



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

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Date: June 12, 2020
To: Interested Person
From: Morgan Steele, Land Use Services
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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 mailed copy of this document is only a summary of the decision.

The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 20-134201 GW

GENERAL INFORMATION

Applicant: Edgar "Ted" McCall | McCall Oil And Chemical Corporation
5480 NW Front Avenue | Portland, OR 97210
503.221.5880 | ted@mccallterminals.com

Owner: Tanker Basin, LLC
5480 NW Front Avenue | Portland, OR 97210

Representative: Greg Summers | Anchor Qea, LLC
6720 SW Macadam Avenue, Suite 125 | Portland, OR 97219

Site Address: Riverward of 5480 NW Front Avenue

Legal Description: TL 1300 18.02 ACRES LAND ONLY SEE R315787 (R941180261) FOR IMPS, SECTION 18 1N 1E

Tax Account No.: R941180260
State ID No.: 1N1E18C 01300
Quarter Section: 2424

Neighborhood: None
Business District: Northwest Industrial, contact Harold Hutchinson at haroldh@nwindustrial.org

District Coalition: None
Plan District: Guilds Lake Industrial Sanctuary
Other Designations: 100-Year Floodplain; *Lower Willamette River Wildlife Habitat Inventory* – Site 15.7A – McCall Oil Property (Rank V)

Zoning: *Base Zone:* Heavy Industrial (IH)
Overlay Zones: Greenway River Industrial (i), Prime Industrial (k)

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

PROPOSAL:

The applicant is requesting approval for the placement of approximately 2,260 cubic yards of clean sand and gravel cover over 0.9 acres of river bottom at River Mile 7.8 on the Lower Willamette River, as part of a maintenance dredging project. The placement of a clean sand and gravel cover is a surface management requirement of the Portland Sediment Evaluation Team (PSET) and U.S. Environmental Protection Agency (EPA) and is required as a function of the maintenance dredging. The project area is located entirely within the Lower Willamette River, approximately 200 feet riverward of the ordinary high water mark at the McCall Terminal Berth.

The dredging project will have a total of nine Dredged Material Management Units (DMMUs); however, the sand and gravel will only be placed over DMMUs 8 and 9 as shown on the attached site plan. The PSET and EPA require that this clean sand and gravel cover be placed to reduce exposures by aquatic organisms due to elevated levels of tributyltin and dioxins above PSET screening levels and EPA Portland Harbor remediation action levels.

The site is within the City's Greenway overly zone. Dredging activities are exempt per Zoning Code Section 33.440.320.H; however, Zoning Code Section 33.440.310.D requires Greenway Review for fill in the river within the Greenway overlay zones. The work must therefore be approved through a Greenway Review.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- ❖ Greenway Review Approval Criteria, Zoning Code Section 33.440.350
- ❖ *Willamette Greenway Design Guidelines*

ANALYSIS

Site and Vicinity: The subject site consists of approximately 18 acres of land on the west bank of the Willamette River, as well as an existing pier and dock which extends about 200 feet out into the water. The property is within an area called the McCall Terminal Berth, in the Northwest Industrial District, between NW St. Helens Road and the Willamette River. The area under consideration in this review is located entirely riverward of the Greenway setback, within the Willamette River.

Other development in the vicinity is heavily industrial in use, including the tank farms, docks, and petroleum loading and distribution facilities. Northwest Front Avenue abutting the site is a paved, two-way roadway with curbing, sidewalks, and limited on-street parking. The Willamette River in this area has also been substantially shaped by a century of shipping and industrial uses and is highly channelized. Significant portions of the river banks in the vicinity consist of riprap, sheet pile walls, and other developed pier structures.

Zoning: The Heavy Industrial base zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The standards of this Base Zone do not apply to this proposal; these provisions are not specifically addressed through this Greenway Review.

