



City of Portland, Oregon

Bureau of Development Services

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Date: July 14, 2011

To: Interested Person

From: Sue Donaldson, Land Use Services

503-823-7618 / Sue.Donaldson@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 10-186281 LDP

GENERAL INFORMATION

Applicant/ Thomas R. Bay,
Owner 4201 SE Insley St
Portland, OR 97206

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Representative: Bruce Goldson,

Theta, LLC Po Box 1345

Lake Oswego, OR 97035

Site Address: 6130 SE 43RD AVE

Legal Description: BLOCK 138 LOT 3, WOODSTOCK

Tax Account No.: R928912610 **State ID No.:** 1S2E18CC 13000

Quarter Section: 3635

Neighborhood: Woodstock, contact Terry Griffiths at 503-771-0011.

Business District: Woodstock Community Business Association, contact Lori Boisen at 503-

760-7968.

District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.

Plan District: None

Zoning: R5 - Single Dwelling Residential 5000

Case Type: LDP - Land Division Partition

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use

Board of Appeals (LUBA).

Proposal:

The applicant is proposing to divide a 10,000 square-foot corner site into two standard lots of 5,000 square feet each. The existing house on the property will remain on Parcel 1, which has garage access from SE Carlton Street. Parcel 2 will have frontage on SE 43rd Avenue.

This partition is reviewed through a Type I land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities or services are proposed with a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment or Design Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See *ORS 92.010*). *ORS 92.010* defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create 2 units (parcels) of land. Therefore this land division is considered to be a partition.

Relevant Approval Criteria:

In order to be approved, this proposal_must comply with the approval criteria of *Title 33*. The relevant approval criteria are found in **Section 33.660.120** Approval Criteria for Land Divisions in Residential and Open Space Zones.

FACTS

Site and Vicinity:

Infrastructure: The site has 100 feet of frontage on SE 43rd Avenue and on SE Carlton Street. Both streets are classified as Local Service streets for all modes in the *City Transportation System* Plan (*TSP*). Tri-Met provides transit service approximately 425 feet from the site at the corner of SE Woodstock Blvd and SE 43rd Avenue via Buses 19 and 75. Parking is currently allowed on both sides of SE 43rd Avenue.

SE 43rd Avenue has 28 feet of paving within a 60-foot right-of-way. This frontage is improved with a 7-6-3 sidewalk corridor. SE Carlton is unimproved at this location.

- **Water Service** There is an existing 8-inch CI water main in SE 43rd Avenue and an existing 5/8-inch metered service to the existing house.
- **Sanitary Service** There is an existing 8-inch VSP public combination sewer located in SE 43rd Avenue. There is no public storm-only sewer available to serve this site.

Zoning: The site is zoned R5, High-Density Single-Dwelling Residential and an underlying Comprehensive Plan designation of R2.5. The R5 zone requires an average lot area of 5,000 square feet, with a maximum allowed density of one unit per lot (generally 8.7 units per acre).

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

Agency and neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on May 5, 2011.

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

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

ZONING CODE APPROVAL CRITERIA

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that **are not applicable.** The applicable criteria are discussed after the table.

Criterion	Code Ch/Section & Topic	Findings: Not applicable because:
В	33.630 – Tree Preservation	No significant trees or trees in excess of 6 inches in diameter are located fully on the site.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.

F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 Tracts and Easements	No tracts or easements are proposed or required.
I	33.639 - Solar Access	Maintaining existing development on the site limits new parcel configuration (33.610.200 supercedes 33.639).
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an Industrial zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones. These density and lot dimension requirements ensure that lots are consistent with the desired character of each zone while allowing lots to vary in size and shape provided the planned intensity of each zone is respected.

Density Standards

Density standards match housing density with the availability of services and with the carrying capacity of the land in order to promote efficient use of land, and maximize the benefits to the public from investment in infrastructure and services. Maximum allowed densities in the R5 zones can be found in *Table 610-1*. The method used to calculate density depends on whether a street is created as part of the land division, and whether the site is subject to certain environmental constraints.

In this case, a street is not proposed or required, and the site is **not** within the environmental zone, potential landslide hazard area, or flood hazard area. Therefore, the maximum and minimum density for this site is as follows:

Minimum = $(10,000 \text{ square feet } x.80) \div 5,000 \text{ square feet = 1.6}$, which rounds up to a minimum of 2 lots (per 33.930.020.A)

Maximum = 10,000 square feet ÷ 5,000 square feet = 2 (per 33.930.020.B).

