



February 27, 2024

## NOTICE OF DECISION

LU-0002-2024 Jackson Park Road Bridge

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<b>Applicant:</b>	Peter Gyerko	<b>Application:</b>	Site Development Review
<b>Location:</b>	SE Jackson Park Rd Bridge Across Beaver Creek 1N3E25DC-STR	<b>Procedure:</b>	Type II Administrative Review – Staff Decision
<b>CC:</b>	All Interested Parties		

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The City of Troutdale has rendered a final decision on the land use application described above. Upon a comprehensive review of the submittal items and comments received from review entities, Staff has found the application has met or can meet through the use of Conditions of Approval all the decision criteria for a Type II Site Development Review as outlined in Section 6.920.B of the Troutdale Development Code (TDC). As a result, the City of Troutdale has formally **approved with conditions** this Application with associated findings, amendments, and conditions of approval (see Attachment).

Pursuant to TDC Section 2.220.B, the effective date for this decision shall be 10 days from the date of this Notice.

This decision may be appealed to the Troutdale Planning Commission by filing a formal appeal with the City and paying required fees within 10 days of this Notice. [TDC 2.195.A] An issue which may be the basis for an appeal shall have been raised during the comment period. Such issues shall be raised with sufficient specificity to afford the final reviewing body and the parties an adequate opportunity to respond to each issue. [TDC 2.200]. Further details on appeal requirements and procedures can be found in TDC 2.205 and in relevant sections of the Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR).

Please contact Staff at [comdev@troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) if you have questions or concerns about this matter.

Sincerely,

Dakota Meyer  
Associate Planner

Attachment: LU-0002-2024 Staff Report



# FINDINGS OF FACT

COMPLETE DATE January 19, 2024

REPORT DATE February 27, 2024

FILE NUMBER / NAME LU-0002-2024 Jackson Park Road Bridge

APPLICATION TYPE Type II Site Development Review

PROJECT APPLICANT Peter Gyerko PROPERTY OWNER None

PROJECT LOCATION SE Jackson Park Rd Bridge Across Beaver Creek TAX MAP / TAX LOT # 1N3E25DC-STR

COMPREHENSIVE PLAN DESIGNATION Low Density Residential (LDR) LAND USE ACTIVITY Bridge Replacement

ZONING DISTRICT LDR-1, Low-Density Residential OVERLAY DISTRICT VECO, Floodplain

## STATUS

**Approved with Conditions.** See the following pages in this Report and attached items for details.

## PROCEDURE

This application underwent a Type II review procedure as required in Troutdale Development Code (TDC) Chapters 2 & 6. No public hearing was required. Relevant review entities, and interested parties were notified of this application and invited to submit written comments to the City.

## VICINITY MAP



Location of Street View perspective

## STREET VIEW – Google 2023



View of the Subject Property looking southeast from SE Jackson Park Road.

## APPLICABLE CRITERIA

Listed below are governing standards that shall apply:

- *Troutdale Development Code (TDC): Ch. 1* Introductory Provisions; *Ch. 2* Procedures for Decision Making; **Sec. 3.111** Low-Density Residential (LDR-1); **Sec. 4.300** Vegetation Corridor & Slope District; **Sec. 5.600** Erosion Control and Water Quality Standards; **Sec. 5.700** Stormwater Management; **Sec. 5.800** Public Improvements; **Sec. 6.900** Site Development Review; **Ch. 8** Development and Design Standards; **Ch. 14** Flood Management; **Ch. 17** General Provisions;
- *Construction Standards for Public Works Facilities*
- Building and Fire Codes
- Relevant standards in Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR)

## OVERVIEW

The Applicant is proposing to repair an existing privately owned bridge approximately 32 feet in length on SE Jackson Park Road. The proposed work includes replacing two failing wooden beams with steel I beams and replacing the existing decking with new wooden deck boards. The applicant is not proposing any change to the existing cement abutments. The applicant has also submitted a Floodplain Development permit (Case File No. FLD-0003-2024) to be reviewed concurrently. No other site improvements are proposed with this application.

## APPLICATION PROCESS

A pre-application meeting was held for this application on November 30, 2023. The Applicant submitted materials for this application on January 9, 2024, and it was deemed complete January 19, 2024.

