



### City of Portland, Oregon

### **Bureau of Development Services**

### **Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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

**Date:** July 22, 2013 **To:** Interested Person

**From:** Sean Williams, Land Use Services

503-823-7612 / Sean.Williams@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 the version located on the BDS website <a href="http://www.portlandonline.com/bds/index.cfm?c=46429">http://www.portlandonline.com/bds/index.cfm?c=46429</a>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. 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 13-141278 LDP

**GENERAL INFORMATION** 

**Applicant:** Kevin Partain / Urban Visions

223 NE 56th Avenue / Portland, OR 97213

Owner: Ramsey J Embick

1704 SE Clinton Street / Portland, OR 97202-6048

**Site Address:** 1704 SE Clinton Street

Legal Description: BLOCK 20 LOT 4, TIBBETTS ADD

**Tax Account No.:** R834301360 **State ID No.:** 1S1E11AB 10400

Ouarter Section: 3332

**Neighborhood:** Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245. **Business District:** Division-Clinton Business Assn, Darice Robinson at 503-233-1888.

**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.

**Zoning:** Residential 2,000 (R2)

**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 is proposing to divide the site into two equally sized parcels of approximately 2,500 square feet for detached houses.

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).

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 of land. Therefore this land division is considered a partition.

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

### **FACTS**

**Site and Vicinity:** The site is located at the southeast corner of the intersection of SE 17<sup>th</sup> Avenue and SE Clinton Street. Existing development consists of a single family residence that will be retained within Parcel 1 and a detached garage that will be removed. No trees are located within the site subject to preservation standards. Development within the immediate vicinity is a mix of single and multi dwelling structures with comparable zoning.

#### Infrastructure:

• **Streets** – The site has approximately 50 feet of frontage on SE 17<sup>th</sup> Avenue and 100 feet of frontage on SE Clinton Street. There is one driveway entering the site from SE Clinton Street that serves the existing house. At this location, both SE 17<sup>th</sup> Avenue and SE Clinton Street are classified as Local Service Streets for all modes in the Transportation System Plan (TSP). SE Clinton Street is also classified as a City Bikeway. Tri-Met provides *frequent* transit service approximately 493 north of the site on SE Division Street via Bus #4.

At this location, both SE 17<sup>th</sup> Avenue and SE Clinton Street are improved with a 36 foot paved roadway surface and pedestrian corridor that consists of a 4 foot planter, 6 foot sidewalk and 2 foot setback to private property (4-6-2) within a 60 foot wide right-of-way.

- **Water Service** There is an existing 6-inch CI water main in SE Clinton Street and an 8-inch CI water main in SE 17<sup>th</sup> Avenue. The existing house is served by a 3/4-inch metered service from the main in SE Clinton Street.
- **Sanitary Service** There is an existing 10-inch vitrified clay public combined gravity sewer that transitions to a 12-inch HDPE public combined sewer located in SE 17<sup>th</sup> Avenue and a 6-inch vitrified clay public combined gravity sewer located in SE Clinton Street. The existing house is served by a lateral from the main in SE 17<sup>th</sup> Avenue.

**Zoning:** The R2 designation is one of the City's multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing.

**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. Exhibits "E" contain the complete responses.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **June 13**, **2013**. One written response was received from a notified property owner with general questions regarding the proposal.

