



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

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Portland, Oregon 97201  
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Fax 503-823-5630  
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[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** May 26, 2011  
**To:** Interested Person  
**From:** Kate Green, Land Use Services  
503-823-5868 / [Kate.Green@portlandoregon.gov](mailto:Kate.Green@portlandoregon.gov)

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

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

**CASE FILE NUMBER: LU 11-113685 GW**

**GENERAL INFORMATION**

**Applicant:** Ian Townsend, Harris Group Inc  
1750 NW Naito Parkway, #200  
Portland OR 97209

**Property Owners:** J R Simplot Company (contact: Bob Piatt)  
14003 North Rivergate Boulevard  
Portland OR 97203-6514

J R Simplot Company  
P O Box 27  
Boise ID 83707

**Site Address:** 14003 N RIVERGATE BOULEVARD

**Legal Description:** LOT O, RIVERGATE INDUSTRIAL DIS; TL 1000 21.76 ACRES,  
SECTION 26 2N 1W; TL 1100 6.38 ACRES, SECTION 26 2N 1W; TL  
900 0.33 ACRES, SECTION 26 2N 1W

**Tax Account No.:** R708882740, R971260240, R971260310, R971260340

**State ID No.:** 2N1W26C 00800, 2N1W26C 01000, 2N1W26C 01100, 2N1W26C  
00900

**Quarter Section:** 1618

**Neighborhood:** St. Johns, contact Clinton J Doxsee at 503-741-9859

**Business District:** Columbia Corridor Association, contact Peter Livingston at 503-796-2892

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at  
503-823-4099

**Zoning:** Heavy Industrial (IH)  
Aircraft Landing Height (h) overlay  
River Industrial Greenway (i) overlay

**Other Designations:** 20% Slope, Special Flood Hazard Area, DEQ Environmental Cleanup  
Site, Wetlands, Metro Title 13 Rankings

**Case Type:** Greenway Review (GW)  
**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer

**Proposal:** The applicant proposes to make alterations to the access, rail loading, and conveyor systems at the Simplot facility along the Willamette River. Some of the activities will occur within 75 feet of the top of the riverbank, including the following:

- construct a new railroad track extension for an on-site rail car storage (*see Partial Site Plan*)
- excavate a below grade pit and install an off-loading station with a screw conveyor (*see Partial Site Plan*)
- install riverbank plantings and an irrigation system in the southwest corner of the site (*see Partial Landscape Plan*)

In the River Industrial Greenway overlay zone, exterior alterations and development within 75 feet of the top of bank are subject to a Type II **Greenway Review**.

Simplot is also proposing other alterations and construction on the site; however, changes located more than 75 feet landward of the top of the riverbank are not part of this pending review. Those activities are subject to standard permitting requirements.

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

- Section 33.440.350, Greenway Approval Criteria
- Willamette Greenway Design Guidelines

## ANALYSIS

**Site and Vicinity:** Historically, the project site has been approximately 28 acres, with about 1360 linear feet of river frontage, and street frontage from N Ramsey Boulevard. An additional linear strip of land (approximately 2 acres) along the south end of the site has recently been added to accommodate the proposed rail extension and a reconfigured private driveway connection to the subject site and the neighboring property. A 42-inch diameter outfall to the Willamette River is located within the newly acquired property. Overall the balance of the site is developed with docks, rail lines, storage and office buildings, and parking and landscaped areas.

Two accessway and material conveyor systems extend above the riverbank and connect the developed work areas to the dock system, which is positioned approximately 200 feet from the shoreline along the site's riverfront. The shore itself consists of a sandy beach with accumulations of large wood. Much of the riverbank is armored with 12-inch plus rock. Some native trees (willow, ash, and cottonwood) are established along the south and north end of the riverbank.

As noted in the *Lower Willamette River Wildlife Habitat Inventory*, the shoreline (Site 3.3a) and upland (Site 3.3b) portions of the site each have Rank V habitat designations, indicating minimal vegetation due to prior alterations to the site. Several Rank II habitat areas (Sites 3.4a, 2.1a and 2.2a), noted for their essentially natural character and significant habitat value, are located on the adjacent downstream properties.

The abutting properties are zoned Heavy Industrial and are developed with a variety of industrial operations (Oregon Steel, Ash Grove Cement). Sauvie Island is located directly west of the site, across the Willamette River.

