City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 29, 2013

To: Interested Person

From: Kathy Harnden, Land Use Services
503-823-7318 / Kathy.Harnden@portlandoregon.gov

NOTICE OF A TYPE I PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on February 28, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-102598 EN, in your letter. It also is helpful to address your letter to me, Kathy Harnden.

CASE FILE NUMBER: LU 13-102598 EN

Applicant: Travis Ruybal / Portland Parks And Recreation Bureau
1120 SW 5th Ave., Ste1302 / Portland, OR 97204

Owners: Peninsula Drainage Dist No. 2
1880 NE Elrod Dr / Portland, OR 97211-1810

B & L Storage
14300 N Northsight Blvd #218 / Scottsdale, Az 85260-3677

Michael P Wilkins
339-A N Columbia Blvd / Portland, OR 97217

Janet L Nollar
30803 SW Grahams Ferry Rd / Wilsonville, OR 97070

Nancy L Monteith-Hamilton
Po Box 188 / Battle Ground, Wa 98604

Terrance P Detz
1102 N Schmeer Rd / Portland, OR 97217

Nancie K Paxton
8801 N Vancouver Ave / Portland, OR 97217-0095

Joseph J and Cathy S Dennis

Po Box 2188 / Beaverton, OR 97075-2188

Gilbert Family LLC
6500 NW Dogwood Dr / Vancouver, WA 98663-1047

Site Location: Along the north shore levee of the Columbia Slough, between N. Denver Avenue on the west end and N. Vancouver Avenue on the east end

Legal Description: LOT 1-3 TL 1500, CHAMBREAUS FACTORY SITE; TL 1900 0.10 ACRES, SECTION 09 1N 1E; TL 1000 0.09 ACRES, SECTION 09 1N 1E; TL 1000 2.83 ACRES, SECTION 10 1N 1E; TL 300 0.69 ACRES, SECTION 10 1N 1E; TL 1300 0.77 ACRES, SECTION 10 1N 1E; TL 800 2.27 ACRES LAND & IMPS SEE R314902 (R941100651) FOR BILLBOARD, SECTION 10 1N 1E; TL 200 0.96 ACRES, SECTION 10 1N 1E; TL 900 4.91 ACRES, SECTION 10 1N 1E; TL 100 2.79 ACRES, SECTION 10 1N 1E; TL 1000 10.07 ACRES, SECTION 10 1N 1E; TL 1400 0.93 ACRES, SECTION 10 1N 1E; TL 1200 0.05 ACRES, SECTION 09 1N 1E; TL 1100 0.03 ACRES, SECTION 09 1N 1E; TL 2100 0.59 ACRES, SECTION 09 1N 1E; S OF SHERWOOD RD LOT 3 EXC PT IN SLOUGH, CHAMBREAUS FACTORY SITE; S OF SHERWOOD RD LOT 2 EXC PT IN SLOUGH, CHAMBREAUS FACTORY SITE; S OF SHERWOOD RD LOT 1 EXC PT IN SLOUGH, CHAMBREAUS FACTORY SITE

Tax Account No.: R148800050, R941090720, R941090840, R941100050, R941100390, R941100480, R941100650, R941100740, R941100810, R941101000, R941101050, R941101770, R941090870, R941090880, R941090860, R148800090, R148800060, R148800030

State ID No.: 1N1E09AA 01500, 1N1E09AA 01900, 1N1E09AA 01000, 1N1E10BB 01000, 1N1E10BD 00300, 1N1E10BB 01300, 1N1E10BB 00800, 1N1E10BD 00200, 1N1E10A 00900, 1N1E10BD 00100, 1N1E10A 01000, 1N1E10BB 01400, 1N1E09AA 01200, 1N1E09AA 01100, 1N1E09AA 02100, 1N1E09AA 01300, 1N1E09AA 01600, 1N1E09AA 01700

Quarter Section: 2129

Neighborhood: East Columbia NA, contact Maryhelen Kincaid at 503-286-3354.

Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892.

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None

Other Designations: 100-year Floodplain

Zoning: IG2c – Industrial zone with the Environmental Conservation (c) overlay
IG2ch – Industrial zone with the Environmental Conservation (c) and Aircraft Landing Zone (h) overlays.
EG2ch – General Employment zone with the Environmental Conservation (c) and Aircraft Landing (h) overlays.