### **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	Findings: Not applicable because:
	and Topic	
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.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential	The site is not within the potential landslide
	Landslide Hazard Area	hazard area.
E	33.633 - Phased Land	Not applicable. These standards only apply to land
	Division or Staged Final Plat	divisions in the RF through R2.5 zones.
F	33.634 - Recreation Area	Not applicable. The minimum required density is
_		less than 40 units.
Н	33.636 - Tracts and	No tracts or easements have been proposed or will
	Easements	be 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,	No streams, springs, or seeps are evident on the
_	and Seeps	site outside of environmental zones.
L	33.654.110.B.2 - Dead end	No dead end streets are proposed.
	streets	m · · · · · · · · · · · · · · · · · · ·
	33.654.110.B.3 -	The site is not located within an I zone.
	Pedestrian connections in	
	the I zones 33.654.110.B.4 - Alleys in	No alleys are proposed or required
	all zones	No aneys are proposed or required
	33.654.120.C.3.c -	No turnarounds are proposed or required
	Turnarounds	
	33.654.120.D - Common	No common greens are proposed or required
	Greens	
	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	No shared courts are proposed or required
	Courts	
	33.654.130.B - Existing	No public dead-end streets or pedestrian
	public dead-end streets	connections exist that must be extended onto the
	and pedestrian connections	site.
	33.654.130.C - Future extension of dead-end	No dead-end street or pedestrian connections are
	streets and pedestrian	proposed or required.
	connections	
	33.654.130.D - Partial	No partial public streets are proposed or required.
	rights-of-way	The partial public directs are proposed of required.
	1151100 01 Way	

### **Applicable Approval Criteria are:**

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

**Findings:** Chapter 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing two lots to be developed with detached houses. Single-dwelling or duplex development is proposed for some or the entire

site, therefore the proposed lots must meet minimum density and not exceed the maximum density stated in Table 120-3.

Minimum density in the R2 zone is one unit per 2,500 square feet and the maximum density is one unit per 2,000 square feet. The total site area shown on the applicant's survey is \* square feet. Therefore, the site has a minimum required density of 2 units and a maximum density of 2 units.

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

R2	Minimum lot area (square feet)	Minimum lot width (square feet)	Minimum lot depth (square feet)	Minimum front lot line (square feet)
Detached Houses	1,600	25	none	25
Parcel 1	2,500	50	50	50
Parcel 2	2,500	50	50	50

<sup>\*</sup> Width is measured from the midpoints of opposite lot lines.

The findings above show that the applicable density and lot dimension standards are met. Therefore 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. 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. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

## K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

**Findings:** The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. The Development Review Section of the Portland Bureau of Transportation (PBOT) has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services. PBOT's Analysis (Exhibit E.2) is quoted, in part, as follows:

The proposed land division will create one new parcel (from the existing lot) in order to accommodate a new detached home (the existing home will be retained on Proposed Parcel 1). Referring to the ITE Trip Generation Manual,  $9^{th}$  Edition, there will be 1 new AM peak hour trip and 1 additional PM peak hour trip (10 additional total daily trips) that may result from the development proposal on the site. The new peak hour trips are insignificant and do not warrant any mitigation to nearby intersections. The impacts to the area's intersections most likely to be effected by the additional project-related trip generation will be negligible. Given the robust grid pattern of streets throughout the

vicinity of the site, vehicle trips generated from the proposed partition will be able to distribute into the broader transportation system in any direction. Accordingly, it is not anticipated that there will be one particular intersection that will be more impacted than others in the area. The intersections will continue to operate at current levels without further degradation from the vehicle trips generated by the proposed project factored into the analysis.

No significant negative impacts are expected to occur in relation to any of the other evaluation factors. The site is served by nearby transit service along SE 12<sup>th</sup> Ave, west of the site (via Tri-Met route #70 [12<sup>th</sup>/NE 33rd]) and along SE Division, north of the site (via Tri-Met route #4 [Division]). There are existing sidewalk corridors throughout the vicinity, including along the site frontage that facilitate pedestrian travel. There are identified bike facilities (Portland Bike/Walk Map) in the area including a Neighborhood Greenway/signed and marked route along SE Clinton.

With regard to impacts to on-street parking, according to the applicant's submitted narrative, the house that will be developed on the Proposed Parcel 2 and the existing house to be retained on Proposed Parcel 1 will include individual driveways serving each parcel that will offer (at least) two on-site parking spaces on each parcel. Although an additional curb cut/driveway will be necessary to access Proposed Parcel 1, there will remain ample curb length along the subject site frontages to accommodate significant onstreet parking opportunities (there will be no curb cuts along the site's SE 17th Ave frontage). On-street parking impacts from the proposed partition request will be minimal.

