



**WASHINGTON COUNTY**  
 Dept. of Land Use & Transportation  
 Planning and Development Services Division  
 Current Planning  
 155 N. 1<sup>st</sup> Avenue, #350-13  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
 http://www.co.washington.or.us

**Development Application**

PROCEDURE/CATEGORY TYPE: II

CPO: 3 COMMUNITY PLAN:  
Raleigh Hills - Garden Home

EXISTING LAND USE DISTRICTS:  
INST

ASSESSOR MAP:	TAX LOT NUMBER(S):
<u>1S124</u>	<u>1700</u>

*NOTE: Contiguous property under identical ownership will be reviewed as part of this application and may be subject to conditions of approval. List assessor map and tax lot numbers of all contiguous property under identical ownership:*

SITE ADDRESS: 5900 SW Scholls Ferry Rd., Portland, OR 97225

SITE SIZE: Approx. 10 acres

Date of Pre-app. Conference: \_\_\_\_\_  
 Staff Member: \_\_\_\_\_  
*(Please attach copy of Pre-application notes)*

EXISTING USE OF SITE: Golf Course / Irrigation Pond

PROPOSED DEVELOPMENT ACTION: Flood Plain Alteration: Sediment dredging for maintenance of a 1.77-acre irrigation pond on a portion of TL 1700.

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This also authorizes the designated Applicant's Representative (if applicable) to act on behalf of the Applicant for the processing of the request.

X  
 OWNER  CONTRACT PURCHASER DATE  
 Print Name: \_\_\_\_\_

X  
 OWNER  CONTRACT PURCHASER DATE  
 Print Name: \_\_\_\_\_

CASEFILE #: \_\_\_\_\_  
 (to be assigned by county)

**APPLICANT:**  
 COMPANY: Portland Golf Club  
 CONTACT: Lonnie Lister, General Manager  
 ADDRESS: 5900 SW Scholls Ferry Rd.  
Portland, OR 97225  
 PHONE: 503-292-2651  
 FAX: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE:** NOTE: The Applicant's Representative will be the primary contact for the County  
 COMPANY: Westlake Consultants  
 CONTACT: Ken Sandblast  
 ADDRESS: 15115 SW Sequoia Parkway  
Tigard, OR 97224  
 PHONE: 503-684-0652  
 FAX: \_\_\_\_\_  
 E-MAIL ADDRESS: ksandblast@westlakeconsultants.com

**OWNER(S):** (attach additional sheets if needed)  
 NAME: Portland Golf Club / Lonnie Lister, General Manager  
 ADDRESS: 5900 SW Scholls Ferry Rd.  
Portland, OR 97225  
 PHONE: 503-292-2651  
 FAX: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_

**ALSO NOTIFY:**  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 FAX: \_\_\_\_\_

X [Signature] 12/16/22  
 APPLICANT DATE  
 Print Name: Lonnie Lister

X  
 APPLICANT DATE  
 Print Name: \_\_\_\_\_

PLEASE NOTE:

- o This application must be signed by ALL the owners or ALL the Contract Purchasers of the subject property.
- o If this application is signed by the Contract Purchaser(s), the Contract Purchaser is also certifying that the Contract Vendor has been notified
- o The Applicant or a Representative should be present at all Public Hearings.
- o No approval will be effective until the appeal period has expired
- o Corporations require proof of signature authority for that entity according to their Articles of Incorporation or as registered with the State of Oregon Corporation Division at http://www.filinginoregon.com



# **Type II Flood Plain Alteration Application**

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## **Portland Golf Club Irrigation Pond Maintenance**

Prepared For:

Portland Golf Club  
5900 SW Scholls Ferry Road  
Portland, OR 97225

Prepared By:

Westlake Consultants, Inc.  
15115 SW Sequoia Parkway, Suite 150  
Tigard, OR 97224



## APPLICANT AND PROJECT SUMMARY

Applicant's Representative: Ken Sandblast, AICP  
Westlake Consultants, Inc.  
15115 SW Sequoia Pkwy., Ste. 150  
Tigard, OR 97224  
Phone: 503-684-0652