Case Type: EN – Environmental Review

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The Portland Bureau of Parks and Recreation proposes to develop a 10-foot wide, paved asphalt pedestrian and bicycle path with 1-foot gravel shoulders along the north levee of the Columbia Slough. This portion of the levee is relatively flat and currently has a graveled surface. The proposed paved trail will provide a section of the overall 40 Mile Loop Trail network and is an identified regional trail in the Portland Parks & Recreation "Recreational Trails Strategy" of 2006. The proposed paved trail will connect to another portion of developed trail to the west.

To be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are found in:

33.430.250.B – Public recreational facilities.

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on January 9, 2013 and determined to be complete on January 23, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

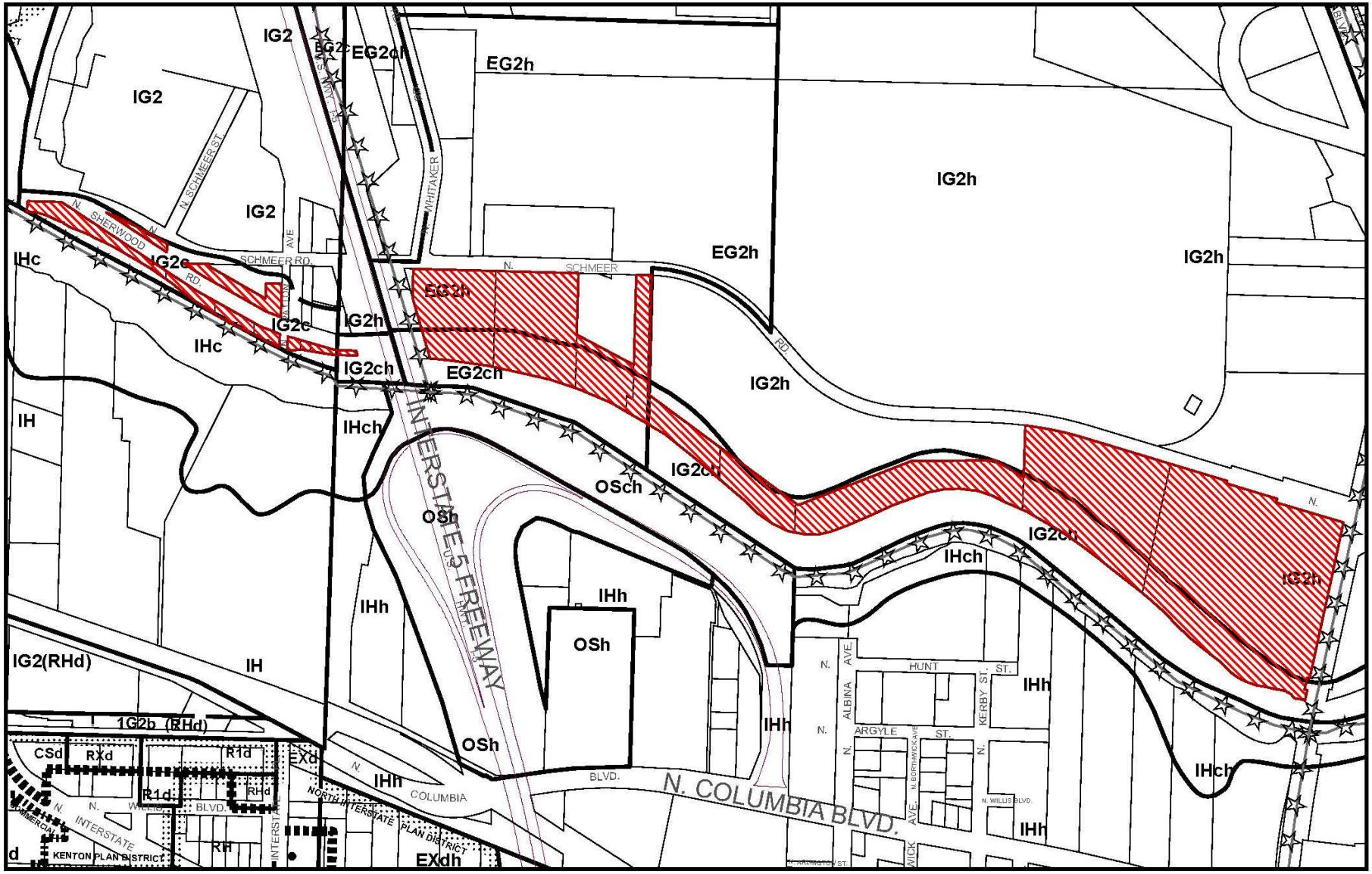
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Zoning Map
Site Plan

