



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: August 14, 2008
To: Interested Person
From: Kim Freeman, Land Use Services
503-823-5663 / kim.freeman@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-142042 EN

GENERAL INFORMATION

Applicant: Joi L Sutton
13909 NE Marine Dr
Portland, OR 97230

Site Address: 13909 NE MARINE DR

Legal Description: INC RIPARIAN RIGHTS LOT 30, REYNOLDS MTN VIEW PLAT 2
Tax Account No.: R700800630
State ID No.: 1N2E14DD 01000
Quarter Section: 2444
Neighborhood: Argay, contact Valerie Curry at 503-256-5579.
Business District: Columbia Corridor Association, contact Land Use at 503-287-8686.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Columbia South Shore Plan District (applies south of Marine Drive)
Other Designations: *Inventory and Analysis of Wetlands, Water Bodies and Wildlife Habitat Areas for the Columbia Corridor*, East Columbia Corridor, Site No. 17; FEMA 100-Year Flood Plain

Zoning: Rfc, x: Residential Farm and Forest zone with Environmental Conservation (c) and Portland International Airport Noise Impact (x) overlay zones

Case Type: EN – Environmental Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes to construct a 60 foot by 3 foot wide ramp and a 50 foot by 6 foot wide dock in the Columbia River (See attached exhibits). Two steel pilings, 12-inch diameter with plastic cap by 60 feet tall, are proposed to anchor the dock structure. The ramp is constructed of steel grating and will attach to existing stairs with a hinge pin. The dock will be made with a steel frame, composite decking with fish light panels if needed, and fully encapsulated floating units. The dock will be constructed off site and floated with the ramp to the site via barge. The existing riverbank consists of ivy, blackberry and riprap.

The applicant has applied for approval from the Army Corps of Engineers and the State of Oregon's Division of State Lands with the same proposal described in this notice. This proposal triggers environmental review because disturbance is proposed within 50 feet of an identified water body within the Columbia Corridor per 33.430.140.F.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in section 33.430.250.E - other development in the environmental conservation zone.

ANALYSIS

Site and Vicinity: The 3,400 square foot, rectangular lot is located east of Interstate I-205 and north of NE Marine Drive. It is one of approximately 36 lots on the riverside of the levee. Eighteen lots, including the subject lot, contain single-family development and about eight have docks. South of NE Marine Drive is a large, almost completely developed manufacturing area zoned IG2x (see Exhibit B). The subject property is situated on the riverside of the Multnomah County Drainage District's flood control levee. From NE Marine Drive, the property slopes down to a narrow terrace that contains a house, driveway and small rear yard. An existing stair leads down the riverbank at about a 2:1 slope from the rear yard of the property. Lots on both sides of the subject site are developed with houses and one dock to the west of the proposed dock.

Infrastructure: There is no public sanitary and storm sewers in the NE Marine Drive right-of-way, adjacent to the property. The site has an existing septic tank and drainfield.

NE Marine Drive runs parallel to the Columbia River along the levee. The nearest cross street is NE 138th Avenue, which accesses the industrial area to the south. NE Marine Drive is classified as a Neighborhood Collector, while NE Airport Way running roughly parallel to the south is the District Collector, a higher traffic classification.

Environmental Resources: Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less sensitive. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

The application of the environmental zones is based on detailed studies that have been carried out within eight separate areas of the City. The City's policy objectives for these study areas are described in reports that identify the resources and describe the functional values of the resource sites. Functional values are the benefits provided by resources. The values for each resource site are described in the inventory section of these reports.

The project site is mapped in the *Inventory and Analysis of Wetlands, Water Bodies and Wildlife Habitat Areas for the Columbia Corridor*, as East Columbia Corridor Site No. 71. Site 71 stretches along the entire Columbia River front between Interstate 5 on the west to the City limits boundary on the east. Resources identified for the Columbia River bank line include riparian strips for fish and wildlife habitat, visual amenities, erosion control, and drainageway functions that include flood storage, desynchronization, drainage sediment trapping, pollution and nutrient retention. However, Site 71 is further described as being highly disturbed and largely developed with single dwellings and marinas. Most of Site 71 is developed as a flood control levee and is largely unvegetated at this time, although blackberry bushes and English ivy abound. Resources and functional values on the project site include bank stabilization, floodwater containment, and a small riparian area, overgrown with blackberries and ivy.

Zoning: The zoning designation for the site is Residential Farm and Forest (RF) with Environmental Conservation (c) and the Portland International Airport Noise (x) overlay zones.