In this case the minimum required density is equal to the maximum allowed density, so the minimum is automatically reduced by one (*per 33.610.100.E*). This criterion is met because the applicant is proposing two lots which meets the maximum density requirement. Therefore the density standard is met.

Consistent with the Purpose of Lot Dimension Regulations

The lot dimensions required and proposed are shown in the following table:

R5 Zone		Parcel 1	Parcel 2
Min. Lot Area (square feet)	3,000	5000	5000
Max. Lot Area (square feet)	8,500		
Min. Lot Width (feet)	36	50	50

Min. Depth (feet)	50	100	100
Min. Front Lot Line (feet)	30	50	50

The purpose of Lot dimension regulations are as follows:

The lot dimension regulations ensure that: (1) each lot has enough room for a reasonably-sized house and garage; (2) lots are of a size and shape that development on each lot can meet the development standards of the *Zoning Code*; (3) lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future; (4) each lot has room for at least a small, private outdoor area; (5) lots are compatible with existing lots; (6) lots are wide enough to allow development to orient toward the street; (7) lots don't narrow to an unbuildable width close to the street; (8) each lot has adequate access from the street; (9) each lot has access for utilities and services; and (10) lots are not landlocked.

The applicant has demonstrated that the proposed Parcels 1 and 2 are consistent with the purpose of lot dimension regulations in the R5 zone for the following reasons:

Both lots have street frontage and are regular in shape. Both lots exceed minimum size and dimension requirements and, therefore, can accommodate a reasonably sized house and garage while meeting the development standards of the *Zoning Code*. The new lot is configured so that a new house will be oriented to the street. Both lots have access to utilities and services and can accommodate stormwater management on-site. Therefore, the new lots are consistent with the purpose of the lot dimension regulations and this criterion is met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings:

Clearing and Grading

The regulations of *Chapter 33.635* ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat.

In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated. Therefore, this criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. Although the site is currently connected to the public sanitary sewer, there is an old septic system on the site. The City has no record that this facility was ever decommissioned and its location is unknown. Prior to final plat, the applicant must meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of this facility. With this condition, the new lots can be considered suitable for new development, and this criterion is met.

- K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,
- L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of *Chapter 33.641* allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. *Chapters 33.651* through *33.654* address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard See Exhibit E-3 for detailed bureau comments.

The water standards of 33.651 have been verified. Water is available to serve the proposed development from the water main in SE 43rd Avenue. Parcel 1 has an existing water service from that main. *Title 21* requires that the water service connection be located along the frontage of the lot to be served. Water Bureau notes that water is available to Parcel 2 from the main in SE 43rd Avenue.

33.652 Sanitary Sewer Disposal Service standards - See Exhibit E-1 for detailed comments.

The sanitary sewer standards of 33.652 have been verified. There is an existing 8-inch VSP public sanitary sewer located in SE 43rd Avenue that can serve the proposed lots. According to City records, the existing house on Parcel 1 is connected 35 feet north of the manhole at the intersection of SE 43rd Avenue and SE Carlton Street and does not appear to encroach on the proposed Parcel 2. However, the location of the sewer line is not shown on the applicant's site plan. Therefore, BES will require the applicant to submit a Supplementary plan that shows the location of the existing sewer connection prior to final plat approval.

City records show an existing sanitary lateral located approximately 85 feet from the same manhole that appears to be located within the frontage of Parcel 2. If it is still serviceable, it would be available to serve that parcel. Its location must also be shown on the Supplementary Plan.

This criterion is met with the condition that the applicant submits a Supplementary Plan showing the location of existing sewer connections that will serve the site.

33.653.020 & .030 Stormwater Management criteria and standards- See Exhibits E.1 & E.5

BES has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater. There is no public storm-only sewer available to serve this site. Near the site, at the intersection of SE 43rd Avenue and SE Carlton Street, is an underground injection control facility (UIC) consisting of two inlets, a sedimentation manhole and an infiltration sump.

No stormwater tract is proposed or required. Therefore, Criterion A is not applicable.

