



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: April 24, 2012
To: Interested Person
From: Marisol Caron, Land Use Services
503-823-7670 / marisol.caron@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 12-111541 LDP

GENERAL INFORMATION

Applicant: Kevin Partain,
Urban Visions Planning Services
223 NE 56th Avenue
Portland, OR 97213-3705

Owners: Eric & Susan Neumann
10788 Spenceville Road
Penn Valley, CA 95946-9625

Site Address: 2624 SE 30th Avenue

Legal Description: BLOCK 6, LOT 11, EAST PORTLAND HTS
Tax Account No.: R226700990
State ID No.: 1S1E12BA 5300
Quarter Section: 3333
Neighborhood: Richmond, contact Douglas Klotz at 503-233-9161.
Business District: Division-Clinton Business Association, contact Darice Robinson at 503-233-1888.
District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.
Plan District: None
Zoning: R2.5
Case Type: LDP – Land Division (Partition)
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to subdivide the existing 5,000 square-foot, corner lot into two parcels for the future construction of detached, single-family homes. The existing house is proposed to be removed. Both of the parcels are proposed to be 2,500 square feet in area, with dimensions of 50-feet wide by 50-feet deep. The applicant has proposed on-site stormwater infiltration on each parcel.

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create 2 parcels. Therefore this land division is considered a partition.

This partition is reviewed through a Type I land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

Relevant Approval Criteria:

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

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. This application was submitted on February 9, 2012 and determined to be complete on **March 6, 2012.**

FACTS

Site and Vicinity: This 5,000 square foot site has frontage on both SE Clinton Street and SE 30th Avenue. The surrounding area is characterized by primarily detached, single-dwelling development in the near vicinity, with the commercial corridor of SE Division located approximately 350 feet to the north.

The majority of the site sits approximately four feet above the abutting sidewalk grades, with a relatively level building area. The SE 30th Avenue right-of-way slopes down moderately to the south, toward SE Clinton Street. There is an approximately 4-foot high retaining wall that extends along the SE 30th Avenue frontage. The property frontage along SE Clinton is relatively level. Within the first 6 feet of the property along the SE Clinton frontage, the site slopes up steeply from the sidewalk grade, approximately four feet to the building area.

Infrastructure:

Streets – The site is a corner lot with approximately 50-feet of frontage on SE 30th Avenue and 100-feet of frontage on SE Clinton Street. There is one existing curb cut entering the site from SE Clinton Street that leads to the dilapidated foundation of a garage that once existed on site. Tri-Met provides transit service approximately 410 feet from the site at SE Division Street, via Bus #4.

SE Clinton Street: At this location, SE Clinton Street is classified as a City Bikeway and as a Local Service Street for all other modes in the Transportation System Plan (TSP). The SE Clinton Street right-of-way provides a 36-foot wide paved roadway surface between curbs, within a 60-foot wide right-of-way, with parking on both sides. The existing improvements on SE Clinton Street also include a 4-foot wide planter area, 6-foot wide sidewalk and a 2-foot wide buffer at the back of the sidewalk within a 12-foot wide pedestrian corridor (4-6-2 configuration).

SE 30th Avenue: At this location, SE 30th Avenue is classified as a Local Service Street for all modes in the TSP. The SE 30th Avenue right-of-way provides a 28-foot wide paved roadway surface between curbs, within a 60-foot wide right-of-way adjacent to the subject property. The existing improvements on SE 30th Ave also include an 8-foot wide planter area, 6-foot wide sidewalk and 2-foot wide buffer within a 16-foot wide pedestrian corridor (8-6-2 configuration).

Water Service – There is an existing 8-inch CI water main in SE Clinton Street and an existing 6-inch CI water main in SE 30th Avenue. The existing house is served by a 5/8-inch metered service from the main in SE Clinton Street.

Sanitary Service - There is an existing 8-inch VSP public combination sewer line in SE 30th Avenue and a 58-inch brick public combined sewer located in SE Clinton Street.