Applicant: Portland Golf Club  
5900 SW Scholls Ferry Road  
Portland, OR 97225  
Phone: 503-292-2651  
Lonnie Lister, General Manager

Property Location: 5900 SW Scholls Ferry Road

Proposal: Irrigation Pond Maintenance

Site Size: Approx. 10 acres (a portion of Tax Lot 1700)

Zoning Designation: INST / R-5

Washington County Tax Map / Lot: 1S-1W-24 / Tax Lot 1700

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- 1. Aerial Photo
- 2. Zoning Map
- 3. Project Site Plan

**List of Exhibits**

- A. Land Use Application
- B. Washington County Tax Map
- C. Pre-Application Conference Summary
- D. Neighborhood Meeting Documentation
- E. Significant Natural Resources Analysis
- F. Westlake Consultants, Inc. Engineering Memo
- G. CWS Service Provider Letters

## PROJECT SUMMARY

### Existing Conditions

The Portland Golf Course is located at 5900 SW Scholls Ferry Road, in unincorporated Washington County, Oregon. The 102-acre property is characterized by gently contoured terrain and accommodates an 18-hole golf course, club facilities and a pond that serves as a water source for irrigation of the golf course.

Figure 1 – Aerial Photo of Subject Site



The irrigation pond is primarily fed by Woods Creek from the east. The pond also receives some water from precipitation and Fanno Creek.

The subject area included in this application encompasses the 1.77-acre irrigation pond, as well as an area at the south end of the PGC property designated for sediment storage and a corridor that will run between the pond and storage area and accommodate temporary flexible pipes for the transfer the dredging spoils from the pond to the storage location and for the return of recycled water to the pond.



## Zoning

The majority of the Portland Golf Course site is zoned Institutional (INST). The approximately 1.77-acre irrigation pond is located within the portion of the site zoned INST. The pond is considered an accessory use to the golf course and provides water storage for irrigation of the golf course grounds.

At the south end of the PGC property, a small portion of the site is zoned R-5 Residential. This area is undeveloped open space and includes a wetland that is mostly characterized by invasive and non-native plants. This area of the site will be the location for the placement of the sediment and will be maintained as an open space once the project is completed. No rezoning is proposed through this application.

Figure 2 – Zoning Map



## Proposed Project

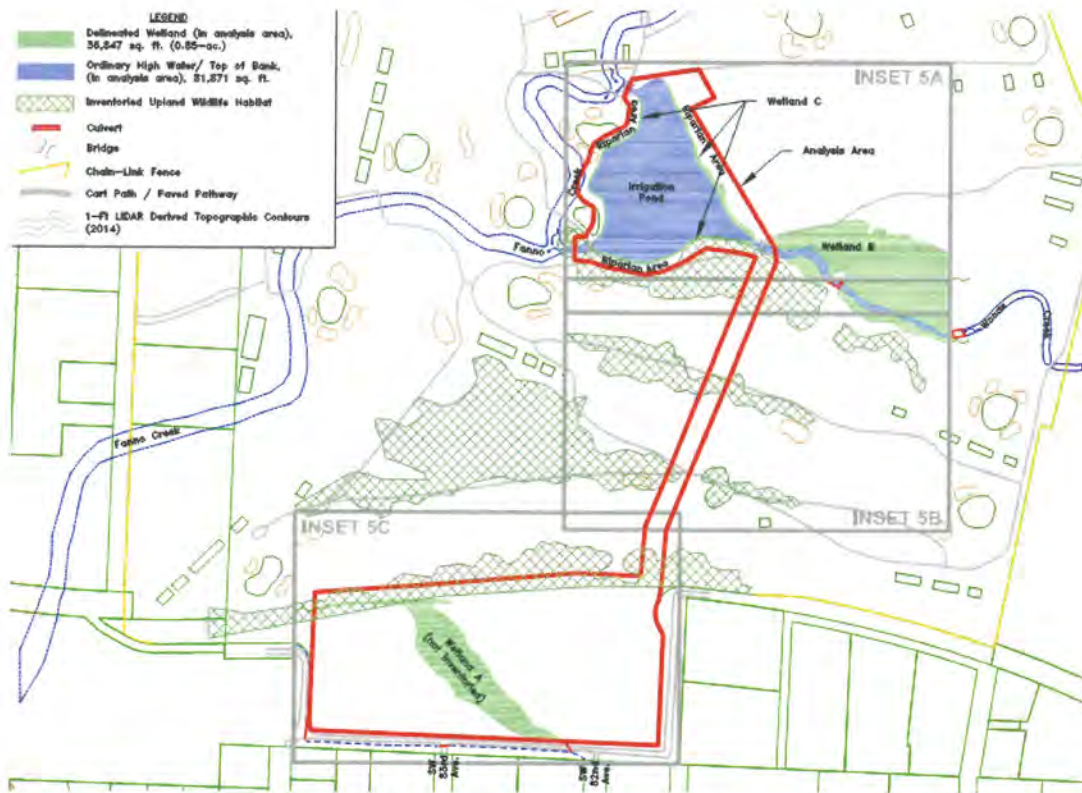
The PGC irrigation pond periodically requires maintenance to restore the pond's original storage capacity and improve water quality. This maintenance involves dredging the accumulated silt and sediment from the pond.