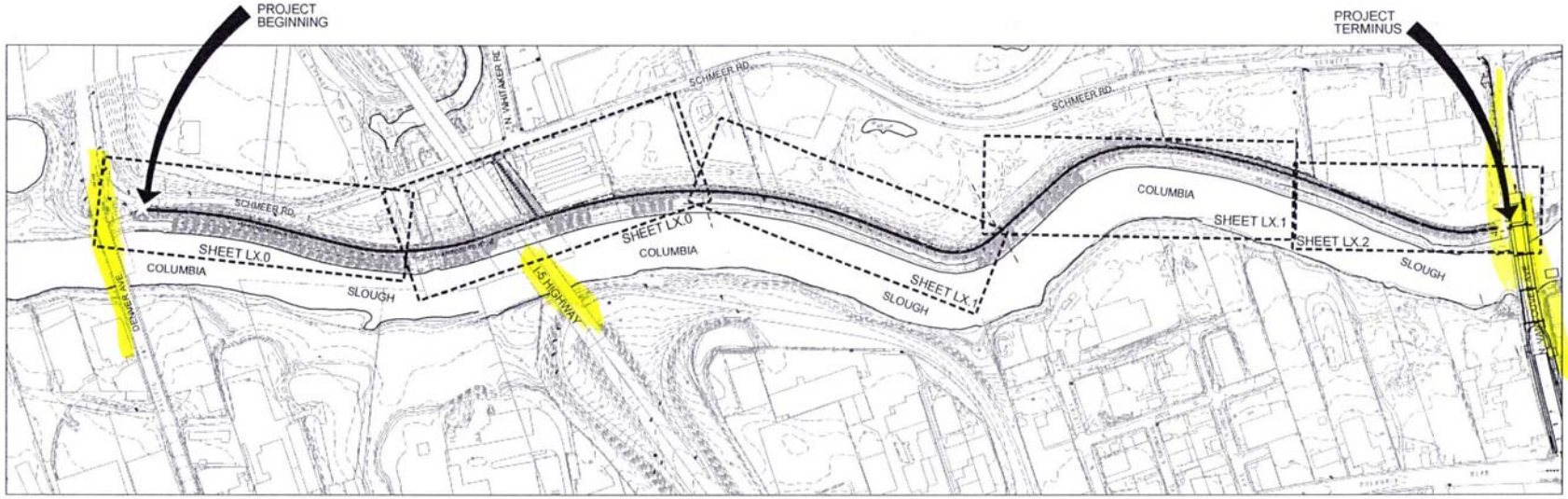


ZONING

Site

NORTH

File No. LU 13-102598 EN
1/4 Section 2128,2129,2130
Scale 1 inch = 500 feet
State_Id 1N1E10BD 100
Exhibit B (Jan 24,2013)



PROJECT LOCATION MAP

SCALE: 1"=200'-0"

PROJECT ARCHITECT / MANAGER & OWNERS REP.

TRAVIS RUYBAL, RLA
PORTLAND PARKS & RECREATION
1120 SW FIFTH AVE. #1302
PORTLAND, OREGON 97204
503-823-5487
503-823-5570 FAX

PROJECT SURVEYOR

JACK CARLSON, PLS
OTAK INC.
17355 SW BOONES FERRY ROAD
LAKE OSWEGO, OR. 97035
503-699-2400
503-635-5395 FAX

LEGEND:

- 100 YR FLOOD PLANE LINE
- ORDINARY HIGH WATER LINE (DHWL)
- TEMPORARY DISTURBANCE / WORK LIMIT LINE
- PERMANENT DISTURBANCE AREA
- ENVIRONMENTAL OVERLAY LINE
- 25' ENVIRONMENTAL TRANSITION AREA "C"

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND STANDARDS AND SPECIFICATIONS, AS WELL AS APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING NECESSARY PERMITS AND INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES. A 48-HOUR NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING CONSTRUCTION.

