



Burlington Creek application issues

Kevin COOK <kevin.c.cook@multco.us>

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To: Gary Shepherd <Gary.Shepherd@oregonmetro.gov>

Hi Gary,

As you know, in the course of the application review, we have identified a few additional items that we would like to discuss with you. I am happy to meet with you to discuss. The items are listed below:

1. The proposed bridges and the proposed boardwalk appear to be subject to the forest practices setbacks and fire safety zones (MCC 33.2056) under 'other structures'.
2. The plans indicate that recreational trail use at the Burlington Creek Forest site will continue onto a trail section located on property owned by the Forest Park Conservancy. We note that property owner(s) have not signed the application and the property is not currently included in the application.
3. It appears that an application for a replat is required in order to accommodate proposed structures and their associated Forest Practices setbacks. A replat is a Type II application, so it appears that it cannot be deferred to a condition of approval. The replat standards are found in MCC 33.7797 and the application fee is \$436.00.
4. In order to make Lot of Record findings under MCC 33.2075 (A) we need to know the ownership (as of Feb. 20, 1990) of properties located along the outer edges of the Burlington Creek Forest as well as for all adjacent CFU-1 / CFU-2 zoned properties.
5. MCC 33.2061 applies to all dwellings and structures in the CFU-1 zone. Because the code indicates some options in terms of which standards to address, I wanted to give you an opportunity to address this section.
6. The application does not address MCC 33.6300 – 33.6335 (Conditional Uses). Though the standards are very similar to or the standards found in the Community Service Uses in MCC 33.6000 and use compatibility standards in MCC 33.2045.
7. There may be one or more encroachments onto Metro property. The property info for the properties adjacent to Metro are:
 - a. 2N1W20BD -02900 R119903580 R124308 - Address: 16605 NW WAPATO DR
 - b. 2N1W20BB -01100 R119902550 R124291 - Address: 17311 NW ST HELENS RD
 - c. 2N1W20BD -03800 R119906260 R124344 - Address: 16900 NW MCNAMEE RD
8. The plans do not indicate the location or design of any light fixtures. It will be helpful to show this information in order to address the SEC and dark sky criteria. I note that it would be best to insure that light fixtures will not be visible downslope (towards the east, north, and northeast from the restroom and kiosk structures).
9. It will be helpful to indicate orientation of the restroom building and the info kiosk in order to better evaluate the relationship to the scenic standards.
10. Please confirm that there will be no glass windows under eaves of the restroom building.
11. It appears that metal is proposed for the roof material on the information kiosk. I want to point out that metal is rarely approved in the scenic view overlay especially in a highly visible locations. We may condition the use of a different material.
12. The earth tone colors typically approved are dark-earth tone colors such as dark green or black. Lighter colors such as beige and tan are typically too light for a highly visible location such as the Burlington parking area. I will be giving you a color palette that contains colors that are typically approved. The restroom building, information kiosk and retaining wall will need to comply with the dark earth-tone color scheme.

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Preferred pronouns: (he / him / his)

