



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

FROM CONCEPT TO CONSTRUCTION

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Date: April 2, 2014
To: Interested Person
From: Shawn Burgett, Land Use Services
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NOTICE OF A TYPE Ix 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 <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-236699 LDP

GENERAL INFORMATION

Applicant: Steve Buckles, Repetto And Associates Inc.
12730 SE Stark St, Portland OR 97233

Owners: Ry Koteen, 3519 N Albina Ave, Portland, OR 97227

Developer: Brent Keys, Bristol Creek Homes & Development Co
3055 NW Yeon Ave, Portland OR 97210

Site Address: 3519 N ALBINA AVE

Legal Description: BLOCK 36 LOT 19, MULTNOMAH **Tax Account No.:** R591906700
State ID No.: 1N1E27BA 00300 **Quarter Section:** 2629
Neighborhood: Boise, contact Caroline Dao at 503-544-5515.
Business District: Historic Mississippi, contact Trevin Miller at 503-708-7763. North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: NE Coalition of Neighborhoods, Claire Adamsick at 503-388-9030.
Zoning: R2a (Multi-Family Residential 2,000 square feet with "a" alternative design density overlay)

Case Type: LDP (Land Division Partition)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a 2-lot land division resulting in two 2,375 square foot lots for detached housing. The existing house on the site will be demolished. Vehicle access to on-site parking for both parcels is proposed from the alley.

Relevant Approval Criteria:

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

This partition is reviewed through a Type Ix 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.

ANALYSIS

Site and Vicinity: The site is located on an interior lot with frontage along N Albina Avenue. The house on the site was built in 1946. The development surrounding the site is primarily made up of single family residential type development along with several duplexes located along N Albina Avenue along this block. The property located directly east of the subject site has an existing triplex on it. The site is located within the Boise Pedestrian District.

The property located directly east of site (across the alley) is zoned Exd which allows mixed-uses that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. The abutting area is also within the “d” (design) overlay which promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. In addition, the areas directly west of the site and south of N Fremont St. (80 feet south of the site) are all part of the Albina Community Plan District which is intended to ensure that new higher density commercial and industrial developments do not overwhelm nearby residential areas.

Infrastructure:

- **Streets** –The site has approximately 50 feet of frontage on N Albina Avenue and approximately 50 feet of frontage along the alley abutting the sites western property boundary. Vehicle access to the site has been from the alley. At this location, N Albina Avenue is classified as a Local Service Street for all other modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 80 feet from the site along N Fremont Street via bus line number 4.

N Albina Avenue includes a 3.5-foot wide planter area and curb, 6-foot sidewalk and 0.5-foot buffer at the back of the sidewalk (3.5-6-.5 configuration).

- **Water Service** – There is an existing 8-inch water main in N Albina Avenue. There is an existing 5/8-inch metered service from this main that may be potentially used by Parcel 2.
- **Sanitary Service** - There is an existing 8-inch public combination sewer line located in N Albina Avenue. According to City records, there is an existing lateral in N Albina Avenue that could be available for development on this site if it is determined to be in acceptable condition.
- **Stormwater Disposal** – There is no public storm-only sewer available to the site. The applicant has proposed onsite infiltration within drywells for each of the proposed structures.

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.

The “a” overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This land division proposal is not using any of the provisions of the “a” overlay.

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 **February 7, 2014**. One written response has been received from a notified property owner in response to the proposal.

Neighbor response (Exhibit F-1): The neighbor’s letter expressed support for his neighborhood and increased density, but also expressed concern that the proposed development would impact the privacy of his home which abuts the sites north property line. The location of the windows, any planned roof top decks and the relationship of the future building to his rear yard were all discussed as potential future privacy issues. The letter also brought up a land use review process that he had went through for his own property where issues associated with privacy and building design were major considerations during the land use review process in order to gain City approval. The letter indicated that he would like the developer of the subject site to take into consideration the same privacy concerns and building design issues that he addressed when planning the future development on the subject site.

