



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

1900 SW 4th Avenue, Suite 5000 Portland, Oregon 97201 503-823-7300 Fax 503-823-5630 TTY 503-823-6868 www.portlandonline.com/bds

Date: November 19, 2010 **To:** Interested Person

From: Kate Green, Land Use Services

503-823-5868 / kgreen@ci.portland.or.us

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 10-151196 LDP

GENERAL INFORMATION

Applicant: Kevin Partain, Urban Visions

223 NE 56th Avenue Portland OR 97213

Property Owner: Steven Melkerson

1631 NE Broadway, PMB 350 Portland, OR 97232-1425

Site Address: 1304 SE 43rd AVENUE

Legal Description: BLOCK 4 LOT 1 TL 16900, POWERS TR

Tax Account No.: R674200610 **State ID No.:** R52E06BC 16900

Quarter Section: 3135

Neighborhood: Sunnyside, Paul Loney at 503-233-8265

Business District: Hawthorne Boulevard Business Association, Peter Rossing at 503-

231-8704

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

Zoning: Single Dwelling Residential 2,500 (R2.5)

Case Type: Land Division-Partition (LDP)

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

Board of Appeals (LUBA).

Proposal: The applicant proposes to remove an existing house and divide the 3,641* square foot lot into 2 parcels for attached houses, by using a provision which allows one extra dwelling unit on corners (33.110.240.E, Alternative Development Options: Duplexes and attached houses on corners). Parcel 1 will be approximately 1,706 square feet and Parcel 2 will be approximately 1,935 square feet.

Onsite drywells are proposed for stormwater management for new development on each parcel. An existing sanitary sewer line that is currently shared with the adjacent residence

(4316 SE Main) is proposed to be abandoned, and new sewer services provide for each proposed parcel as well as the adjoining lot.

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 or "units of land" 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 of land (2 lots and no tracts). Therefore this land division is considered a partition.

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 within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

* In the *Notice of Proposal in Your Neighborhood*, the lot size was identified as 4,550 square foot, based on county property records. However, based on subsequent phone communications with Steve Buckles, the project surveyor [November 3, 5, and 9, 2010], and Tom Martin, with Multnomah County [November 9, 2010], the property area is being changed to match the survey through an Area Corrections Voucher (V10-0570). As such, the surveyed lot area is now noted as the overall site area.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

33.660.120: Approval Criteria for Land Divisions in Open Space and Residential Zones.

FACTS

Site and Vicinity: The subject site is a relatively flat lot situated on the southeast corner of SE 43rd Avenue and SE Main Street. The site is currently developed with a one-story house with a basement. The applicant intends to remove all existing development.

The surrounding properties, within 500 feet to the east, north, and south of the site, are in the R2.5 Single Dwelling zones, and are developed with one and two-story single dwelling residencies. A commercial district is located approximately 400 feet to the south along SE Hawthorne Boulevard.

Infrastructure:

Streets – The site is situated in an established residential area that has a developed street grid. The subject property has approximately 50 feet of frontage on SE 43rd Avenue, and nearly 70 feet of frontage on SE Main Street. There is one driveway entering the site that currently serves the existing house on the site. At this location, SE 43rd Avenue and SE Main Street are both classified as Local Service Streets for all modes in the City's Transportation System Plan. SE 43rd is currently improved with 8-foot planter, 6-foot sidewalk and 2-foot buffer. SE Main Street is currently improved with a planter strip that varies from zero to 6-feet and a 6-foot sidewalk. Parking is currently allowed on both sides of these streets.

Tri-Met provides transit service approximately 400 feet from the site at SE Hawthorne Boulevard via Bus Line 14.

Water Service – There is an existing 6-inch CI water main in SE 43rd Avenue. The existing house is served by a 5/8-inch metered service from the main.

Sanitary Service – There is an existing 8-inch public combination sewer line in SE Main Street.

Zoning: The site is in the **Single-Dwelling Residential 2,500 (R2.5)** zone. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zone allows a mix of housing types with a single dwelling character while allowing attached houses and somewhat higher densities.

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

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Please see Exhibits "E" for details.

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on **September 20, 2010**. One written response has been received from the Neighborhood Association or notified property owners in response to the proposal. The letter notes concerns about the lot size being too small to be compatible with the neighborhood.

