

Emily
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CITY OF PORTLAND
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201

P524

Land Use Review Notice Enclosed
Case # LUR 99-00579 EN

REGISTERED
FIRST CLASS

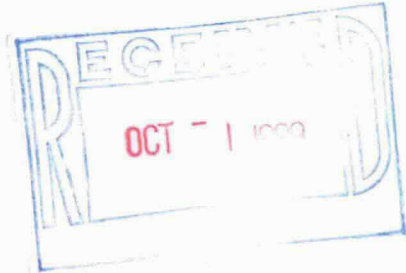


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METRO SERVICE DIST
GREENSPACES PROGRAM
NANCY CHASE
600 NE GRAND
PORTLAND OR 97232



AUTO 97232





**Office of Planning
and
Development Review
Land Use Review Division**

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-7800
www.ci.portland.or.us

NOTICE OF A PROPOSAL IN YOUR NEIGHBORHOOD

Date: September 30, 1999
To: Interested Person
From: Jessica Wilcox, Development Review
(503) 823-7848

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 is 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.

CASE FILE NUMBER: LUR 99-00579 EN

Applicant Info: Regional Environmental Management
Metro
Attn: Dennis O'Neil, Applicant
600 NE Grand Avenue
Portland, OR 97232
(503) 797-1650

Site Address: Three locations around the levee that surrounds the St. Johns
Landfill, at 9363 N. Columbia Blvd.

Legal Description: Sec 36 2N 1W, TL 100
Tax Account No.: R971360300
State ID No.: 2N1W36 100
Quarter Section: 1722, 1721, 1621
Neighborhood: St. Johns, contact Richard Willman at 735-9150
Business District: Columbia Corridor Association, contact Anne Nickle at 287-8686
District Coalition: North Portland Neighborhood Office, contact Tom Griffin-Valade at
823-4524.

Zoning: IHh, IHch, IHhp, IHc, OSc, OSh (Heavy Industrial, Open Space, with
Aircraft landing, Environmental Conservation and Environmental
Protection Overlay zones. This site is within the Smith and Bybee
Lakes natural Resources Mangement Plan (NRMP) area.

Case Type: EN (Environmental Review)
Procedure Type: Type II Procedure (Minor Exception to the Smith and Bybee Lakes
NRMP).

PROPOSAL

The applicant has requested to repair portions of the levee which separates the St. John's landfill from the Columbia Slough. This levee separates contaminated liquid (leachate) buried in the landfill from adjacent Sloughs and Lakes. The requested bank repairs will occur on the banks of the Columbia Slough in three locations, Section 3, 5 and between Sections 10 and 11 (see attached site map). Levee repairs at Sections 3 and 5 will occur entirely within the Environmental Conservation overlay zone and repairs between Sections 10 and 11 will occur entirely within the Environmental Protection Overlay zone.

Section 3 is critical because the slope failure has already progressed to the edge of the perimeter access road, and is very close to exposing a gas pipeline. The situation at section 5 is critical because the slope is actively sliding away. If left untreated, there is a possibility that this segment of the dike could fail which would release a significant amount of soil into the Columbia Slough. The segment of dike between Sections 10 and 11 is eroding away, uncovering waste from the landfill. The repairs proposed for the three locations are shown on the attached plans labeled "Cross Sections - Conceptual Treatment Method."

The slope repair in the above areas will utilize a biotechnical design that includes layers of mechanically stabilized earth planted with native vegetation to establish a vegetative corridor that is stable in the long term. This will be accomplished by excavating debris and trees from the repair locations, excavating an 8-foot wide bench at the toe of the slope, and filling it with crushed rock to make a filter layer. Then, an intermediate rockfill layer will be placed on top of the filter layer and capped with riprap. At an elevation of 12 feet, the applicant will install geotextile materials and plant native bushes and trees. In addition, the applicant will plant a few native trees and shrubs in the riprap to improve the look and habitat of the riprap portion of the dike. Once constructed, the vegetated areas will provide additional riparian habitat, and will serve to filter contaminated groundwater that may be seeping from the perimeter of the landfill levee in some areas. Trees growing from the proposed benches will provide additional shade for the Slough.

A total of 19 trees with a Diameter at Breast Height (DBH) of six inches or greater will be removed due to construction activities. To mitigate for impacts within the environmental zone and tree removal, the applicant is proposing to install 5,000 shrubs and trees in the three repair locations.