BDS response: The letter was forwarded on to the applicant/owners for review and consideration. The Zoning Code (section 33.120) has development standards that must be met on this site when future building permits are proposed. During the land division review process, the designs of the future units are not required in order to gain preliminary approval. The land division process just ensures that the new lots provide adequate room to allow future construction that can meet the development standards in the Zoning Code. Many of the concerns brought up in the letter such as window placement and location of the deck are not design issues that are regulated by the Zoning Code. The Zoning Code has more general regulations associated with minimum setbacks, building height, building coverage, etc. Staff encourages the neighbor to communicate with the developer regarding the issues brought up in his letter to see if any concerns regarding privacy can be mitigated in the future building design.

In regard to the neighbors land use review (LU_09_151391 AD) for an adjustment which was referred to in his letter that required modifications to the façade design and window placement of his garage/studio. This land use review was done under separate approval criteria (Zoning Code section 33.805) since that proposal requested several setback adjustments to Zoning Code standards for the proposed structure. Any time an adjustment to setback standards is requested, the design of the proposed structure within a reduced setback area will be reviewed as part of the land use review process. Privacy impacts are a key consideration since it part of the purpose statement for setbacks, which must be addressed as part of any adjustment proposal to reduce a required setback per the adjustment approval criteria. If the applicant for the subject site does not request any adjustments in correlation with future development (none have been requested at this time), then the approval criteria under Zoning Code section 33.805 (Adjustments) are not applicable for purposes of future development on the subject site.

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:
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B	33.630 – Tree Preservation	No significant trees or trees in excess of 6 inches in diameter are located fully on the site. One tree was identified on the site, but was determined to be exempt per the applicant’s arborist report due to its poor health. (Exhibit A-2).
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	All of the proposed parcels are interior lots (not on a corner). In this context, solar access standards express no lot configuration preference.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F – Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

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

Findings: Chapter 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing 2 single family parcels.

Single-dwelling development is proposed for, therefore the proposed lots must meet minimum density and not exceed the maximum density stated in Table 120-3. This site is in the R2 zone and detached houses are proposed. Therefore, the minimum density is 1 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 5,000 square feet.

Site area devoted to streets is subtracted from the total site area in order to calculate the minimum and maximum density. Street dedications are required that total 250 square feet. Therefore the resulting lot size for calculating density is 4,750 square feet. The site has a minimum required density of 2 units and a maximum density of 2 units.

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

R2	Minimum lot area (square feet)	Minimum lot width (feet)	Minimum lot depth (feet)	Minimum front lot line (feet)
Detached Houses	1,600	25	none	25
Parcel 1	2,375 sq. ft.	25 ft.	95 ft.	25 ft.
Parcel 2	2,375 sq. ft.	25 ft.	95 ft.	25 ft.

* 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. The applicant has proposed to remove the existing house 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 and sewer capping prior to final plat approval. With this condition, the new lots can be considered suitable for development, and 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 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.

Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes.

At this location, N Albina is a Local Service Street for all modes. It is improved with a substandard 10-ft wide sidewalk and is located in the Boise Pedestrian District. As a condition of building permit approval, the sidewalks along both new lots must be reconstructed to a 12-ft corridor with a 4.5-6-1.5 configuration. Many of the properties on both Albina and N Mississippi use the existing 14-ft wide alley for vehicle access. As a condition of development of this site a 2-ft dedication along N Albina and a 3-ft dedication along the alley frontage will be required. Given the R2 zoning on Albina and the Exd zone on

N Mississippi Avenue, the alley should eventually be improved to a 20-ft two-way alley. No improvements to the alley will be required at this time. Signed Waivers of Remonstrance towards any future alley improvements constructed through a Local Improvement District (LID) shall be a condition of final plat approval.

