



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

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Date: December 9, 2010
To: Interested Person
From: Kate Green, Land Use Services
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NOTICE OF A TYPE II_x DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

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

CASE FILE NUMBER: LU 10-124447 LDS

GENERAL INFORMATION

Applicant: Suresh C Paranjpe, property owner
11150 SW Riverwood Road
Portland, OR 97219-8444

Site Address: 12642 SE Boise Street
Legal Description: LOT 2, PARTITION PLAT 1993-148
Tax Account No.: R649735890
State ID No.: 1S2E11CC 06202
Quarter Section: 3443

Neighborhood: Powellhurst-Gilbert, Mark White at 503-761-0222
Business District: Midway, Bill Dayton at 503-252-2017
District Coalition: East Portland Neighborhood Office, Richard Bixby at 503-823-4550

Zoning: Single Dwelling Residential 5,000 (R5)
Alternative Design Density (a)

Plan District: Johnson Creek Basin

Case Type: Land Division-Subdivision (LDS)
Procedure: Type II_x, an administrative decision with appeal to the Hearings Officer

Proposal: The applicant proposes a Land Division to divide a 21,192 square foot property into four lots, with one standard lot and three narrow lots, as follows:

- f Lot 1: standard lot, 5,610 square feet; the existing house is to be retained on this lot
- f Lot 2: narrow lot, 4,804 square feet
- f Lot 3: narrow lot, 5,209 square feet
- f Lot 4: narrow lot, 5,589 square feet

The property currently has frontage on both SE Boise and SE Cora. With the proposed land division, Lot 1 will have frontage on SE Boise, and Lots 2-4 will have frontage on SE Cora.

This subdivision proposal is reviewed through a Type II_x procedure because: (1) the site is in a residential zone; (2) four to ten dwelling units are proposed, not including accessory dwelling units (see 33.660.110).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines “lot” as a single unit of land created by a subdivision of land. The applicant’s proposal is to create 4 units of land (4 lots). Therefore this land division is considered a subdivision.

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

- 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential zones.

ANALYSIS

Site and Vicinity: The subject site is a relatively flat 21,129 square foot property. Currently, the property is developed with a single-story manufactured house and a paved driveway that provides one off-street parking space for the existing house. Two large Douglas fir trees are located in the northwest corner of the site, and an apple tree is located near the center of the property.

Presently, the property is configured as a through lot with street frontage on SE Boise and SE Cora Streets. At this location, both streets are designated as Local Service Streets for all transportation modes in the City’s Transportation System Plan, and both allow on street parking. SE Cora is fully developed as a double-bulbed cul-de-sac, with sidewalk and stormwater planters at the south end of the subject site. SE Boise has a paved roadway; however, the sidewalk improvements are scarce and intermittent between SE 122nd Avenue to the west and the terminus of the improved roadway approximately 100 feet to the east of the subject site, at an undeveloped portion of the SE 127th Avenue right-of-way.

The property is situated in an isolated enclave with a mix of residential zoning, from High Density Multi-Dwelling Residential (R1) along the SE 122nd Avenue corridor to the west, to Low Density Multi-Dwelling Residential (R2) on the north side of SE Boise, to Medium Density Single-Dwelling Residential (R5 and R7) to the south and east. However, most of the area is not developed to the densities allowed by the current zoning, as much of the nearby development consists of older homes on large lots. *Gilbert Heights Park* and *Gilbert Heights Elementary School* are located approximately 100 feet to the east, and are in the Open Space (OS) zone.

Tri-Met provides transit service approximately 600 to 1,000 feet from the site on SE 122nd Avenue and SE Holgate Boulevard via bus Line 17.

Zoning: The zoning for the subject site includes the following:

- f* **Single Dwelling Residential 5,000 (R5);** the single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households.
- f* **Alternative Design Density (a),** which allows increased density for development that meets additional design compatibility requirements. The applicant has not elected to use any of these provisions.
- f* **Johnson Creek Basin Plan District** is intended to provide for the safe, orderly, and efficient development of lands which are subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services.

Land Use History: City records indicate the following prior land use reviews for this site:

- f* 02-128157 SU: Land division to create 4 lots. Approved with conditions; however, the time to complete the final plat has elapsed, so the case is void.
- f* MCF LD 23-93 (93-018645): The subject site (Lot 2) was established through this land division case to create 3 lots and extend a public street. The case was reviewed and approved with conditions when the property was under the jurisdiction of Multnomah County. Some of the conditions related to stormwater management and street improvements do not appear to have

been met. However, as noted in the findings for Criterion L, below, the requirements for the current proposal are expected to result in improvements similar to those initially required: Condition 3 will be superseded by Condition C.1 (frontage improvements on SE Boise); and Condition 4 (stormwater facilities) will no longer be applicable, since the site is now subject to the City of Portland Stormwater Management requirements.

- f MCF LD 19-90: Land division to create 5 lots in conjunction with a zone change. Approved with conditions. This case was reviewed when the property was under the jurisdiction of Multnomah County. Based on city and county records, this land division does not appear to have been finalized

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on **August 9, 2010**.

1. **Agency Review:** Several Bureaus and agencies have responded to this proposal; see the E-Exhibits for details. The comments are addressed under the appropriate criteria for review of the proposal.
2. **Neighborhood Review:** No written responses have been received.

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.

The relevant criteria are found in Section **33.660.120 [A-L], Approval Criteria for Land Divisions in Open Space and Residential Zones**. 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 applicability of each criterion.

Criterion	Code Chapter	Topic	Applicability Findings
A	33.610	Lots	Applicable - See findings below
B	33.630	Trees	Applicable - See findings below.
C	33.631	Flood Hazard Area	Not applicable - The site is not within the flood hazard area.
D	33.632	Potential Landslide Hazard Area	Not applicable - The site is not within the potential landslide hazard area.
E	33.633	Phased Land Division or Staged Final Plat	Not applicable - A phased land division or staged final plat has not been proposed.
F	33.634	Recreation Area	Not applicable - This is not required where the proposed density is less than 40 units.
G	33.635.100	Clearing and Grading	Applicable - See findings below.
G	33.635.200	Land Suitability	Applicable - See findings below.
H	33.636	Tracts and Easements	Not applicable - No tracts or easements have been proposed or will be required.
I	33.639	Solar Access	Not Applicable - 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	Not applicable - No streams, springs, or seeps are evident on the site outside of environmental zones.
K	33.641	Transportation Impacts	Applicable - See findings below
L	33.651 - 33.654	Services and Utilities	Applicable - See findings below

Applicable Approval Criteria are:

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

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

Density Standards: Density standards match housing density with the availability of services and with the carrying capacity of the land to promote efficient use of land, and maximize the benefits to the public from investment in infrastructure and services. These standards promote development opportunities for housing and promote urban densities in less developed areas. Maximum densities ensure that the number of lots created does not exceed the intensity planned for the area, given the base zone, overlay zone, and plan district regulations. Minimum densities ensure that enough dwelling units can be developed to accommodate the projected need for housing.