**Zoning:** This site is zoned **Heavy Industrial (IH)** with **Aircraft Landing Zone (h)** and **River Industrial Greenway (i)** overlay zoning. The IH zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. This zone provides areas where all kinds of industries may locate including those not desirable in other zones due to

their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.

The **Aircraft Landing (h)** overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. All the proposed development is at grade or consists of plantings that will not exceed the allowed height limits in this overlay zone. This must be verified during the building permit process.

The **River Industrial Greenway (i)** zone encourages and promotes the development of river-dependent and river-related industries which strengthen the economic viability of Portland as a marine shipping and industrial harbor, while preserving and enhancing the riparian habitat and providing public access where practical.

Only river dependent or river related uses are allowed on sites with a River Industrial Greenway designation. The applicant has noted that the existing use of the site consists of a river dependent industrial operation for the transfer of urea and ammonia products from ocean going vessels to rail cars and river barges bound for inland destinations.

**Land Use History:** City records indicate that prior land use reviews include the following:

- LU 02-105224 GW: Removal and realign of some existing rail tracks and the construction of a new rail within 75 feet of the top of the riverbank; and removal of invasive vegetation and the installation of riparian plantings riverward of the top of the bank (Approved).
- LUR 91-00526 GW: Addition of two tank containers to the existing facility and construction of a 2288 square foot container wall for the existing tank area (Approved with Conditions).
- SRZ84-90: Installation of an Ammonia Flare System (Approved).
- GP21-90: Installation of an Ammonia Flare System (Approved).

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

Some agencies may have additional standards or requirements that will apply during the permit review process, regarding erosion control, stormwater management, source control, fire safety, floodplain hazards, street trees, or state permits. If the implementation of these standards will require changes or activities to occur within 75 feet landward of the top of the riverbank or riverward of the greenway setback, a subsequent Greenway Review may be warranted.

**Neighborhood Review:** A *Notice of Proposal in Your Neighborhood* was mailed on **April 19, 2011**. No written responses have been received.

## ZONING CODE APPROVAL CRITERIA

### GREENWAY REVIEW

#### 33.440.350 Greenway Review Approval Criteria

The approval criteria for a greenway review have been divided by location or situation. The divisions are not exclusive; a proposal must comply with **all** of the approval criteria that apply to the site. A greenway review application will be approved if the review body finds that the applicant has shown that all of the approval criteria are met.

- A. For all greenway reviews:** The Willamette Greenway Design Guidelines must be met for all greenway reviews. The Willamette Greenway Design Guidelines address the quality of the environment along the river and require public and private developments to complement and enhance the riverbank area. A complete description of the Design Guidelines and their applicability is provided in pages C-3 through C-49 of the *Willamette Greenway Plan*. The Design Guidelines are grouped in a series of eight Issues; findings for the individual guidelines are included below:

*Issue A. Relationship of Structures to the Greenway Setback Area*

1. *Structure Design*
2. *Structure Alignment*

**Findings:** These guidelines do not apply to river-dependent and river-related industrial uses. Since the site is occupied by a river-dependent industrial use, these guidelines are not applicable.

*Issue B. Public Access*

1. *Public Access*
2. *Separation and Screening*
3. *Signage*
4. *Access to Water's Edge*

**Findings:** These guidelines do not apply to river-dependent or river-related industrial uses. As noted above, the site use has been described as a river-dependent industrial operation, so these guidelines do not apply.

*Issue C. Natural Riverbank and Riparian Habitat*

1. *Natural Riverbanks*
2. *Riparian Habitat*

**Findings:** In a prior land use review (LU 02-105224 GW), the applicant noted that the existing riverbank is not in a natural state, since it includes 12-inch plus angular rock between the toe and top of the bank, which was installed prior to the development of the Greenway Plan and associated development standards.

No changes are proposed to the existing rock treatment; however, as discussed in Issue E, below, existing riparian vegetation must be retained, nuisance plants must be removed, and new native plantings must be installed and maintained. These measures will help protect and enhance the habitat values of the riverfront. As such, this Issue will be met.

*Issue D. Riverbank Stabilization Treatments*

1. *Riverbank Enhancement*

**Findings:** The existing riverbank treatment consists of a rock armored bank with some native and invasive vegetation distributed along the shoreline. As discussed in more detail in Issue E, below, additional plantings will be installed, which will help to enhance the appearance and habitat value of the bank. These plantings will add additional stability to the riverbank and allow for the existing stabilization to be retained. Accordingly, this Issue will be met.