Street Capacity and Levels of Service

The proposal will result in a net increase of 1 single-family residence. This residence can be expected to generate 10 daily vehicle trips with 1 trip occurring in each of the AM and PM Peak Hours. This small increase in peak hour vehicles will not have significant impact on intersection levels of service or street capacity. No mitigation is needed.

Connectivity

The site is only 100 feet north of the east/west running N Fremont Street. Connectivity requirements do not apply.

Vehicle Access/Loading

The new lot will have a driveway to provide access to parking and loading.

On-Street Parking Impacts

The new lots will have at one on-site parking space. Impacts to the on-street parking supply should be minimal.

Availability of Transit

Tri Met Bus Line #4 is available to serve the site at N Fremont and N Albina.

Neighborhood Impacts

The site is being developed with a new single-family residence in compliance with the existing R2 zoning. In addition, standard frontage improvements including sidewalks will reduce the potential for conflicts between pedestrians and vehicles.

Safety for All Modes

Sidewalks along both sides of the area streets provide adequate pedestrian facilities. Give the low vehicle speeds on N Albina Avenue; cyclists can safely share the roadway.

Transportation has no objection to approval subject to the following conditions:

- A 2-ft dedication along N Albina and a 3-ft dedication along the alley frontage shall be a condition of final plat approval.
- The applicant shall provide signed Waivers of Remonstrance toward future alley improvements as a condition of final plat approval.

As a condition of building permit approval for the two new residences, the sidewalks on N Albina must be reconstructed to provide a 4.5-6-1.5 configuration.

Based on these requirements, this criteria is 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: 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:

<p>33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.</p> <p>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.</p>
<p>33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.</p> <p>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.</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1</p> <p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable.</p> <p>The applicant has proposed the following stormwater management methods</p> <ul style="list-style-type: none"> • Parcels 1 and 2: Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots 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. BES has indicated conceptual approval of the drywells.
<p>33.654.110.B.1 Through streets and pedestrian connections</p> <p>Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The block on which the subject property is located meets the noted spacing requirements.</p> <p>The site is within the Portland Master Street Plan for the North District. No through street or pedestrian connections are proposed at this location. Therefore, the proposal is consistent with the master street plan.</p> <p>For the reasons described above, this criterion is met.</p>

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

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- Detached Houses- Section 33.120.270.D of the Zoning Code allows reduced side setbacks (3-feet from property lines) for detached houses in the multi-dwelling zones on lots that are at least 25 feet wide. This allowance only applies to the setbacks that are interior to the site. The setbacks around the perimeter of the land division site are that of the base zone. This proposal is eligible to use these provisions. **To take advantage of this allowance the reduced side setbacks must be shown on a supplemental survey for the land division at the time of final plat approval.**

Existing development that will remain after the land division. The applicant is proposing 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 R2a 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
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

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 addressing requirements; ensuring adequate fire hydrant spacing or installing a new hydrant; ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; if required, recording an Acknowledgement of Special Land Use Conditions that requires the provision of internal fire suppression sprinklers on Parcel 2; meeting fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

Information for the applicant includes:

- The applicant must meet the requirements of Urban Forestry for street tree planting in the existing planter strip adjacent to Parcels 1 and 2 prior to building permit 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.

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

ADMINISTRATIVE DECISION

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

- A. Supplemental Plan.** Three copies of an additional supplemental plan shall be submitted with the final plat survey approval if the 3 foot interior side setbacks are proposed as shown

on Exhibit C-1. The plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the proposed location of the following:

- The reduced side setbacks allowed under 33.120.270.D for future development proposed on the site

B. The final plat must show the following:

1. If required, a recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.5 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use conditions" as been recorded as document no. _____, Multnomah County Deed Records."
2. The applicant shall meet the street dedication requirements of the City Engineer for N Albina Avenue and the public alley abutting the sites western property boundary. The required right-of-way dedication must be shown on the final plat.

