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Gary Shepherd, Senior Assistant Attorney

July 20, 2018

Kevin Cook, Senior Planner
Multnomah County
Land Use Planning Division
1600 SE 190th Avenue
Portland, OR 97233

RE: Metro's North Tualatin Mountains
Application for Variance
Case #T3-2017-9165 – Use Application
APPLICATION AMENDMENT/SUPPLEMENT

Dear Mr. Cook:

Thank you for your letter of July 12, 2018.

Please consider this letter applicant's formal request to amend the variance application. Applicant respectfully seeks a variance from the Forest Practices setback standard for any "structure" that may potentially violate the Forest Practices setback or that may otherwise be restricted in its location by the Forest Practices standards. This may include bridges, boardwalks, signs, or anything that potentially may be considered a "structure" under the County's interpretation.

Metro submitted a preliminary plan depicting the location of trail improvements, including small bridges and boardwalk crossings. The trail plan set (application exhibit 22) depicts eight planned crossings. The crossings are proposed to promote water quality and protect against potential erosion that would otherwise be caused by walking through water. The precise location of these crossings will be determined in subsequent trail development plans and in consultation with the project geotechnical engineer and trail construction consultants. However, given the nature of the historical plat overlaid on this resource property, there undoubtedly will be "structures" located too close to the paper lot lines – thus the need for the variance.

To avoid repetition, applicant adopts and incorporates by reference the findings, exhibits, and reasoning demonstrating compliance with applicable variance criteria in its June 2018 submission. Those findings are equally applicable to the additional "structures" that may need a variance to lawfully permit their location.

As stated, given the small size of the historically platted lots, the proposed "structures" cannot be located in any location that can satisfy the setback, given the orientation and small size of the platted lots. As such, applicant requests a variance from the setback standards as permitted by the CFU zoning and Chapter 33 and as may be necessary to accommodate the location of the proposed "structures."

If you have any questions or concerns with the information or response provided, please contact me directly at 503-797-1600 or gary.shepherd@oregonmetro.gov. Metro thanks you for your time and assistance with this application review.

Sincerely,



Gary Shepherd
Office of Metro Attorney