The RF zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 52,000 square feet. Newly created lots must have a minimum density of 1 lot per 87,120 square feet of site area. The provisions of this zone allow this use; these provisions are not specifically addressed through this Environmental Review.

The Portland International Airport Noise Impact overlay zone (x) reduces the impact of aircraft noise on development within the noise impact area surrounding the Portland International Airport. The zone achieves this by limiting residential densities and by requiring noise insulation, noise disclosure statements, and noise easement. The regulations of this zone are not applicable to the proposed grading and revegetation.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to preserve the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less significant. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

The Environmental Conservation zone conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development.

Environmental overlay zones contain resource areas and transition areas. Resource areas contain significant resources and functional values. Transition areas surround the resource areas. Resources and functional values within transition areas are not significant, but they provide a buffer for the significant resources and functional values within the resource area. The transition area is measured as the first 25 feet inward from an environmental zone boundary.

Land Use History: City records indicate there are no prior land use reviews for this site.

PUBLIC REVIEW COMMENTS

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on **July 16, 2008**.

1. Agency Review: Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.

2. Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

PROJECT ANALYSIS

Impact Analysis and Mitigation Plan: The applicant provided a full description of the proposal as summarized on page 1 of this report. The following discusses developments other than the one proposed, that were considered by the applicant. The following additionally describes the construction management, mitigation, and monitoring strategy, as proposed by the applicant. These are described in detail in the applicant's narrative (Exhibits A.1-A.4 in the Application Case File).

Development Alternatives: The applicant proposes a 300 square foot dock structure with two pilings and a 180 square foot ramp connecting to existing stairs on the riverbank, entirely in the environmental conservation zone. The applicant described two alternatives for the proposed dock, ramp and pilings, as required by Zoning Code approval criterion 33.430.250 E.2:

1. Build a larger dock with additional pilings: This option would result in additional impacts to the river with installation of pilings and coverage in the river. The alternative was rejected by the applicant because it would be significantly more expensive than the proposed alternative.
2. Propose the ramp and dock structure downstream: This option would require a new stair to be constructed and cause additional disturbance to the riverbank. This option was identified as having greater impacts to the riverbank than using the existing stairs on the site. Because of the cost and impacts the applicant rejected this proposal.

Proposed Construction Management Plan (CMP): The applicant proposes to construct the new ramp, dock and pilings off-site and float them to the site on a barge. The pilings will be installed with a vibratory hammer and crane from the barge. The crane will not project above the height restriction set by the FAA for structures within the 'h' overlay. All materials will remain on the barge and no storage of materials or access is proposed from the riverbank due to the location of the septic tank and drain field. Additional in-water requirements may be required by the joint permit review of Department of State Lands and Army Corps of Engineers, which is currently under review. The installation of the hinge pin will not require any disturbance of the riverbank and will essentially be a bolt attaching the ramp structure to the existing stair with no additional development impacting the riverbank. The applicant does not propose to store the ramp and dock structures on the upland during the winter months, thus protecting the septic tank and drain field.

Applicant-Identified Development Impacts: The applicant has identified 480 square feet of permanent disturbance area associated with the proposed development. The impact area is within the Columbia River, with the only work activities on land occurring with the installation of the "hinge pin" connecting the ramp to the existing stairs. There is no ground disturbance proposed with the installation of the hinge pin. The riverbank is dominated by invasive species.

Proposed Mitigation: The applicant does not propose any mitigation.

Proposed Monitoring Plan for Mitigation: The applicant does not propose any monitoring.

ZONING CODE APPROVAL CRITERIA

33.430.250 Approval Criteria for Environmental Review

An environmental review application will be approved if the review body finds that the applicant has shown that all of the applicable approval criteria are met. When environmental review is required because a proposal does not meet one or more of the development standards of Section 33.430.140 through .190, then the approval criteria will only be applied to the aspect of the proposal that does not meet the development standard or standards.

Findings: To install the pilings, dock and ramp structures, the development occurs within 50 feet of the Columbia River, and the proposal does not meet Development Standard 33.430.140.F.1. The approval criteria that apply to the proposed new development are found in Section 33.430.250 E. The applicant has provided findings for these approval criteria and BDS Land Use Services staff have revised these findings or added conditions, where necessary to meet the approval criteria.

33.430.250.E. Other development in the Environmental Conservation zone or within the Transition Area only. In Environmental Conservation zones or for development within the Transition Area only, the applicant's impact evaluation must demonstrate that all of the following are met:

- 1. Proposed development minimizes the loss of resources and functional values, consistent with allowing those uses generally permitted or allowed in the base zone without a land use review;**

Findings: Boat docks are allowed in the base zone as accessory structures, according to 33.110 of the Zoning Code. The primary structure on the site is a single-family home.