*Issue E. Landscape Treatments*

1. *Landscape Treatments*
2. *Grouping of Trees and Shrubs*
3. *Transition*

**Findings:** Native tree and shrub plantings are proposed at the top of the bank along the newly acquired property, as shown on Exhibit C.2. Provided no deep rooted plants (such as trees) are placed within the 15-foot wide public easement over the 42-inch outfall, as outlined in the response (Exhibit E.1) from Bureau of Environmental Services (BES), these plantings will provide a transition between the riparian area lower down on the bank and the proposed rail lines and other industrial development on the upland areas of the site.

The balance of the riverfront was required to be planted to meet the Greenway Planting Standards (33.440.230) as part of a prior land use review (LU 02-105224 GW) and related permit (02-111159 CO). Prior to the installation of those plantings, all nuisance plants were

to be removed. The new upland and riparian plantings were to be placed so that existing trees could be retained. In addition, a variety of low growing shrub and groundcover plantings, and groupings of trees were to be positioned to maintain clearance and access to the docking facilities. These plantings were expected to enhance the scenic and habitat values of the site.

However, based on a site visit on April 29, 2011, it appears that few of the required riverbank plantings have survived. In addition, except for some tree groupings along the south and north ends of the riverbank, much of the bank is covered with nuisance species, including Himalayan blackberry and non-native grasses.

City codes require ongoing maintenance of all required plantings, per Section 33.248.040, Installation and Maintenance:

*Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced in kind. A fine may be levied if the landscaping has not been maintained, and new plants required to be planted.*

To ensure the prior and current planting requirements are met, a condition is warranted, which requires the on-going removal of nuisance vegetation, and the installation and on-going maintenance of the riverbank plantings required to meet the Greenway Landscaping Standards outlined in Portland Zoning Code Section 33.440.230.

Additionally, Oregon Department of State Lands (DSL) noted a state permit may be required if plantings are to be installed below the ordinary high way line (Exhibit E.7).

With the implementation of conditions related to the location and extent of the plantings, the landscape treatment will contribute to the overall quality and enhancement of the riverbank, and enhance the habitat value of the site as the existing and proposed native riparian vegetation matures. As such, this Issue will be met.

#### *Issue F. Alignment of Greenway Trail*

1. *Year-round Use*
2. *Habitat Protection*
3. *Alignment*

**Findings:** The trail is not designated to be located on this site, so these guidelines do not apply.

#### *Issue G. Viewpoints*

1. *Design*
2. *Facilities*
3. *Access to Water's Edge*
4. *Relationship to Trail*

**Findings:** There are no viewpoints applicable to this site, so these guidelines do not apply.

#### *Issue H. View Corridors*

1. *Right-of-way Protection*
2. *View Protection*
3. *Landscape Enhancement*

**Findings:** There are no view corridors applicable to this site, so these guidelines do not apply.

**Summary Findings:** The proposal meets all applicable guidelines, with the noted condition, so Criterion A is met.

**B. River frontage lots in the River Industrial zone.** In the River Industrial zone, uses that are not river-dependent or river-related may locate on river frontage lots when the site is found to be unsuitable for river-dependent or river-related uses. Considerations include such constraints as the size or dimensions of the site, distance or isolation from other river-dependent or river-related uses, and inadequate river access for river-dependent uses.

**Findings:** The site is developed with docking facilities which are used to off-load materials which are then further processed at the site. Since the current operation is a river-dependent use, the site is suitable for such, and this criterion does not apply.

**C. Development within the River Natural zone.** The applicant must show that the proposed development, excavation, or fill within the River Natural zone will not have significant detrimental environmental impacts on the wildlife, wildlife habitat, and scenic qualities of the lands zoned River Natural. The criteria apply to the construction and long-range impacts of the proposal, and to any proposed mitigation measures. Excavations and fills are prohibited except in conjunction with approved development or for the purpose of wildlife habitat enhancement, riverbank enhancement, or mitigating significant riverbank erosion.

**D. Development on land within 50 feet of the River Natural zone.** The applicant must show that the proposed development or fill on land within 50 feet of the River Natural zone will not have a significant detrimental environmental impact on the land in the River Natural zone.

**Findings:** The site is not in or within 50 feet of a River Natural zone, so Criterion C and D do not apply.

**E. Development within the Greenway setback.** The applicant must show that the proposed development or fill within the Greenway setback will not have a significant detrimental environmental impact on Rank I and II wildlife habitat areas on the riverbank. Habitat rankings are found in the Lower Willamette River Wildlife Habitat Inventory.

