



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Portland, Oregon 97201
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TTY 503-823-6868
www.portlandonline.com/bds

Date: January 6, 2009
To: Interested Person
From: Nan Stark, Land Use Services
503-823-7828 / nstark@ci.portland.or.us

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-156323 AD

GENERAL INFORMATION

Applicant: Dan Manning, Dan Manning PC
2710 SW Texas St.
Portland OR 97219-1923

Owners: T. Christopher and Dianne R. Mays
7522 SW 59th Ave.
Portland, OR 97219

Site Address: 7522 SW 59TH AVE

Legal Description: TL 6200 LOT 1 BLOCK 5, APRIL HILL
Tax Account No.: R031700330
State ID No.: 1S1E19BD 06200
Quarter Section: 3723

Neighborhood: Maplewood, contact Chris Mays at 503-293-5382
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592
Zoning: R7, Residential 7,000
Case Type: AD, Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal: The owners propose to replace the existing garage and build a second story above it. The proposed design also creates a new front entrance, front porch, and stairs that will connect the house's front entry with the street.

There are three Zoning Code standards that are not being met by this proposal, which the applicant is seeking exceptions to through this Adjustment Review: 1) Section 33.110.253 F of the Zoning Code states that a garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit. In this case, the proposed garage will extend 8 feet in front of the longest street-facing wall (the front façade of the new addition). 2) Section 33.110.253 E of the Zoning Code states that the length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. The proposed

garage wall is 28 feet long, and the length of the street-facing building façade is 55 feet, and consequently the garage wall is 50.9 percent of the length of the building façade. 3) Section 33.110.232 C of the Zoning Code requires at least 15 percent of the area of each façade that faces a street lot line to be windows or main entrance doors. The window on the façade facing Logan Ct will constitute approximately 7.5 percent of the new façade area (35 square-feet is required and 18 square-feet, one 3'x6' window, is proposed on the north elevation).

The original proposal described in the Notice of Proposal that was mailed on October 9, 2008 has been changed slightly since that time. The applicant requested to place the file on hold so that revisions could be made. The subsequent revisions reduce the length of the garage wall facing the street from 32 to 28 feet, and the depth of the garage by 2 feet. As the attached elevation drawings show, the roofline of the upper level addition above the garage is changed from a shed-style roof to a mansard roof, with a street-facing gable over the addition and extending over the new porch at the entry area.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of 33.805.040 A.-F., Adjustments.

ANALYSIS

Site and Vicinity: The site is 12,840 square-feet in area, developed with a single-family residence built in 1956. It is at the corner of SW 59th Avenue and Logan Ct, with the front door and garage entrance oriented to 59th. The house is about 43 feet from the side property line on Logan Ct, and the garage entrance, which is the closest element of the dwelling facing the front property line on 59th, is about 25 feet from that frontage. The proposed second-story and garage addition brings the garage entrance to 21'6" from the front property line. The existing front entrance is flush with the living area of the house, where the garage meets the house. The new design brings the front entrance a few feet closer to the 59th Ave property line, preceded by concrete steps replacing the existing wooden ones that are built into the gradual uphill slope from the street. The garage entrance is at the same grade as the street and will continue to be that way with the proposed remodel.

The general area is developed with houses reflecting that of the subject site, primarily mid- to latter 20th century houses built on larger lots, giving the neighborhood a lower-density character. Large mature coniferous and deciduous trees predominate near the streets and on properties throughout the area. There are no sidewalks in the vicinity.

Zoning: The site is zoned R7. The R7 zone allows an average lot size of 7,000 square-feet for new lots. This zone corresponds to the Medium Density Single-Dwelling designation of the Comprehensive Plan, and is typically found in outlying areas of the city where public services and infrastructure are at higher levels, with minimal development challenges.

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **October 9, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Bureau of Parks-Forestry Division

The Site Development Section of BDS responded that the applicant has not provided sufficient information to determine if this proposal will conform to requirements for stormwater services. The results of an infiltration test and a utility plan will need to be submitted at the time of permit review.