The dock is proposed within waters of the state and the property owner is required to obtain a lease from the Department of State Lands and permit approval through DSL and the Army Corps of Engineers. The applicant has applied for each of these approvals concurrently with this land use review process. As discussed earlier in this report, the proposed structures are small in area and impact is minimized with the proposed CMP described on Page 4. The proposed ramp will attach to existing stairs on the site with a large bolt allowing the ramp and dock to rise up and down with the tides and river flow fluctuations. The two pilings will be installed using a crane and vibratory hammer located on a barge in the river. The same barge will be used to install the ramp and dock once the pilings are in place.

Because the project will not disturb upland areas, will utilize an existing stairway, and will have minimum impact on the aquatic environment, there should be no loss of resources and functional values on the site. *Therefore this criterion is met with a condition of approval requiring DSL and ACOE approval of the project.*

- 2. Proposed development locations, designs, and construction methods are less detrimental to identified resources and functional values than other practicable and significantly different alternatives;**

Findings: On page 4 of this report, alternatives considered by the applicant were summarized. The alternatives primarily consist of variations on size and location of the proposed dock and ramp structures.

Because the applicant has considered the alternatives and identified an approach that minimizes the detrimental impacts on resources and values, this criterion is satisfied.

- 3. There will be no significant detrimental impact on resources and functional values in areas designated to be left undisturbed;**

Findings: The applicant's proposed construction management plan (CMP) is described on page 4 of this report. The CMP will be effective because it provides a realistic proposal to install the structures from a barge in the river and it is apparent that the applicant has carefully thought through the potential impacts of construction activities on the property. The proposed CMP will provide protection for the resources and values in areas designated to be left undisturbed for these reasons. When the applicant receives approval from DSL, ACOE and NOAA, the small amount of sediment plume associated with the pile installation will be acceptable as long as their recommended installation measures are followed. There is no proposed disturbance of the riverbank. Therefore, this criterion is met.

- 4. The mitigation plan demonstrates that all significant detrimental impacts on resources and functional values will be compensated for;**

Findings: This criterion requires the applicant to assess unavoidable impacts and propose mitigation that is proportional to the impacts, as well as sufficient in character and quantity to replace all lost resource functions and values. Impacts resulting from this proposal

include temporary and relatively insignificant impacts associated with pile driving that will temporarily disturb sediments in the Columbia River. There will be no impacts to the riverbank with an existing stair to be used and the ramp connecting directly to the existing stair. Because the project will have no upland impacts in the Environmental Conservation overlay zone, and no significant long-term impacts to the aquatic environment, this criterion is met.

5. **Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere; and**
6. **The applicant owns the mitigation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation program; or can demonstrate legal authority to acquire property through eminent domain.**

Findings: Significant detrimental impacts were not identified for this project; therefore, mitigation will not be required. These criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to install a 60-foot by 3-foot wide ramp and a 50-foot by 6-foot wide dock with two pilings in the Columbia River. The installation of the structures will be conducted by barge with no storage or disturbance occurring on upland areas. The applicant has applied for joint DLS and ACOE approval. With the submittal of the approval from DSL and ACOE, this project will be in conformance with the applicable approval criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of an Environmental Review for construction of

- 300 square foot dock with,
- Two 60 foot long steel pilings driven to a depth of 25 feet, and
- A 180 square foot steel grate ramp,

all within the Environmental Conservation overlay zone, and in substantial conformance with Exhibits C.1, C.2, C.3, and C.4, as modified, signed, and dated by the City of Portland Bureau of Development Services on **August 12, 2008**. Approval is subject to the following conditions:

- A. **All permits:** Copies of the stamped Exhibits C.1 through C.4 from LU 08-142042 EN and Conditions of Approval listed below, shall be included within all plan sets submitted for permits (building, grading, Site Development, erosion control, etc.). These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall include the following statement, **"Any field changes shall be in substantial conformance with approved Exhibits C.1 through C.4."**
- B. Submit a copy of the approval from Department of State Lands and Army Corps of Engineers for the proposed dock, ramp and pilings prior to the issuance of building permit.
- C. Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or

enforcement of these conditions in any manner authorized by law.

Note: In addition to the requirements of the Zoning Code, all uses and development must comply with other applicable City, regional, state and federal regulations.

Decision rendered by: Michael Hayak **on (August 12, 2008.)**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 14, 2008

Staff Planner: Kim Freeman

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 30, 2008, and was determined to be complete on July 14, 2008.