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

1. The applicant shall provide information to the satisfaction of the Fire Bureau that Fire Hydrant spacing is adequate. If necessary, the applicant shall meet the requirements of the Fire Bureau for installing a new fire hydrant. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.
2. 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.
3. The applicant shall complete street waivers of remonstrance (for future alley improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.

Existing Development

4. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures.

Required Legal Documents

5. If required, per Conditions C.1 or C.2 above, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Parcel 2 to contain internal fire suppression sprinklers, per Fire Bureau Appeal no *. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

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

1. The applicant must meet the addressing requirements of the Fire Bureau for Parcels 1 and 2. The location of the sign must be shown on the building permit.
2. If required, the applicant will be required to meet any requirements identified through a Fire Code Appeal/install residential sprinklers in the new dwelling units on Parcels 1 and 2. Please 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.
4. The applicant must meet the requirements of PBOT regarding sidewalk reconstruction on N Albina Ave.

Staff Planner: Shawn Burgett



Decision rendered by: _____ **on March 28, 2104**

By authority of the Director of the Bureau of Development Services

Decision mailed April 2, 2014

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 December 11, 2013, and was determined to be complete on February 4, 2014.

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 December 11, 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. The 120 days will expire on June 4, 2014

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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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

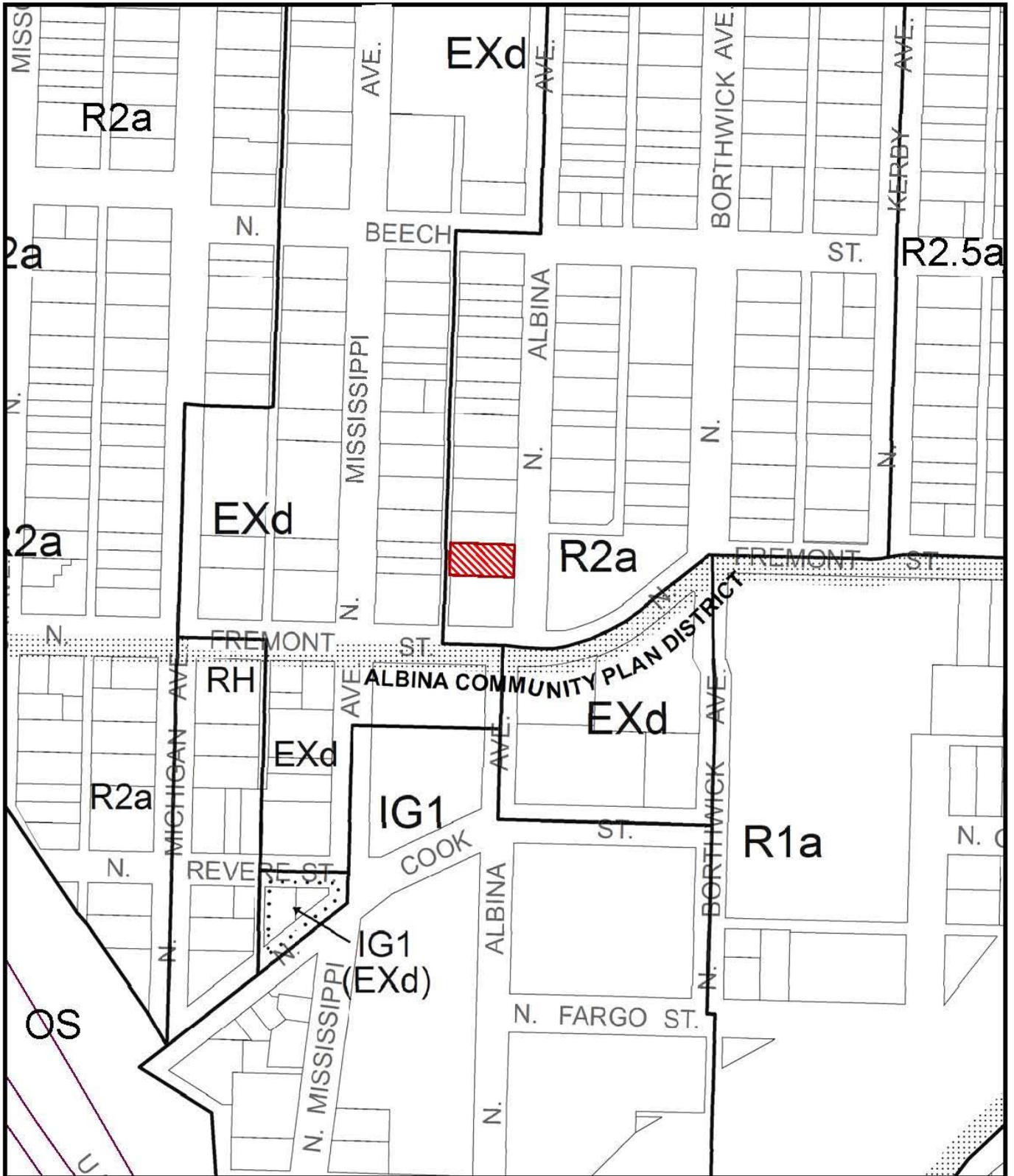
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Arborist report
 - 3. SIM Test
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing conditions
- 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. David Rogers, 3531 N Albina Ave Portland, OR 97227
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter
 - 3. Land Use History