APPROVAL CRITERIA CITATION

In order to be approved, this proposal must comply with the standards and approval criteria contained in the Smith and Bybee Lakes NRMP. These criteria are as follows:

- a. *The activity will have no negative long term impact on the resource values in the Management Area.*
- b. *The activity provides a buffer of equivalent quality, density, and resource value as required by the Management Plan.*
- c. *A Construction Management Plan is provided to minimize impacts on the resource area and provide complete restoration at time of construction.*
- d. *The activity is consistent with the Goal Statement and Objectives of the Plan.*

DECISION MAKING PROCESS

A decision on this proposal will be made by the Office of Planning and Development Review. We will consider your comments, and either:

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

The neighborhood association listed on 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 Office of Planning and Development Review. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

Because we must publish our decision within 19 days, we need to receive your written comments by 5 p.m. on October 11, 1999. Please mail or deliver your comments to the address above and include the Case File Number, 99-00579, in your letter. It also is helpful to address your letter to me, Jessica Wilcox.

The file and all evidence on this case is available for your review by appointment. Please contact me or the receptionist at our office, 1900 SW Fourth Ave., Suite 5000 (823-7700), to schedule a time. Copies of information in the file can be obtained for a fee equal to the city's cost for providing those copies. I can provide some information over the phone.

APPEAL PROCESS

If you disagree with the Office of Planning and Development Review administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

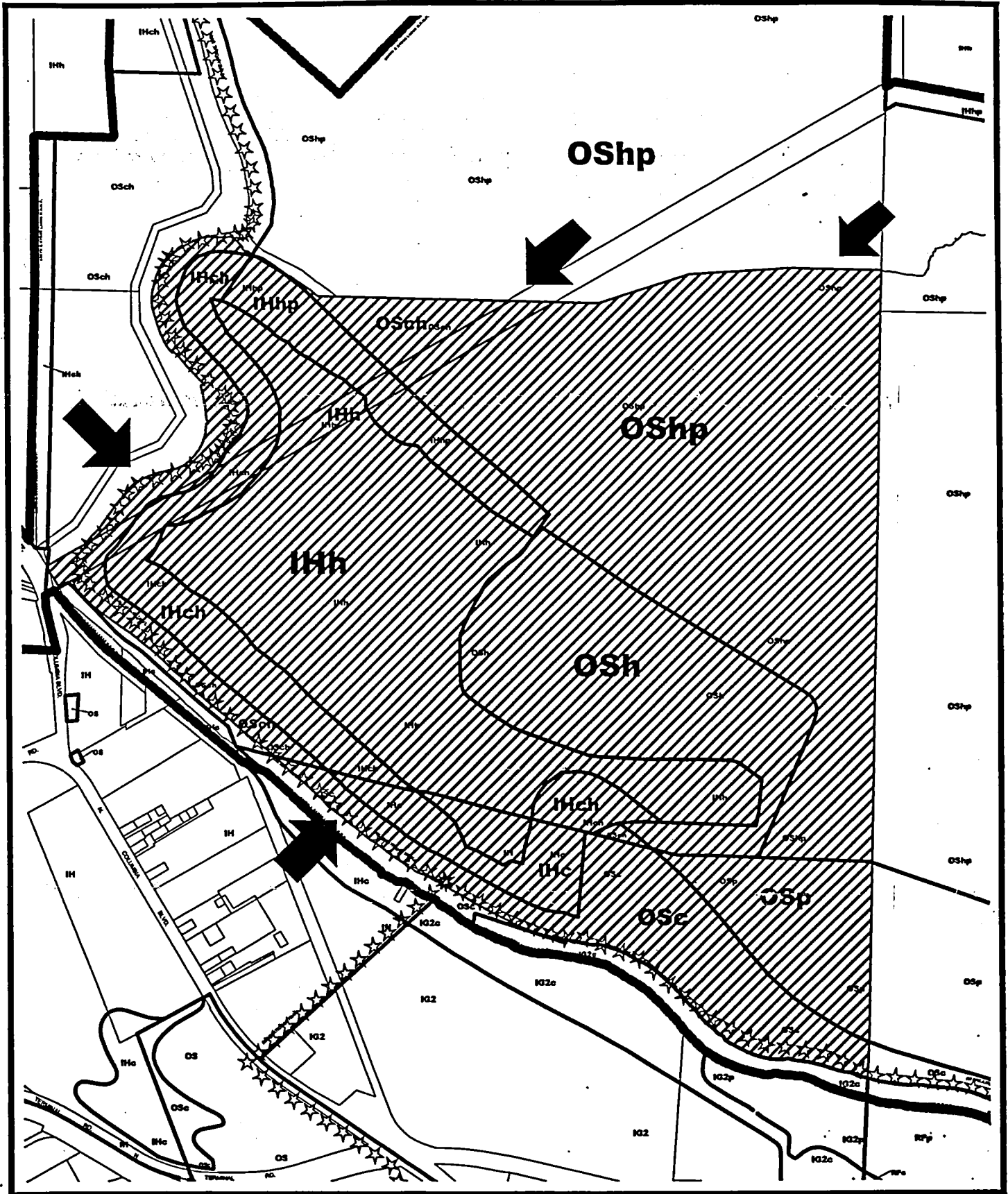
There is a fee charged for appeals. Recognized neighborhood associations and low-income individuals appealing a decision for their personal residence may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Salem, OR 97310. The phone number for LUBA is (503) 373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Office of Planning and Development Review an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