The Prime Industrial overlay zone protects land that has been identified in the Comprehensive Plan as Prime Industrial, and to prioritize these areas for long-term retention. Prime Industrial Land is suited for traded-sector and supportive industries and possesses characteristics that are difficult to replace in the region. In Portland, Prime Industrial land consists of the Portland Harbor, Columbia Corridor, and Brooklyn Yard industrial districts. These freight-hub districts include Oregon's largest seaport, rail hub, and airport. The standards of this Overlay Zone do not apply to this proposal; these provisions are not specifically addressed through this Greenway Review.

The Greenway overlay zones protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along Portland's rivers. The greenway regulations implement the City's Willamette Greenway responsibilities as required by ORS 390.310 to 390.368, as well as the water quality performance standards of Metro's Title 3. The purpose of this land use review is to ensure compliance with the regulations of the greenway overlay zones.

The Guild's Lake Industrial Sanctuary Plan District fosters the preservation and growth of this premier industrial area adjacent to Portland's Central City. The provisions of the plan district recognize that the displacement of industrial uses by inappropriate nonindustrial uses potentially threatens the integrity of this district and investments in public and private infrastructure. The provisions of this chapter protect the area from incompatible uses which threaten the district's integrity, stability and vitality and compromise its transportation system. No new uses are being proposed; the provisions of this plan district are not specifically addressed in this review.

Land Use History: City records indicate multiple past land use reviews for this site. The proposed capping activities have to effect on past land use cases or their conditions of approval.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **April 17, 2020**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation
- Fire Bureau
- Life Safety
- Urban Forestry
- Bureau of Environmental Services

The Site Development Review Section of BDS responded with the following comment. Please see Exhibit E.5 for additional details.

A Site Development (SD) Permit from the Bureau of Development Services will be required for this project. An appeal to the cut/fill balance requirements has been submitted for consideration by the Building Code Appeals Board. The appeal must be approved prior to issuance of the site development permit.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 17, 2020**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Title 33.440.350 Approval Criteria for Greenway Review

The approval criteria for a greenway review have been divided by location or situation. The divisions are not exclusive; a proposal must comply with all the approval criteria that apply to the site. A greenway review application will be approved if the review body finds that the applicant has shown that all the applicable approval criteria are met.

Findings: The approval criteria which apply to the capping portion of the maintenance dredging project are found in Section 33.440.350. The dredging portion of this project is exempt from Greenway Review per 33.440.320.H and is therefore not reviewed against the approval criteria. The applicant has provided findings for these approval criteria and BDS Land Use Services staff has revised these findings where necessary to meet the approval criteria.

A. For all greenway reviews. The Willamette Greenway design guidelines must be met for all greenway reviews.

Findings: The Willamette Greenway Design Guidelines address the quality of the environment along the river and require public and private developments to complement and enhance the

riverbank area. A complete description of the Design Guidelines and their applicability is provided in Appendix C of the *Willamette Greenway Plan*.

The Design Guidelines are grouped in a series of eight Issues as discussed below. The Guidelines have been regrouped according to similarity of Issues:

Issue A. Relationship of Structures to the Greenway Setback Area: This issue “applies to all but river-dependent and river-related industrial use applications for Greenway Approval, when the Greenway Trail is shown on the property in the *Willamette Greenway Plan*.” These guidelines call for complementary design and orientation of structures so that the Greenway Setback area is enhanced:

Guidelines:

- 1. Structure Design**
- 2. Structure Alignment**

Issue B. Public Access: This issue “applies to all but river-dependent and river-related industrial use applications for Greenway Approval, when the Greenway Trail is shown on the property in the *Willamette Greenway Plan*.” These guidelines call for the integration of the Greenway Trail into new development, as well as the provision of features such as viewpoints, plazas, or view corridors:

Guidelines:

- 1. Public Access**
- 2. Separation and Screening**
- 3. Signage**
- 4. Access to Water’s Edge**

Issue F. Alignment of Greenway Trail: This issue “applies to all applications for Greenway Approval with the Greenway Trail shown on the property in the *Willamette Greenway Plan*.” These guidelines provide direction for the proper alignment of the greenway trail, including special consideration for existing habitat protection and physical features in the area of the proposed alignment:

Guidelines:

- 1. Year-round Use**
- 2. Habitat Protection**
- 3. Alignment**

Findings: The *Willamette Greenway Plan* does not show the Greenway Trail on this site. Therefore, Issues A, B, and F are not applicable.