**Findings:** No work or development is proposed in the setback, except for the installation of new plantings along the riverbank. The new plantings will enhance the habitat values of the site, which will in turn help to expand the nearby Rank II habitat areas (Site 3.4a, Site 2.2, Site 2.1a and Site 2.1b) located directly downstream of the site. No detrimental impacts to these habitat areas are expected, so this criterion is met.

**F. Development riverward of the Greenway setback.** The applicant must show that the proposed development or fill riverward of the Greenway setback will comply with all of the following criteria:

1. The proposal will not result in the significant loss of biological productivity in the river;
2. The riverbank will be protected from wave and wake damage;
3. The proposal will not:
  - a. Restrict boat access to adjacent properties;
  - b. Interfere with the commercial navigational use of the river, including transiting, turning, passing, and berthing movements;
  - c. Interfere with fishing use of the river;
  - d. Significantly add to recreational boating congestion; and
4. The request will not significantly interfere with beaches that are open to the public.

**Findings:** New plantings will be required to be installed riverward of the setback; otherwise no other alterations or development are proposed in this area. The new native plantings will improve the habitat value of the site and afford additional stability to the bank, to protect it

from wave and wake damage, without creating detrimental impacts to the biological productivity of the river.

Fishing, boating and beach access to the site are currently limited or not allowed since the site's riverbank is separated from the main river channel by the existing dock structures.

In any event, the proposed plantings will not cause any further constraints, so this criterion is met.

#### **G. Development within the River Water Quality overlay zone setback.**

#### **H. Mitigation or remediation plans.**

**Findings:** The site does not have a River Water Quality (q) overlay designation, so Criterion G does not apply. Similarly, the requirement for mitigation or remediation plans are only required by the approval criteria specific to development within the River Water Quality overlay zone, so Criterion H also does not apply.

### **DEVELOPMENT STANDARDS**

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

### **CONCLUSIONS**

The proposal will provide for improvements to the access, rail lines, and facilities used to load and transport products at this site, while also providing new plantings to improve the habitat value of the site's shoreline. Except for the plantings, all of the proposed work will occur in a heavily developed work area landward of the greenway setback and landward of existing rail lines, so none of the excavation or construction is expected to detrimentally impact or alter the shoreline environment. Therefore, as noted in the findings throughout this report, with conditions related to the location and extent of the greenway plantings, the proposal will meet all the applicable greenway approval criteria and should be approved.

### **ADMINISTRATIVE DECISION**

**Approval of a Greenway Review** for a new railroad track extension for an on-site rail car storage; excavation of a below grade pit and installation of an off-loading station with a screw conveyor; and installation of riverbank plantings per the approved site plans, Exhibits C.2 and C.3, signed and dated May 24, 2011, subject to the following conditions:

- A. All permits:** Copies of the stamped Exhibits C.2 and C.3 from 11-113685 GW and Conditions of Approval listed below, shall be included within all plan sets submitted for permits (building, grading, Site Development, erosion control, etc.). These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall be labeled "ZONING COMPLIANCE PAGE - Case File LU 11-113685 GW".
- B. Greenway Landscaping:** As part of the permit application for the development approved through this Greenway Review, a plan must be submitted for review and approval, which demonstrates how the site's entire riverbank landscaping will comply with Greenway Landscaping Standards outlined in Portland Zoning Code Section 33.440.230.
  1. The plan must demonstrate that no deep rooted plants (such as trees) are proposed within the 15-foot wide public easement over the 42-inch outfall, shown on Exhibit C.3.
  2. Prior to finalizing the permit for the development approved through this Greenway

Review, a separate Zoning Permit must be obtained and finalized to demonstrate the installation of the riverbank plantings has been completed as follows:

- a. Plantings shall be installed between October 1 and March 31 (the planting season).
- b. Prior to installing the required plantings, non-native invasive plants shall be removed from all areas within 10 feet of the riverbank plantings, using handheld equipment.
- c. All new plantings shall be marked in the field by a tag attached to the top of the plant for easy identification by the City Inspector. All tape shall be a contrasting color that is easily seen and identified.
- d. After installing the required plantings, the applicant shall request inspection of the required plantings by the Bureau of Development Services. A letter of certification from the landscape professional or designer of record may also be requested by the Bureau of Development Services to document that the plantings have been installed according to the approved plans.
- e. The land owner is responsible for ongoing survival of all required plantings.

