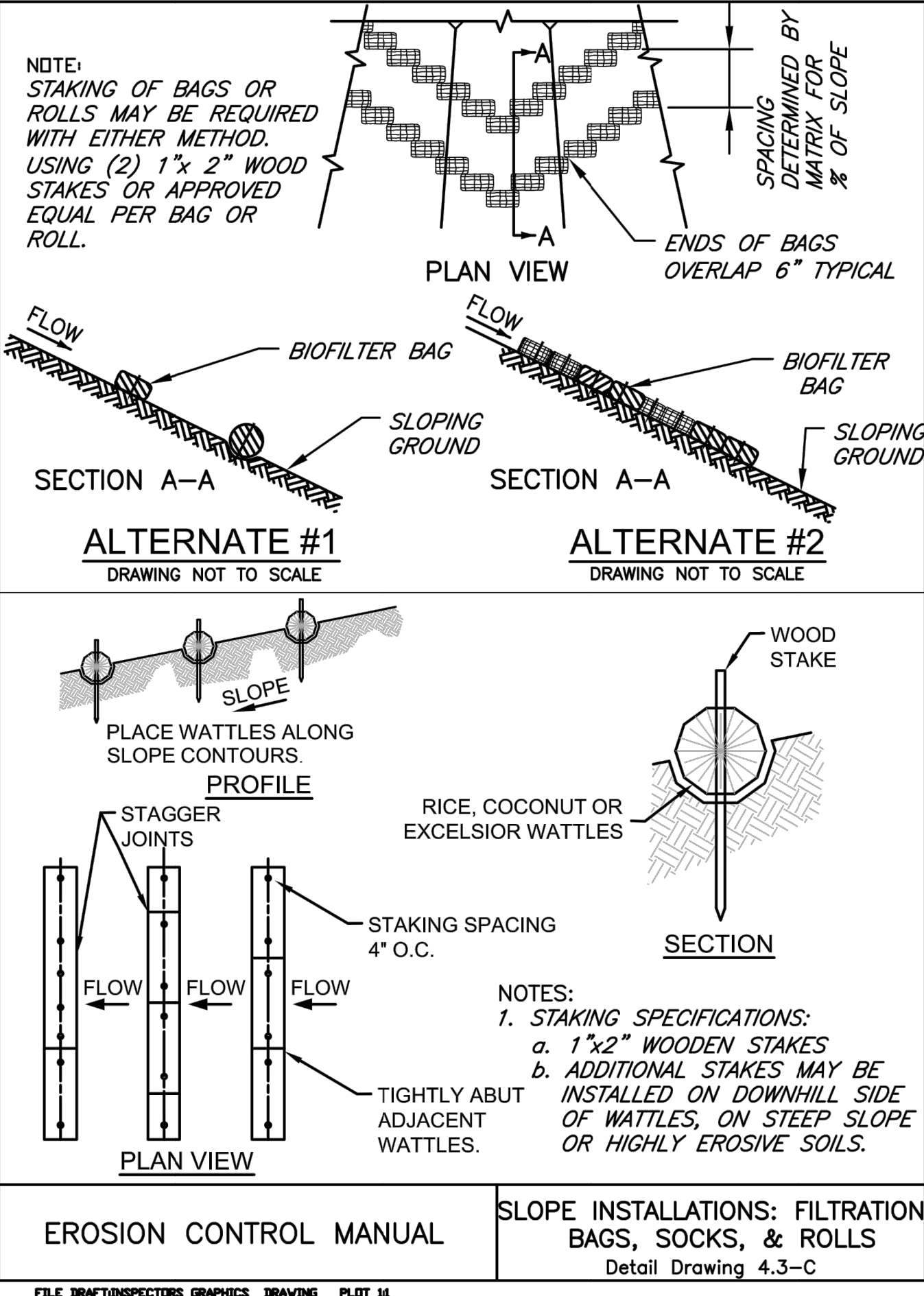


EROSION CONTROL MANUAL

GRAVEL CONSTRUCTION ENTRANCE

Detail Drawing 4.2-A

FILE DRAFT\INSPECTORS GRAPHICS DRAWING DR 3.31 PLOT 14



EROSION CONTROL MANUAL