The Bureau of Environmental Services commented that the site plan does not identify a stormwater management method for the proposed addition. At the time of building permit review, the applicant will need to submit a site plan showing an acceptable method of on-site stormwater treatment and disposal and the location of stormwater facilities. The applicant's narrative included information about rainwater barrels that will be added around the house to capture roof run-off as one method of stormwater management.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 9, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below, have been met.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant is requesting three Adjustments to zoning code standards:

- to allow the garage to extend 8 feet in front of the longest street-facing wall;
- to allow the garage to be more than 50 percent of the total length of the street-facing façade;
- to allow the window area in the part of the addition facing Logan Ct to be reduced from the required 15 percent of that façade to approximately 7.5 percent.

The first two Adjustments are subject to the same purpose statement, for garages, found in 33.110.253. The garage standards are intended to:

- Ensure that there is a physical and visual connection between the living area of the residence and the street, together with the window and main entrance standards;
- Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than the garage;
- Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
- Provide for a more pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
- Enhance public safety by preventing garages from blocking views of the street from inside the residence.

As proposed, the front entrance will remain fairly prominent as seen from both streets that this site is adjacent to. The existing front door is 50 feet from the front property line, with a small (4' x 4') uncovered landing leading to it. In spite of that distance, it is readily visible from both street frontages. The proposed design brings the second floor above the garage to 8 feet from the garage entrance below it, which is several feet closer to the front property line than the outer

wall of the second floor in its present configuration. The front entrance also comes 6 feet forward of its present location, preceded by a larger and more prominent covered front entry area. These two features enhance the physical and visual connection between the living area of the residence and the street. In addition, the steps leading to the front door will be more visible, and the entry area will be covered by the roof extending from the upper floor, creating a larger front porch area, also adding to its prominence.

With these design elements, the garage, while closer to the street than the living areas of the house, will not obscure the main entrance, nor will it block views into or out of the residence. By bringing the front door a few feet closer to the street and creating a larger outdoor entry area preceding the door, the main entrance is emphasized. Bringing the second-floor living area closer to the street further de-emphasizes the garage, which is at the lower level of the house as seen from the street, with the living area on the main floor and second floor above it.

The garage technically accounts for 50.9 percent of the façade area as seen from 59th Avenue (28 feet of the total façade length of 55 feet). However, the living area of the house on the main and upper floor is also entirely visible from the street. Only the relatively small amount of living area behind the garage, where the family room, den and laundry area are located, is not visible directly from the street, although that area is visible when approaching the site from the south on 59th Avenue. Therefore, the design and layout of the house on the lot supports the purpose of the garage standards, satisfying this criterion for the Adjustments to allow the garage to extend 8 feet in front of the longest street-facing wall, and to allow it to account for just over 50 percent of the length of the street-facing façade.

The third adjustment requested is to allow the window area in the part of the addition facing Logan Ct. to be reduced from the required 15 percent of that façade to approximately 7.5 percent. The purpose of the window standard is, together with the main entrance and garage standards, to ensure that there is a visual connection between the living area of the residence and the street; enhance public safety by allowing people to survey their neighborhood from inside their residences; and to provide a more pleasant pedestrian environment by preventing large expanses of blank facades along streets. The 3' x 6' north window that is proposed for the addition on the main floor will allow for a visual connection between the living area and the street. The remaining new wall area seen from Logan Ct will be a 16-foot length of garage wall which will be partially below grade, as the lot slopes up from the street to the front door. This wall is a considerable distance (approximately 70 feet) to the Logan Ct. property line, and the side yard area contains large trees that are the predominant element seen from the street. Consequently, while there is minimal window area proposed in the area of the addition, the new window comprises over 25 percent of the wall that it will be situated in, and the remaining new wall area seen from Logan Ct will be a fairly minimal amount of garage wall. The front entry will become more prominent as seen from the Logan Ct side. For these reasons, this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The proposal adds length and depth to the garage, with enlarged living area above the garage that brings it closer to the front of the garage than the current situation. The actual garage door is 16 feet wide, of garage wall that is 28 feet long. As the west elevation shows, a 3' x 6' window will be adjacent to the garage door, and a slightly smaller one will be above the garage on the upper level of the living area. The glazing on the garage level gives the garage a more multi-use appearance and breaks up that façade.