Issue C. Natural Riverbank and Riparian Habitat: This issue “applies to situations where the river bank is in a natural state, or has significant wildlife habitat, as determined by the wildlife habitat inventory.” These guidelines call for the preservation and enhancement of natural banks and areas with riparian habitat:

Guidelines:

- 1. Natural Riverbanks.** The natural riverbank along the Willamette River should be conserved and enhanced to the maximum extent practicable. Modification of the riverbank should only be considered when necessary to prevent significant bank erosion and the loss of private property, or when necessary for the functioning of a river-dependent or river-related use.
- 2. Riparian Habitat.** Rank I riparian habitat areas, as identified in the wildlife habitat inventory, should be conserved and enhanced with a riparian landscape treatment. Other riparian habitat should be conserved and enhanced through riparian landscape treatments to the maximum extent practical. Conservation however does not mean absolute preservation. Some discretion as to what vegetation should remain and what can be removed and replaced should be permitted. Riparian habitat treatments should include a variety of species of plants of varying heights that provide different food and shelter opportunities throughout the year.

Findings: The riverbank at the subject site is not currently in a natural state and is in fact heavily altered to facilitate the industrial use at the site. Further, the site is identified in the *Lower Willamette River Wildlife Habitat Inventory* as Site 15.7A – McCall Oil Property, a Rank V site. Therefore, since this site does not contain a Rank I habitat designation nor a riverbank that is currently in a natural state, *this issue does not apply.*

Issue D. Riverbank Stabilization Treatments: This Issue “applies to all applications for Greenway Approval.” This guideline promotes bank treatments for upland developments that enhance the appearance of the riverbank, promote public access to the river, and incorporate the use of vegetation where possible:

Guidelines:

1. Riverbank Enhancement. Riverbank stabilization treatments should enhance the appearance of the riverbank, promote public access to the river, and incorporate the use of vegetation where practical. Areas used for river-dependent and river-related industrial uses are exempted from providing public access

Findings: The proposal does not propose riverbank stabilization treatments. Further, the use at the site is river-dependent and is thusly exempted from providing public access to the riverbank. *Therefore, this issue is not applicable.*

Issue E. Landscape Treatments: This Issue “applies to all applications for Greenway Approval which are subject to the landscape requirements of the Greenway chapter of Title 33 Planning and Zoning of the Portland Municipal Code.” These guidelines call for landscaping treatments that create a balance between the needs of both human and wildlife populations in the Greenway Setback area or riverward of the Greenway Setback:

Guidelines:

1. Landscape Treatments. The landscape treatment should create an environment which recognizes both human and wildlife use. Areas where limited human activity is expected should consider more informal riparian treatments. Areas of intense human use could consider a more formal landscape treatment. The top of bank may be considered a transition area between a riparian treatment on the riverbank and a more formal treatment of the upland.

2. Grouping of Trees and Shrubs. In areas of more intense human use, trees and shrubs can be grouped. The grouping of trees and shrubs allows for open areas for human use and has the secondary value of increasing the value of the vegetation for wildlife.

3. Transition. The landscape treatment should provide an adequate transition between upland and riparian areas and with the landscape treatments of adjacent properties.

Findings: This project site is not subject to the landscape requirements of the Greenway Chapter (33.440). The monetary threshold (\$300,000) for triggering landscape requirements on sites with an existing use is not breached in this case. The applicant has stated the estimated cost of the maintenance dredging and capping, in addition to labor and materials, will not exceed \$300,000. Pursuant to 33.440.230 – Landscaping, the value of the proposed activities does not trigger required Greenway landscaping as it does not exceed the monetary threshold. *Therefore, Issue E is not applicable.*