The method used to calculate density depends on whether a street is created as part of the land division, and whether the site is subject to certain environmental constraints. In this case, a street is not proposed or required, and the site is not within the environmental zone, potential landslide hazard area, or flood hazard area. Therefore, the maximum and minimum density for this site is as follows:

Minimum = 3, based on the following: $(21,192 \text{ square feet} * .80) \div 5,000 \text{ square feet} = 3.39$ (which rounds down to a minimum of 3 lots, per 33.930.020.A)

Maximum = 4, based on the following: $21,192 \text{ square feet} \div 5,000 \text{ square feet} = 4.23$ (which rounds down to a maximum of 4 lots, per 33.930.020.B)

The applicant is proposing 4 lots, so the density standards are met.

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

	R5 Zone Requirement	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4
Minimum Lot Area (square feet)	3,000	5,610	4,804	5,209	5,589
Maximum Lot Area (feet)	8,500				
Minimum Lot Width* (feet)	36	51	32		
Minimum Lot Depth (feet)	50	110	150		
Minimum Front Lot Line (feet)	3	51	32	32	32

* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

Narrow Lots: Lots 2, 3 and 4 are narrower than the minimum width for the R5 zone, as shown in the table above. Section 33.610.200.D of the Zoning Code allows narrower lots if the future development can meet certain regulations:

- a. **On balance the proposed lots will have dimensions that are consistent with the purpose of the Lot Dimension Regulations.**
- b. **The minimum width for lots that will be developed with detached houses may not be reduced below 25 feet.**
- c. **If the lot abuts an alley, then vehicle access is allowed only from the alley. This requirement will be imposed as a condition of approval of the land division.**
- d. **Lots must be configured so that development on the site will be able to meet the garage limitation standard of Subsection 33.110.253.E at the time of development**
- e. **Lots that will be developed with attached houses must be configured so that 60 percent of the area between the front lot line and the front building line can be landscaped at the time of development;**
- f. **In areas where parking is not required by this Title, lots may be proposed that will not accommodate on-site vehicle access and parking. Such lots do not have to meet the requirements of code section 33.610.200.D. As a condition of approval of the land division, the property owner must execute a covenant with the city. The covenant must:**
 - (1) **State that the owner will develop the property without parking, and that a driveway for access to on-site parking may not be created in the future, unless it is in conformance with regulations in effect at the time;**
 - (2) **Meet the requirements of Section 33.700.060, Covenants with the City; and**
 - (3) **Be attached to and recorded with the deed for the new lot.**

The proposal does not abut an alley, will not include attached houses, and is in an area where parking is required, so requirements *c*, *e*, and *f* do not apply.

The applicant notes that requirements *a*, *b*, and *d* can be met, because Lots 2, 3, and 4 will have 32 feet of frontage on SE Cora, which is sufficient to accommodate a reasonably sized house and garage while meeting the development standards of the zoning code.

Additionally, as shown on the Preliminary Improvement and Utility Plan (Exhibit C.3), each lot has access for utilities and services; and though Lots 2, 3 and 4 will be narrower than most of the nearby lots, the overall area of each lot will be sufficient to provide room for the required outdoor area, and will be consistent with the purpose of the Lot Dimension Regulations.

Based on the findings above, the applicable lot standards are met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter, because they are either too small, unhealthy, a nuisance species, located partially off the property or located within 10 feet of an existing structure to remain on the property.

The applicant has submitted two arborist reports that inventory the trees within the land division site, evaluate their condition and specify root protection zones (Exhibits A.1 and A.1.a). Three trees are identified, as follows:

Tree #	Species	Diameter (inches)	Significant? (Table 630-1)	Exempt? (33.630.030)	To be retained?	Root Protection Zone(RPZ)
1	Apple	14.5 or 15 (14)*	No	Yes, decayed, hazardous	No	NA
2	Douglas fir	25 (24)*	Yes	No	Yes	Yes, an alternative RPZ is proposed in second Arborist Report (Exhibit A.1)
3	Douglas fir	34 or 35 (36)*	Yes	Partially in right-of-way	Yes	Yes, an alternative RPZ is proposed in Second Arborist Report (Exhibit A.1)

* The information about the diameter of the trees differs in the arborist report and on the existing conditions plan. The size noted in parenthesis is that noted on the plan. The largest size noted will be used to calculate the total tree diameter.

Due to its poor condition, the apple tree is exempt from the preservation standards. The initial arborist report (Exhibit A.1.a) notes both the Douglas fir trees are also exempt, since they are located within the right-of-way and outside of the subject property. However, as outlined in the second Arborist Report (Exhibit A.1) Tree 2 is on the site, and Tree 3 straddles the property line along the SE Boise frontage. Based on the second Arborist Report, the tree preservation standards will apply to the 25 inches of tree diameter provided by Tree 2, and Tree 3 meets an exemption, since it is partially in the right-of-way. Nonetheless, the second Arborist report notes both Douglas fir trees are to be retained. Additionally, given the value of these large fir trees to the community, Portland Transportation, Environmental Services, and Urban Forestry support a non-standard frontage design that will limit alterations within the root zone of these trees, and should allow for the preservation and protection of both Tree 2 and Tree 3, in addition to any protections afforded through Criterion B. See additional discussion about preservation and protection measures for Tree 3 in the Transportation findings for *Criterion K*, in the Stormwater Management and Right-of-Way findings for *Criterion L*, and in the Urban Forestry comments under *Other Technical Requirements*, below.

In any event, since this particular criterion applies only to Tree 2, the applicant must assure preservation and protection of Tree 2 during any construction activities. To accomplish this, a condition is needed, which requires that a Tree Protection Plan must be provided for Tree 2, prior to final plat approval. The plan must show the root protection zone (RPZ) for Tree 2, per 33.930.140 or as outlined in the second Arborist Report (Exhibit A.1), and must comply with the Tree Preservation and Tree Protection measures, as outlined in 33.248.065 and 33.248.068. This will ensure construction activities on Lot 1 provide for the protection of Tree 2.

Additionally, in order to ensure that future owners of the Lot 1 are aware of the tree preservation requirements, the applicant must record an Acknowledgement of Tree Preservation Requirements at the time of final plat.

With the implementation of these conditions, the tree preservation requirements will be satisfied, and 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.

The approval criteria of Chapter 33.635 are found in two groups – clearing and grading, and land suitability.