Staff Response: As the neighbor has pointed out, the proposed parcels will be smaller than many of the nearby lots; however, most of the surrounding properties were developed prior to the lot size and density now allowed in the R2.5 zone. In this situation, the applicant proposes to create two parcels using the *Alternative Development Options*, 33.110.240.E, which allow smaller lot sizes for attached houses on corners, and require specific design features for those new residences to promote compatibility with the overall character of the neighborhood. As such, the proposed lot sizes are allowed. Lot size requirements are further addressed in the findings for Criterion A, below.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.

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. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and 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 or outside of the		
		environmental zone on the site.		
С	33.631 - Flood Hazard Area	The site is not within the flood hazard area.		
D	33.632 - Potential Landslide	The site is not within the potential landslide hazard		
	Hazard Area	area.		
E	33.633 - Phased Land Division or	A phased land division or staged final plat has not been		
	Staged Final Plat	proposed.		
F	33.634 - Recreation Area	The proposed density is less than 40 units.		
Н	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be		
		required.		
I	33.639 - Solar Access	The proposed development is for something other than		
		single-dwelling detached homes.		
J	33.640 - Streams, Springs, and	No streams, springs, or seeps are evident on the site		
	Seeps	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	The site is not located within an I zone.		
	connections in the I zones			
	33.654.110.B.4 - Alleys in all	No alleys are proposed or required		
	zones			
	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	There are no pedestrian connections proposed or		
	Connections	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-	No partial public streets are proposed or required
way	

Applicable Approval Criteria are:

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

Findings: Chapter 33.611 contains the density and lot dimension requirements applicable in the R2.5 zone. The applicant is proposing 2 attached housing parcels.

<u>Density Standards</u>: 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 <u>not</u> 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 = 1 unit; based on the following:

3,641 square feet (site area) * $(.80) \div 1$ unit/5,000 square feet = .58 (which rounds up to a minimum of 1 lot, per 33.930.020.A)

Maximum = 1 unit; based on the following:

3,641 square feet (site area) $\div 1$ unit/2,500 square feet = 1.45 (which rounds down to a maximum of 1 lot, per 33.930.020.B)

The applicant is proposing 2 parcels, which exceeds the maximum density normally allowed for the site. However, Parcels 1 and 2 are proposed for attached houses under the provision in 33.110.240.E, which allows one extra unit in conjunction with attached houses on corner lots. Therefore, an additional lot is allowed provided Parcels 1 and 2 are developed with attached houses. With a condition of approval limiting the development on Parcels 1 and 2 to attached houses, the density standards will be met.

<u>Lot Dimension Standards</u>: In the R2.5 zone, lots must generally be at least 1,600 square feet, and have a minimum width of 36 feet and a minimum depth of 40 feet. In this case, Parcel 1 is proposed to be 1,706 square feet, and at least 31 feet wide and 50 feet in depth and Parcel 2 is proposed to be 1,935 square feet, and at least 31 feet wide and 54 feet in depth. As such, Parcels 1 and 2 are narrower than would normally be allowed in the R2.5 zone, but otherwise meet the lot size and depth standards.

However, as described above, these lots are being created through a provision that allows attached houses on corner lots, and there are no minimum lot dimension standards for the new parcels in the R2.5 zone. To use this code provision, the original lot before the division must be at least 3,000 square feet. Based on this provision, the 3,641 square foot corner lot is allowed to be divided to create lots of the size and dimensions proposed for Parcels 1 and 2.

As noted above, with a condition requiring the parcels must be developed with attached houses, this criterion will be met.

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

Findings: 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. Additionally, where geologic conditions or historic uses of the site indicate that a hazard may exist, specific improvements may be necessary to make the lots suitable for their intended uses and the provision of services and utilities.

<u>Clearing and Grading</u>: In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, except for the fill needed as part of the demolition of the basement in the existing house, no other 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.

<u>Land Suitability</u>: The site is currently in residential use, and there is no record of any other use in the past. The applicant has proposed to remove the existing house and basement and redevelop the site. In order to ensure that the new lots are suitable for development, a permit must be obtained and finalized for demolition of all structures on the site, including suitable fill for the basement, and sewer capping prior to final plat approval.