Issue G. Viewpoints: This issue “applies to all applications for Greenway Approval with a public viewpoint shown on the property in the *Willamette Greenway Plan* and for all applications proposing to locate a viewpoint on the property.” These guidelines provide direction about the features and design of viewpoints, as required at specific locations:

Guidelines:

- 1. Design**
- 2. Facilities**

Issue H. View Corridors: This issue “applies to all applications for Greenway Approval with a view corridor shown on the property in the *Willamette Greenway Plan*.” These guidelines provide guidance in protecting view corridors to the river and adjacent neighborhoods:

Guidelines:

- 1. Right-of-way Protection**
- 2. View Protection**
- 3. Landscape Enhancement**

Findings: The *Willamette Greenway Plan* does not identify viewpoints or view corridors on this site. *Therefore, guidelines G and H do not apply.*

Summary of Issue Findings: The design guidelines in Issues A through H are not applicable. *Therefore, this criterion is not applicable.*

- B. River frontage lots in the River Industrial zone.** In the River Industrial Zone, uses that are not river-dependent or river-related may locate on river frontage lots when the site is found to be unsuitable for river-dependent or river-related uses. Considerations include such constraints as the size or dimensions of the site, distance or isolation from other river-dependent or river-related uses, and inadequate river access for river dependent uses.

Findings: The subject property is located within the River Industrial overlay zone; however, the current use at the site is river-dependent and the dredging activities and required capping are necessary for the use at the site. *Therefore, this criterion is not applicable.*

- C. Development within the River Natural zone.** The applicant must show that the proposed development, excavation, or fill within the River Natural Zone will not have significant detrimental environmental impacts on the wildlife, wildlife habitat, and scenic qualities of the lands zoned River Natural. The criterion applies to the construction and long-range impacts of the proposal, and to proposed remediation measures. Excavations and fills are prohibited except in conjunction with approved development or for wildlife habitat enhancement, riverbank enhancement, or mitigating significant riverbank erosion.

- D. Development on land within 50 feet of the River Natural zone.** The applicant must show that the proposed development or fill on land within 50 feet of the River Natural zone will not have a significant detrimental environmental impact on the land in the River Natural zone.

Findings: The site does not have a River Natural designation and is not located within 50 feet of a River Natural designation. *Therefore, Criteria C and D do not apply.*

- E. Development within the greenway setback.** The applicant must show that the proposed development or fill within the greenway setback will not have a significant detrimental environmental impact on Rank I and II wildlife habitat areas on the riverbank. Habitat rankings are found in the *Lower Willamette River Wildlife Habitat Inventory*.

Findings: The subject site is not located in a Rank I or II wildlife Habitat Area; *therefore, this criterion does not apply.*

- F. Development riverward of the greenway setback.** The applicant must show that the proposed development or fill riverward of the greenway setback will comply with all the following criteria:

1. The proposal will not result in the significant loss of biological productivity in the river;

Findings: This proposal contains development riverward of the Greenway setback; however, no significant loss of biological productivity will result from the capping activities required as a function of the maintenance dredging project. The project area (approximately 0.9 acres) is relatively small within the 27 miles of the Lower Willamette River from Willamette Falls at River Mile (RM) 27 to the confluence with the Columbia River at RM 0. The habitat present in the river within the project area is characterized by degraded baseline environmental conditions influenced by the historical and current industrial development and use, which includes shoreline armoring, dredging, and the presence of structures and debris in the river, which limits the aquatic community present in this section of the river. The impacts from placement

of the clean sand and gravel cap are expected to be short-term and will ultimately provide a protective measure by reducing exposures to the post-dredge surface as required by PSET and EPA.

2. The riverbank will be protected from wave and wake damage;

Findings: The proposed sand and gravel cap will not increase the wave or wake attenuation at the subject site. The proposed 12-inch fill placement within the river bottom does not necessitate riverbank armoring or revetment.