## REVIEW ENTITY COMMENTS

Listed below are review entities who received the Notice. If the entity provided comments, they can be found in a corresponding attachment.

Review Entity	Comments	Review Entity	Comments
Planning	See report findings	Gresham Fire & Emergency Services	See Attachment 3
Public Works	See Attachment 1	Christina Wollman, City of Troutdale Contract Floodplain Manager	See Attachment 4

**OTHER COMMENTS**

The City did not receive any comments from nearby property owners or other stakeholders during the comment period.

**DECISION**

This application is **approved with conditions** from a land use perspective, as determined through the following approval criteria. Any applicable building division permit(s) shall not be issued until all conditions listed below are adequately addressed as determined by the appropriate review entity.

**FINDINGS OF FACT***APPROVAL CRITERIA [TDC 6.920.A.]**Site Development Review*

1. The application complies with all of the applicable provisions of the underlying zone and overlay zone(s), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards, or a variance or adjustment is granted.

**FINDING #1:** The proposed bridge repair will take place on a private road located in the Low-Density Residential (LDR-1) zone. All proposed repairs will be made to the bridge itself, thus no new construction is occurring that applies to the base zone standards of the LDR-1 zone. **As such, this criterion is met.**

The proposed development is occurring within the VECO and 100-year Floodplain overlays.

Approval Procedure [TDC 4.313] VECO Overlay

*Permits are required for all uses within this district:*

*TDC 4.313(C) Type II Procedure. The Site and Design Review Committee or Director shall review plans for any permitted use in the underlying zoning district requiring a building permit, plumbing, electrical, or right-of-way permit, other than a single-family dwelling, under the Type II site and design review land use application.*

*4.312(A) Permitted Uses within the Vegetation Corridor and Slope District*

*(6) Routine repair and maintenance of existing structures (conforming and nonconforming uses), streets, driveways, utilities, accessory uses, and other existing development on the site (including landscaped yards, decks, patios, boat ramps, etc.) if the development existed prior to the effective date of these standards.*

*(10) Rehabilitation or replacement of a structure that is damaged or destroyed to any extent, whether it is partially or fully within the vegetation corridor and slope district, in compliance with Subsection 4.315(E) of this Chapter. Any structure or use deliberately removed or demolished may not be rehabilitated or replaced except as provided for in Subsection 4.315(A) of this Chapter.*

**FINDING #2:** The proposal is for the repair of an existing private bridge by replacing two failing wooden beams with steel I beams and replacing the existing decking with new wooden deck boards and, therefore, is a permitted use within the VECO district. All repairs will be conducted in accordance with TDC Section 4.315. The proposed repair will require building and right-of-way permits from the City of Troutdale and thus, has undergone the Type II site development review procedure. **As such, this criterion is met.**

Development Standards [TDC 4.315] VECO Overlay



(A) New Development

*(1) The applicant shall demonstrate that no reasonably practicable alternative design or method of development exists that would have a lesser impact on the vegetation corridor and slope than the one proposed.*

FINDING #3: The applicant is proposing to replace two failing wooden beams with steel I beams and replace the existing decking with new wooden deck boards. The applicant is not proposing any change to the existing cement abutments located within the banks. The applicant chose to replace structurally failing materials rather than replace the bridge in its entirety. There is no other reasonably practicable alternative option to repair the bridge that would have a lesser impact on the district. **As such, this criterion is met.**

*(2) If no such reasonably practicable alternative design or method exists, new structures and development shall be limited in scale, as specified in this section, so that the impacts on the vegetation corridor and slope district are the least necessary and the plans shall include restoration, replacement, or rehabilitation of the vegetation corridor and/or slope associated with this site...*

FINDING #4: The applicant is not proposing any new structures that will impact the vegetation corridor and slope district. The replacement of the failing wooden beams with steel I beams will require minor digging and ground disturbance at either end of the bridge. The applicant will restore any disturbed area to the natural conditions. Therefore, the remaining criteria of this section (a) and (b) are not applicable. **As such, this criterion is met.**

*(3) The applicant shall provide mitigation to ensure that impacts to the functions and values of the vegetation corridor and integrity of the slope will be mitigated or restored to the extent practicable.*