Additionally, the existing house currently shares a sewer connection with the adjacent lot to the east (4316 SE Main Street), so to ensure each property has its own sanitary sewer line, the Bureau of Environmental Services (BES) requires the existing shared sewer line to be capped, and a new line to be installed for 4316 SE Main, prior to final plat approval. New service connections will also be required at the time of new development on the subject site.

With these conditions, the new parcels can be considered suitable for development, and this criterion will be 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 6-inch CI water 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 public 8-inch combination sewer in SE Main Street that can serve the sanitary needs of the proposed lots.

Each lot must be shown to have a means of access and individual connection to a public sewer, as approved by BES, prior to plat approval.

Based on City of Portland plumbing records and the sewer scope performed on August 13, 2010, the subject site (1304 SE 43rd Avenue) and the adjacent lot to the east (4316 SE Main Street) share a nonconforming sewer, with 1304 SE 43rd as the host. BES required the applicant show an appropriate plan of action to correct the nonconforming sewer prior to preliminary plan approval.

Initially, the applicant proposed a new connection for 4316 SE Main through a proposed sanitary easement across proposed Parcel 2. However, 4316 SE Main appears to have direct access to a manhole (ABR735) in SE Main, and the applicant has not demonstrated the necessity of burdening proposed Parcel 2 with a sanitary easement. Based on the feedback from BES, the applicant revised the proposal to remove the easement and provide a direct sanitary connection for 4316 SE Main. BES requires a finaled connection and plumbing permits for the new sanitary connection at 4316 SE Main, prior to final plat approval.

New service connections for each proposed parcel will also be required at the time of new development on the subject property.

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.

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

The applicant has proposed the following stormwater management methods:

Public Street Improvements: Portland Transportation will not require any improvements to the existing street frontages, so no new public stormwater facilities are proposed.

Parcels 1 and 2: Stormwater from these parcels will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. BES has indicated conceptual approval of the drywells. Site Development note that the drywells must be setback at least 10-feet from the backfill used for the basement demolition.

33.654.110.B.1 -Through streets and pedestrian connections

33.654.130.B - Extension of existing public dead-end streets & pedestrian connections

33.654.130.C - Future extension of proposed dead-end streets & pedestrian connections

Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The existing street pattern meets these spacing requirements. Additionally, as noted above, Portland Transportation finds the existing street configuration sufficient to serve the proposal, so these criteria are met.

33.641 - Transportation Impacts - 33.641.020 and 33.641.030

33.654.120.C Width of the street right-of-way

33.654.130.D Partial Rights of way

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. Portland Transportation has noted no concerns about the proposed two dwellings having any significant impact on the level of service provided by the established rights-of-way, so these dwellings are expected to be safely served by the existing streets. This criterion is met.

33.654.120.E. Approval criterion for the width of pedestrian connections.

Findings: As noted previously, the site frontages are currently improved and Portland Transportation will not require any new improvements. As such, the width of the existing pedestrian connections is considered sufficient, and this criterion is 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

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Future Development: Special requirements apply to development on new lots created using the provisions of Section 33.110.240.E, and the following requirements will apply to the new houses:

Attached Houses on Corner Lots

- 1. The address and main entrance of each house must be oriented to a separate street frontage.
- 2. Development on Parcel 1 must be oriented toward SE 43rd Avenue and development on Parcel 2 must be oriented toward SE Main Street.
- 3. The height of the two units must be within 4 feet of each other
- 4. The exterior finish material must be the same, or visually match in type, size and placement.
- 5. The predominant roof pitch must be the same.
- 6. Roof eaves must project the same distance from the building wall.
- 7. Trim must be the same in type, size and location.
- 8. Windows must match in proportion and orientation.

Existing development that will remain after the land division. The applicant proposes to remove all of the existing structures on the site, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R2.5 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

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	503-823-7300	
Services	Rights 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 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, prior to final plat. Additionally, aerial access requirements must be met at the time of development on the proposed parcels. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.
- The applicant must meet the requirements of Urban Forestry for protecting existing street trees adjacent to the site. This requirement is based on the standards of Title 20.