- C.** Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

**Note:** In addition to the requirements of the Zoning Code, all uses and development must comply with other applicable City, regional, state and federal regulations.

This decision applies to only the City's Greenway regulations. Activities which the City regulates through PCC 33.440 may also be regulated by other agencies. In cases of overlapping City, Special District, Regional, State, or Federal regulations, the more stringent regulations will control. City approval does not imply approval by other agencies.

**Staff Planner: Kate Green**

**Decision rendered by:**  **on May 24, 2011**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: May 26, 2011**

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

**Procedural Information.** The application for this land use review was submitted on February 16, 2011, and was determined to be complete on **April 15, 2011**.

*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 February 16, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 14, 2011.**

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

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

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

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

**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 June 9, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 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](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the 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 final decision.** If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **June 10, 2011**
- A building or zoning permit will be issued only after the final decision is recorded.

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

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to:

Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

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

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

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

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

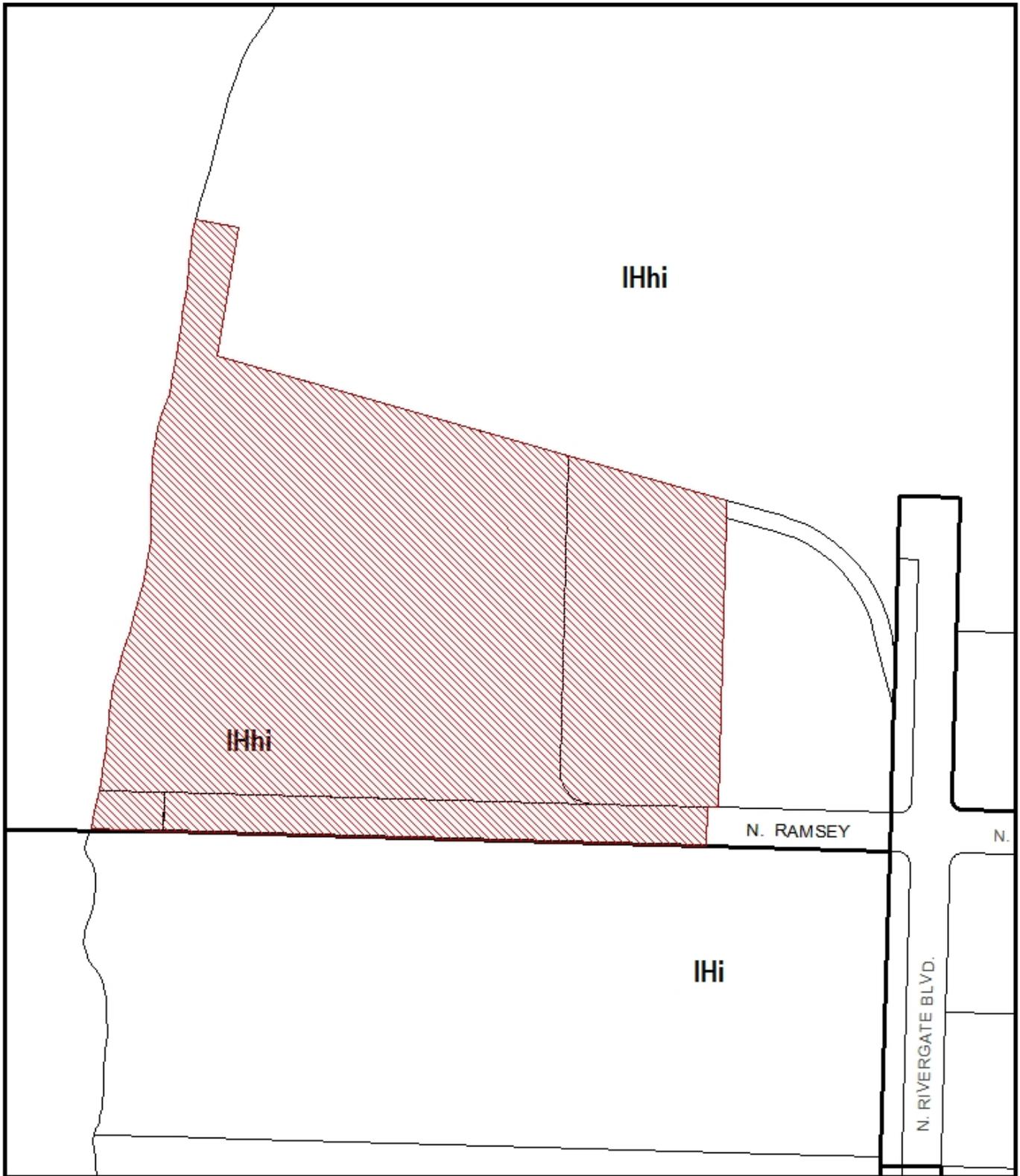
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Supplemental Narrative
  - 2. Addendum
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Overall Site Plan
  - 2. Partial Site Plan (reduced copy attached)
  - 3. Partial Landscape Plan (reduced copy attached)
  - 4. Full Plan Set
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Portland Transportation
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. BDS-Site Development
  - 6. BDS-Life Safety
  - 7. Oregon Department of State Lands
- F. Correspondence: (none received)
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. Letter to applicant re: incomplete application