FINDING #5: The applicant is not proposing to remove any trees, plants, or native species as part of this application. The owner will restore any disturbance back to its preexisting state. Therefore, the remaining criteria of this section (a) (b) (c) and (d) are not applicable. **As such, this criterion is met.**

*(4) The use satisfies all applicable standards of chapters 4.500, Flood Management Area; 5.600, Erosion Control and Water Quality Standards; and 5.700, Stormwater Management, of this code.*

FINDING #6: The proposed repair will not impact the existing utilities on or near the bridge. The scope of work will not require additional City stormwater requirements. The proposed repair does impact a small section of public right-of-way at the northwest end of the bridge. The applicant shall obtain a right-of-way permit through Public Works prior to beginning any work within the public right-of-way. See attached Public Works comments for additional information. **As such, this criterion is conditionally met.**

*(B) Addition or alteration of Development in the Vegetation corridor and on slopes of twenty-five percent (25%) and greater may be allowed provided that it meets the standards of subsections (A)(1) - ( 3) of this section as applicable, and the following...*

FINDING #7: The proposed alteration is for the repair of the existing bridge which crosses Beaver Creek. All proposed work will remain within the structural footprint of the bridge and will not encroach any closer to Beaver Creek. The repair is permitted within the LDR-1 zone. **As such, this criterion is met.**

*(C) Construction of public utilities and public streets not included in the review of the tentative plat shall be processed as a Type II site and design review land use application and shall be subject to the following approval*

## CITY OF TROUTDALE |

*criteria, provided that it meets the standards of Subsections (A)(1) – (3) of this Section, as applicable, and the following...*

FINDING #8: The proposed work does not include any construction of public utilities nor public streets within the VECO district. This criterion is not applicable.

*(D) Approval Standards for Walkways and Bike Paths and other Low-Impact Outdoor Recreation Facilities.*

FINDING #9: The applicant is not proposing any walkways or bike paths therefore this criterion is not applicable.

*(E) Prescribed Conditions for the Rehabilitation or Replacement of Pre-Existing Structures.*

FINDING #10: The applicant is proposing to replace structural elements of the pre-existing bridge. All replacement components are the same or smaller than the existing components, which will remain within the footprint of the existing structure and meets all applicable standards of Chapters 4.500, 5.600, and 5.700 of this code. **As such, this criterion is met.**

Applicability [TDC 14.010] – Flood Management

*(A) These provisions shall apply to public and private properties in the one percent (1%) annual chance of flood floodplain (100-year floodplain or Special Flood Hazard Area) as mapped by the Federal Insurance Administrator of rivers and local streams within the planning jurisdiction of the City of Troutdale, which includes land in unincorporated Multnomah County within the City's Urban Planning Area.*

FINDING #11: The existing bridge is located within the floodway of Beaver Creek. The applicant has submitted and received Type II Floodplain Development Permit approval for the proposed repair of the existing bridge (see attachment 4). **As such, this criterion is met.**

*14.030 Uses within the Floodway or within Wetlands*

*(B) Permitted Uses within the Floodway or within Wetlands. The following uses are permitted subject to review under the standards for development of Section 14.040 of this Chapter:*

FINDING #12: The privately owned bridge is located within the floodway of Beaver Creek. Maintenance and repair of existing structures within the floodway is permitted outright. The proposed repair work has been designed to minimize impacts to the floodplain. The Department of State Lands (DSL) submitted comments regarding the minimal ground disturbance required to replace the wooden beams (see attachment 5). **As such, this criterion is met.**

*14.035 Floodplain Development Permit*

FINDING #13: The applicant has submitted and received Type II Floodplain Development Permit approval (see attachment 4) along with this Site Development Review. **As such, this criterion is met.**

*14.040 Development Standards. The land use application shall establish through the use of narrative, site plans, and professional reports, the following...*

FINDING #14: The applicant has undergone a Type II Site Development Review procedure, as well as, received Type II Floodplain Development Permit approval. **As such, this criterion is met.**

2. The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards, pursuant to Section 5.300 Nonconforming Uses.

FINDING #15: The proposal includes maintenance and repair of a privately owned bridge which is a permitted use within the LRD-1 zone. There are no nonconforming uses on the subject site. **As such, this criterion is met.**

3. The proposal complies with all of the applicable site design and development standards of this code, such as landscaping and parking.