33.635.100 – Clearing and Grading

- A. Existing contours and drainage patterns of the site must be left intact wherever practicable. Where alteration to existing drainage patterns is proposed, it must not adversely impact adjacent properties by significantly increasing volume of runoff or erosion;**
- B. Clearing and grading should be sufficient for construction of development shown on the Preliminary Clearing and Grading Plan;**
- C. Clearing and grading should be limited to areas of the site that are reasonably necessary for construction of development shown on the Preliminary Clearing and Grading Plan;**
- D. Topsoil must be preserved on site to the extent practicable for use on the site after grading is complete; and**
- E. Soil stockpiles must be kept on the site and located in areas designated for clearing and grading as much as is practicable.**

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.

The subject 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, the only lot (Lot 1) subject to tree protection measures is already developed, and no new development is proposed on that lot. However, development on that lot will be required to comply with a Tree Preservation Plan, as noted in Criterion B, above.

Overall, only minimal grading is anticipated on the site. Also, erosion control measures must be implemented at the time of construction, so impacts to water quality and aquatic habitat should be limited. Based on the foregoing, this criterion is met.

33.635.200 – Land Suitability

Where geologic conditions or historic uses of the site indicate a hazard may exist, the applicant must show that the proposed land division will result in lots that are suitable for development. The applicant may be required to make specific improvements in order to make the lots suitable for their intended uses and the provision of services and utilities.

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,

The relevant approval criteria of Chapter 33.641 are found in the two paragraphs below.

33.641.020. The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. 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.

33.641.030. The applicant may meet the criterion in Section 33.641.020, above, by including mitigation measures as part of the land division proposal. Mitigation measures must be acceptable to the City Engineer and may include providing transportation demand management measures, an access management plan, constructing streets or bicycle, pedestrian, or transit facilities on or off the site or other capital improvement projects such as traffic calming devices.

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. Small land divisions involving only a few dwelling units may not require a formal transportation impact study, while it might be required for larger projects (Title 17 includes technical standards describing when a more formal study is required).

As noted in the Site and Vicinity description above, the site frontage on SE Cora is fully developed, and the site frontage on SE Boise has a gravel shoulder and is not developed to current standards.

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. As noted in the response from Portland Transportation, the proposed land division is expected to

generate 30 additional daily vehicle trips and 3 new trips into the surrounding transportation system during the morning and afternoon peak hours of travel.

In this case, though the project is not expected to generate significant traffic or create any considerable impacts on the level of service on the surrounding streets, in order to improve the pedestrian route of travel, Portland Transportation has determined that curb and sidewalk improvements must be made on SE Boise.

As noted in the findings for Tree Preservation (Criterion B) above, a new curb-tight sidewalk will be allowed instead of the standard sidewalk design, in order to protect and preserve two large Douglas fir trees located in the northwest corner of the site, which could otherwise be detrimentally impacted by the required frontage improvements. In the responses from Portland Transportation, Bureau of Environmental Services, and Urban Forestry, each agency has noted this alternative sidewalk design is acceptable, and should ensure sufficient tree protection measures are in place during construction of the frontage improvements. See additional discussion about the stormwater management and tree protection measures required for the SE Boise frontage improvements in the Stormwater Management findings for *Criterion L*, and in the Urban Forestry comments under *Other Technical Requirements*.

In lieu of the standard sidewalk corridor improvement, Portland Transportation will allow for the construction of a 6-foot curb-tight sidewalk, with new curb set at 16-feet from the centerline of the SE Boise right-of-way. The applicant will be required to construct frontage improvements along the site's SE Boise frontage to the satisfaction of the City Engineer. The improvements must be designed by an Oregon licensed civil engineer and constructed under a Public Works Permit, separate from the Building Permit process. A performance guarantee (for the estimated value of the improvement) and contract must be in place with Portland Transportation as a condition of Final Plat approval.

Portland Transportation also notes that the applicant is encouraged to provide Public Works Permitting staff with the frontage design information as soon as possible in order to expedite a final summation of performance guarantee requirements.

With the conditions of approval described above, this criterion 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. As shown by the findings below, the Services and Utilities criteria are met.

Water: The water standards of 33.651 have been verified. There is an existing 5/8-inch metered service which provides water to this location from the existing 8-inch CI main in SE Boise Street. This service may be used to provide water to Lot 1, where the existing house will remain. If any building additions or modifications are to be proposed for Lot 1, a Water Bureau review for fixture count will need to be completed at the time of submittal of the building permit to determine appropriate service and meter size. If a service and or meter upgrade is required, all applicable costs will be the responsibility of the applicant.

For Lots 2,3 and 4, City code 21.12.010 will require any new building construction that will need water to have a water service/meter installed within the public right-of-way and within the specific property boundary/frontage. There is water available for all three lots from the existing 4-inch DI main in SE Cora Street. A Water Bureau review for fixture count will need to be completed at the time of submittal of the building permit to determine appropriate service and meter size and all applicable costs will be the responsibility of the applicant. See Exhibit E-3 for more details.

Sanitary Sewer: The sanitary sewer standards of 33.652 have been verified. There is an existing 8-inch PVC public sanitary-only sewer located in SE Boise Street. BES as-built records indicate there is an existing sanitary branch located approximately 228 feet from the manhole east of this property in SE Boise Street (refer to BES job #4686). The as-built records show the branch was constructed at angle, likely to avoid the roots of the existing trees in this area. The site utility plan submitted by the applicant (Preliminary Drawing provided by Burton Engineering) is not consistent with BES as-built records, but does not create an issue for this land division proposal. At the time of building permit review, the site utility plan must be revised accordingly to show the exact location of the existing sanitary lateral.

There is an existing 8-inch PVC public sanitary-only sewer located in SE Cora Street that can serve the sanitary disposal needs of Lots 2 - 4 (refer to BES job #EP8599).

Each lot must be shown to have a means of access and individual connection to the public sanitary sewer system (as approved by BES). New service branches to the main line in SE Cora Street will be required to be constructed to serve proposed Lots 2 - 4 at the applicant's or owner's expense at the time of development. There are existing vegetated stormwater infiltration planters located in SE Cora and future driveway locations were reviewed under BES job #EP8599. Sewer connections must be consistent with what was reviewed under BES job #EP8599 and existing infiltration planters shall not be impacted by development of this site.

Stormwater Management: The technical standards of Chapter 33.653 related to stormwater management have been verified. The findings below for the Stormwater Management Approval Criteria of 33.653.020 incorporate a discussion of how the technical standards have been satisfied by the applicant's stormwater proposal.

33.653.020 Stormwater Management Approval Criteria

- A. If a stormwater tract is proposed or required, an adequate amount of land and an appropriate location must be designated on the Preliminary Plan; and**
- B. The application must show that a stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.**

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

Additionally, as noted previously, a condition (Condition 4) related to stormwater management was applied at the time of the land division case (MCF LD 23-93) that created the subject site; however, that condition is no longer applicable, since the site is now subject to the City of Portland Stormwater Management requirements.