To help ensure equal access to information, the City of Portland Office of Planning and Development Review offers accommodation to persons with disabilities. Call 823-7700 in advance to arrange accommodation. TTY 823-6868.

Enclosures:
Zoning Map
Site Plan
Cross Sections

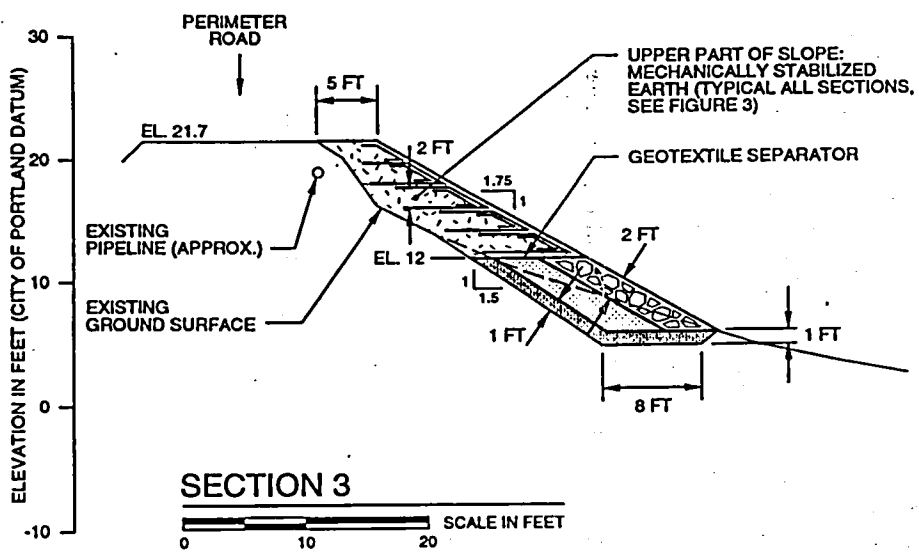


ZONING

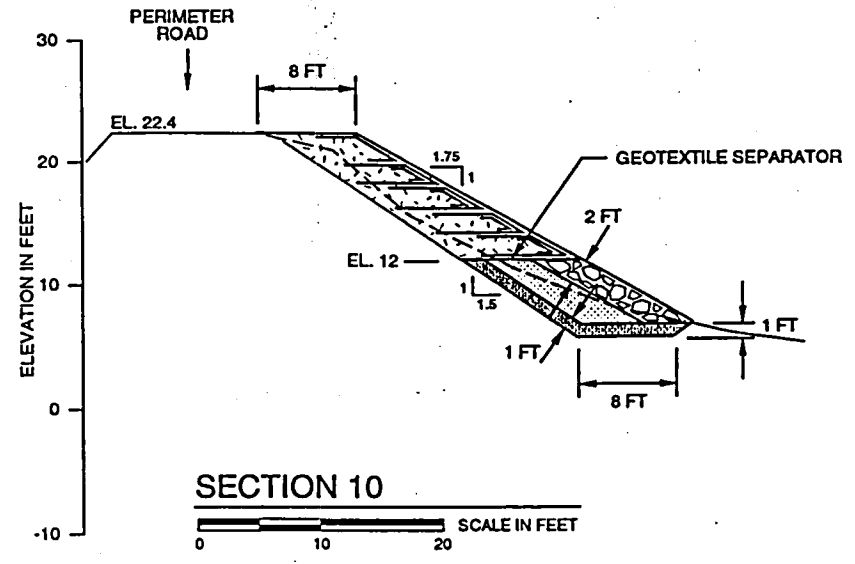
 Site



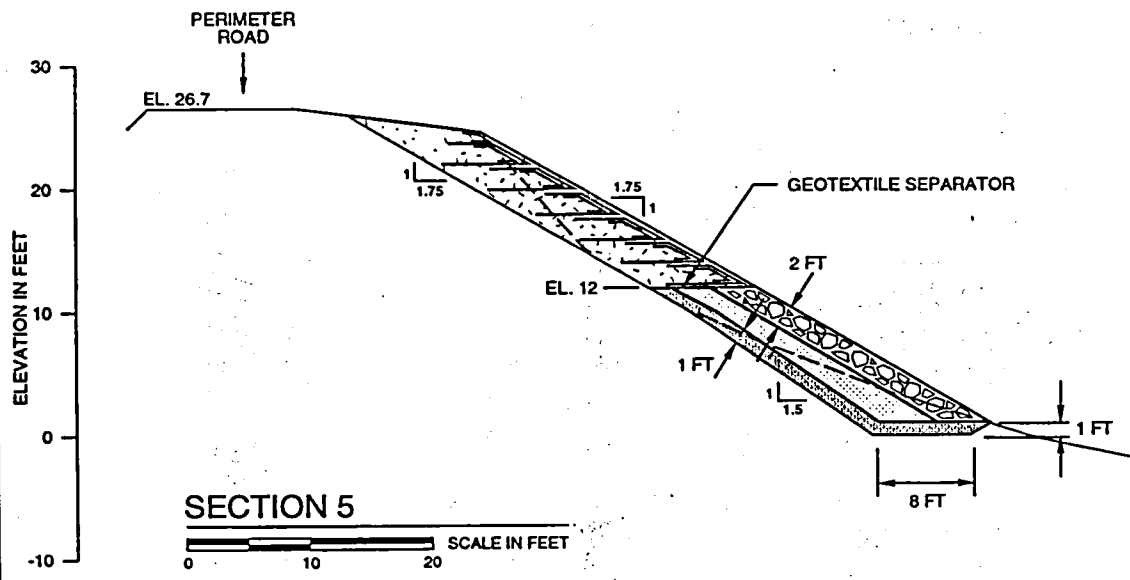
File No. LUR 99-00579 EN
 1823, 1822, 1821, 1723,
 1/4 Section 1722, 1721, 1623, 1622, 1621
 Scale 1 inch = 800 feet
 State-Id 2N1W36 100+
 Exhibit B (Aug 19, 1999)