FINDING #16: Site design and development standards do not pertain to this scope of work. Therefore, this criterion is not applicable.

4. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

FINDING #17: There are no existing conditions for this site, this criterion is not applicable.

## CONDITIONS OF APPROVAL

### Planning

1. Applicant shall be required to satisfy the comments made by review entities included in the corresponding staff report or shall work with Staff to reach an agreement between the parties.
2. The approval of case file LU-0002-2024 shall expire automatically two (2) years from the effective date of the decision unless the approval is enacted either through construction, establishment of use, or recordation of plat or survey within the specified time period. The effective date of the decision shall be the date of the Notice of Decision, unless such decision is appealed.

### Public Works

1. The applicant shall obtain a Right-of-way Permit prior to beginning the pavement excavation and restoration work within the existing public right-of-way of Jackson Park Road at the northwest terminus of the bridge.

### Gresham Fire & Emergency Services

1. This bridge is part of the fire access road for Jackson Park Road. Gresham Fire requires the bridge to support a 75,000 lb.-imposed load. Provide an engineer's letter stating those requirements are met at time of building permit submittal. **OFC App. D – 102.1**
2. The fire access bridge will need to be designed by an engineer and shall comply with AASHTO HB-17. A permanent white metal maximum vehicle load limit sign with a minimum 2-inch black letters shall be mounted on both entrances of the bridge. The signs shall be maintained legible and unobstructed at all times. **OFC 503.2.6**
3. The contractor in charge of the bridge work will need to call our Administration Office at 503-618-2355 to make us aware of any road closures or work that might delay emergency access to Jackson Park Road. **OFC 101**

**NEXT STEPS**

The Applicant shall acquire or edit submittal items in order to address the conditions set forth. Once the Applicant believes that all items can be accounted for in the next stage of the review, please contact Dakota Meyer at 503-674-7249 or [dakota.meyer@troutdaleoregon.gov](mailto:dakota.meyer@troutdaleoregon.gov) to confirm all conditions are met prior to building review.

**ADDITIONAL COMMENTS ON SITE DEVELOPMENT REVIEW:**

Approval of Case File No. LU-0002-2024, with related conditions and requirements, has been issued through the Planning Division and is based solely on compliance with applicable criteria in the CDC. Comments received from other City Departments and agencies in response to this Site Development Review proposal are attached and provided to the applicant to highlight requirements or concerns of other departments and agencies that may need to be complied with during building permit submittal and/or the development of the subject site.

The complete case file, including findings, conclusions, and conditions of approval, is available for review. If you have any questions regarding this Notice of Decision, please contact me at 503-674-7249 or via email at [dakota.meyer@troutdaleoregon.gov](mailto:dakota.meyer@troutdaleoregon.gov).

Sincerely,

  
Dakota Meyer  
Associate Planner





# CITY OF TROUTDALE ENGINEERING DIVISION

## MEMORANDUM

DATE: 2/20/2024  
FROM: Scott Waddell, Civil Engineer  
TO: Planning  
CC: File  
Travis Hultin, PW Director & Chief Engineer  
David Schaffer, Water & Streets Superintendent  
Shawn Anderson, Wastewater Superintendent  
Ryan Largura, Environmental Specialist

**RE: Type II Site Development Review, File No. LU-0002-2024 – Jackson Park Rd. Bridge**

The Public Works Department has reviewed the Type II Site Development Review submittal for the Jackson Park Rd. Bridge. These comments are divided into two categories: general comments and proposed conditions. General comments are informational points to guide the applicant in the proper planning of public works infrastructure for this project, to inform the applicant of possible extraordinary issues and/or to provide the basis for findings. Proposed conditions are requirements that Public Works recommends be formally imposed on the developer in the final order. Note that references to the “City Standards” herein refer to the *Construction Standards for Public Works Facilities*.