3. The proposal will not:
 - a. Restrict boat access to adjacent properties;
 - b. Interfere with the commercial navigational use of the river, including transiting, turning, and berthing movements;
 - c. Interfere with fishing use of the river;
 - d. Significantly add to recreational boating congestion; and

Findings: The proposal will not interfere with commercial navigational use of the river nor restrict boat access to adjacent properties. The placement of the clean sand and gravel cover is a component of a reduction in sediment volume at the project site, which will enhance commercial navigation by allowing safer access to adjacent sites, specifically McCall Terminal.

Further, the proposal will not interfere with fishing in the river nor significantly add to recreational boat congestion. The McCall Terminal facility is a secured marine facility consistent with the maritime security regime required by the Maritime Transportation Security Act of 2002 as codified in 33 Code of Federal Regulations 101, which restricts public access to the facility and associated riverbank. No recreational use is allowed along the shoreline or in the upland of the McCall Terminal facility. There is limited recreational fishing in the project vicinity and no public beaches along the shoreline of this portion of the Lower Willamette River.

4. The request will not significantly interfere with beaches that are open to the public.

Findings: As noted above, there are no public beaches at or adjacent to the subject site.

Based on the above findings for multiple criteria, *this criterion is met.*

- G. Development within the River Water Quality overlay zone setback.** If the proposal includes development, exterior alterations, excavations, or fills in the River Water Quality overlay zone setback the following approval criteria must be met:

Findings: The site does not have a River Water Quality designation. *Therefore, this criterion is not applicable.*

- H. Mitigation or remediation plans.** Where a mitigation or remediation plan is required by the approval criteria of this chapter, the applicant's mitigation or remediation plan must demonstrate that the mitigation will occur on-site or as close to it as possible; that the applicant owns the mitigation site; and that the mitigation plan contains a construction timetable as well as monitoring and maintenance plans.

Findings: Mitigation/remediation is not required by the subject criteria. *Therefore, this criterion is not applicable.*

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

Through this Greenway Review, the applicant requests approval for placement of clean sand and gravel over approximately 0.9 acres of Willamette River bottom. The applicant has shown how the required capping activities will minimize impacts to the Willamette River to the extent practicable. With the condition for conformance with the site plans, the above findings have shown that applicable approval criteria are met; therefore, this proposal should be approved.

ADMINISTRATIVE DECISION

Approval of a Greenway Review for the placement of approximately 2,260 cubic yards of clean sand and gravel over 0.9 acres of the Willamette River bottom, located entirely within the Greenway River Industrial overlay zone, per the approved site plans, Exhibits C.1, C.3, and C.4 as signed and dated by the City of Portland Bureau of Development Services on **June 10, 2020**. Approval is subject to the following conditions:

- A. A BDS Site Development permit is required for this project.** Plans submitted for permits shall include the following statement, *"Any field changes shall be in substantial conformance with approved LU 20-134201 GW Exhibits C.1, C.3, and C.4."*
- B.** 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.

Staff Planner: Morgan Steele

Decision rendered by:  **on June 10, 2020**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 12, 2020

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 April 3, 2020 and was determined to be complete on April 14, 2020.

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 April 3, 2020.

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 provided an extension to 120-day review period (Exhibit A.2). Unless further extended by the applicant, **the 120 days will expire on: October 11, 2020.**

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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on June 26, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. An appeal fee of \$250 will be charged. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **June 26, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

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:

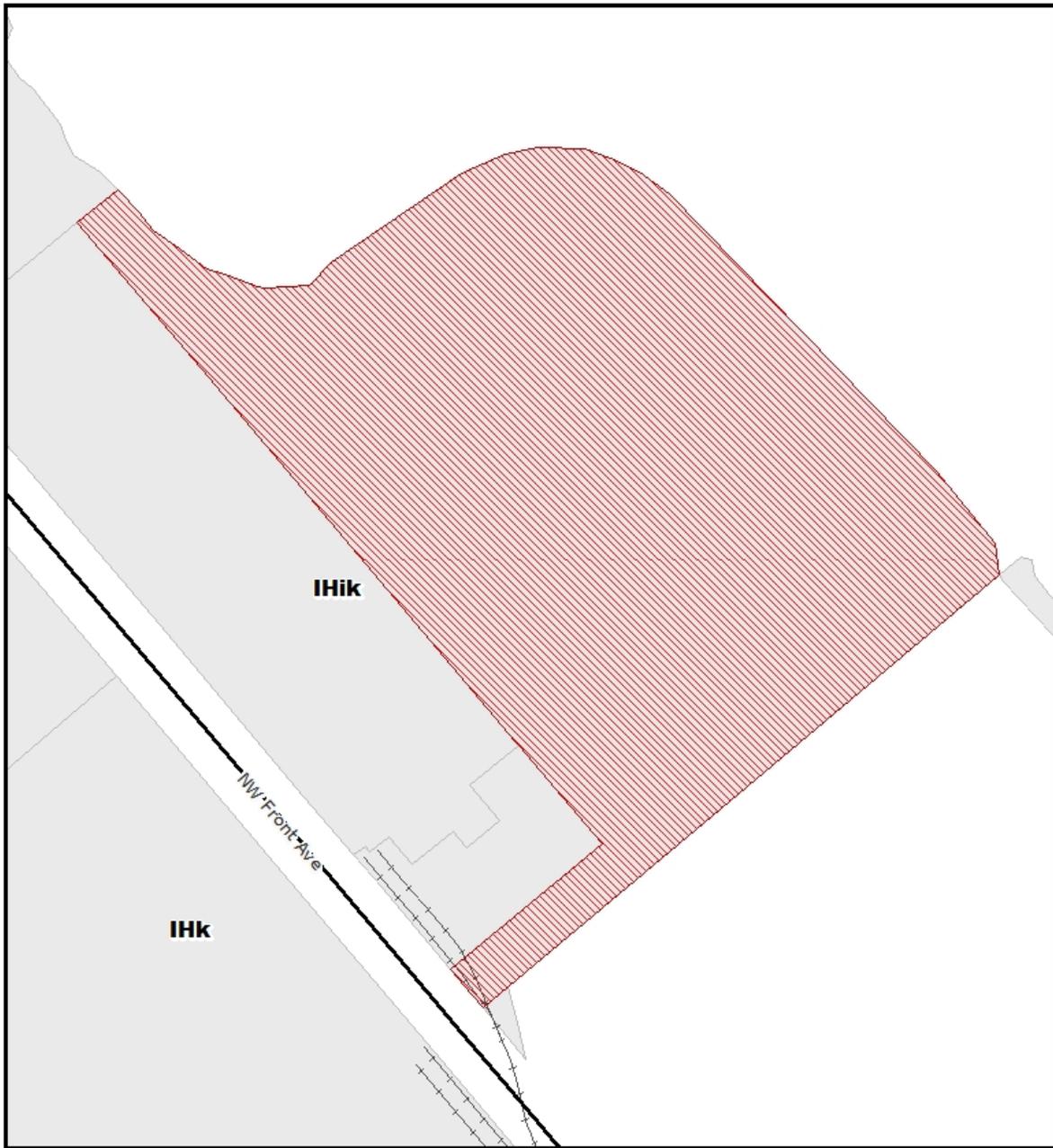
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant's Narrative
 2. Hydraulic Evaluation
 3. Extension to the 120-Day Timeline
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Overall Dredging Location Site Plan (attached)
 2. Vicinity Map
 3. Sand and Gravel Cover Placement Locations (attached)
 4. Proposed Cross Sections
 5. Tax Lot Map
 6. Greenway Setback and Project Location
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation
 3. Life Safety
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
- F. Correspondence: None Received
- G. Other:
 1. Original LU Application

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).



ZONING 
NORTH
GUILDS LAKE PLAN DISTRICT

 Site

File No.	<u>LU 20 - 134201 GW</u>
1/4 Section	<u>2423,2424,2523</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E18C 1300</u>
Exhibit	<u>B Apr 03, 2020</u>



Plan Date: 2020/10/26 5:33 PM User: mmatthews
 Project: Comprehensive MacCall Oil and Chemical Corporation Sampling Permit/10/26/20 001 1001 1001.dwg Figure 2