SLOPE INSTALLATIONS: FILTRATION BAGS, SOCKS, & ROLLS

Detail Drawing 4.3-C

FILE DRAFT\INSPECTORS GRAPHICS DRAWING PLOT 14

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ESC NOTES & DETAILS  
ADA PARKING IMPROVEMENTS  
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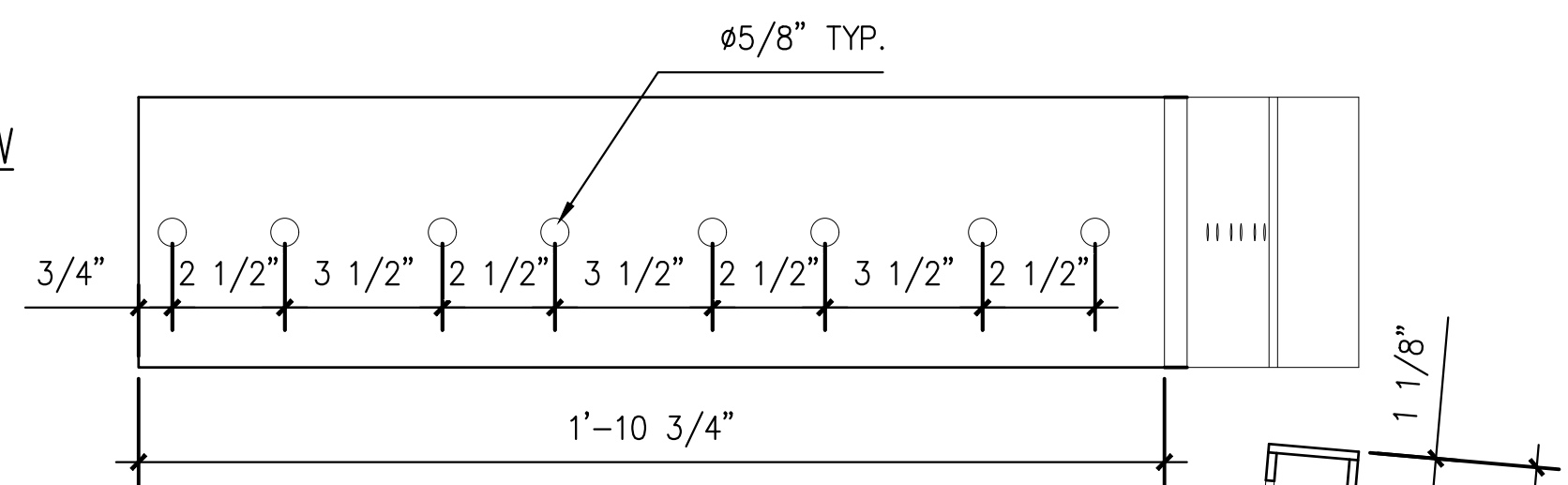
EXPIRES: 06/30/21  
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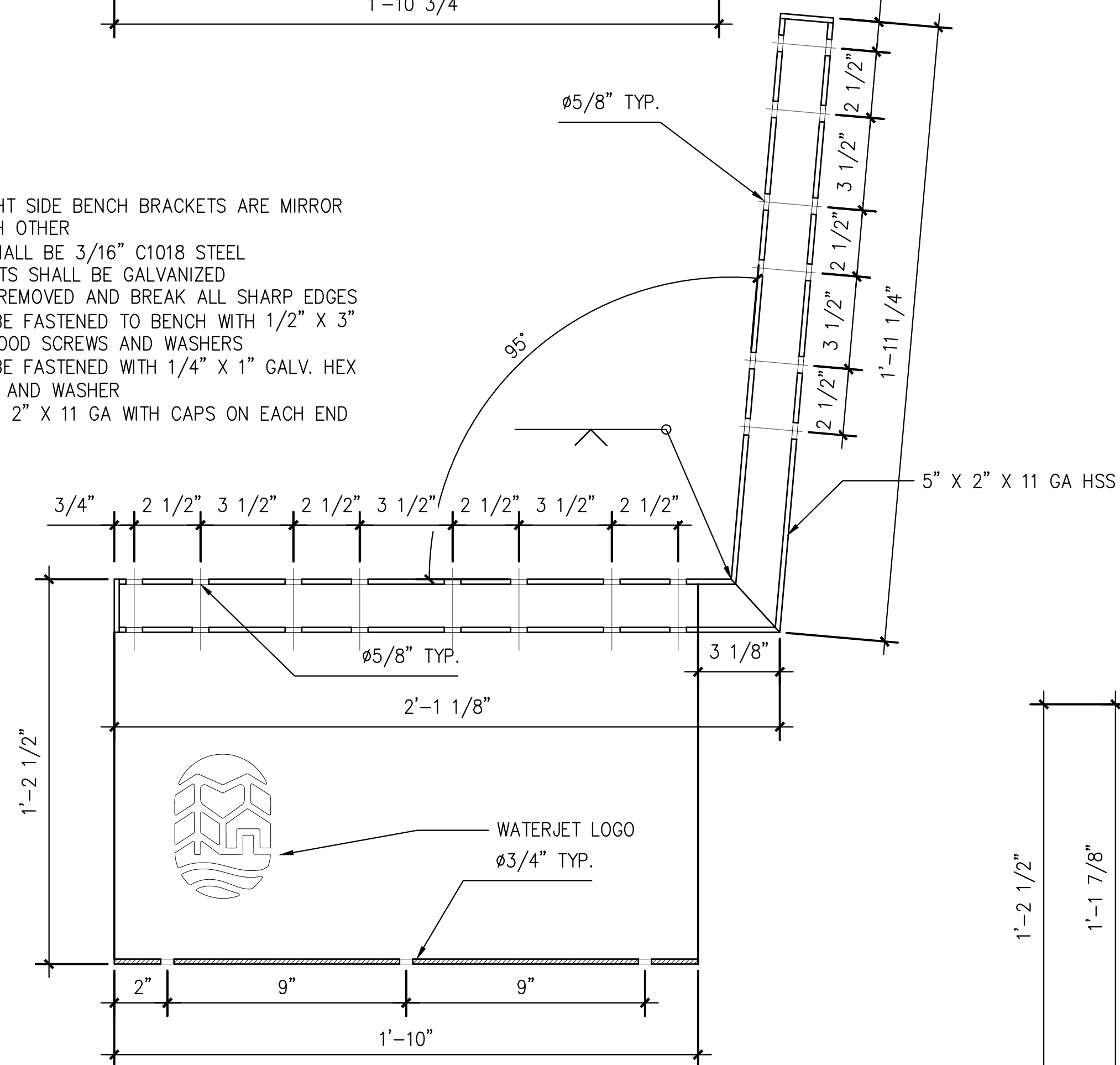
TOP VIEW