### General Comments/Findings

1. Any and all utility and transportation plans submitted with this application have been reviewed for the purpose of determining the feasibility of providing utility and transportation facilities for the project in accordance with City Standards. This land use approval does not constitute final approval of details, including but not limited to alignments, materials and points of access, connection or discharge, that are depicted or suggested in the application. The applicant is required to submit detailed construction drawings and/or plat drawings for the project, as applicable. The City of Troutdale Public Works Department will review plans, in detail, when they are submitted and approve, reject or require modifications to the plans or drawings based upon conformance with City Standards, the TDC and the professional engineering judgment of the Chief Engineer.
2. It is the opinion of the Public Works Department that the proposed Jackson Park Rd. Bridge repair can be accomplished in accordance with the requirements of the Troutdale Development Code (as it pertains to Public Works requirements) and Construction Standards, provided it fully addresses the comments and conditions contained herein, and can be approved.
3. The proposed project is not expected to impact the existing utilities on or near the bridge.



# CITY OF TROUTDALE ENGINEERING DIVISION

## MEMORANDUM

4. If the shared domestic water lines attached to the bridge structure need to be temporarily or permanently relocated to complete the proposed repair work, additional consultation with Public Works will be required.
5. The proposed project scope does not impact the existing, free standing, sewer main located west of the private bridge.
6. The disturbed area associated with the project is below the minimum threshold for additional City stormwater quality requirements.
7. The bridge is a privately owned and maintained structure. The northwest end of the bridge abuts the public right-of-way of Jackson Park Rd. Excavation and restoration of the existing asphalt pavement on the public side of the bridge requires a right-of-way permit through Public Works.
8. Various application forms and guidance documents associated with Public Works development requirements are available <https://www.troutdaleoregon.gov/publicworks/page/public-works-forms-permits> . The Construction Standards for Public Works Facilities (i.e. Public Works Standards) are available at <https://www.troutdaleoregon.gov/gis/page/construction-standards>. City maps and the City's online interactive Geographic Information System is available at <https://www.troutdaleoregon.gov/gis>.

### Proposed Conditions

1. The applicant shall obtain a Right-of-way Permit prior to beginning the pavement excavation and restoration work within the existing public right-of-way of Jackson Park Road at the northwest terminus of the bridge.



## MEMORANDUM

**DATE:** December 14, 2023  
**FROM:** Heather Jones, Building & Code Compliance Manager (on behalf of the Building Official)  
**TO:** Planning Division  
**SUBJECT:** Building Division Comments – Jackson Park Rd. Bridge Repair (PRE-0009-2023)

The Building Division has reviewed the preapplication submittal for the **Jackson Park Road Bridge (SE Jackson Park Road)** and provides the following comments and notes [based on the 2022 Oregon Structural Specialty Code (*Building Code*) and the provided pre-application submittal materials]:

### Comments

- This pre-application is for proposed structural repair and replacement work on a privately owned bridge to increase the load limit to accommodate emergency vehicles as well as address some structural instability concerns.
- Based on the proposed scope of work, the Building Division offers the below comments:
  - Typically, the Building Code does not cover bridges under its authority. However, since this private bridge is the only emergency access to the properties south of the bridge on SE Jackson Park Road, the Building Official has determined the Building Code regulations will apply and a building permit will be required.
  - As noted during the pre-application meeting, concurrent review of the land use application and the building permits may be allowed for this project. If that is of interest to the applicant, please request the Concurrent Review form from the Planning staff and submit it with your land use application materials.
- Additional Building Division comments or conditions may be provided at the time of land use application review.
- Following Land Use approval, or after receiving concurrent review approval, the applicant shall submit for a building permit through the Building Division CSS portal (<https://troutdaleor-energovpub.tylerhost.net/Apps/SelfService#/home>) as required per the above comments.
- Adopted building codes may be viewed online free of charge at the Oregon Building Codes Division website at <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

### **CONTACT INFORMATION:**

Sean Blaire, Building Official  
Building Official  
City of Troutdale Building Division  
(503)618-2794  
[sean.blaire@greshamoregon.gov](mailto:sean.blaire@greshamoregon.gov)

Heather Jones,  
Building & Code Compliance Manager  
City of Troutdale Building Division  
(503)674-7262  
[heather.jones@troutdaleoregon.gov](mailto:heather.jones@troutdaleoregon.gov)