The existing 22-foot wide driveway is not proposed to be widened, and thus will accommodate the same amount of vehicle area as the existing situation. The owners indicate that they will break up the existing pad and use the concrete to create a new, more pervious driveway, which will likely help to minimize its scale if groundcover plants will be able to grow between pavers. A

new path leading to the front entrance adjacent to the driveway and close to the street will be made of concrete steps, making it somewhat more prominent than the existing wooden steps which begin alongside the carport (which will be replaced by garage wall). The proposal brings the garage closer to the street by 4 feet and widens it by 3 feet, from 25 feet in its current configuration to 28 feet at the widest point.

The design expands upon the mid-century architecture and modernizes it with a change in façade material from original to new. Many of the houses in this area were built in the 1950s and 1960s and thus contain similar elements of garage placement and horizontal lines. As proposed, the overall design and its various elements emphasize the main entrance and upper floor to a greater degree than does the existing house. By keeping the same location for the garage and scale of the driveway, the house addresses the street in much the same way as it always has, but with more living area in closer proximity to the street. The more pronounced entry stairs and porch further emphasize the living space. Therefore, the adjustments to the garage standards do not detract from either the appearance or livability of this residential area.

The north side of the dwelling, facing Logan Ct is separated from the street by a fairly substantial distance. The additional garage wall area is partially obscured by the roofline extending over the entry area, creating a prominent front porch and entry area. The new window on the north facade provides glazing to the only visible part of the new living area of the house. These design elements ensure that there is not a long blank expanse of wall. The side yard, with mature trees and shrubs between the north wall and the street further adds to the interest as seen from that side. Thus, this criterion is met for the reduction in window area on the north façade.

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: The purpose of the single-dwelling zones is to preserve land for housing and to provide housing opportunities for individual households. The owners wish to enlarge their existing house and garage to better meet their needs. The proposed design requires three adjustments to zoning code standards. The cumulative effect of the three adjustments continues the use of the land for household living use as intended by the zoning, thus satisfying this criterion.

- D. City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: The adjustments to garage length and placement in relation to the longest wall of the house are requested in order to bring the garage 4 feet closer to the street than its current placement. By maintaining the size of the driveway and basic scale of the garage, the general relationship between the dwelling and the street is maintained. The existing main floor of the house will remain largely unchanged as seen from the street, except that the front door will move forward by several feet, and a covered entry area will be added. The upper floor above the garage will also come closer to the street. Consequently, much of the new floor area will be living area that will be more visible from the street vantage, further mitigating for the longer length of garage. Therefore, this criterion is met for the garage adjustments.

Several factors mitigate any potential impacts from the reduced window area along the north addition/garage façade. The 3' x 6' north window that is proposed for the addition to the living area comprises over 25 percent of that new wall, which will allow for a visual connection between the living area and the street. The side property line on Logan Ct. is 70 feet from the

addition to the living area, with trees and shrubs in the side yard. The amount of addition/garage facade that is visible from Logan Ct. is further restricted by the slope of the site, which places the proposed addition and garage at a somewhat lower grade than Logan Ct., and by the roofline of the new addition. Finally, reduced window coverage along the north façade will not result in the creation of a blank façade, since other building features, such as an existing window, large fireplace, and staggered rooflines, provide variety and contrast in design. Thus, this criterion is met for the reduction in window area on the north facade.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not within an environmental zone, which is designated on the zoning map by either a “c” or “p” overlay. Therefore, this criterion is not applicable.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The applicant has proposed a design which enlarges the existing mid-century two-level house and attached garage. The garage wall facing the street is 3 feet longer than the existing garage and carport, but with additional wall length that includes a sizable window, giving the garage a multi-use appearance. The existing driveway width will remain, but with a pervious paving treatment. Above the garage, the upper floor will be pulled forward several feet so that it becomes a more prominent element of the structure. Additionally, a new covered porch area will be added, creating a larger front entry. The front door will also come forward several feet. The overall design changes bring more living area closer to the 59th Avenue street frontage, and emphasize the pedestrian entry and the space devoted to living area. Consequently, the adjustments to garage length and location in front of the longest street-facing wall support all of the relevant approval criteria.