The proposed maintenance project does not propose to deepen the pond, only remove sediment accumulated since prior maintenance. Figure 3, below, illustrates the project area.

The dredging spoils are proposed to be transferred to a location at the south end of the PGC property through temporary flexible, six-inch pipes that will sit on the surface of the ground and run from the pond to the storage area, across the fairway. The sediment will be placed in large, permeable bio-bags. As water drains from the sediment in the bio-bags, the majority of the recycled water will be pumped back to the pond, and a portion will be dispersed via sprinklers and infiltrated into the ground on-site. Following the completion of the dredging, the stored bio-bags will be covered with topsoil and re-planted with native species. Please see the attached Significant Natural Resources Analysis, Exhibit E, for additional information.

Figure 3—Project Site Plan



The Portland Golf Club is concurrently submitting a Joint Permit Application for a Removal-Fill Permit, to the Army Corps of Engineers (ACOE) and the Oregon Department of State Lands (ODSL). That application will address dredging and wetland impacts, and will include environmental reviews and additional studies, as required by the ACOE or ODSL.

## **LAND USE APPLICATION: FLOOD PLAIN ALTERATION PERMIT**

This application requests land use approval for a Flood Plain Alteration permit for irrigation pond maintenance at the Portland Golf Club site in unincorporated Washington County. After reviewing the *Washington County Community Development Code*, the Applicant has found the following development review criteria to be applicable to this application.

### **APPLICANT RESPONSES TO APPLICABLE CRITERIA**

#### ***202 – PROCEDURE TYPES AND DETERMINATION OF PROPER PROCEDURE*** *202-5.1*

**APPLICANT’S RESPONSE:** In accordance with this section, this application is subject to review through a Type II procedure to allow the greatest notice and opportunity to participate.

#### ***203 – PROCESSING TYPE I, II AND III DEVELOPMENT ACTIONS*** *203-2 Pre-Application Conference* *203-3 Neighborhood Meeting* *203-4 Application*

**APPLICANT’S RESPONSE:** In accordance with this section, a pre-application conference was held May 26, 2022; notes provided by Washington County Planning staff are attached as Exhibit C. A neighborhood meeting was held on June 28, 2022. All documentation for the noticing, posting and meeting are included as Exhibit D. The land use application for Flood Plain Alteration and the associated fee are included with this application. These provisions are satisfied.

#### ***302 – R-5 DISTRICT (RESIDENTIAL 5 UNITS PER ACRE)***

**APPLICANT’S RESPONSE:** The portion of the project site located within the R-5 District is an open area and wetland that is characterized by mostly invasive and non-native plants. This project involves piping the spoils from the dredging of the pond to this area and placing it in permeable bio-bags. No development or change of use is proposed within the portion of the subject site. The bio-bags will be covered with topsoil and re-planted with native species for a meadow-like character. The Applicant is concurrently seeking approval of the project, including the fill activity, through a Joint Permit Application to the ACOE and ODSL.

### **330 - INSTITUTIONAL DISTRICT (INST)**

**APPLICANT'S RESPONSE:** As per *Section 330-5*, the PGC golf course is a permitted use within the INST zoning district. No change of use is proposed through this application. This provision is satisfied.