There appears to be clear and sufficient line of sight looking in any direction along the property frontages to allow for safe access onto/from the proposed parcels. Both streets are straight and generally flat with no sight obstructions. Parking is allowed on both sides of the streets and typical of any street that allows parking, sight distance can be partially obstructed by parked vehicles.

Given the area in which the site is located, the minimal increase in vehicle trips that will be generated by the proposed partition, and the classification of the street within the transportation system, PBOT expects that the transportation system will be able to support the existing development in the area as well as the proposed development that will be constructed on the new parcels.

Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that one additional dwelling can be safely served by the existing streets without having any significant impact on the level of service provided. These criteria are met.

### 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

The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified and this criterion is met.

### 33.652 Sanitary Sewer Disposal Service standards - See Exhibit E.1

The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified and this criterion is met.

### 33.653.020 & .030 Stormwater Management criteria and standards - See Exhibit E.1

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 existing house has downspouts that drain onto the ground. The applicant has provided a preliminary plat (Exhibit C.1) that delineates the existing downspouts and demonstrates that disposal points are located outside of required setbacks.
- **Parcel 2:** Stormwater from this lot will be directed to an individual drywell that will treat the water and slowly infiltrate it into the ground. This lot 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.

The Bureau of Environmental Services has indicated that stormwater management approval criteria for land divisions have been met.

### 33.654.110.B.1 Through streets and pedestrian connections

Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The Portland Bureau of Transportation has provided the following evaluation of connectivity for this proposal (Exhibit E.2):

The subject block is representative of the area in general which satisfies both spacing goals noted above. Accordingly, PBOT has no concerns relative to connectivity or locations of rights-of-way associates with the proposed land division partition.

For the reasons described above, 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.

**Existing development that will remain after the land division.** 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 R2 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 section on Other Technical Standards for Building Code standards.)

In this case, there are several Zoning Code standards that relate to existing development on the site:

• <u>Minimum Setbacks</u> – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed <u>new</u> lot lines. Alternatively, existing buildings must be set back from the new lot lines in conformance with an approved Adjustment or other Land Use Review decision that specifically approves alternative setbacks. The existing house will be approximately 21 feet from the new property line. Therefore, the required setbacks are being met. To ensure this

standard continues to be met at the final plat stage, the final plat must be accompanied by a supplemental survey showing the location of the existing building relative to the adjacent new lot lines.

- <u>Accessory Structures</u> In this zone, accessory structures are not allowed on a lot without a primary structure. Therefore, in order for the proposed new lots to meet this standard, the detached garage located on Parcel 2 must be removed prior to final plat. Demolition permits are required. The applicant must provide documentation prior to final plat approval that all required demolition permits have received final inspection. To ensure that this standard is met, a condition of approval is necessary.
- Required Off-Street Parking A detached garage provides parking for the existing house on Parcel 1. As a result of this land division, the parking space for the existing house will be located on a different lot, and will no longer be available to Parcel 1. The Portland Zoning Code does not require off-street parking on sites that are less than 500 feet from a transit street with 20-minute peak-hour bus, streetcar, or light rail service. Tri-Met provides transit service approximately 493 north of the site on SE Division Street via Bus #4. Bus number 4 provides peak-hour service meeting this requirement. As a result, no replacement parking is required for Parcel 1.