The third requested adjustment, to allow a reduced amount of window area in the addition as seen from the north, Logan Ct side of the property, also satisfies the approval criteria. One window will be added to the portion of the addition that is living area, comprising over 25 percent of that façade. The remaining new façade area on the north side is garage wall, which is set back 70 feet from the frontage, and separated by several large trees and other vegetation. The re-designed steps leading to the enlarged front entry area will be visible from that frontage and will break up the garage wall beyond it. The package of adjustments allows for an enhanced use of the space for the owners while supporting the intent of the regulations and without detracting from the livability or appearance of this residential neighborhood.

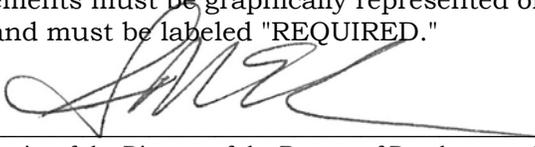
ADMINISTRATIVE DECISION

Approval of the following Adjustments:

- 1) To allow the garage to extend 8 feet in front of the longest street-facing wall, per 33.110.253 F;
- 2) To allow the garage wall facing the street to be 28 feet long, or 51 percent of the length of the building façade, per Section 33.110.253 E; and
- 3) To reduce the window area of the north façade in the area of the addition from the required 15 percent to approximately 7 percent, per 33.110.232 C.

This approval is subject to the approved revised site plan, Exhibit C-1, elevation drawings, Exhibit C-2, and floor plans, Exhibit C-3, signed and dated December 31, 2008, and this condition:

- A. As part of the building permit application submittal, the 4 required site plans or a sheet in the numbered set of plans must be labeled "ZONING COMPLIANCE PAGE - Case File LU 08-156323 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

Decision rendered by:  **on December 31, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 6, 2009

Staff Planner: Nan Stark

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on August 19, 2008, and was determined to be complete on October 7, 2008.

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 August 19, 2008.

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.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 20, 2009** at 1900 SW

Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **January 21, 2009 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