The City of Portland requires that stormwater from development be cleaned and disposed of in a manner that meets the requirements of the City's *Stormwater Management Manual* (SWMM). In order to meet this approval criterion, land division proposals must demonstrate an approved method of cleaning (water quality treatment), detention (delayed release), and an approved disposal point.

In addition to determining appropriate treatment and disposal methods by working through the hierarchy in the *Stormwater Management Manual*, stormwater facilities must be sized, through engineering calculations, to accommodate the expected amounts of stormwater. In some cases, sizing a stormwater facility necessitates testing the infiltration rate of the soil at the site.

The Bureau of Environmental Services (BES) has evaluated the applicant's proposed stormwater management systems, as follows:

On-Site Stormwater Management: BES has reviewed the Stormwater Management Narrative, infiltration testing information, and Preliminary Drawing provided by Burton Engineering and has the following comments:

- f The infiltration testing information provided sufficiently demonstrates onsite infiltration is feasible for this project.
- f The applicant has indicated that pervious pavement will be installed for proposed driveways for Lots 2 – 4, which is acceptable to BES.

Public Right-of-Way Stormwater Management: As previously indicated, there are two existing mature trees located in the northwest corner of this site (on SE Boise Street). In order to protect the existing trees, a curb-tight sidewalk will be constructed, and a stormwater management facility (typically required) for pollution reduction and flow control will not be required for this project. However, a disposal location for runoff generated from frontage improvements must be identified. A detailed survey showing the topography in the right-of-way area must be provided in order for BES to identify an approvable disposal location. Details regarding an approvable disposal location will be reviewed at the time of the public works permit, which must be initiated prior to Final Plat approval. Approvable public works plans and financial assurances must also be submitted prior to Final Plat approval.

In addition, BES notes that the Oregon Department of Environmental Quality (DEQ) regulates underground injection control (UIC) facilities to protect groundwater. Drywells and soakage trenches are examples of UICs. It is the applicant's responsibility to register all on-site UICs with DEQ, as appropriate.

With the conditions of approval described above, the stormwater management criteria are met.

Right of Way Approval Criteria

Chapter 33.654 contains standards and approval criteria for rights of way. Due to the location of this site, and the type of street that is proposed, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Code Section	Topic	Applicability Findings
33.654.110.B.1	Through streets and pedestrian connections	Applicable - See findings below
33.654.110.B.2	Dead end streets	Not applicable - No dead end streets are proposed.
33.654.110.B.3	Pedestrian connections in the I zones	Not applicable - The site is not located within an I zone.
33.654.110.B.4	Alleys in all zones	Not applicable - No alleys are proposed or required.
33.654.120.C.1	Width of the street right-of-way	Applicable - See findings below.
33.654.120.C.3.c	Turnarounds	Not applicable - No turnarounds are proposed or required.
33.654.120.D	Common Greens	Not applicable - No common greens are proposed or required.
33.654.120.E	Pedestrian Connections	Not applicable - There are no pedestrian connections proposed or required.
33.654.120.F	Alleys	Not applicable - No alleys are proposed or required.
33.654.120.G	Shared Courts	Not applicable - No shared courts are proposed or required.
33.654.130.A	Utilities	Applicable - See findings below.
33.654.130.B	Extension of existing public dead-end streets and pedestrian connections	Applicable - See findings below.
33.654.130.C	Future extension of proposed dead-end streets and pedestrian connections	Not applicable - No street extensions are required to serve abutting sites that are further dividable.
33.654.130.D	Partial rights-of-way	Not applicable - No partial public streets are proposed or required.
33.654.130.E	Ownership of Alleys	Not applicable- No alleys are proposed or required.

Applicable Approval Criteria are:

33.654.110.B.1 Approval criterion for through streets and pedestrian connections in OS, R, C, and E Zones. In OS, R, C, and E zones, through streets and pedestrian connections are required where appropriate and practicable, taking the following into consideration:

- a. Through streets should generally be provided no more than 530 feet apart, and pedestrian connections should generally be provided no more than 330 feet apart. Through street and pedestrian connections should generally be at least 200 feet apart;
- b. Where the street pattern in the area immediately surrounding the site meets the spacing of subparagraph a., above, the existing street pattern should be extended onto the site;
- c. Characteristics of the site, adjacent sites, and vicinity, such as: (1) Terrain; (2) Whether adjacent sites may be further divided; (3) The location of existing streets and pedestrian connections; (4) Whether narrow frontages will constrain creation of a through street or pedestrian connection; (5) Whether environmental overlay zones interrupt the expected path of a through street or pedestrian connection; and (6) Whether existing dwelling units on- or off-site obstruct the expected path of a through street or pedestrian connection. Alternative locations or designs of rights-of-way should be considered that avoid existing dwelling units. However, provision of through streets or pedestrian connections should take precedence over protection of existing dwelling units where the surrounding transportation system will be significantly affected if a new through street or pedestrian connection is not created;
- d. Master street plans for the area identified in Goal 11B of the Comprehensive Plan;
- e. Pedestrian connections should take the most direct route practicable. Users should be able to see the ending of the connection from the entrance point, if possible.

Findings: As noted in the Site and Vicinity description above, the subject site is currently a through lot located between SE Boise and SE Cora. These streets are approximately 260 feet apart. Portland Transportation notes: *No street connections have been identified in the vicinity of this property in the Portland Master Street Plan document. The spacing requirement for public through streets is met in this area. The spacing requirement for public pedestrian connections is not met in this area. To meet the pedestrian connection spacing requirement, a pedestrian connection through the subject site between SE Cora and SE Boise should be provided. However, the more appropriate location for such a connection would have been through the recently subdivided site immediately to the east of the subject site, adjacent to the park. A pedestrian connection was not provided through the abutting subdivision site, and due to existing development on that site and on the subject site, it is not feasible to provide a connection through the subject site. Portland Transportation has no concerns relative to connectivity or locations of rights-of-way associates with the proposed subdivision.* Based on the foregoing, this criterion is met.

33.654.120.C.1 Approval criterion for width of the right-of-way. The width of the local street right-of-way must be sufficient to accommodate expected users, taking into consideration the characteristics of the site and vicinity, such as the existing street and pedestrian system improvements, existing structures, and natural features.

Findings: As noted in the findings above, Portland Transportation finds the width of the established rights-of-way on SE Boise and SE Cora sufficient, and no additional right-of-way dedication will be required. However, Portland Fire notes the width of the dead-end bulb or turn-around at the terminus of SE Cora does not meet current fire code requirements, as the bulb has a 70-foot diameter, instead of the 90-foot diameter now required. Also, as noted in the response from the Fire Bureau, more than 30 homes are served from this street currently. In order to address this deficiency in the bulb diameter, the applicant requested an appeal to the Fire Code to allow an alternate means to address fire access requirements. The Fire Code Appeal 7420 was approved by the Fire Bureau, subject to conditions that automatic fire sprinkler systems must be provided in new dwellings on Lots 2, 3, and 4, and non-combustible siding must be used on new structures. With this alternative to the 90-foot diameter bulb, the width of the right-of-way is considered sufficient, and this criterion will be met with the application of those noted Fire Code Appeal conditions.