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. Therefore this application was reviewed against the Zoning Code in effect on June 30, 2008.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 28, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant

prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **August 29, 2008 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

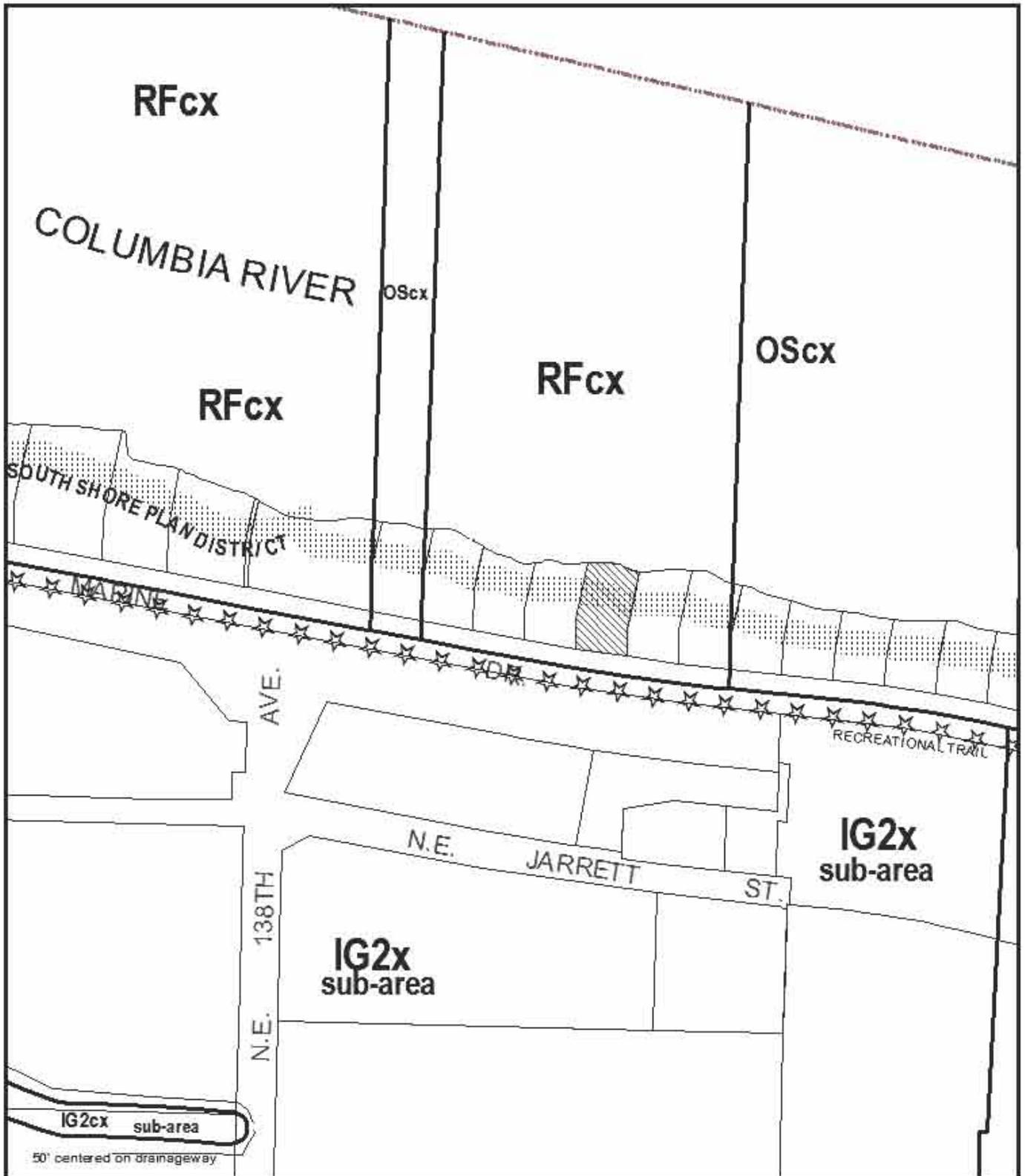
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan Existing Conditions (attached)
 - 2. Proposed Development Site Plan (attached)
 - 3. Proposed Development Cross Section (attached)
 - 4. Construction Management Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Multnomah County Drainage District No. 1
 - 8. Port of Portland, Aviation Division
- F. Correspondence:
 - 1. Jason Gately, Port of Portland – Aviation, August 6, 2008, Confirm FAA height limit will be met by crane used for installation.
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