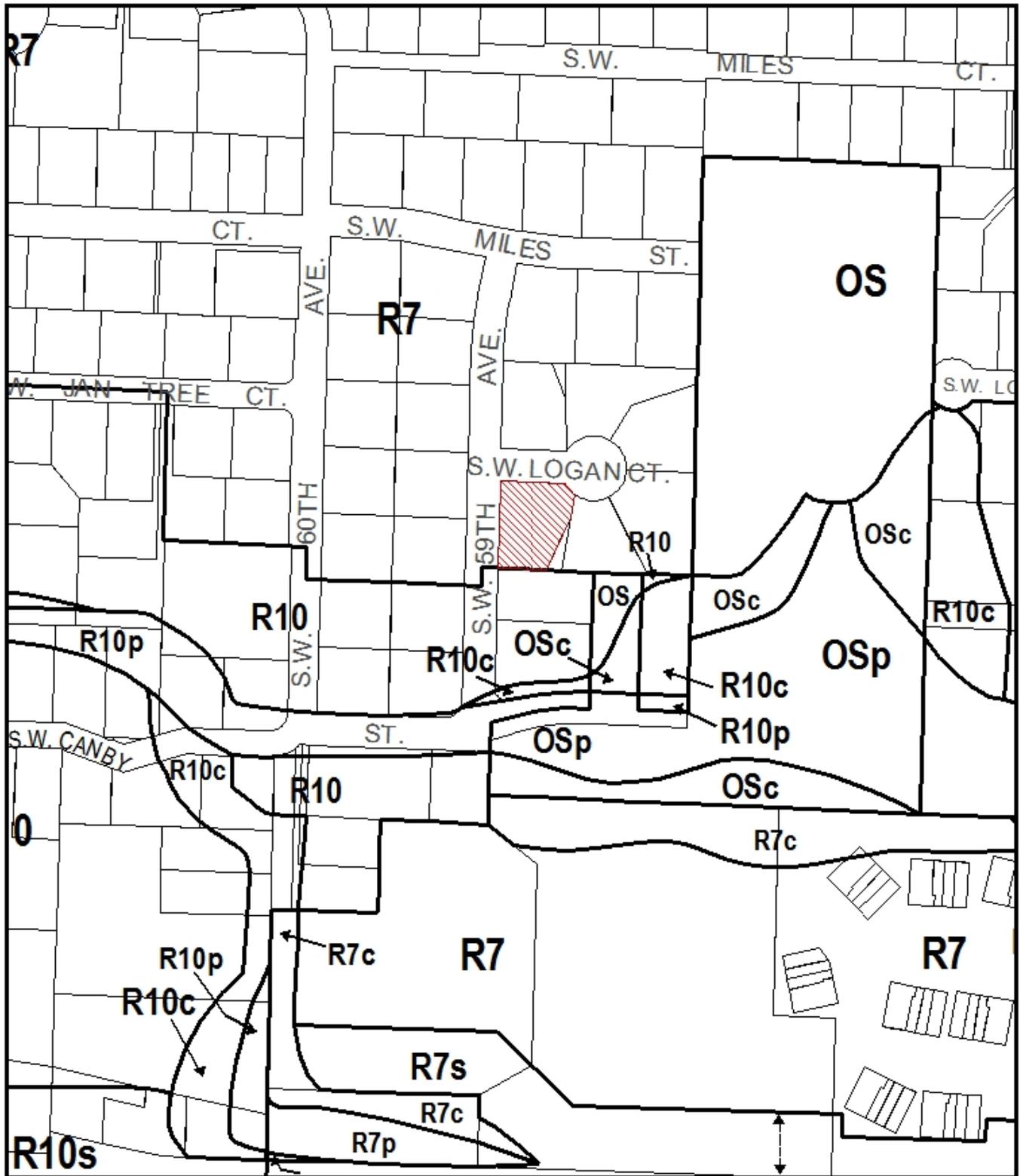
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan, proposed (revised dated 11/19/08) (attached)
 - 2. Elevation drawings (revised dated 11/19/08) (west and north attached)
 - 3. Floor plans
 - 4. Site Plan, existing
 - 5. Concept elevation drawing
 - 6. Photos of site
 - 7. Photos of houses in vicinity
- 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
 - 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. Incomplete information letter, Aug 28, 2008
 - 3. Email correspondence between D. Manning and N. Stark

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

 Site



File No.	<u>LU 08-156323 AD</u>
1/4 Section	<u>3723</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E19BD 6200</u>
Exhibit	<u>B (Aug 21, 2008)</u>