SECTION 3
SCALE IN FEET
0 10 20



SECTION 10
SCALE IN FEET
0 10 20



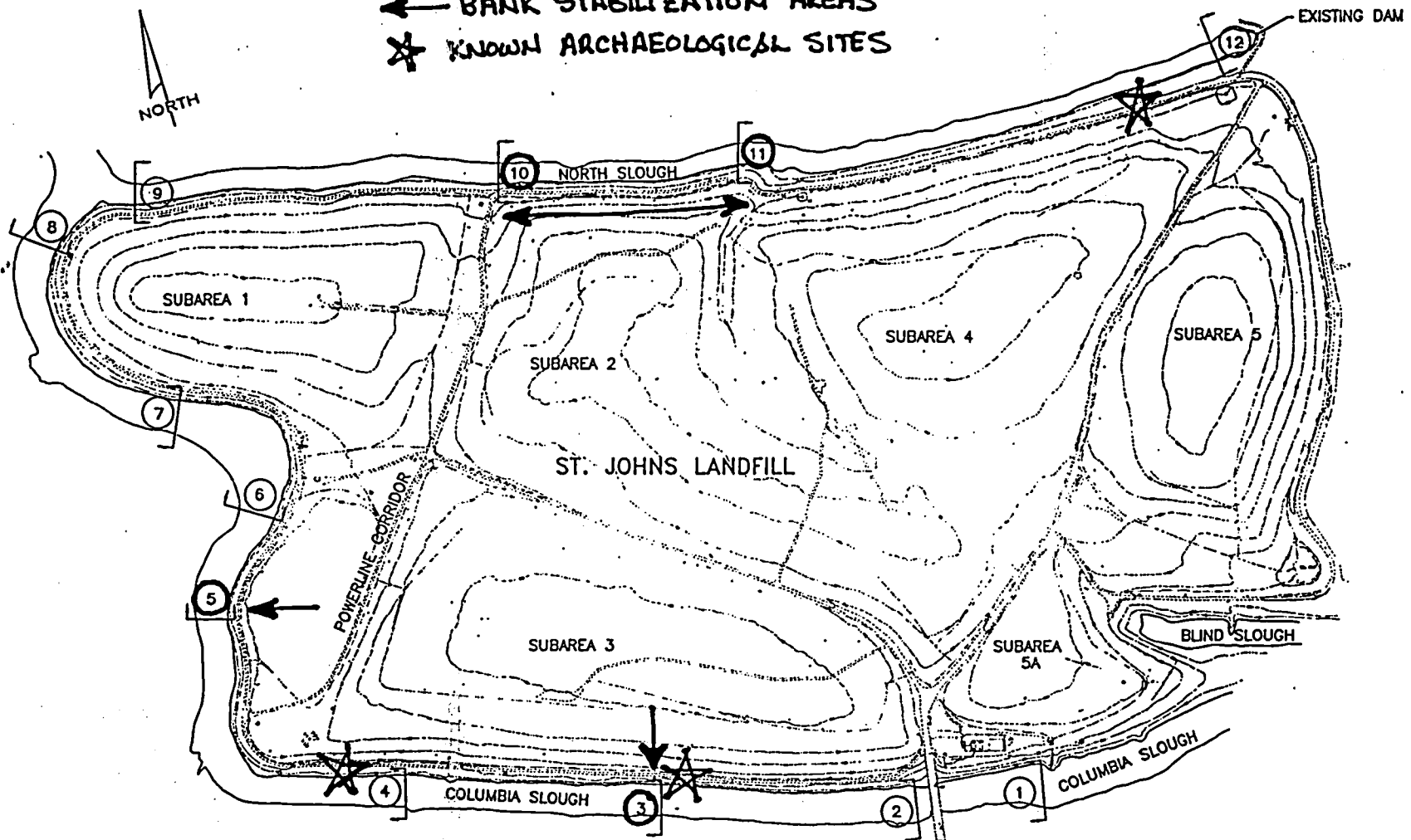
SECTION 5
SCALE IN FEET
0 10 20

- LEGEND**
-  COMPACTED SOIL (SEE REPORT TEXT)
 -  RIPRAP
 -  ROCKFILL
 -  CRUSHED ROCK FILTER
 -  EXISTING GROUND SURFACE TO BE REMOVED

| | | |
|--|--|---------------------------------------|
|  Cornforth Consultants, Inc. 10250 S.W. Greenburg Rd. Portland, OR 97223 | TITLE CROSS SECTIONS - CONCEPTUAL TREATMENT METHOD | M1132-01/FIGURE02 DATE JUN 1999 |
| | JOB DIKE STABILIZATION STUDY ST. JOHNS LANDFILL | JOB NO. 1132-1 FIG. 2 |

LUR99-00579 EN

← BANK STABILIZATION AREAS
 ✱ KNOWN ARCHAEOLOGICAL SITES




LEGEND

② SECTION EVALUATED IN SLOUGH
 HYDRAULICS ANALYSES
 (SEE REPORT TEXT)



MAPPING BY DAVID C. SMITH AND ASSOCIATES, INC.
 PORTLAND, OR., DATE OF PHOTOGRAPH 9-27-96.

1132-1/SITEPLAN2/1:400/MPL

| | | | | |
|--|-------|--|---------|----------|
|  Comforth Consultants, Inc. 10250 S.W. Greenburg Rd. Portland, OR 97223 | TITLE | SITE PLAN | DATE | JUN 1999 |
| | JOB | DIKE STABILIZATION STUDY ST. JOHNS LANDFILL | JOB NO. | 1132-1 |
| | | | FIG. | 1 |

Attachment A

LUR99-00579 EN