## FIRE DEPARTMENT

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1333 NW Eastman Parkway, Gresham, Oregon 97030

Phone 503-618-2355 • Fax 503-666-8330

GreshamOregon.gov/fire

GFD@GreshamOregon.gov

2/21/2024

Jackson Park Bridge

LU-0002-2024

1. This bridge is part of the fire access road for Jackson Park Road. Gresham Fire requires the bridge to support a 75,000 lb.-imposed load. Provide an engineer's letter stating those requirements are met at time of building permit submittal. **OFC App. D – 102.1**
2. The fire access bridge will need to be designed by an engineer and shall comply with AASHTO HB-17. A permanent white metal maximum vehicle load limit sign with a minimum 2-inch black letters shall be mounted on both entrances of the bridge. The signs shall be maintained legible and unobstructed at all times. **OFC 503.2.6**
3. The contractor in charge of the bridge work will need to call our Administration Office at 503-618-2355 to make us aware of any road closures or work that might delay emergency access to Jackson Park Road. **OFC 101**

**Samantha Chandler**

Deputy Fire Marshal

503-618-2345



# FLOODPLAIN DEVELOPMENT PERMIT

## ANALYSIS, DECISION, AND CONDITIONS OF APPROVAL

REPORT DATE

February 08, 2024

FILE NUMBER / NAME **FLD-0003-2024**

APPLICATION TYPE Type II Flood Hazard Permit

PROJECT APPLICANT Peter Gyerko

PROPERTY OWNER None

PROJECT LOCATION SE Jackson Park Rd Bridge Across  
Beaver Creek

TAX MAP / TAX LOT # 1N3E25DC -STR

Comprehensive Plan  
Designation Low Density Residential (LDR)

LAND USE ACTIVITY Bridge Replacement

ZONING DISTRICT LDR-1, Low Density Residential

OVERLAY DISTRICT Floodplain, VECO

### PROPOSAL

The Applicant is seeking floodplain development approval to repair the SE Jackson Park Rd Bridge. The scope of the work is to repair two damaged wooden beams and replace them with two steel beams, and to add new decking to allow home owners and emergency/city vehicles safe access areas across the bridge.