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:

- Demolition permits
- New sanitary sewer connection and cleanout for the adjacent property (4316 SE Main)
- Lot sizes for attached houses on corner lots
- Fire flow and aerial access

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

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 parcels for attached houses, as illustrated with Exhibit C.1, subject to the following conditions:

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

Utilities

- 1. The applicant must meet the requirements of the Bureau of Environmental Services (BES) for capping the existing sanitary lateral, and for installing a new sanitary sewer connection and cleanout at 4316 SE Main. All connection and plumbing permits must be finaled.
- 2. The applicant must 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

Staff Dlammore Vata Groom

- 3. A finalized permit must be obtained for demolition of the existing residence on the site, including suitable fill for the basement, and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures.
- B. The following conditions are applicable to site preparation and the development of individual lots:
- 1. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.
- 2. If required, the applicant must meet any requirements identified through a Fire Code Appeal. Refer to the final plat approval report for details on whether or not this requirement applies.
- 3. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.

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Decision rendered by:	Mahael har	Jakh	on November 16, 20	010
By authori	ty of the Director of the Bu	reau of Developmen	t Services	

Decision mailed November 19, 2010

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 June 29, 2010, and was determined to be complete on September 14, 2010.

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 June 29, 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 requested that the 120-day review period be extended for a total of 28 days, as outlined in two email correspondence (Exhibit G.3). Unless further extended by the applicant, **the 120 days will expire on: February 9, 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.

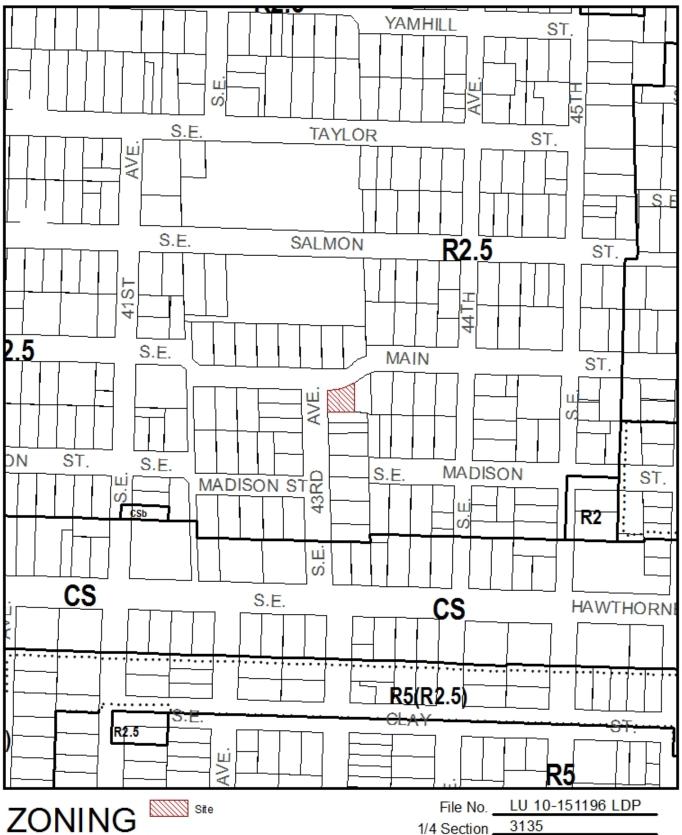
Recording the land division. The final land division plat must be submitted to the City within three years of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, 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.

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).

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Deed History
 - 2. Supplemental Narrative, September 9, 2010
 - 3. Memo re: sanitary connection for 4316 SE Main and plan revisions
 - 4. Memo re: revised utility plan and sanitary sewer information for 4316 SE Main
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Revised Preliminary Plan (reduced copy attached, full size in file)
 - 2. Initial Preliminary Site and Utility Plan
 - 3. Existing Conditions and Parcel Layout Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Portland Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development-BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety-BDS
- F. Correspondence:
 - 1. Albion K Vickery, September 27, 2010, concerns about lot size being too small to be compatible with the neighborhood
- G. Other:
 - 1. Original LU Application
 - 2. Letter to applicant re: incomplete application
 - 3. 120-day review timeline extensions, October 22, 2010 and November 4, 2010





3135 1/4 Section ___ 1 inch = 200 feet Scale_ 1S2E06BC 16900 State_Id . В Exhibit _

(Jul 02,2010)