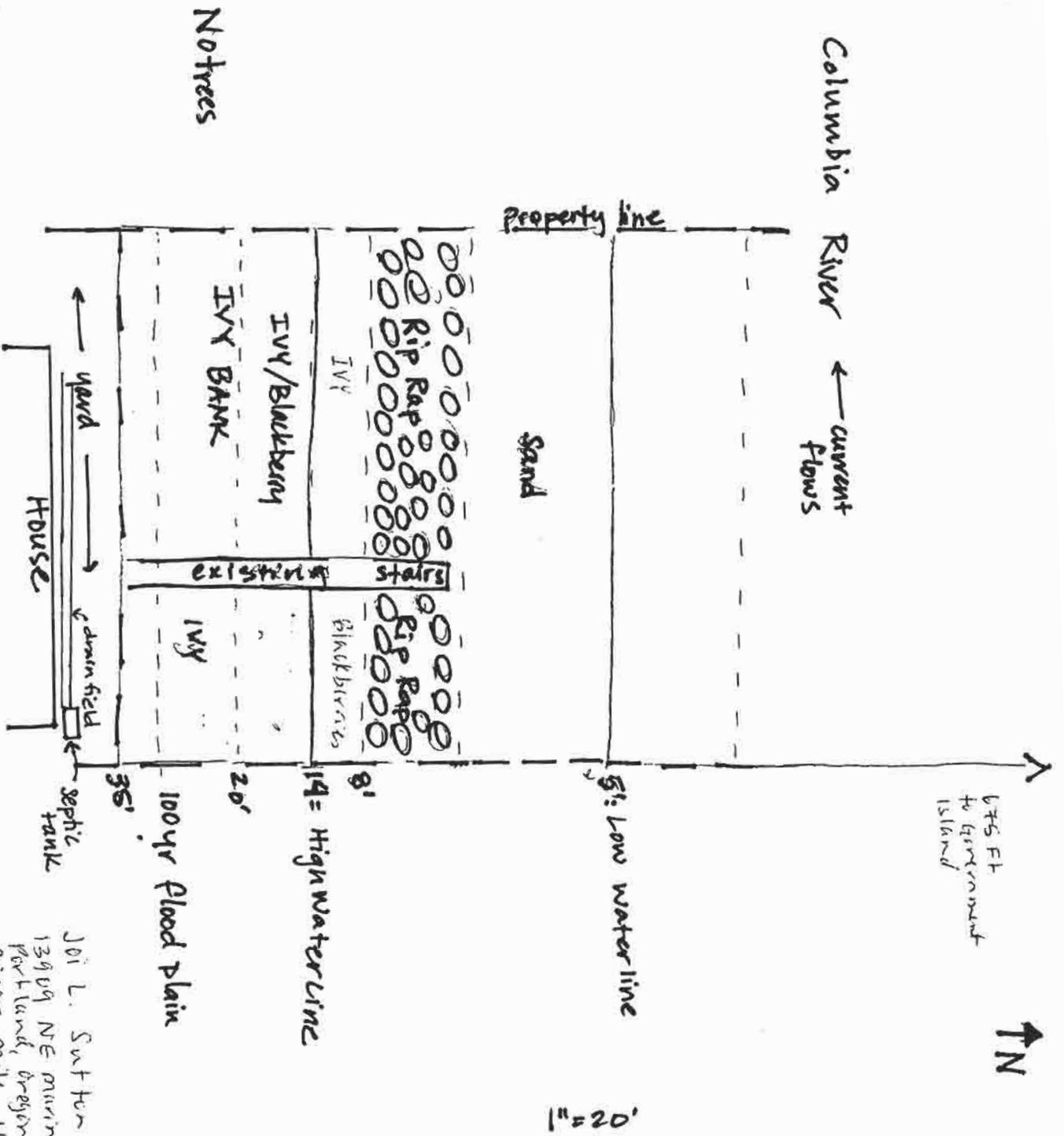
 Site



File No. LU 08-142042 EN
 1/4 Section 2444
 Scale 1 inch = 200 feet
 State_Id 1N2E14DD 1000
 Exhibit B (Jul 02, 2008)

Existing conditions Plan

Entire site w/in Resource area of conservation zone.