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



NORTH

File No.	<u>LU 13-236699 LDP</u>
1/4 Section	<u>2729</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E27BA 300</u>
Exhibit	<u>B</u> (Dec 12, 2013)

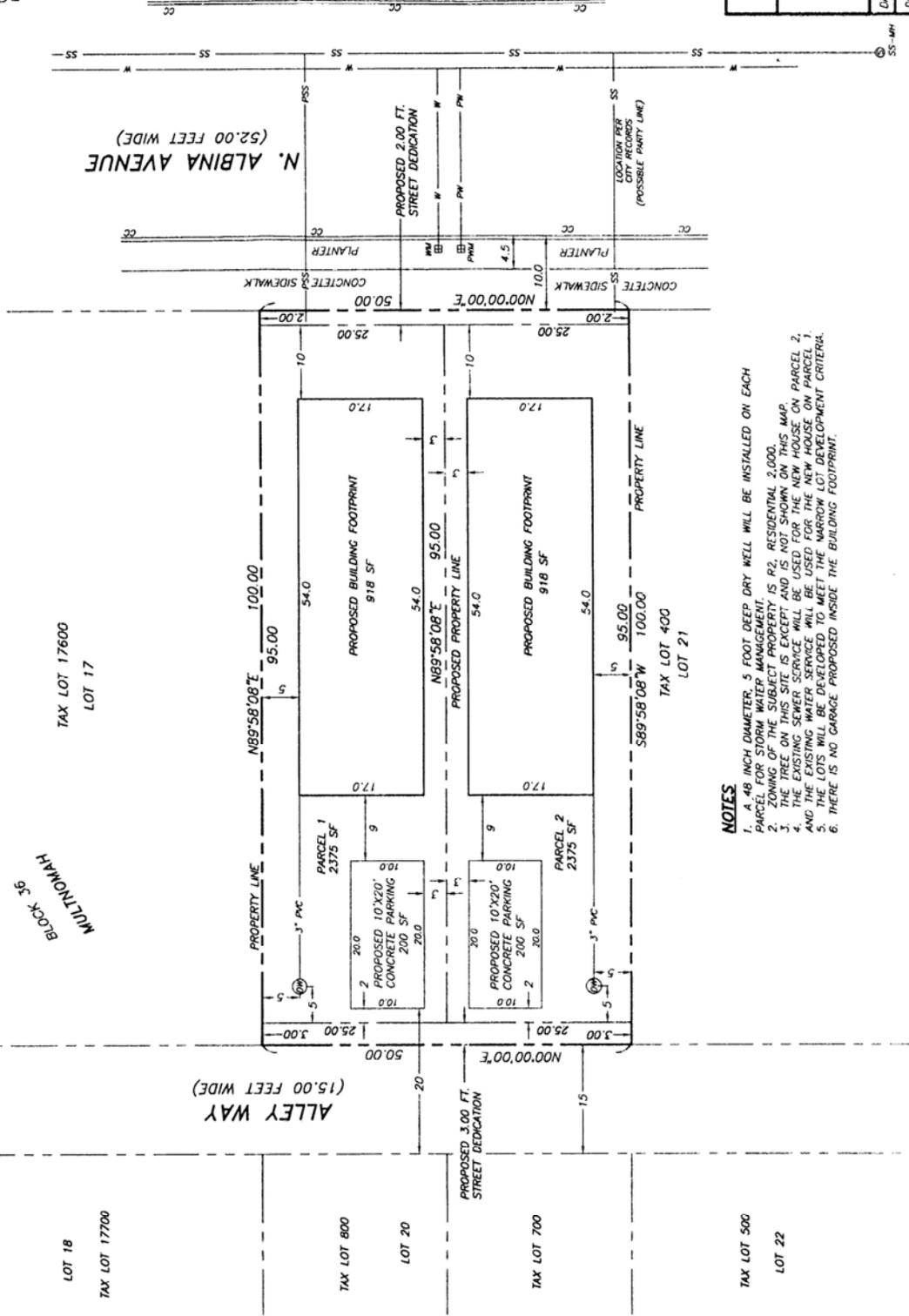
PRELIMINARY SITE & UTILITY PLAN

TAX LOT 300, LOT 19, BLOCK 36, MULTNOMAH, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: JANUARY 30, 2014 SCALE: 1"=10'
FOR: BRISTOL CREEK

LEGEND

- ⊙ = SANITARY SEWER MANHOLE
- ⊖ = WATER METER
- CC = CONCRETE CURB
- CC = CONCRETE DRYWELL
- MH = MANHOLE
- PSS = PROPOSED SANITARY SEWER LINE
- PW = PROPOSED WATER LINE
- PWM = PROPOSED WATER METER
- SF = SQUARE FEET
- SS = SANITARY SEWER LINE
- W = WATER LINE
- WM = WATER METER



REGISTERED PROFESSIONAL LAND SURVEYOR
Steven J. Buckles
OREGON
JULY 17, 1986
STEVEN J. BUCKLES
2532 25th Ave SE