Zoning: The R2.5 designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

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

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

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 9, 2012**. Two written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

- One nearby property owner wrote with concerns regarding the proposal to create two small parcels; the impacts of future development - height, setbacks and privacy issues for the neighbor to the east, in particular; and, stormwater drainage on the site.
- The other comments received were from the owner of the neighboring property to the east and were in support of the proposal, assuming the partition meets all applicable City codes. In particular, the comments note that providing more housing within the City takes advantage of existing infrastructure, thus helping to preserve land outside of the urban growth boundary; the additional housing will help add to the neighborhood activity and vitality; and, the proposal appears consistent with the R2.5 zone and will create two 2,500 square foot lots, similar to respondent’s lot size.

The applicable approval criteria for this partition are addressed below, including a description of the proposed method of on-site stormwater disposal on this site. While the applicant is not required to provide specific building plans at the land division stage, they have provided a conceptual building footprint for each parcel that demonstrates that the Zoning Code required building setbacks can be met. At the time of building permit submittal for future development, the permit plans must demonstrate that all of the development standards for the R2.5 zone are met, including height, setbacks and outdoor areas.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

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

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are **not** applicable. Applicable criteria are addressed in detail below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630 – Tree Preservation	No significant trees or trees in excess of 6 inches in diameter are located fully on the site.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.

E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required
	33.654.120.D - Common Greens	No common greens are proposed or required
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared Courts	No shared courts are proposed or required
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required

Applicable Approval Criteria are:

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

Findings: Chapter 33.611 contains the density and lot dimension requirements applicable in the R2.5 zone. The applicant is proposing 2 parcels, suitable for detached single-family residential development.

Density Standards: 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, no street is being created 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:

Maximum = 2 units, based on the following:

$$5,000 \text{ square feet (site area)} \div 1 \text{ unit}/2,500 \text{ square feet} = 2$$

Minimum = 1 unit, based on the following:

$$5,000 \text{ square feet (site area)} * (.80) \div 1 \text{ unit}/5,000 \text{ square feet} = .8 \text{ units (which rounds to a minimum of 1 unit, per 33.930.020.A)}$$

The applicant is proposing 2 parcels. The density standards are therefore met.

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

	R2.5 Zone Requirement	Proposed Parcel 1	Proposed Parcel 2
Minimum Lot Area (square feet)	1,600	2,500	2,500
Maximum Lot Area (square feet)	NA		
Minimum Lot Width* (feet)	36	50	50
Minimum Lot Depth (feet)	40	50	50

Minimum Front Lot Line (feet)	30	50	50
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* 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.

The findings above show that the applicable density and lot dimension standards are met. Therefore this criterion is met.

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

Findings:

Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat.

In this case, the site elevated approximately 4 feet above the street grade. This increased elevation is contained by a retaining wall on SE 30th Avenue and a sloped bank along SE Clinton Street. The building site where the existing house is located is primarily flat, and is not located within the Potential Landslide Hazard Area. The applicant has applied for a demolition permit for the existing house on site and intends to utilize the already excavated basement area of the existing house for the future development. Therefore, no significant clearing or grading will be required on the site to make the new parcels developable. This criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

I. Solar access. If single-dwelling detached development is proposed for the site, the approval criteria of Chapter 33.639, Solar Access, must be met.

Findings: The solar access regulations encourage variation in the width of lots to maximize solar access for single-dwelling detached development and minimize shade on adjacent properties.

In this case, the site is on a corner, and fronts on both SE 30th Avenue and SE Clinton Street. All of the proposed parcels are on the north side of a street within 30 degrees of east-west. Parcel 1 will be on the corner, and will be the same width as the other parcel. This criterion is, therefore, met.