Also, as noted previously, frontage improvements will be required along the SE Boise frontage. In the 1993 land division that created the subject site, a condition required street improvements on SE Boise; however, those improvements do not appear to have been constructed. With the current provision for an alternate sidewalk design, comparable improvements will be required, so Condition 3 (from MCF LD 23-93) will be superseded by Condition C.1 (frontage improvements on SE Boise). These improvements will be made within the current right-of-way width.

With the noted conditions, this criterion will be met.

Utility Location, Extension of Streets, Partial Rights of Way

33.654.130 Additional Approval Criteria for Rights-of-Way

A. Utilities. Utilities must be located within rights-of-way or utility easements that are adjacent to rights-of-way to the maximum extent practicable. Utility easements up to 15 feet in width may be required adjacent to rights-of-way.

Findings: Utilities are defined in the Zoning Code as telephone, cable, natural gas, electric, and telecommunication facilities. Any easements that may be needed for private utilities that cannot be accommodated within the right-of-way 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. This criterion is met.

B. Extension of existing public dead-end streets and pedestrian connections. Existing public dead-end streets and pedestrian connections adjacent to the site must be extended onto the site as needed to serve the site.

Findings: Proposed Lots 2, 3, and 4 will front onto SE Cora, which is a dead end street, and proposed Lot 1 will front onto SE Boise, which is effectively a dead-end street, since it ends approximately 100 feet east of the subject site. SE Cora is fully developed with sidewalks and stormwater management facilities, and a new curb and sidewalk will be required along the SE Boise frontage. Otherwise, no extension of the existing dead-end street is necessary to serve the proposed lots. Additionally, as noted in the findings for 33.654.110.B.1 above, Portland Transportation notes that it is not feasible to provide a pedestrian connection through the subject site. Based on these factors, this criterion is met.

DEVELOPMENT STANDARDS

General Information about Development Standards and Approval Criteria. The Zoning Code contains two types of regulations: Development standards and Approval criteria.

Approval criteria, such as those listed earlier in this report, are administered through a land use review process. Approval criteria are regulations where the decision-maker must exercise discretion to determine if the regulation is met. Public notice is provided and public comments received that address the approval criteria are addressed in the decision.

Development Standards: Development standards are clear and objective regulations (for example: building setbacks; number of required parking spaces; and maximum floor area). Compliance with development standards is reviewed as part of the administrative permitting process and are not considered to be discretionary reviews. 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.

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

Narrow Lots: Development on Lots 2, 3, and 4 will be subject to the following standards at the time of development permitting:

- f Height of the structures will be limited to 1.2/1.5 times the width of the structure, per 33.110.215.B.2.
- f Garages can be no wider than 50% of the width of the front façade of the house, per 33.110.253.E.3.a.
- f Attached garages are not permitted where the street facing façade of a unit will be less than 22 feet per 33.110.253.E.3.b.

Existing development that will remain after the land division. The existing development on the site will remain and be located on Lot 1. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R5 zone. Per 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the zoning code, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see 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:

Minimum Setbacks – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new 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 35 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.

Non-conforming Development – Presently, the existing house does not conform to the current main entrance or street-facing façade standards; however, the proposed lot configuration will not cause the house to move out of conformance or further out of conformance with these standards. In the event the house is remodeled or the site is redeveloped with the new residence, all changes or new development must comply with the regulations in effect at that time.

With the conditions noted above, this 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	Topic	Contact Information
Water Works	Title 21	Water availability	503-823-7404 http://www.water.ci.portland.or.us/
Environmental Services	Title 17; 2008 Stormwater Manual	Sewer availability Stormwater Management	503-823-7740 http://www.bes.ci.portland.or.us/
Fire Bureau	Title 31 Policy B-1	Emergency Access	503-823-3700 http://www.fire.ci.portland.or.us/
Transportation	Title 17, Transportation System Plan	Design of public street	503-823-5185 http://www.trans.ci.portland.or.us/

Bureau	Code Authority	Topic	Contact Information
Development Services	Titles 24 -27, Admin Rules for Private Rights of Way	Building Code, Erosion Control, Flood plain, Private Streets and Site Development	503-823-7300 http://www.bds.ci.portland.or.us

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.

Fire Bureau: The applicant must meet the requirements of the Fire Bureau in regards to dead end access roads, automatic sprinkler systems and non-combustible siding for new dwellings, and recording an Acknowledgement of Special Land Use Conditions that requires the provision of internal fire suppression sprinklers, per Fire Code Appeal 7420. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

Urban Forestry: The applicant must meet the requirements of Urban Forestry for street trees and tree protection, per the standards of Title 20. As noted in the response from Urban Forestry, the two large Douglas fir trees (Tree 2 and Tree 3) could be affected by development on the subject site and for the street improvements along the SE Boise frontage. As such, given the value of the trees to the community, both the Bureau of Transportation and the Bureau of Environmental Services support the preservation of Tree 2 and Tree 3, and will allow for alternative street improvements to include a curb tight sidewalk instead of a storm water swale, provided the trees remain and are protected. With conditions that the frontage improvements must be designed and built to the satisfaction of Portland Transportation, Environmental Services, and Urban Forestry, both Tree 2 and Tree 3 should be able to be protected and retained. To accomplish this, the root systems of these trees must be protected prior to and throughout construction of the street improvements as required by the Urban Forester. The Urban Forester must be contacted for a plan and field consultation before any excavation into the root zones of the trees. Any excavation into the root zones of the described trees will have to be approved by an Urban Forestry tree inspector. No roots may be cut or damaged without prior approval by the Urban Forestry tree inspector.

Life Safety: The existing house must comply with building code regulations as follows: Exterior wall and opening protection - Exterior walls less than three feet to a property line shall be one-hour fire-rated with no openings allowed. Roofs and eaves may project not closer than two feet to a property line. Eaves less than three feet to a property line must be protected on the underside as required for one-hour fire-rated construction. ORSC R302.1

CONCLUSIONS

The applicant has proposed a 4 lot subdivision, as shown on the attached preliminary plan (Exhibit C.2). 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:

- f* Narrow Lot Standards
- f* Tree Protection/Non-Standard Frontage Improvements on SE Boise
- f* Public Works Permit
- f* Fire Code Appeal requirements

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

Additionally, the findings address how conditions (3 and 4) from the Multnomah County land division case (MCF LD 23-93) that initially created the subject site will be superseded by a new condition for this case or no longer apply, since the site is now within the jurisdiction of the City of Portland.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 4-lot subdivision, that will result in one standard lot (Lot 1) and three narrow lots (Lots 2, 3, and 4), as illustrated with Exhibit C.2, subject to the following conditions:

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

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. 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 Conditions C.3 and C.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use Conditions for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."