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		
Development Services/503-823-7300	Title 24 – Building Code, Flood plain		
www.portlandonline.com/bds	Title 10 – Erosion Control, Site Development		
	Administrative Rules for Private Rights-of-Way		
Environmental Services/503-823-7740	Title 17 – Sewer Improvements		
www.portlandonline.com/bes	2008 Stormwater Management Manual		
Fire Bureau/503-823-3700	Title 31 Policy B-1 – Emergency Access		
www.portlandonline.com/fire			
Transportation/503-823-5185	Title 17 – Public Right-of-Way Improvements		
www.portlandonline.com/transportation	Transportation System Plan		
Urban Forestry (Parks)/503-823-4489	Title 20 – Street Trees and other Public Trees		
www.portlandonline.com/parks			
Water Bureau/503-823-7404	Title 21 – Water availability		
www.portlandonline.com/water	-		

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 fire flow/water supply, fire hydrant spacing and aerial Fire Department access roads. These requirements are based on the technical standards of Title 31 and Oregon Fire Code (Exhibit E.4).

• The applicant must meet the requirements of Urban Forestry for street tree planting in the existing SE 17<sup>th</sup> Avenue and SE Clinton Street planter strips adjacent to Parcel 1, prior to final plat approval. 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.

#### ADMINISTRATIVE DECISION

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

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

- 1. 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.
- 2. The applicant must obtain a finalized demolition permit for removing the detached garage on Parcel 2.
- 3. The applicant must plant 1 street tree in the planter strip on SE 17th Avenue and 1 street tree in the planter strip on SE Clinton Street adjacent to Parcel 1. Street trees will be chosen from the City's approved street tree list for a 3.5-foot 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.

### B. The following conditions are applicable to site preparation and the development of individual lots:

1. 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.

Staff Planner: Sean Williams

Decision rendered by: \_\_\_\_\_\_ on July 19, 2013

By authority of the Director of the Bureau of Development Services

Decision mailed: July 22, 2013

**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 April 18, 2013, and was determined to be complete on June 11, 2013.

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 April 18, 2013.

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: October 9, 2013.** 

### 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.

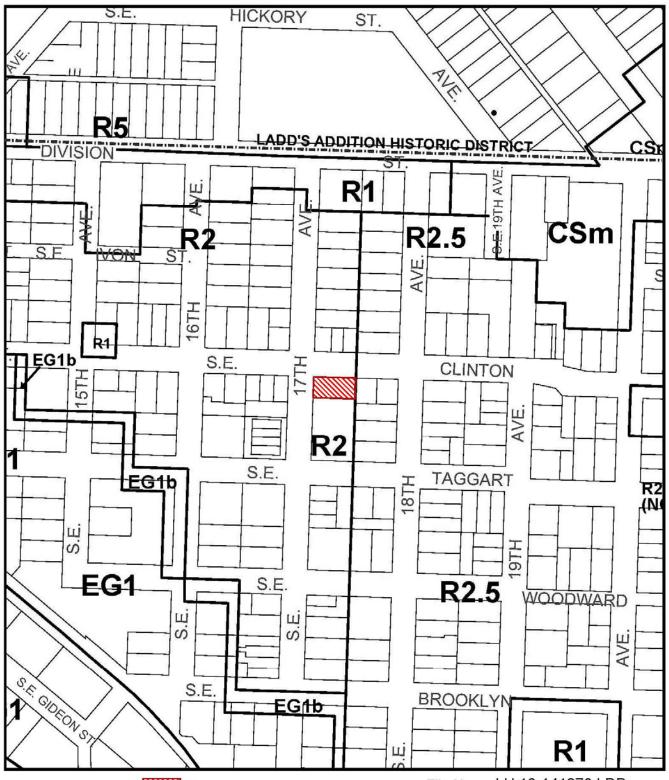
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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 <a href="https://www.portlandonline.com">www.portlandonline.com</a>.

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**

- 1. Application narrative
- 2. Stormwater report
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
- 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
  - 7. Life Safety Plans Examiner
- F. Correspondence:
  - 1. Stacy E Morrison (7/9/13)
- G. Other:
  - 1. Original LU Application
  - 2. 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).



Site ZONING

NORTH

LU 13-141278 LDP File No.\_ 3332 1/4 Section \_ 1 inch = 200 feet Scale \_ 1S1E11AB 10400 State\_Id . В (Apr 22,2013) Exhibit\_