### **404 - MASTER PLANNING**

*Master Planning through the Site Analysis (Master Planning - Site Analysis) or Planned Development (Master Planning - Planned Development) is provided to encourage development which best utilizes the existing on- and off-site characteristics, to encourage flexibility and a creative approach in land development with a more efficient, aesthetic and desirable use of open space, and to establish desirable physical links within a community. It is not the intent of this Section to require full engineering or landscape drawings prior to receiving approval of a requested use. Preliminary (conceptual) plans shall be submitted with the Master Plan application. Prior to issuance of permits final drawings will be required.*

*Master planning may be processed through a two-step process consisting of a preliminary review and a final review. Final review shall be through a Type I procedure, unless otherwise specified by the Review Authority in the preliminary approval.*

#### **404-1 Type I, Site Analysis of a New Use or Expansion of an Existing Use**

*Site Analysis is the review of an entire site, including contiguous property under the same ownership.*

**APPLICANT'S RESPONSE:** This application does not propose any new use or expansion of an existing use. The existing golf course use on the property is unchanged by this Flood Plain Alteration Permit. This section is not applicable.

### **410 - GRADING AND DRAINAGE**

#### **410-1.1 General Provisions**

**APPLICANT'S RESPONSE:** Per this Section, a preliminary grading plan is required to be submitted with a Type II development applications. The Westlake Consultants, Inc. memo and plans, attached as Exhibit F, include a preliminary grading plan and grading cross-sections for the irrigation pond dredging project in this Flood Plain Alteration Permit.

#### **410-1.2 Grading Plan**

**APPLICANT'S RESPONSE:** This application proposes the removal of sediment from the 1.77-acre irrigation pond and the transfer of the dredged spoils to an area in the southern portion of the project site. Preliminary grading plans and cross-sections are attached as Exhibit F and comply with the requirements of this section.

## **421 – FLOOD PLAIN AND DRAINAGE HAZARD AREA DEVELOPMENT**

### **421-1 Lands Subject to Flood Plain and Drainage Hazard Area Standards**

#### **421-1.1 Flood Plain**

*The following data sources shall be referenced for purposes of determining lands subject to flood plain standards. In any event, the most restrictive flood boundary information shall be utilized. The maps referenced herein are on file at the offices of the Washington County Department of Land Use & Transportation.*

*A. The following maps are adopted by reference:*

- (1) "Flood Insurance Rate Map, Washington County, Oregon," effective date October 19, 2018 with amendments; and*
- (2) "Flood Insurance Study for Washington County, Oregon and Incorporated Areas," dated October 19, 2018 with amendments.*

*B. Where base flood elevation data has not been provided (approximate A Zone):*

- (1) "Flood Plain Series, Washington County, Oregon, revision 5/01/1974, 1/03/1978, 1/1981, 5/25/1983 and 12/12/1983" based upon data from the U.S. Army Corps of Engineers.*
- (2) In addition, the Director shall obtain, review and reasonably utilize any base flood elevation data available from a federal or state source, or hydrologic and hydraulic analysis performed in accordance with standard engineering practice by a licensed professional engineer, in order to administer this Section.*

*C. In addition to the information sources identified in A. and B. above, the Director may also utilize any other available authoritative flood data, including but not limited to high water marks, photographs of past flooding or historical flood data.*

**APPLICANT'S RESPONSE:** Please refer to the memo prepared by Westlake Consultants, Inc., and attached as Exhibit F. The flood plain areas within and around the proposed project analysis area were delineated as shown on the attached Flood Plain and Site Plan utilizing available FEMA flood plain data and on-site survey work. The memo includes plans that satisfy the applicable criteria above. This provision has been satisfied.

#### **421-3**

##### **Submittal Requirements**

*In addition to the requirements of Sections 203-4 and 410, an application for a flood plain or drainage hazard area alteration shall contain the following information for the area proposed to be disturbed. This information shall be prepared by a licensed professional engineer and may be submitted with or be made part of a site plan or grading plan for the proposed development.*

**APPLICANT'S RESPONSE:** The applicable provisions of Sections 203-4 and 410 are addressed in those sections of this narrative, above. Westlake Consultants, Inc., has prepared a memo addressing the submittal requirements of Section 421-3, attached as Exhibit F.