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

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

<p>33.651 Water Service standard - See Exhibit E.3 for detailed bureau comments.</p>
<p>The water standards of 33.651 have been verified. Water is available to serve the proposed development from the water main in SE Clinton Street and from SE 30th Avenue. Parcel 2 has an existing water service from the main in SE Clinton Street.</p>
<p>33.652 Sanitary Sewer Disposal Service standards - See Exhibit E.1 for detailed comments.</p>
<p>The sanitary sewer standards of 33.652 have been verified. There is an existing 8-inch VSP public combined sanitary sewer located in SE 30th Avenue and an existing 58-inch brick public combined sewer located in SE Clinton Street that can serve the sanitary needs of the proposed parcels.</p> <p>The existing house is served with a sanitary connection from SE Clinton Street. Prior to final plat approval, the applicant must demonstrate that the sanitary connection for the existing house is capped as part of the demolition permit for the existing house (permit number 12-112522 RS).</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards- See Exhibits E.1 & E.5</p>
<p>BES has verified that a stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.</p> <p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable.</p> <p>Parcels 1 and 2: Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. BES has reviewed the stormwater narrative submitted with this application. The report includes a Simplified Approach infiltration test results of 7.2, 3 and 12 inches per hour. The applicant proposes on-site infiltration by means of two drywells for the proposed structures. BDS Site Development has reviewed the infiltration facilities for the presence of steep slopes or other landslide hazards and has no objections. BES has no objections to the proposed stormwater management approach for the purposes of land use review.</p>
<p>33.654.110.B.1 -Through streets and pedestrian connections 33.654.130.B - Extension of existing public dead-end streets & pedestrian connections 33.654.130.C - Future extension of proposed dead-end streets & pedestrian connections</p>
<p>Generally, through streets should be provided no more than 530 feet apart. 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. This is a corner location which meets the criteria for adequate connectivity. Additional connectivity is not required at this location.</p>
<p>33.641 – Transportation Impacts – 33.641.020 and 33.641.030 33.654.120.B & C Width and elements of the street right-of-way 33.654.130.D Partial Rights of way</p>
<p>The transportation system must be capable of supporting the proposed development impact, as well as the existing use of the areas transportation system.</p> <p>Based on the available information, the estimated increase in daily trips is less than 10 total trips per day (based on the eventual addition of one new SFR) with the majority of trips occurring during non-peak hours as provided by the <i>Institute of Transportation Engineers – Trip Generation Manual (8th Edition)</i>. Additionally, consideration is given to the likely division of the anticipated increase of less than 10 total trips per day being factored by four possible route directions to and from this location. Other considerations in determining potential impacts include overall area being substantially improved with sidewalks in all directions, as well as the availability of alternative modes of transportation (Tri-Met) located less than 500-feet from the subject property. In consideration of the limited increase in traffic which is anticipated to result from this proposal, as well as the availability of alternative routes and alternative modes of access to and from the subject site; it is reasonably anticipated by PBOT</p>

staff (including registered traffic engineers), that the minimal increase to the existing transportation system facilities and capacity from this proposed minor partition will not create a significant impact.

Both SE Clinton Street and SE 30th Avenue meet the Pedestrian Design Guide standards for their street classifications. No dedications or improvements to the existing sidewalks are required as a condition of this land use review. However, as noted by PBOT in Exhibit E.2, the reconstruction of frontages, including sidewalks, approaches and the corner ramp may be required and will be determined at the time of development. Additionally, PBOT notes that the existing retaining wall along the SE 30th Avenue frontage may extend into the public right-of-way. If it is determined at the time of building permit that the retaining wall is in fact located in the public right-of-way, a Revocable (Encroachment) Permit must be procured from PBOT for the wall location. If not approved, the wall must be relocated or removed from the public right-of-way.

With a Condition that requires the above mentioned improvements that may be required at the time of development and to the satisfaction of PBOT, this criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

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

Existing development that will remain after the land division. The applicant is proposing to remove all of the existing structures on the site, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R2.5 zone. A finalized demolition permit will be a requirement prior to final plat approval to demonstrate that the site will be vacant. Therefore, with a condition of approval requiring a finalized demolition permit prior to final plat approval, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 www.portlandonline.com/water
Environmental Services	Title 17; 2008 Stormwater Manual Sewer availability & Stormwater Management	503-823-7740 www.portlandonline.com/bes
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 www.portlandonline.com/fire
Transportation	Title 17, Transportation System Plan Design of public street	503-823-5185 www.portlandonline.com/transportation

Bureau	Code Authority and Topic	Contact Information
Development Services	Titles 24 –27, Admin Rules for Private Rights of Way Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 www.portlandonline.com/bds

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to addressing of structures, ensuring adequate hydrant flow from the nearest fire hydrant, ensuring adequate fire hydrant spacing, and aerial fire department access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.
- The applicant must meet the requirements of Urban Forestry for street tree planting in the existing planter strip adjacent to Parcels 1 and 2 at the time of development. This requirement is based on the standards of Title 20.