CASE NO. DB-142042EA
EXHIBIT C-1

13240241-807

JOI L. SUTHER
13909 NE Marine Drive
Portland, Oregon 97230
River mile 113
proposed private boat dock
June 2000

Proposed Development Plan

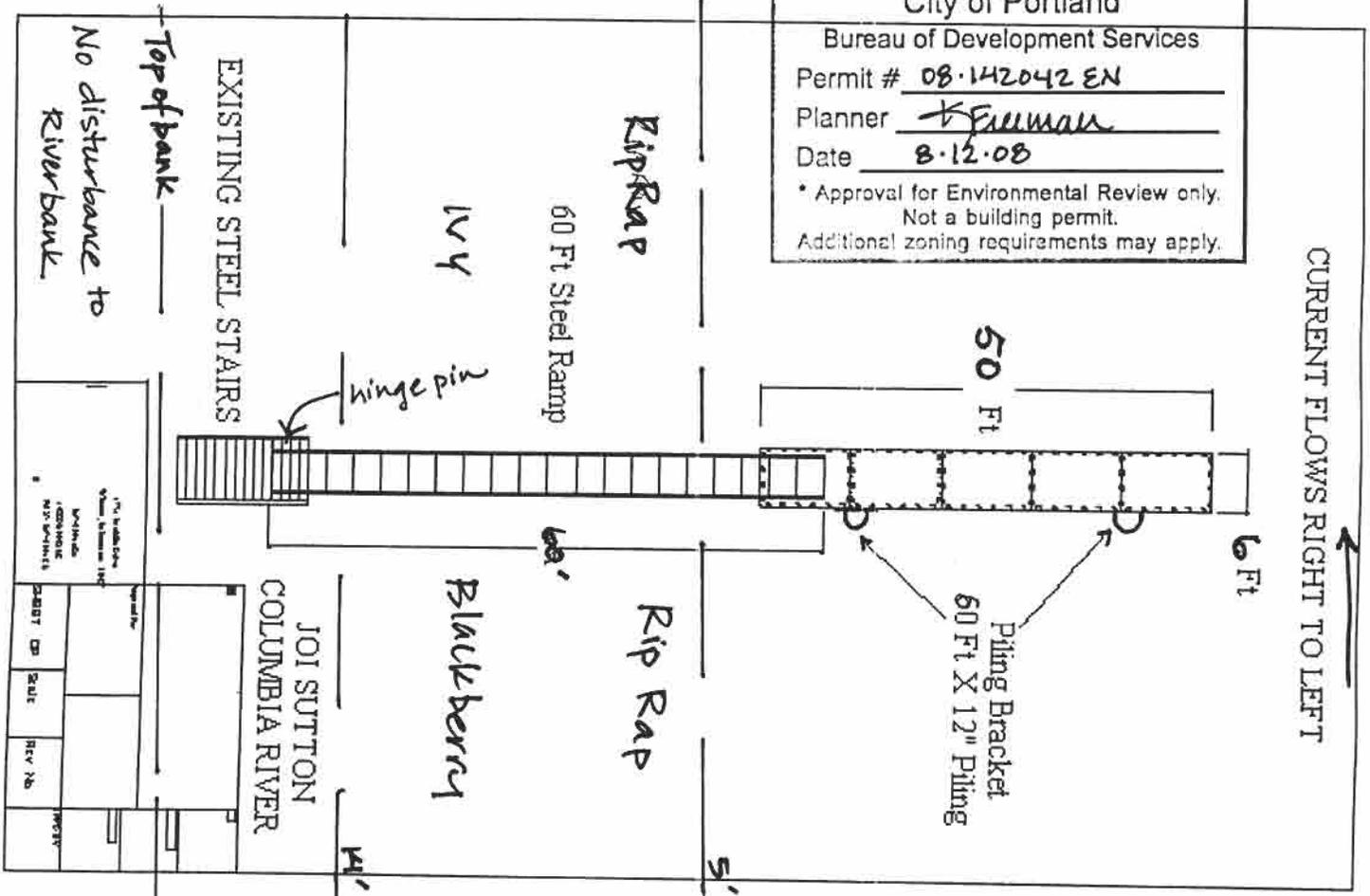
Approved
City of Portland
 Bureau of Development Services
 Permit # 08-142042 EN
 Planner K. Freeman
 Date 8.12.08
 * Approval for Environmental Review only.
 Not a building permit.
 Additional zoning requirements may apply.