### Relevant Background

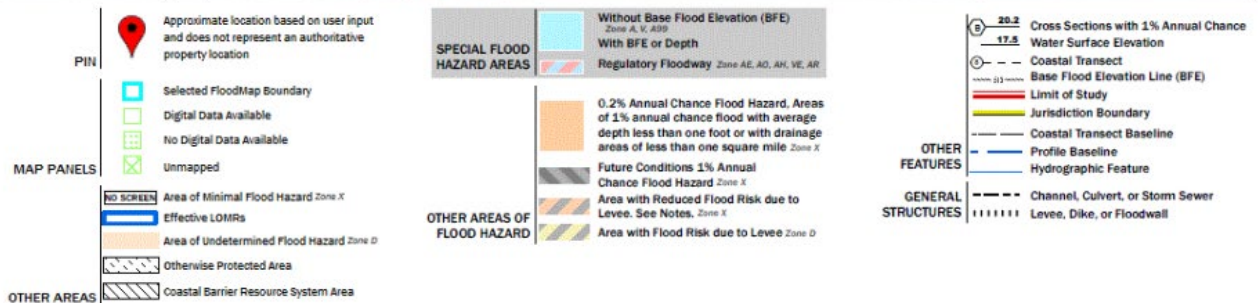
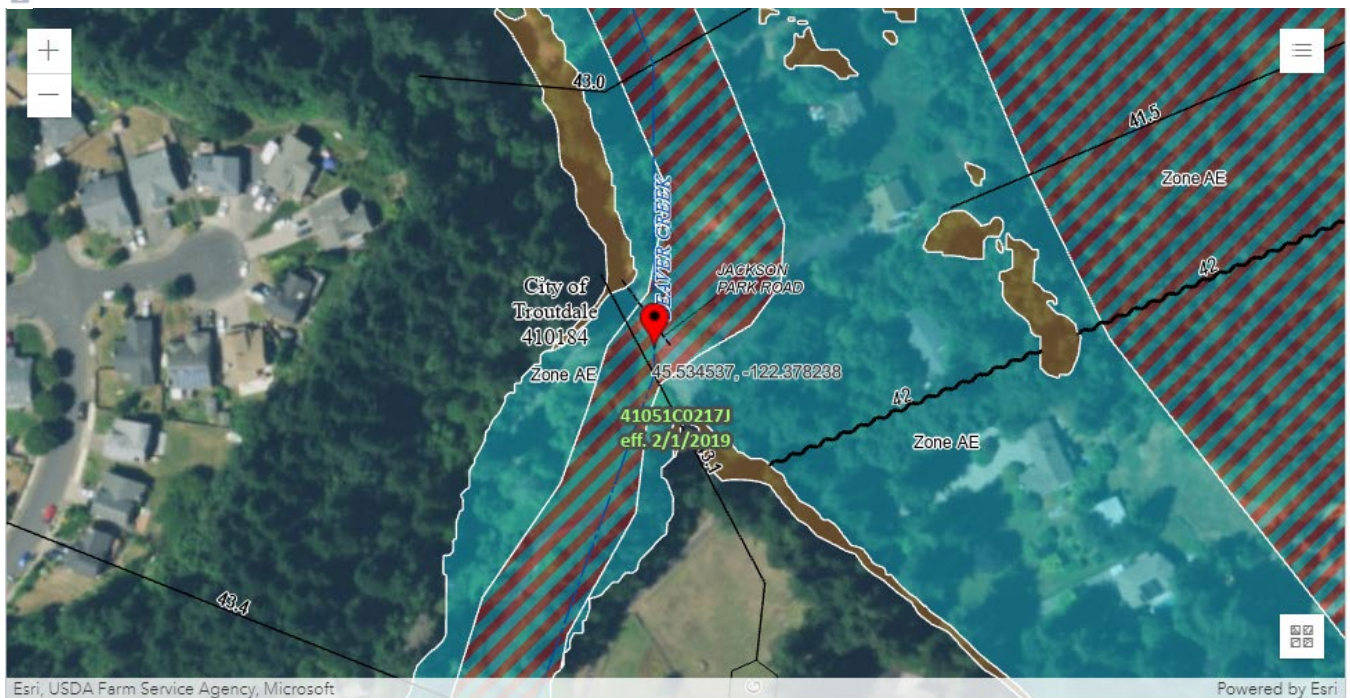
The City of Troutdale entered the regular National Flood Insurance Program (NFIP) on September 30, 1988. FIRM Panel # 41051C0210J was effective February 1, 2019. Troutdale Development Code Chapter 14 was adopted by ordinance 851 on January 17, 2019.

### Definitions

“Floodway (Regulatory Floodway)” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

### VICINITY MAP





FEMA Flood FIRM Panel # 41051C0217J, effective on 2/1/2019

## APPLICATION HISTORY

A pre-application meeting was held for this application on November 30, 2023. The Applicant submitted materials for this application on January 9, 2024, and it was deemed complete January 19, 2024.

#### PROCEDURE

This application will undergo a Type II review procedure as required in Troutdale Development Code (TDC) Chapters 2 & 14. No public hearing is required.

#### APPLICABLE CRITERIA

Listed below are governing standards that shall apply:

- *Troutdale Development Code (TDC): Ch. 1* Introductory Provisions; **Ch. 2** Procedures for Decision Making; **Sec. 3.111** Low-Density Residential; **Sec 4.300** Vegetation Corridor and Slope District; **Ch.14** – Flood Management, **Ch. 17** General Provisions.

#### Analysis

The privately owned bridge is located in the floodway of Beaver Creek. TDC 14.030(B) allows for repair and maintenance of existing structures within the floodway. The repair project has been designed to minimize floodplain impacts. All replacement components are of the same or smaller dimension than the existing components, which maintains the flood storage capacity. Because the structure will not increase in size or change elevations, a floodway no-rise analysis is not required. The project will require minor excavation to expose the trusses to be replaced; other disturbances will be minimized. See conditions of approval.

As conditioned, the project complies with TDC Chapter 14.