Approved

City of Portland - Bureau of Development Services

Planner: *NSP* Date: *Dec 31, 2009*

This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

REVISED: 01/21/08
11/08

PROJECT FOR:
MAYS RESIDENCE
7522 S.W. 59TH AVE.
PORTLAND, OREGON

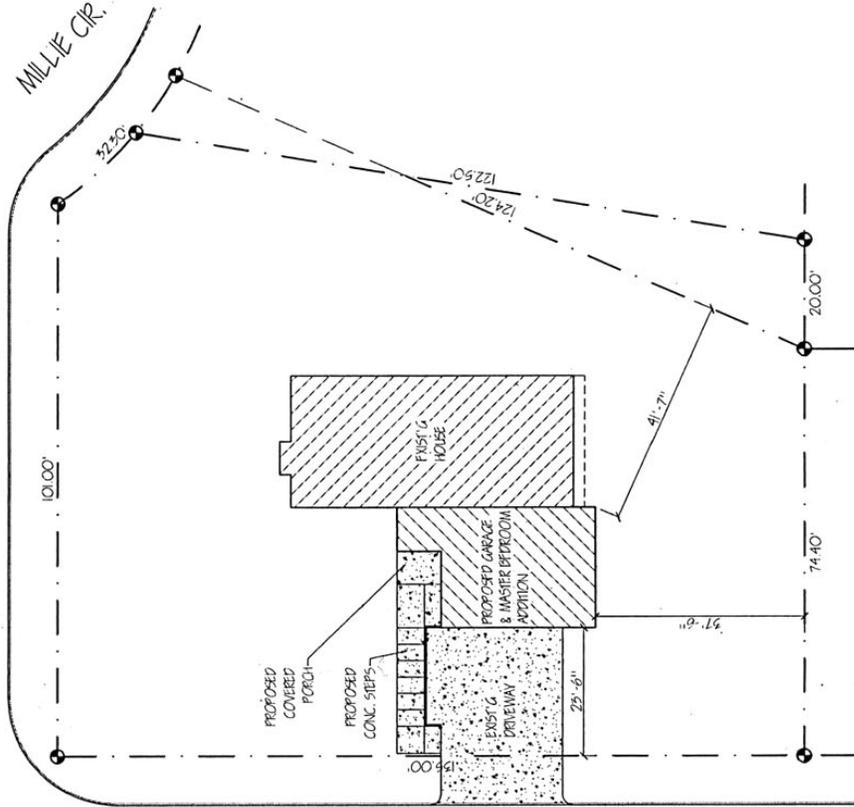
DAVID ADAMS - BUILDING DESIGNER
311 ENGLE AVE., MOLALLA, OR. 97038
(503) 829-4836

DATE: 12/21/09
SHEET: 1 OF 6

S.W. LOGAN CT.

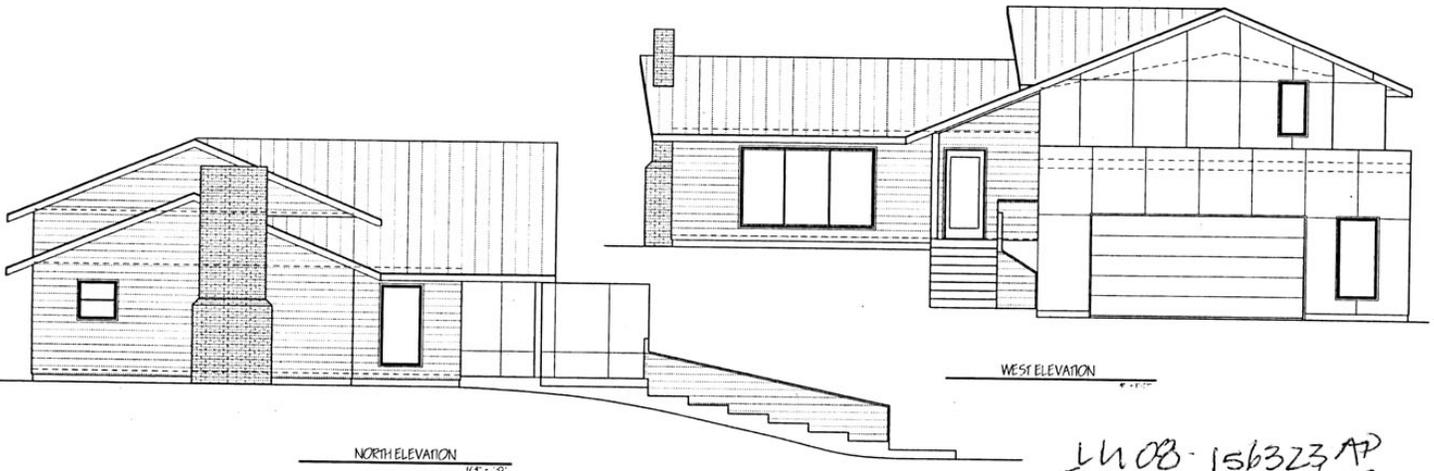
MILLIE CIR.

S.W. 59TH AVE.



PROPOSED SITE PLAN

1" = 20'-0"



LH 08-156323 AP
EXHIBIT C.1 and C.2