2. EXISTING UTILITIES SHOWN ARE APPROXIMATE. FOLLOW UTILITY LOCATE PROCEDURE AS SPECIFIED IN 02110 SITE CLEARING.

3. CONTRACTOR SHALL TAKE CARE IN EXCAVATING AROUND EXISTING TREE ROOTS. HAND DIG AS REQUIRED. NOTIFY OWNERS REPRESENTATIVE 48 HRS PRIOR TO STARTING WORK.

4. EROSION CONTROL MEASURES ARE TO BE IN PLACE AND MAINTAINED AT ALL TIMES. THEY MUST CONFORM TO THE REQUIREMENTS SET FORTH IN THE CITY OF PORTLAND SEDIMENT AND EROSION CONTROL MANUAL.

5. CONTRACTOR SHALL FOLLOW ANY CLEARING / DEMO WORK IMMEDIATELY WITH NEW WORK.

6. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES CAUSED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL REPAIR TO NEW WORKING CONDITION ANY DAMAGED UTILITY LINES. TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT NO ADDITIONAL CHARGE. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITY LINES TO INSURE LINE(S) ARE LOCATED OR RELOCATED A MINIMUM OF 12" BELOW BOTTOM OF TRAIL SUBGRADE. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY IF CONFLICT WITH EXISTING UTILITIES OCCURS.

7. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING PAVED SURFACES RESULTING FROM CONSTRUCTION ACTIVITIES, ACCESS AND STAGING.

8. CONTRACTOR MUST RESTORE ALL AREAS USED FOR CONSTRUCTION ACCESS AND STAGING. RESTORATION MAY INCLUDE, BUT WILL NOT BE LIMITED TO, SCARIFYING COMPACTED SOIL AND REPLACING VEGETATION.

9. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SURVEY MONUMENTS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST AND COORDINATION OF REPLACEMENT, BY LICENSED SURVEYORS, OF DAMAGED OR REMOVED MONUMENTS.

10. PORTLAND PARKS AND RECREATION COLUMBIA SLOUGH TRAIL EXISTING CONDITIONS GROUND BASE MAP (OCT. 2010). BASIS OF BEARINGS AND COORDINATES: COORDINATES ARE NAD83 (1991) OREGON STATE PLANE-NORTH ZONE

BASIS OF ELEVATIONS: CITY OF PORTLAND DATUM BASED ON C.O.P. BENCH MARK NO. 498 ELEV. = 81.438

DRAWING INDEX

SHEET TITLE	SHEET #
COVER SHEET	L 0.0
EXISTING CONDITIONS	L 1.0
EXISTING CONDITIONS	L 1.1
EXISTING CONDITIONS	L 1.2
DEVELOPMENT PLAN SITE PLAN	L 2.0
DEVELOPMENT PLAN SITE PLAN	L 2.1
DEVELOPMENT PLAN SITE PLAN	L 2.2
CONSTRUCTION MANAGEMENT PLAN	L 3.0
CONSTRUCTION MANAGEMENT PLAN	L 3.1
CONSTRUCTION MANAGEMENT PLAN	L 3.2
PLANTING PLAN	L 4.0
PLANTING PLAN	L 4.1
PLANTING PLAN	L 4.2
DETAILS	
TRAIL CROSS SECTIONS	L 5.0
TRAIL CROSS SECTIONS	L 5.1
CONSTRUCTION DETAILS	L 6.0
CONSTRUCTION DETAILS	L 6.1
EROSION CONTROL DETAILS	L 6.2
ALTERNATIVES ANALYSIS	
ALTERNATIVE ANALYSIS	L 7.0
ALTERNATIVE ANALYSIS	L 7.1

NOTE:
SCALE INDICATED ON DRAWING IS CORRECT IF DRAWING BORDER IS 22" X 34"

PERMIT DRAWINGS

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

REGISTERED LANDSCAPE ARCHITECT
234
George Lozovoy
OREGON

Portland Parks and Recreation
MIKE ABBATE, Director
NICK FISH, Commissioner

COVER SHEET
COLUMBIA SLOUGH TRAIL - "DENVER AVE TO VANCOUVER AVE"
Columbia Slough, Portland, Oregon
PROJECT MANAGER: TRAVIS RUYBAL, RLA (503) 823-5487
SECTION NORTH
DATE: 9/2/12
SCALE: AS SHOWN
DRAWN BY: TJR

REVISIONS

DATE	DESCRIPTION	BY

L0.0