#### DECISION

Based upon the contents of the application, staff has evaluated the project for compliance with the standards of Troutdale Development Code Section (TDC) 14.035 and has determined that the proposed development at the location described above:

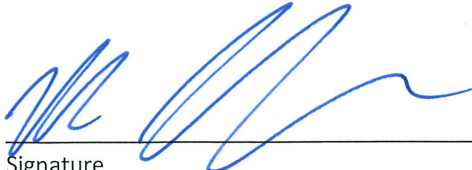
- ☒ is **in conformance** with the standards of TDC 14.035 The Flood Hazard Permit and accompanying Site Development Review approval will be issued subject to compliance with conditions attached to and made part of this Permit.
- ☐ is **not in conformance** with the standards of TDC 14.035.

If the applicant disagrees with the decision and/or conditions of approval, the decision and/or conditions may be appealed to the Planning Commission within 10 calendar days of the date of the postmark of this mailed decision. The appeal will be processed under the provisions of TDC Section 2.195. The Notice of Appeal must indicate the basis for the appeal [TDC 2.205]. Appeal procedures for a Type II procedure can be found in TDC Chapter 2. A filing fee of \$250 must be included with the notice of appeal. All affected parties have the right to file a notice of appeal prior to the closing of the appeal period.

The floodplain development review approval expires 180 days from the date of issuance if work covered under this proposal has not started. If additional applications are received within 180 days, the cost of the improvements for the subsequent applications will be combined with the cost of improvements specified in this application for the purpose of determining if the combined proposals are “substantial improvement.”

The approval granted herein is limited to the activities covered under this proposal only and those items specifically addressed in this report, and only to the extent that the project complies with the Troutdale Development Code and any other applicable City regulations. Approval of this request neither grants nor implies approval for other land use actions or permits. Issues including, but not limited to impervious surface/stormwater runoff, 1200C permits, building permits, ROW permits, etc., are likewise not addressed.

CITY OF TROUTDALE | Floodplain Development Permit

  
Signature

02/08/2024  
Date

Nik Ramsay  
Printed Name

Assistant Planner  
Title

**CONDITIONS OF APPROVAL**

1. The applicant shall be solely responsible with compliance to these conditions of approval and all applicable development requirements.
2. The issuance of this permit does not constitute approval of other required approvals from local, state, or federal agencies. The applicant is responsible for securing additional approvals as necessary.
3. Removed bridge components shall be disposed of outside of the floodplain.
4. Ground disturbance shall be kept to a minimum. Any disturbed ground shall be treated to minimize erosion and restore vegetation.
5. The finished grade in disturbed areas shall be restored to pre-project conditions.



# Wetland Land Use Notice Response

## Response Page

Department of State Lands (DSL) WN# \*

WN2024-0047

## Responsible Jurisdiction

### Staff Contact

Dakota Meyer

### Jurisdiction Type

City

### Municipality

Troutdale

### Local case file #

LU-0002-2024

### County

Multnomah

## Activity Location

### Township

01N

### Range

03E

### Section

25

### QQ section

DC

### Tax Lot(s)

SE  
Jackson  
Park Road  
ROW

Street Address

SE Jackson Park Road and Beaver Creek

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Multnomah

### Latitude

45.534565

### Longitude

-122.378265

## Wetland/Waterway/Other Water Features

- ☒ There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- ☒ The National Wetlands Inventory shows wetland, waterway or other water features on the property
- ☒ The property includes or is adjacent to designated Essential Salmonid Habitat.

## Your Activity

- ☒ A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.



## Applicable Oregon Removal-Fill Permit Requirement(s)



- ☒ A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

## Closing Information



### Additional Comments

Based on the submitted site plan, the only portion of the project that requires ground disturbance, digging out the trusses that will be replaced (personal communications from Dakota Meyeter 2/23/24), appears to only require work in already developed road footprint. A wetlands removal-fill permit does not appear to be required. If any portion of the project replacement requires ground disturbance under the Ordinary High Water Line of Beaver Creek, then state and federal permits may be required.

**This is a preliminary jurisdictional determination and is advisory only.**

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

### Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

### Response Date

2/23/2024

### Response by:

Daniel Evans

### Response Phone:

503-428-8188