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

Streets

1. The applicant must meet the requirements of the City Engineer for right of way improvements along the frontage of SE Boise Street. The applicant must provide plans and financial assurances to the satisfaction of the Bureau of Transportation Engineering and Development Review and the Bureau of Environmental Services for required street frontage improvements.

Existing Development

2. If the existing house on Proposed Lot 1 is less than 3 feet from any of the new property lines, exterior walls less than three feet to a property line shall be one-hour fire-rated with no openings allowed; roofs and eaves may project not closer than two feet to a property line; and eaves less than three feet to a property line must be protected on the underside as required for one-hour fire-rated construction. If the existing house needs modifications to meet these requirements, the applicant must obtain a finalized building permit for modifications to the existing house that will remain on proposed Lot 1

Required Legal Documents

3. The applicant must execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements apply to Lot 1. A copy of the approved Tree Preservation Plan, per Condition C.5 below, must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.
4. The applicant must execute an Acknowledgement of Special Land Use Conditions, requiring residential development on Lots 2, 3, and 4 to contain internal fire suppression sprinklers, and non-combustible siding on new residential structures, per Fire Bureau Appeal 7420. The acknowledgment must be recorded with Multnomah County, and referenced on the final plat.

Other requirements

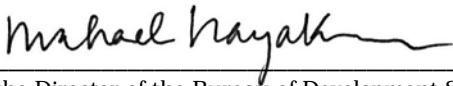
5. A Tree Protection Plan must be provided for Tree 2, as shown on Exhibit C.1. The plan must show the root protection zone (RPZ) for Tree 2, per 33.930.140 or as outlined in the second

Arborist Report (Exhibit A.1), and must include a note that all development on Lot 1 must comply with the Tree Preservation and Tree Protection measures, as outlined in 33.248.065 and 33.248.068. The plan must also note that the root systems of Tree 2 and Tree 3, as shown on Exhibit C.1, must be protected prior to and throughout construction of the street improvements as required by the Urban Forester.

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

1. Development on Lot 1 (the lot with the existing house) must be in conformance with the Tree Preservation Plan, required in Condition C.5 above. Specifically, Tree 2 is required to be preserved, with the root protection zones indicated on the approved Tree Preservation Plan. Prior to and throughout construction, tree protection fencing is required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision. Additionally, as required by the Urban Forester, the root systems of Tree 2 and Tree 3, as shown on Exhibit C.1, must be protected prior to and throughout construction of the street improvements.
2. The applicant must install residential sprinklers in the new houses on Lots 2, 3, and 4 and non-combustible siding on new residences to the satisfaction of the Fire Bureau, per Fire Code Appeal 7420.

Staff Planner: Kate Green

Decision rendered by:  **on December 7, 2010**
By authority of the Director of the Bureau of Development Services

Decision mailed December 9, 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 April 5, 2010, and was determined to be complete on August 4, 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 April 5, 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 by 60 days (Exhibit G.6). Unless further extended by the applicant, **the 120 days will expire on: January 31, 2011.**

Note: Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this

information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on December 23, 2010** at 1900 SW Fourth Ave. Appeals may be filed Tuesday through Friday on the first floor in the Development Services Center until 3 p.m. After 3 p.m. and on Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7617 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.ci.portland.or.us.

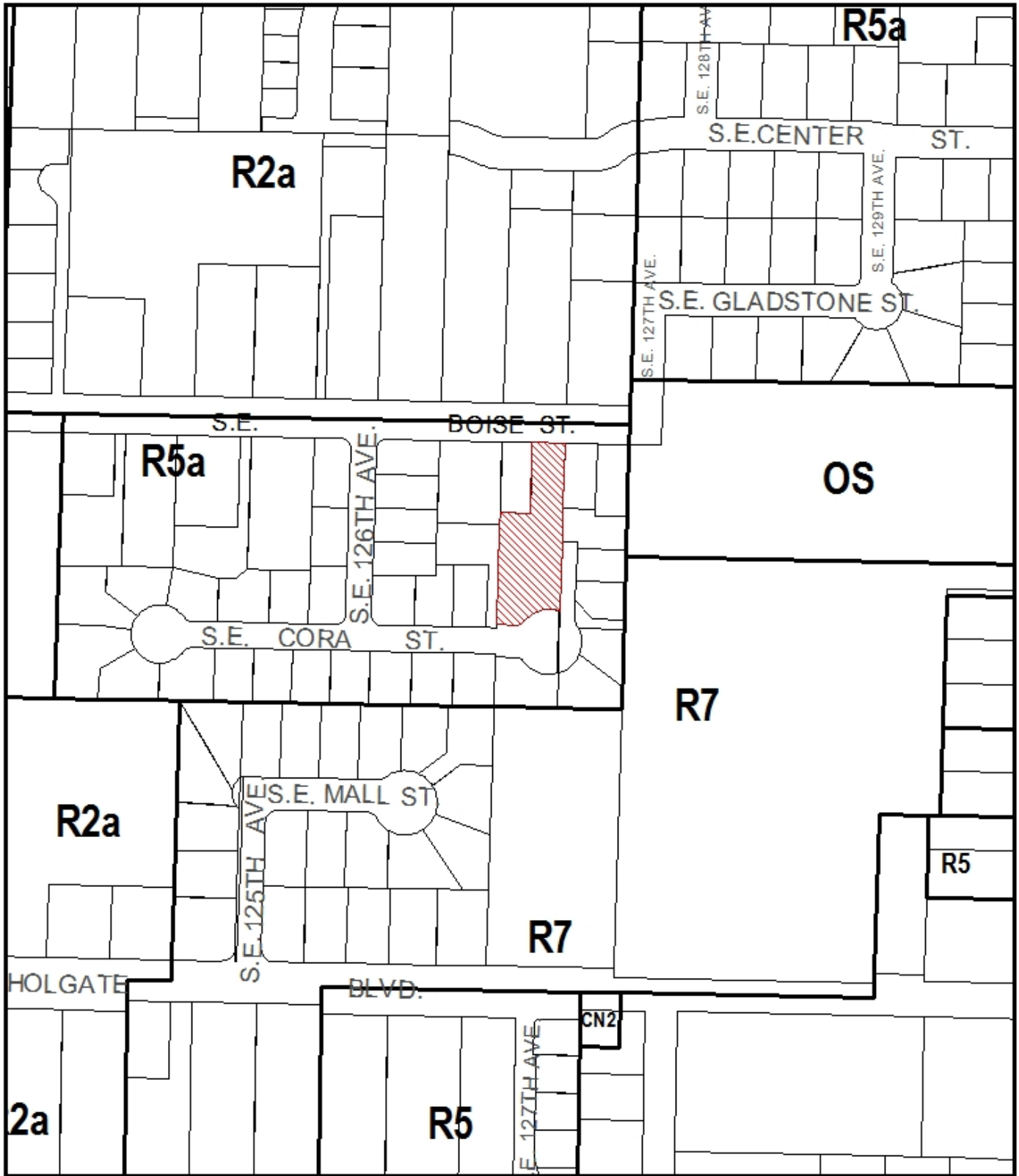
Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing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