**421-3.1**

*Recognizing that the scale may be such that the true and accurate flood plain or drainage hazard area boundaries cannot be determined from the maps referenced in Sections 421-1.1 and -1.2 alone, all persons seeking a development permit for lands within said areas and within 250 feet of the map boundary of a flood plain or drainage hazard area identified in Sections 421-1.1 and -1.2, except as noted below for land divisions and property line adjustments, shall submit with the development permit application:*

- A. A delineation of the flood plain and the floodway boundaries, established by a registered engineer or a registered surveyor from the surface elevations for the flood plain based upon maps or other data sources referenced in Section 421-1.1; and*
- B. A delineation of the drainage hazard area and the drainageway, established by a registered engineer or a registered surveyor from surface elevations for the drainage hazard area based upon maps or other data sources referenced in Section 421-1.2. Such delineation shall be based on mean sea level datum and be field located from recognized landmarks.*
- C. Land divisions and property line adjustments outside the UGB may provide only generalized flood plain information, such as contour maps and aerial photos, which need not be prepared by an engineer. Notwithstanding this provision, for the purpose of implementing the requirements of Section 421-14.7, applicants may be required to submit detailed delineations as specified in 421-3.1 A. and B. above.*
- D. For each of the above, submitted plans shall be accurately drawn and at an appropriate scale that will enable ready identification and understanding of the submitted information. The plans shall include the locations of any existing or proposed property lines, buildings, structures, parking areas, streets, accessways, or other relevant information on the subject property, and within 50 feet of the delineation.*

**APPLICANT'S RESPONSE:** Please refer to the memo prepared by Westlake Consultants, Inc., and attached as Exhibit F. The flood plain areas within and around the proposed project analysis area were delineated as shown on the attached Flood Plain and Site Plan. The memo includes plans that satisfy the applicable criteria of 421-3.1(A), above. This provision has been satisfied.

**421-3.2**

*Existing and proposed topography within the boundaries of the flood area using the following contour intervals:*

- A. For slopes of 5% or less, contour intervals not more than 1 foot;*
- B. For slopes greater than 5% and up to and including 10%, contour intervals not more than 2 feet; and*
- C. For slopes greater than 10%, contour intervals not more than 5 feet.*

**APPLICANT'S RESPONSE:** The attached Flood Plain and Site Plan and grading plans for the irrigation pond included with the attached Exhibit F, have been prepared to comply with the applicable requirements above, as shown on the plans. This provision is satisfied.

**421-3.3**

*For applications for Type II and III flood plain or drainage hazard area alterations, documentation which demonstrates compliance with the applicable review standards of Sections 421-7 through 421-14.*

**APPLICANT'S RESPONSE:** The applicable review standards of Sections 421-7 are addressed in the attached Westlake Consultants memo, Exhibit F, and below.

**421-4 Uses and Activities Allowed Through a Type I Procedure**

**421-4.6**

*Restoration and stabilization of the bank of a river or other watercourse or body of water for erosion control provided:*

*(...)*

**APPLICANT'S RESPONSE:** This section is addressed as per *Section 422-3.3(5)*, below. This application is subject to a Type II procedure and, as such, the Applicant finds *Section 421-5*, below, to be applicable.

**421-5**

**Uses and Activities Allowed Through a Type II Procedure**

*Unless specifically prohibited in the applicable Community Plan, the Rural/Natural Resource Plan, CDC Section 422, or Clean Water Services Design and Construction Standards for sanitary sewer and surface water management, a development permit may be approved in a flood area through a Type II procedure for the following:*

*(...)*

**421-5.19**

*Bank maintenance, restoration or stabilization, including riprapping for erosion control, of a river or other watercourse or body of water inside an urban growth boundary or not otherwise permitted by Section 421-4.6.*

*(...)*

**APPLICANT'S RESPONSE:** The proposed pond and bank maintenance activities for the PGC irrigation pond are not prohibited by the Raleigh Hills-Garden Home Community Plan or the Rural/Natural Resource Plan. The project complies with the applicable criteria of *Section 422*, addressed below. A Service Provider Letter has been issued by Clean Water Services and is attached as Exhibit G. Furthermore, the Applicant has concurrently submitted a Joint Permit Application to the Army Corps of Engineers and the Oregon Department of State Lands for flood plain alteration permits. This application requests land use approval of flood plain alteration through a Type II procedure. The above provision has been satisfied.