NOTES:

1. LEFT SIDE AND RIGHT SIDE BENCH BRACKETS ARE MIRROR OPPOSITES OF EACH OTHER
2. SHEET MATERIAL SHALL BE 3/16" C1018 STEEL
3. ALL METAL BRACKETS SHALL BE GALVANIZED
4. ALL BURRS TO BE REMOVED AND BREAK ALL SHARP EDGES
5. 2X6 MATERIAL TO BE FASTENED TO BENCH WITH 1/2" X 3" GALV. HEX HEAD WOOD SCREWS AND WASHERS
6. 2X4 MATERIAL TO BE FASTENED WITH 1/4" X 1" GALV. HEX HEAD WOOD SCREW AND WASHER
7. HSS MATERIAL 5" X 2" X 11 GA WITH CAPS ON EACH END

SIDE VIEW



2

BENCH FRAME - WITH BACK

Top, Plan, Front

1

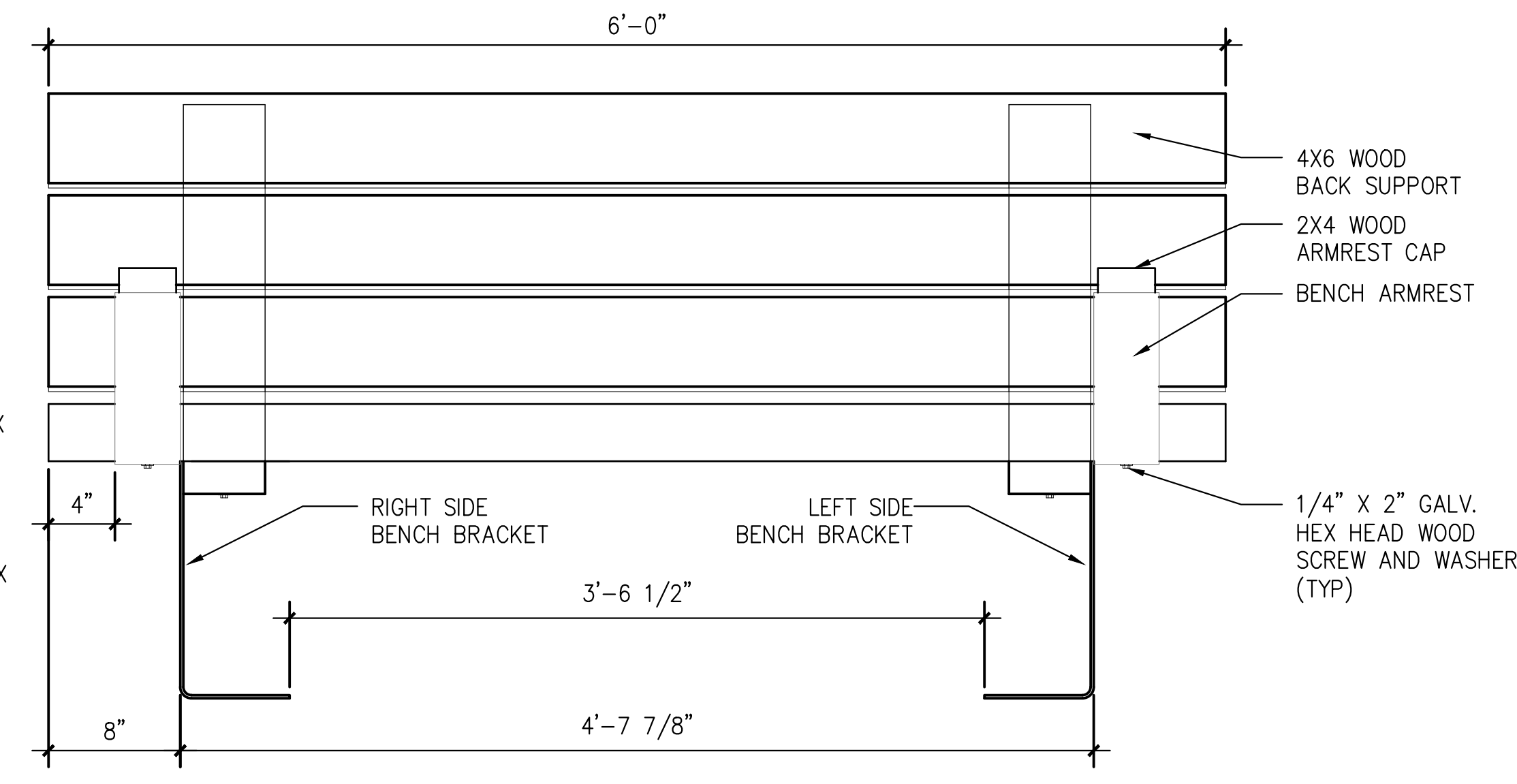
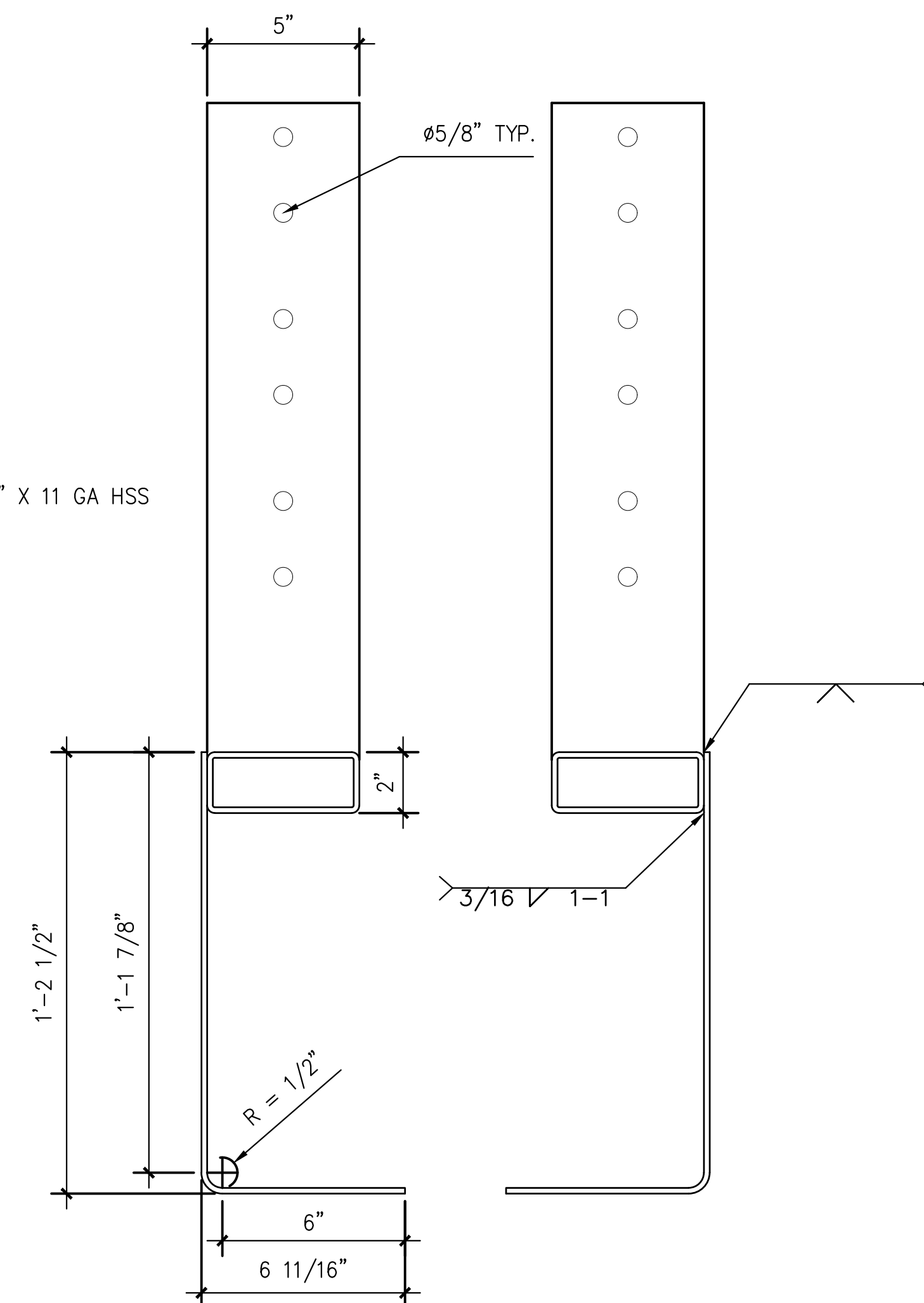
BENCH