CURRENT FLOWS RIGHT TO LEFT

No Grading will occur

Entire site located in resource area of environment of conservation overlay Zone

No trees



675 yards to Government Island

CASE NO. 08-142042 EN
 EXHIBIT C-2

LU08-142042EN

Zone F1
 2501 - 00041
 LU 03 - 153242
 08-133035 EA

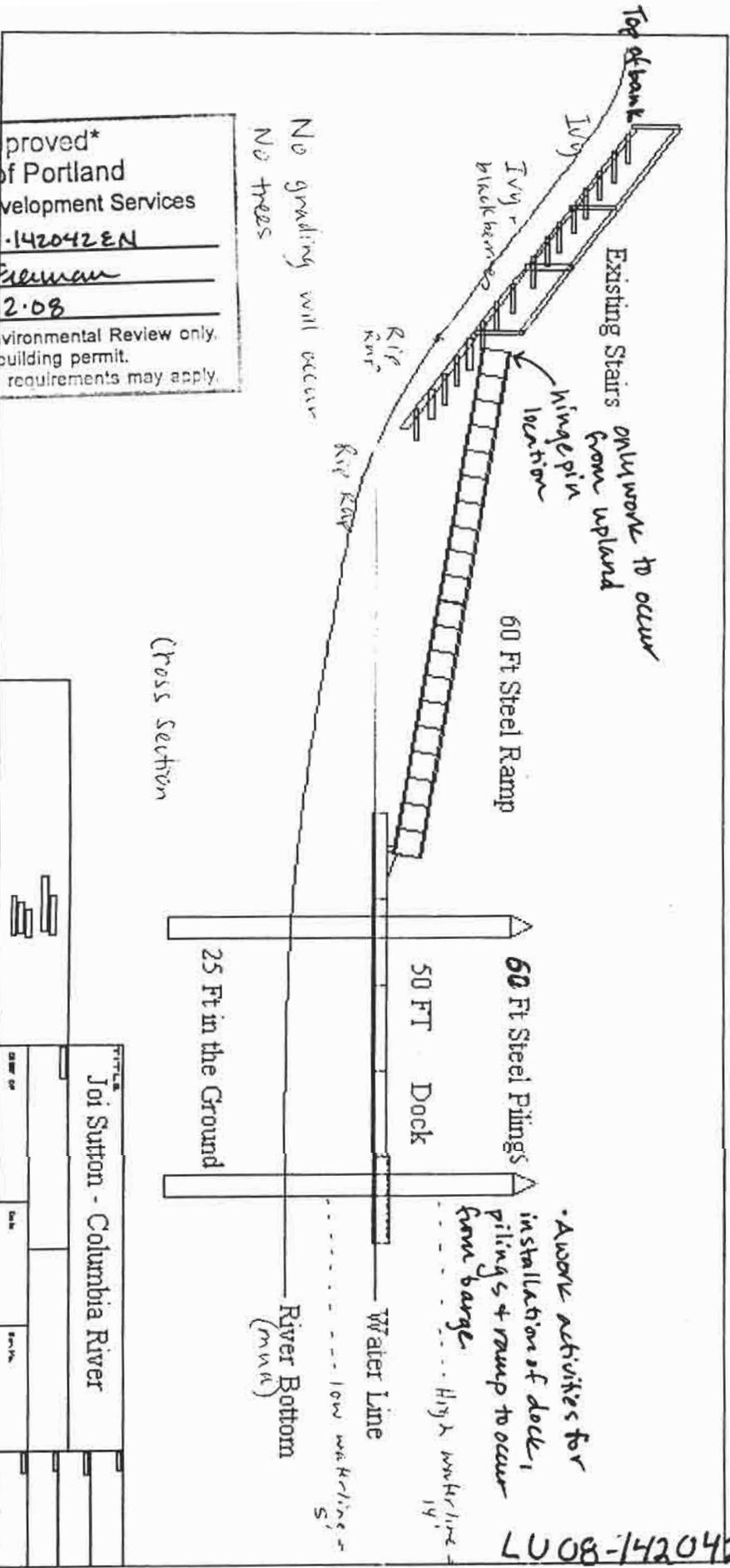
High waterline
 Joi Sutton
 13401 NE Marine Drive
 Portland OR 97230
 River mile 113
 Proposed private boatdock
 June 2008

DATE	BY	REV	NO.

Proposed Development Plan

Approved
City of Portland
Bureau of Development Services
 Permit # 08-142042EN
 Planner K. Freeman
 Date 6.12.08
 * Approval for Environmental Review only.
 Not a building permit.
 Additional zoning requirements may apply.