**421-7**

**Development Standards for all Type II and Type III Flood Plain and Drainage Hazard Area Uses or Activities**  
*The applicant for a proposed flood plain or drainage hazard area development shall demonstrate compliance with the following applicable standards as required by Section 421-3 above:*

**APPLICANT'S RESPONSE:** The development standards of this section have been reviewed in detail and the Applicant finds the following subsections to be applicable to this pond maintenance application.

**421-7.1**

*Development proposed to encroach into a regulatory floodway adopted and designated pursuant to FEMA regulations shall:*

- A. Demonstrate through hydrologic and hydraulic analysis, performed in accordance with standard engineering practice by a licensed professional engineer, that the cumulative effect of the proposal, when combined with all other existing and anticipated development within the basin based upon full development of the basin as envisioned in the applicable Community Plan or the Rural/Natural Resource Plan, will not result in any increase in flood levels during the occurrence of the base flood discharge; and*
- B. Comply with all applicable flood hazard reduction provisions of Section 421.*

**APPLICANT'S RESPONSE:** No development is proposed within the FEMA regulatory floodway. As discussed in the attached Westlake Consultants, Inc. memo, Exhibit F, the proposed dredging activities will not result in any increase in flood levels. This provision is satisfied.

**421-7.2**

*Notwithstanding Section 421-7.1, development that would result in an increase in flood levels may be approved if the County, at the sole expense of the applicant, first obtains FEMA approval in accordance with 44 CFR Ch. 1, Part 65 (October 1, 1990 edition, or its successor).*

**APPLICANT'S RESPONSE:** No increase in flood levels is proposed through the pond maintenance dredging activities. Please refer to the Westlake Consultants, Inc. memo, attached Exhibit F, for additional information. This provision is satisfied.

**421-7.8**

*The proposal will not increase the existing velocity of flood flows so as to exceed the erosive velocity limits of soils in the flood area. Energy dissipation devices or other measures to control the mean velocity so as not to cause erosion of the flood area may be used to meet this standard. "Open Channel Hydraulics" by V. T. Chow, McGraw-Hill Book Company, Inc., 1988, is presumed to be the best available reference for maximum permissible velocity. "Hydraulic Engineering Circular No. 14," Hydraulic Design of Energy Dissipators for Culverts and Channels, published by the Federal Highway Administration, September 1983, is presumed to be the best available reference for the design of energy dissipators.*



**APPLICANT'S RESPONSE:** The proposed maintenance activity will focus on removing sediment from the existing pond. Stream channels in the area will not be altered, and proposed activities will not alter existing velocity of flood flows in the area. Please see the attached Exhibit F for additional information and plans. This provision is satisfied.

**421-7.11**

*That the environmental impact of the disturbance or alteration of riparian wildlife and vegetation has been minimized to the extent practicable as required by Section 422. Enhancement of riparian habitats through planting or other such improvements may be required to mitigate adverse effects. Significant features such as natural ponds, large trees and endangered vegetation within the flood area shall be protected when practicable.*

**APPLICANT'S RESPONSE:** No permanent disturbance is proposed within the flood plain. Proposed temporary impacts and mitigation measures are discussed in the Applicant's responses to applicable provisions of *Section 422*.

**422 – SIGNIFICANT NATURAL RESOURCES**

**422-2 Lands Subject to this Section**

*Those areas identified in the applicable community plan or the Rural/Natural Resource Plan Element as Significant Natural Resources and areas identified as Regionally Significant Fish & Wildlife Habitat on Metro's current Regionally Significant Fish & Wildlife Habitat Inventory Map.*

**APPLICANT'S RESPONSE:** As per the Raleigh Hills-Garden Home Community Plan, the project site is located within areas of significant natural resources. A Significant Natural Resources Analysis of the proposed project area—including those mapped resources—has been completed by Terra Science, Inc. and is attached as Exhibit E. The analysis includes inventoried natural resources of the project analysis area, including Water Areas and Wetlands, Water-Related (Riparian) areas and Wildlife Habitat areas. The report identifies and summarizes these features, the proposed impact of the project, and the proposed mitigation measures. This provision is satisfied.