RENEWALS: 12/31/15

GRAPHIC SCALE
10 0 5 10
1" INCH = 10 FEET

REPETTO & ASSOCIATES, INC.
LAND SURVEYORS
Piazza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
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DATE: JAN. 30, 2014 FILE: K09024-UP.DWG
DRAWN BY: SFD JOB NO: K09024

- ### NOTES
1. A 48 INCH DIAMETER, 5 FOOT DEEP DRY WELL WILL BE INSTALLED ON EACH PARCEL FOR STORM WATER MANAGEMENT.
 2. ZONING OF THE SUBJECT PROPERTY IS R2, RESIDENTIAL 2,000.
 3. THE TREE ON THIS SITE IS EXCEPT AND IS NOT SHOWN ON THIS MAP.
 4. THE EXISTING SEWER SERVICE WILL BE USED FOR THE NEW HOUSE ON PARCEL 2, AND THE EXISTING WATER SERVICE WILL BE USED FOR THE NEW HOUSE ON PARCEL 1.
 5. THE LOTS WILL BE DEVELOPED TO MEET THE NARROW LOT DEVELOPMENT CRITERIA.
 6. THERE IS NO GARAGE PROPOSED INSIDE THE BUILDING FOOTPRINT.

CASE NO. 13-236699
BOOK G-1