No grading will occur
 No trees



08-133035EA

Zone 71
 2001-00041
 LU 03-153242

Joi Sutton
 13909 NE Marine Drive
 Portland OR 97230
 River mile 113
 Proposed break dock
 June 2008

TITLE		JOB NO.		DATE	
Joi Sutton - Columbia River					
DESIGNED BY	CHECKED BY	DATE	DATE	DATE	DATE

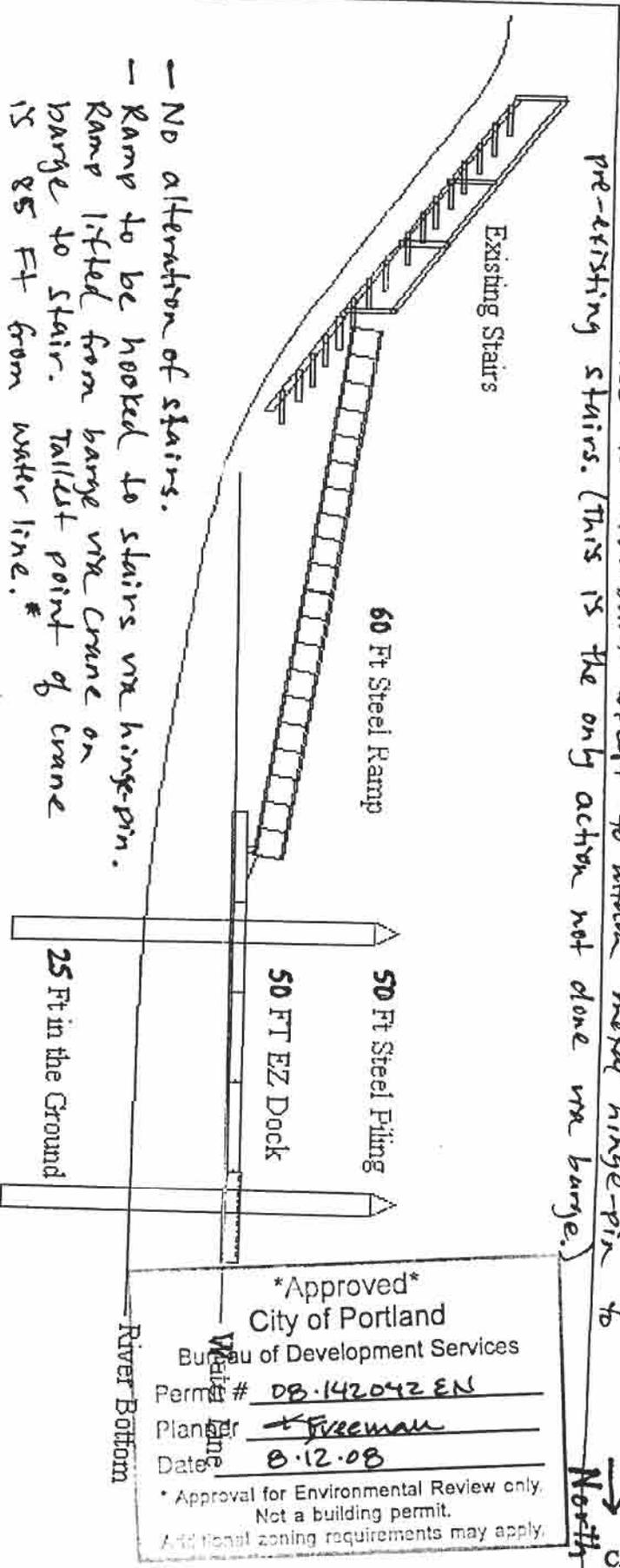
Above activities for installation of dock, pilings & ramp to occur from barge.
 High waterline 14'
 Low waterline 19'

Case No. 08-142042EN
 Permit C-3

LU 08-142042EN

CONSTRUCTION MANAGEMENT PLAN

- No grading will occur
- Ramp + dock will be floated downriver to site via barge
- No disturbance will occur except at the two pile installation locations (total of ~2 ft²)
- Ramp installed via barge + crane on barge.
- No materials will be stored upland. No materials stored on-site at all.
- No disturbance to riverbank except to attach metal hinge-pin to pre-existing stairs. (This is the only action not done via barge.)



- No alteration of stairs.
- Ramp to be hooked to stairs via hinge-pin.
- Ramp lifted from barge via crane on barge to stair. Tallest point of crane is 85 Ft from water line.*
- There will be NO ASSOCIATION of structure with any septic tank nor drainage field. Closest aspect of ramp will be at least 20 to 25 Ft from septic tank + drainage field.

LU08-142042EN

Zone 71

TITLE	
Joi Sutton - Columbia River	
DATE	BY

The pilings to be driven by
 Crazy marks. (360) 772-0916
 In Feb the waterline is 20 to 25 ft
 lower than my lower yard + 30 to 35 ft from my upper yard

Revised 7/29/08

Joi Sutton
 13909 NE Marine Drive
 Portland OR 97230
 River Mile 113
 Proposed Private Boat dock
 Joi Sutton Nwn