**422-3 Criteria for Development**

**422-3.1**

*The required master plan and site analysis for a site which includes an identified natural resource shall:*

- A. Identify the location of the natural resource(s), except in areas where a Goal 5 analysis has been completed and a program decision adopted pursuant to OAR 660, Division 23 (effective September 1, 1996);*
- B. Describe the treatment or proposed alteration, if any. Any alteration proposed pursuant to Section 422-3.1 B. shall be consistent with the program decision for the subject natural resource; and*
- C. Apply the design elements of the applicable Community Plan; or the applicable implementing strategies of the Rural/Natural Resource Plan Element, Policy 10, Implementing Strategy E which states:*

*"Implement the recommendations of the Oregon Department of Fish and Wildlife Habitat Protection Plan for Washington County and to mitigate the effects of development in the Big Game Range within the EFU, EFC and AF-20 land use designations."*

**APPLICANT'S RESPONSE:** An inventory of natural resources within the defined project analysis area was completed by Terra Science and is attached as Exhibit E. Proposed impacts and mitigation measures are addressed in the report and are to be carried out in compliance with the applicable requirements of *Section 422 of the Washington County Community Development Code*. No general design elements of the Raleigh Hills-Garden Home Community Plan not otherwise implemented by CDC standards are identified as applicable to this application. This provision is satisfied.

**422-3.3**

*Development within a Riparian Corridor, Water Areas and Wetlands, and Water Areas and Wetlands and Fish and Wildlife Habitat:*

*A. No new or expanded alteration of the vegetation or terrain of the Riparian Corridor (as defined in Section 106) or a significant water area or wetland (as identified in the applicable Community Plan or the Rural/Natural Resource Plan) shall be allowed except for the following:*

*(...)*

*(5) Bank maintenance, restoration or stabilization, including riprapping for erosion control, of a river or other watercourse or body of water provided there is compliance with the requirements of Section 421-4.6. This use is not subject to Section 422-3.5 or Section 422-3.6.*

*(...)*

**APPLICANT'S RESPONSE:** As provided under **422.3.3(5)**, above, this application proposes pond bank maintenance through sediment removal from the PGC irrigation pond; all applicable provisions of Section 421-4.6 are addressed here and above. This provision is satisfied.

*B. Where development or alteration of the riparian corridor is permitted under the above exceptions, the flood plain and drainage hazard area development criteria shall be followed.*

**APPLICANT'S RESPONSE:** No development or alteration of the riparian corridor is proposed through this application. This provision is not applicable.

*C. Fencing adjacent to stream buffers or other wildlife habitat areas shall be designed to allow the passage of wildlife. Designs must incorporate openings appropriately sized and spaced to accommodate passage of wildlife common to urban Washington County (common mammals needing access to streams in urban Washington County include but are not limited to: deer, beaver, coyote, muskrat, rabbit, raccoon and skunk).*

**APPLICANT'S RESPONSE:** No fencing is proposed through this application. This provision is not applicable to the proposed project.

**422-5 State and Federal Regulatory Guidelines**

*Development within a riparian corridor, Water Areas and Wetlands, or Water Areas and Wetlands and Fish and Wildlife Habitat, shall obtain all required local, state and federal permits.*

**APPLICANT'S RESPONSE:** Concurrent with the submittal of this Flood Plain Alteration application to Washington County Planning, the Applicant has submitted a Joint Permit Application to the Oregon Department of State Lands and Army Corps of Engineers for the applicable removal-fill permits. Those applications are under review and approval is pending.

**CONCLUSION**

As demonstrated by this narrative and supporting documentation, this application for Flood Plain Alteration complies with the applicable provisions of the *Washington County Community Development Code*. The Applicant respectfully requests approval of this Type II Flood Plain Alteration Permit.