Side and Front

FRONT VIEW

RIGHT SIDE

LEFT SIDE



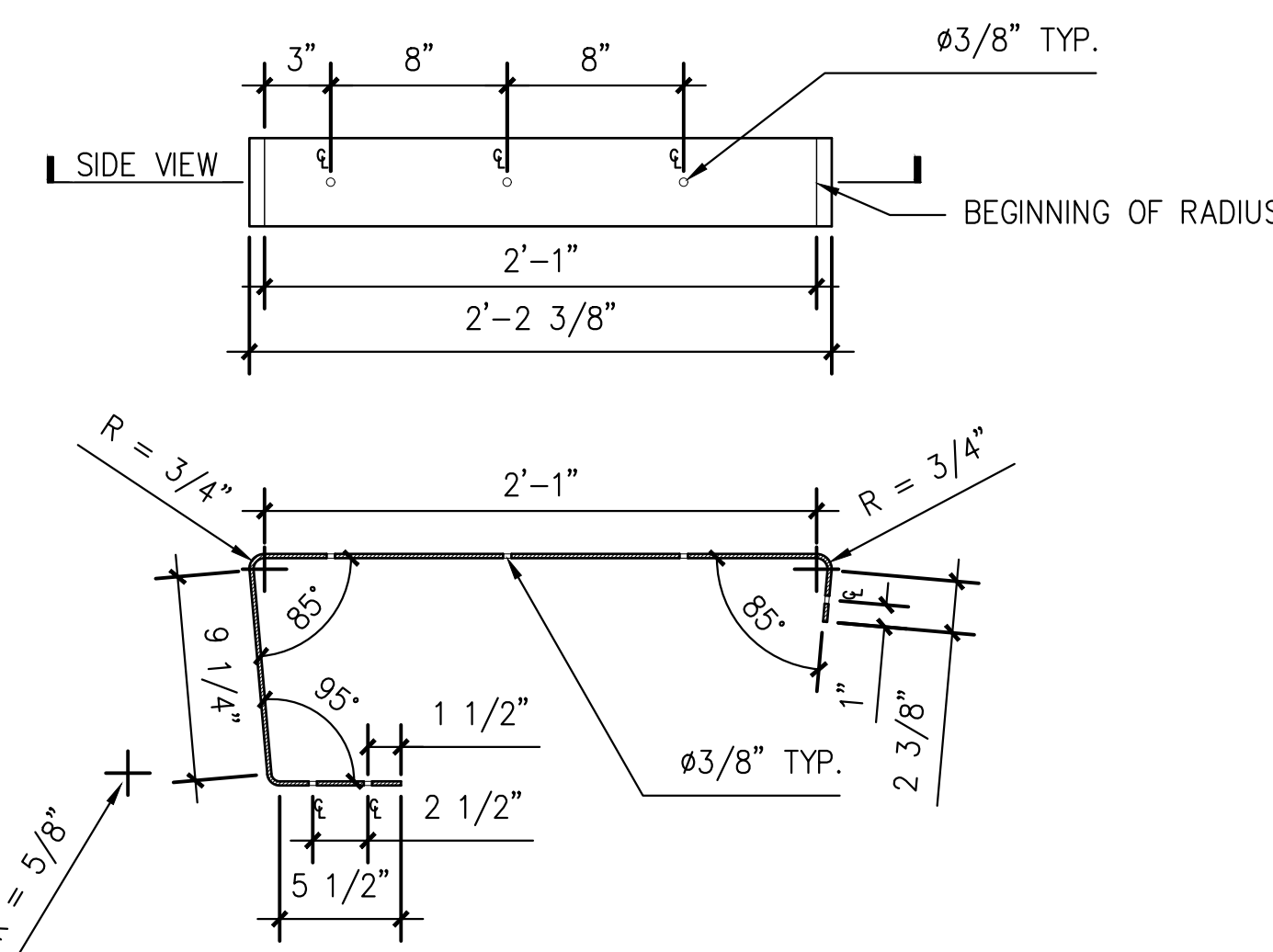
TOP VIEW

SIDE VIEW

3

BENCH ARMREST

Top and Section



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DETAILS - BENCH  
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7

8