The applicant has proposed the following stormwater management methods:

- **Parcel 1** (the lot with the existing house): The applicant's plan shows that the downspouts on the north side of the existing house will be directed east and west, in order to meet setback requirements. BES has commented that the discharge locations do not meet the *Stormwater Manual (SWMM)* setback requirements. These requirements must be met prior to final plat approval, BES recommends moving the downspout at the northeast corner of the house to the east side to ensure that *SWMM* requirements can be met. BES will require photodocumentation that the new downspout location meets SWMM requirements prior to final plat approval.
- **Parcel 2:** Stormwater will be directed to a drywell that will treat the water and slowly infiltrate it into the ground. Parcel 2 has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. Site Development has indicated conceptual approval of the drywell.
- Drywells are considered to be underground injection control (UIC) facilities, which are regulated by Oregon Department of Environmental Quality (DEQ). UIC facilities must be registered with DEQ.

This criterion is met with the condition that the applicant submits photo documentation of the stormwater system for the existing house that meets *SWMM* requirements.

33.654.110.B.1 -Through streets and pedestrian connections	
33.654.130.B - Extension of existing public dead-end streets	& pedestrian connections
22 654 120 C. Future extension of proposed dead and street	e & nedestrian connections

Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. No new street connections have been identified in the vicinity of the site in the *Portland Master Street Plan*. And the spacing goals for public through streets and pedestrian connections are satisfied on the subject block and in the area generally.

This criterion is met.

33.641 - Transportation Impacts - 33.641.020 and 33.641.030 33.654.120.B & C Width and elements of the street right-of-way 33.654.130.D Partial Rights of way

Based on the available evidence, PBOT estimates that the increase in daily trips will be 10 total trips per day, with the majority of trips occurring during non-peak hours (according to *Institute of Transportation Engineers – Trip Generation Manual*, 8th ed.). Other factors taken into consideration are other possible travel route directions to and from the site as well as transit service available less than 450 feet from the site. The transportation system, in this case, is identified as the uncontrolled intersection of SE 43rd Avenue and SE Carlton Street and the stop-controlled intersection of SE 43rd Avenue and SE Woodstock Blvd. These intersections are *not* expected to drop below the City's performance standards as a result of the proposed partition. PBOT staff has determined that there will be no significant impacts on existing facilities and capacity and that a traffic study is not required at this time (see *Exhibit E-2* for a detailed analysis).

In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development.

SE 43rd Avenue is improved with 28 feet of paving with a 60-foot right-of-way. It has a 7-6-3 sidewalk corridor, which exceeds the City's *Pedestrian Design Guide* recommendations. Given this level of improvement, the impacts of vehicular trips generated by the proposed development will be minimal.

SE Carlton Street is an unimproved 60-foot right-of-way. Given the condition of the street, if new development on Parcel 2 used SE Carlton Street for access there would be significant impacts. However, Parcel 2 will not have frontage on that street. Also, future residents on Parcel 2 are not expected to use SE Carlton Street in order to access the wider transportation network. Therefore, PBOT does not have the ability to require street improvements at this time. Because none of the other frontages have been improved on this street, in lieu of street improvements, PBOT will require the applicant to submit completed and executed Street and Storm Sewer Waivers of Remonstrance for participation in a future local Improvement District project.

The applicant is advised that if Parcel 1 is redeveloped in the future and access on to SE Carlton Street is proposed or required, PBOT will reserve the ability to require full right-of-way improvements through either a land division review or a building permit review.

With the conditions of approval described above, this criterion can be met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met

DEVELOPMENT STANDARDS

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

The existing development on the site will remain and be located on Parcel 1. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R5 zone. Per 33.700.015, if a proposed land

division will cause conforming development to move out of conformance with any regulation of the *Zoning Code*, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see *Other Technical Standards*, below, for Building Code standards).

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental	Title 17; 2008 Stormwater Manual	503-823-7740
Services	Sewer availability & Stormwater Management	www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700
		www.portlandonline.com/fire
Transportation	Title 17, Transportation System Plan	503-823-5185
	Design of public street	www.portlandonline.com/transportation
Development	Titles 24 –27, Admin Rules for Private Rights	503-823-7300
Services	of Way	www.portlandonline.com/bds
	Building Code, Erosion Control, Flood plain, Site Development & Private Streets	

As authorized in *Section 33.800.070* of the *Zoning Code* conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of Urban Forestry for street tree planting in the existing planter strip adjacent to Parcel 1 prior to final plat approval. This requirement is based on the standards of *Title 20*.
- The applicant must meet the requirements of the Fire Bureau in regards to ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement. These requirements are based on the technical standards of *Title 31* and Fire Bureau *Policy B-1*.

CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plan, *Exhibit C.1*. As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: location and decommissioning of the old septic system, location of existing sanitary service lines, stormwater management on Parcel 1, adequate fire flow and street and storm waivers for SE Carlton Street, which is unimproved at this location

With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of two standard lots, per the approved site plan, Exhibit C.1, subject to the following conditions:

A. Supplemental Plan.

Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review and BES review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The location of existing sanitary lines that serve, or could serve the site.
- The proposed general location of future building footprints and stormwater facilities for each of the vacant lots.
- Any other information specifically noted in the conditions listed below.

B. The following must occur prior to Final Plat approval:

Streets and Allevs

1. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.

Utilities

- 2. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for locating and decommissioning the old septic system on the site.
- 3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

Existing Development

- 4. The applicant must meet the requirements of BES for the stormwater systems on the existing house to remain on Parcel 1. Specifically, the gutters and downspouts must direct water to an approved disposal point that meets setback requirements from the new lot lines. The applicant must provide photo documentation that the stormwater system of the existing house on Parcel 1 meets SWMM requirements. If modifications to the system are required by BES, the applicant must obtain finalized plumbing permits for this work prior to final plat approval.
- 5. The applicant must plant one street tree in the planter strip on SE 43rd Avenue adjacent to Parcel 1. Street trees will be chosen from the City's approved street tree list for the 7foot planting strip. Tree size requirements for residential sites are to be 2-inch caliper. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final plat approval.

Staff Planner: Sue Donaldson

Decision rendered by: _______ on July 11, 2011

By authority of the Director of the Bureau of Development Services

Decision mailed July 14, 2011

About this Decision. This land use decision is not a permit for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 October 20, 2010, and was determined to be complete on May 2, 2011.

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 October 20, 2010.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: September 31, 2011**

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the land division. The final land division plat must be submitted to the City within three years of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.

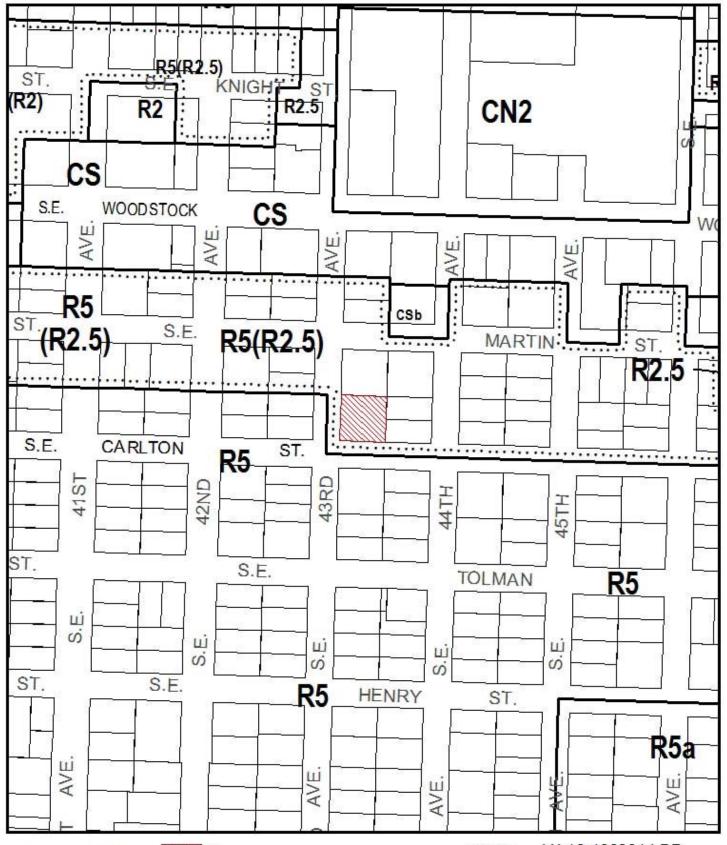
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative, received January 13, 2011
 - 2. Transmittal re: additional information, dated April 15, 2011
 - 3. Narrative
 - 4. Preliminary Storm Report

- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing Conditions Plan
 - 3. Preliminary Stormwater Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - a. Dated June 9, 2011
 - b. Memo re: Design Exception, dated June 1, 2011
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Receipt
 - 3. Incomplete Letter

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 Ste

LU 10-186281 LDP File No. 3635 1/4 Section 1 inch = 200 feet Scale 1S2E18CC 13000 State_Id В (Nov 02,2010) Exhibit