**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).**



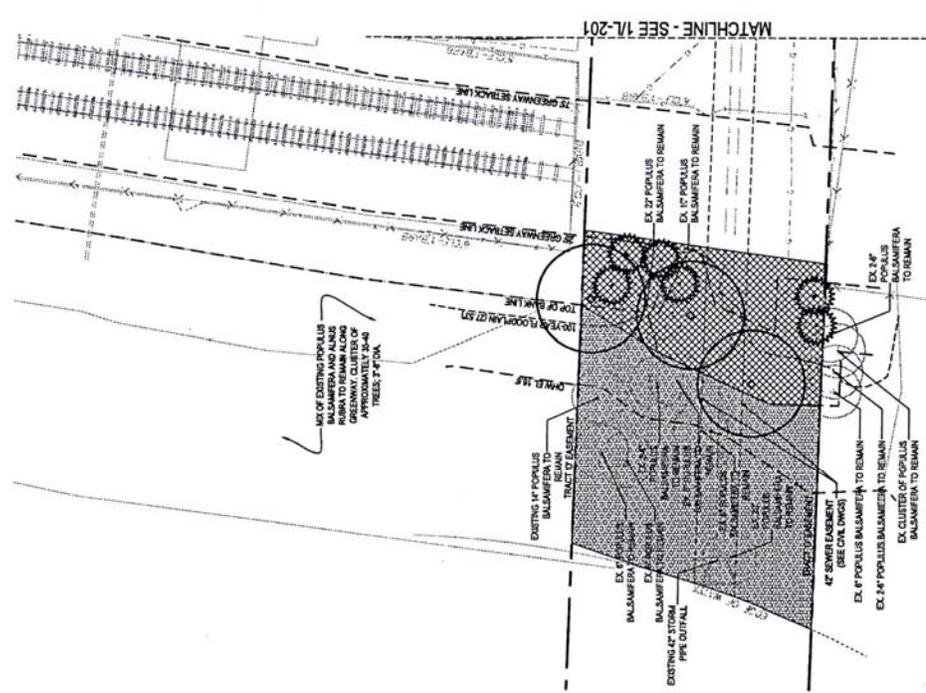
# ZONING

 Site



File No.	<u>LU 11-113685 GW</u>
1/4 Section	<u>1618,1619</u>
Scale	<u>1 inch = 300 feet</u>
State_Id	<u>2N1W26C 1000</u>
Exhibit	<u>B</u> (Feb 24,2011)





1. PLANTING PLAN  
 1.300/ NOTE: REFERENCE PLANT LEGEND "GREENWAY" FOR PLANT LIST. SEE SHEET L-300

CASE NO. 11-113685  
 EXHIBIT C.3

ISSUED FOR BUILDING PERMIT		SITE PLANTING PLAN GREENWAY	
GREENWORKS		TRACT "O" DEVELOPMENT	
Submittal No.:	13168.00	Project No.:	L-301
Drawn By:		Checked By:	
Checked By:		Drawn By:	
Scale:		Scale:	
Date:		Date:	
Client Approval:		Client Approval:	
Revision	Description	Date	By
A	ISSUED FOR PERMIT	12/11/10	JP
B	ISSUED FOR CITY OF PORTLAND REVIEW	3/20/11	JP
C	ISSUED FOR CITY OF PORTLAND BUILDING PERMIT APPLICATION	4/20/11	JP
	NEED OTHER LOGSHEET AND CLARIFICATION		