CONCLUSIONS

The applicant has proposed a 2 parcel partition, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal were neighbor concerns regarding appropriateness of development and stormwater concerns. The proposed partition complies with the type and density of development allowed under the R2.5 zone. At the time of development, the new houses will be required to meet development standards for the zone, such as height and setbacks. The proposed method of stormwater disposal (individual drywells) has been reviewed and conceptually approved by BES.

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

ADMINISTRATIVE DECISION

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

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

Utilities

1. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Portland Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.
2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate fire hydrant spacing. The applicant shall provide verification that the spacing and number of fire hydrants must meet the requirements of Appendix C of the Portland Fire Code.

Existing Development

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

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

1. The applicant must meet the addressing requirements of the Fire Bureau for Parcels 1 and 2. The locations of the sign must be shown on the building permit.
2. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.
3. Frontage improvements, including potential procurement of a Revocable Encroachment Permit for the existing retaining wall along SE 30th Avenue, must be met to the satisfaction of PBOT.
4. Street trees will be required along all public street frontages and will be reviewed and approved by the City Forester at the time of building permit application.

Staff Planner: Marisol Caron

Decision rendered by: Michael Nayak **on April 20, 2012.**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 24, 2012

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 February 9, 2012, and was determined to be complete on **March 6, 2012.**

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 9, 2012.

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 extended by the applicant, **the 120 days will expire on: July 4, 2012.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any