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

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. Second Arborist Report (July 23, 2010)
 - a. Initial Arborist Report (March 16, 2010)
 - 2. Neighborhood Notification
 - 3. Supplemental Narrative
 - 4. Stormwater Report/Infiltration Test Results
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions Plan (reduced copy attached, full size copy in case file)
 - 2. Preliminary Land Division Plan (reduced copy attached, full size copy in case file)
 - 3. Preliminary Improvements and Utility 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
 - a. Fire Code Appeal Decision
 - 5. Site Development-BDS
 - 6. Urban Forestry
 - 7. Life Safety-BDS
- F. Correspondence: (none received)
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Letter to applicant re: incomplete application
 - 4. Emails to/from applicant
 - 5. Aerial photo-city mapping system
 - 6. Review timeline extension



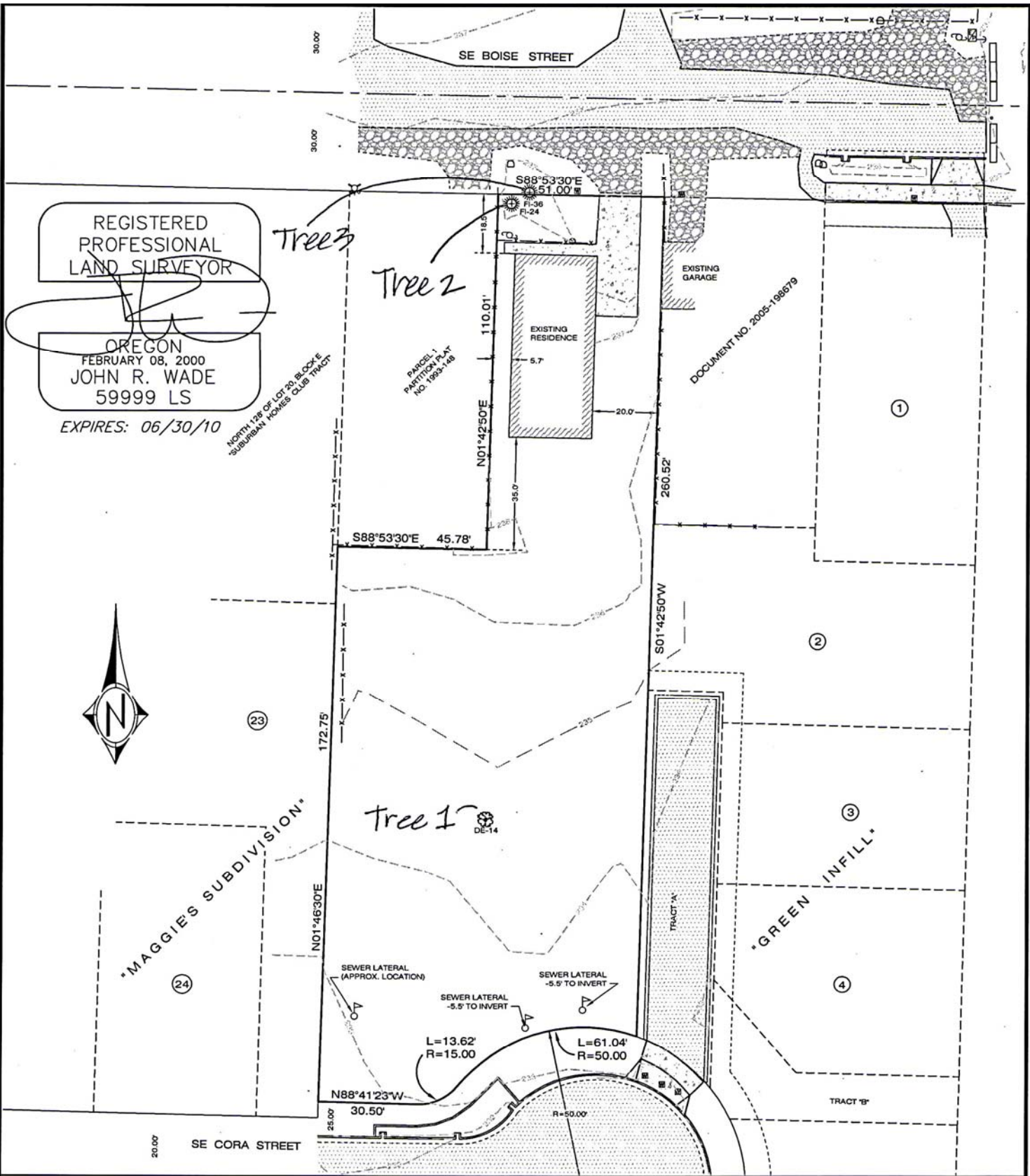
ZONING

 Site



This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT

File No. LU 10-124447 LDS
 1/4 Section 3443
 Scale 1 inch = 200 feet
 State_Id 1S2E11CC 6202
 Exhibit B (Apr 07,2010)



REGISTERED
PROFESSIONAL
LAND SURVEYOR

(Signature)