project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

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

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

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

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

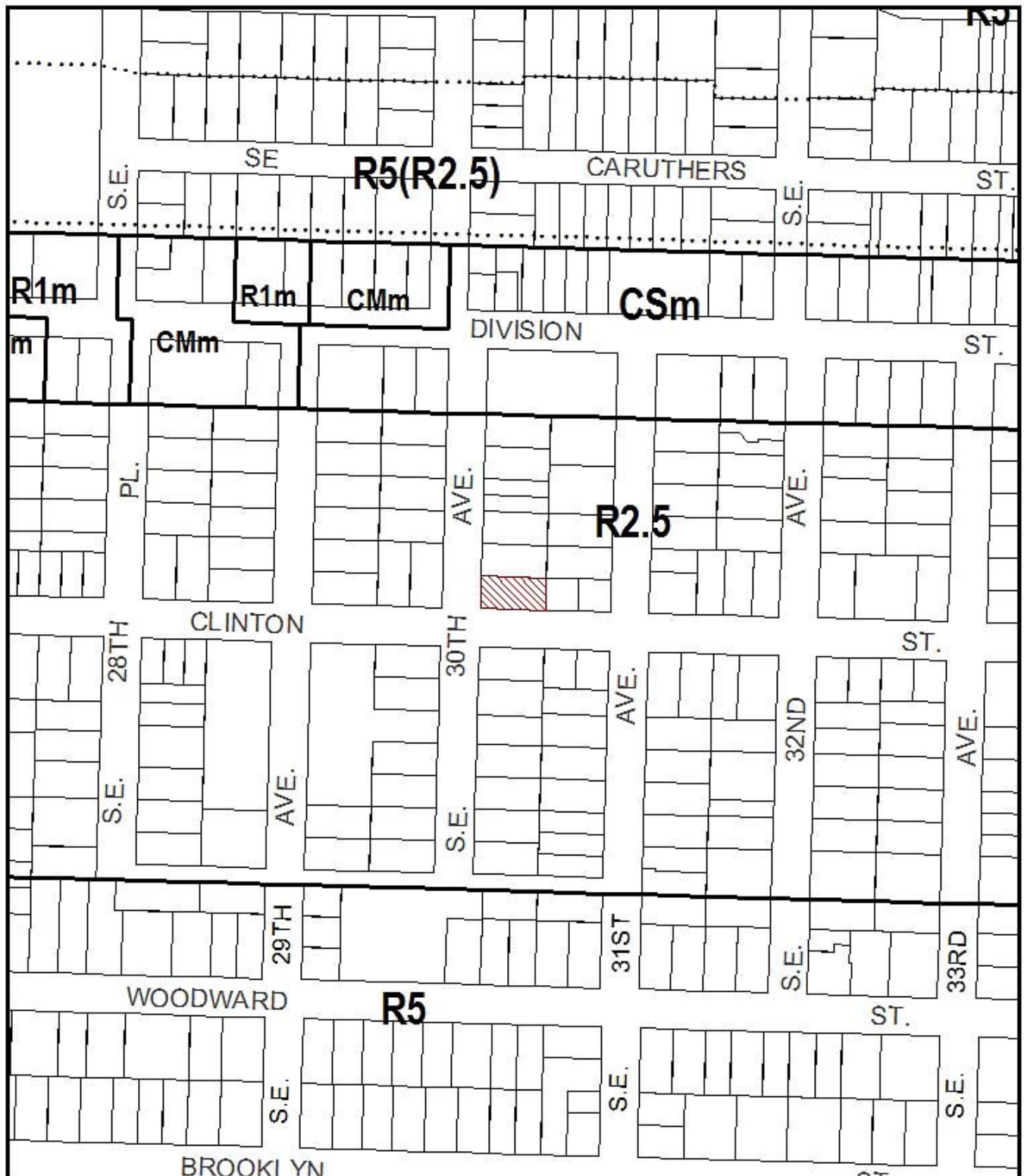
- A. Applicant’s Statement
 - 1. Land Division Approval Criteria
 - 2. Original Stormwater Report
 - 3. Revised Stormwater Report, dated 3/2/12
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Utility Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety Section of BDS
 - 7. Bureau of Parks, Forestry Division
- F. Correspondence:
 - 1. Arthur and Judith Ginsburg, received 3/23/12, comments with concerns regarding creation of two small parcels, scale and physical relationship of future development and stormwater.

2. Brian Martin, received 4/6/12, comments in support of proposal, noting that proposed parcel sizes are consistent with the two parcels to the east.

G. Other:

1. Original LU Application
2. Site History Research
3. Incomplete Letter
4. Response to Incomplete Letter

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



ZONING

 Site



File No. LU 12-111541 LDP
 1/4 Section 3333
 Scale 1 inch = 200 feet
 State_Id 1S1E12BA 5300
 Exhibit B (Feb 09,2012)

**EXISTING CONDITIONS AND TENTATIVE PLAN
FOR A PROPOSED PARTITION PLAT IN
LOT 11, BLOCK 6, EAST PORTLAND HEIGHTS
PER DOCUMENT NO. 2006-003148**

SITUATED IN THE NW 1/4 OF SECTION 12, T.1S. R.1E. W.M.
MULTNOMAH CO., OREGON

MARY ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-5550
FAX: 503-666-8666