OREGON
FEBRUARY 08, 2000
JOHN R. WADE
59999 LS

EXPIRES: 06/30/10

NORTH 1/2 OF LOT 20 BLOCK 2
SUBURBAN HOMES CLUB TRACT

PARCEL 1
PARTITION PLAT
NO. 1993-148

EXISTING GARAGE

DOCUMENT NO. 2005-198579



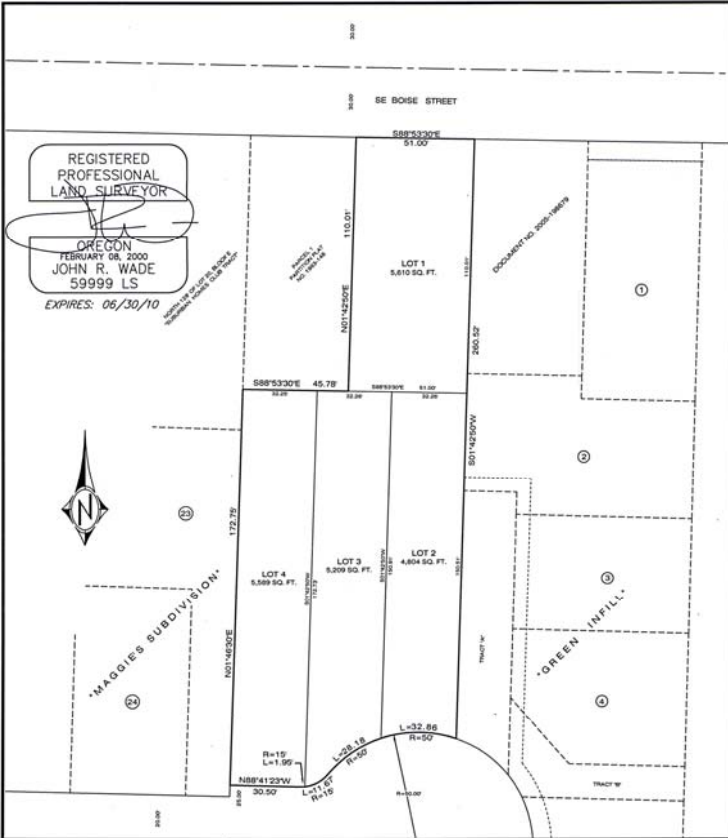
EXISTING CONDITIONS PLAN

A RE-PLAT OF PARCEL 2 OF PARTITION PLAT NO. 1993-148,
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
MULTNOMAH COUNTY, OREGON

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LAND SURVEYORS

P.O. BOX 230149, TIGARD, OR 97281
PHONE & FAX: 503.928.5589
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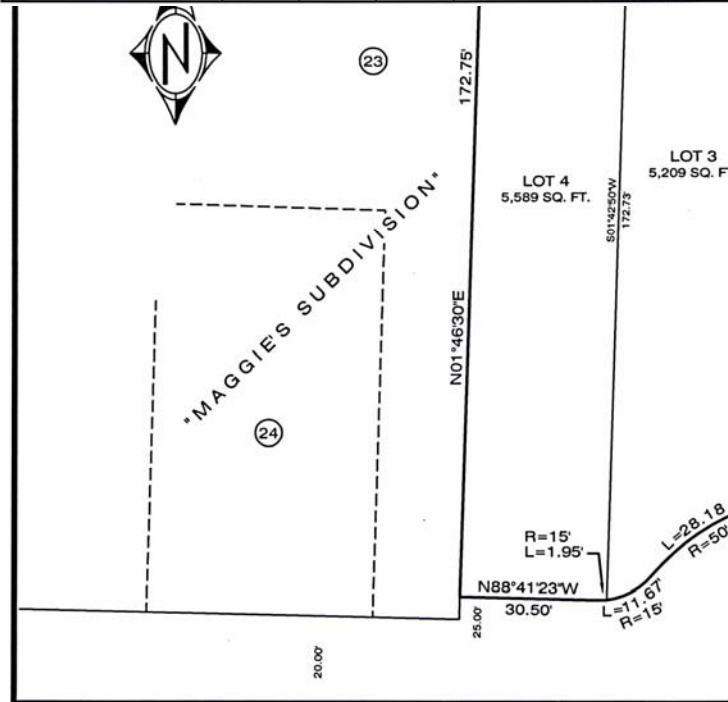
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Preliminary Land Division Plan
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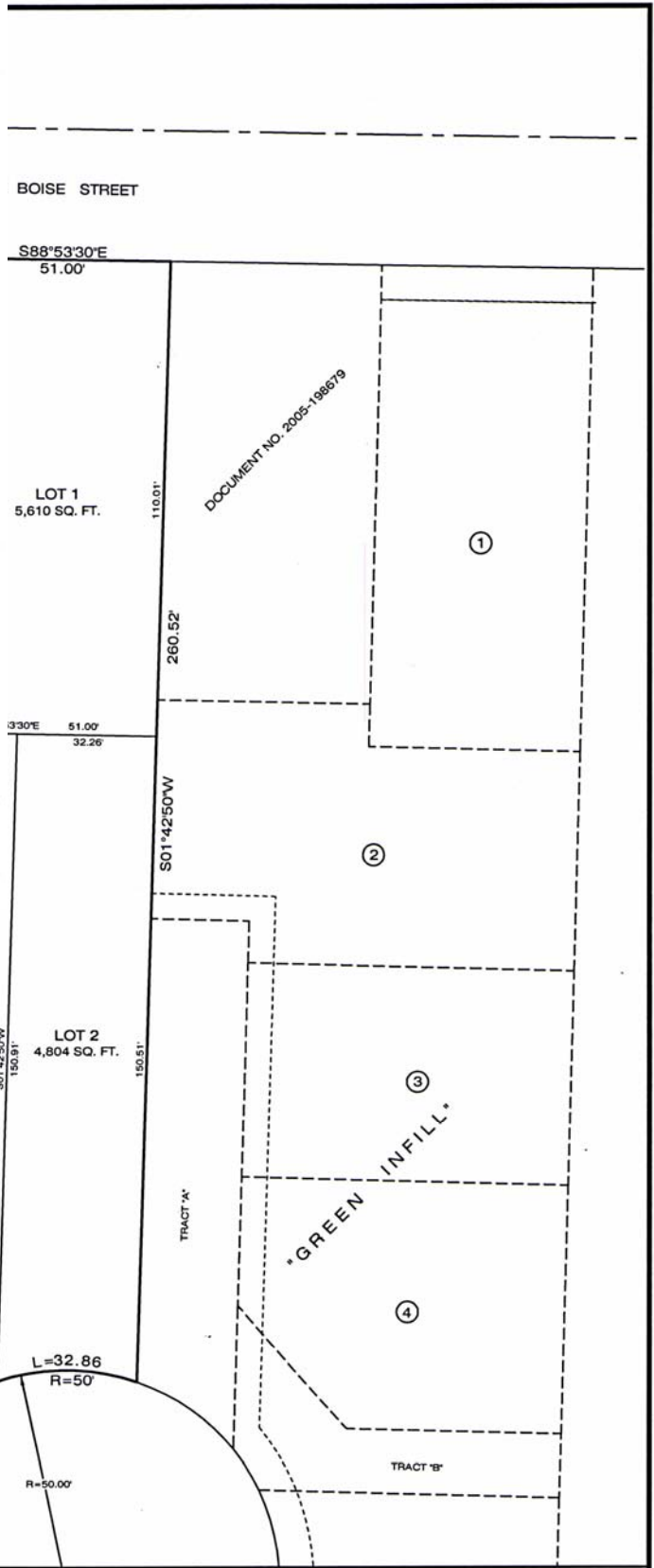
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 PREPARED FOR: *LUTIO-124447LDS*
 SURESH C. PARANJPE *Exhibit C.2*



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 SURESH C. PARANJPE *Exhibit C.2*

reduced copy