DATE DRAWN: JANUARY 17, 2012
DRAWN BY: 12003XC
ACCOUNT NO. 12003
REVISED FEBRUARY 6, 2012
REVISED MARCH 6, 2012

**"EAST PORTLAND HEIGHTS"
BLOCK 6**

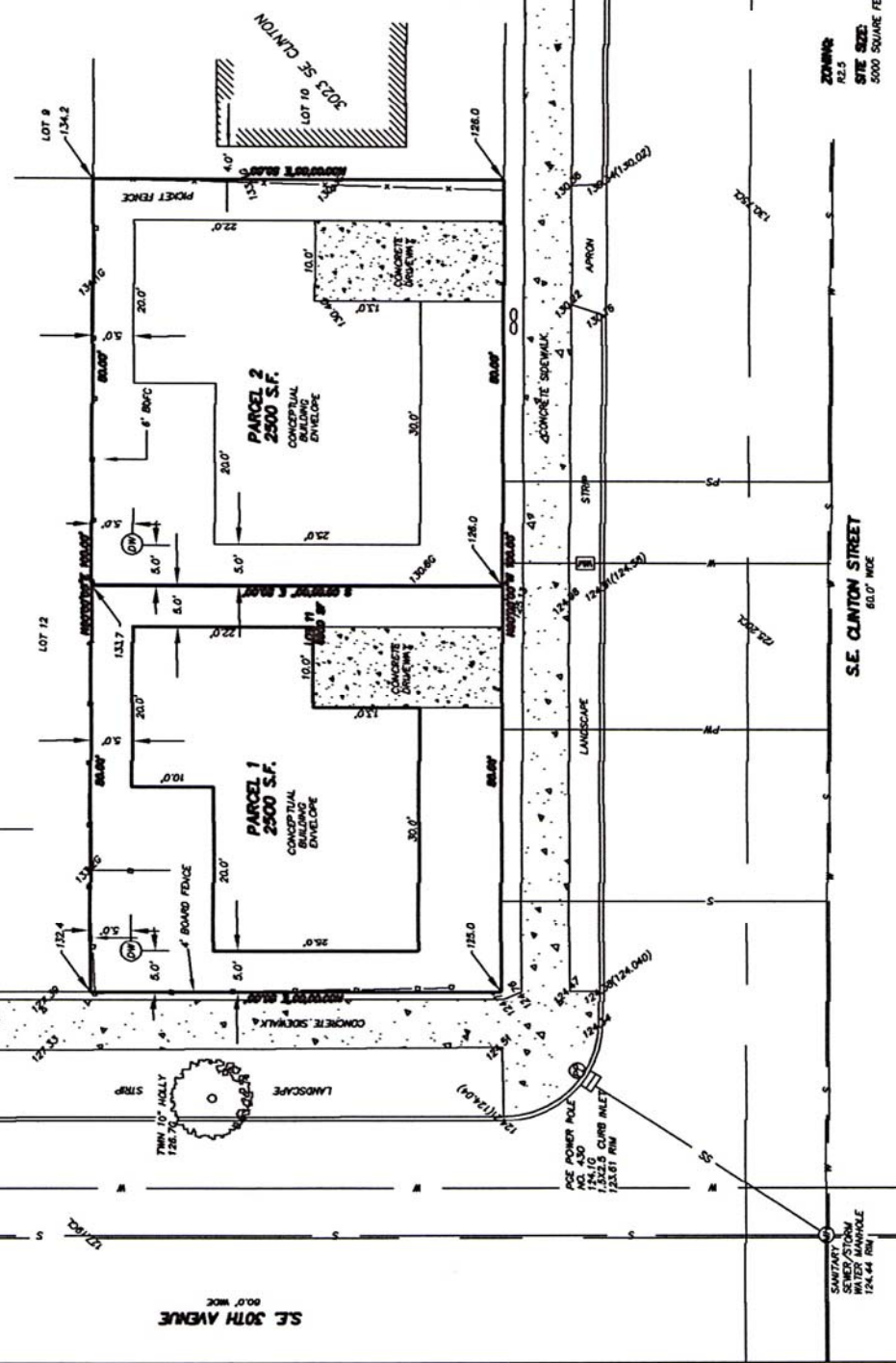
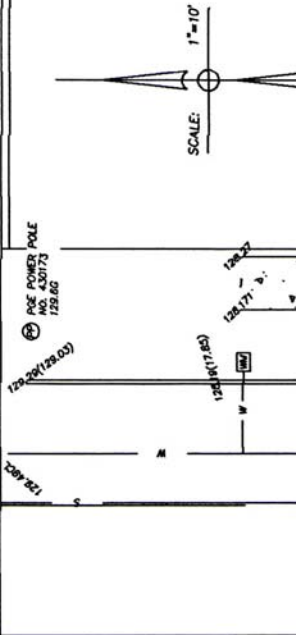
NOTES & LEGEND:

- "M" DEPICTS WATER METER
- "P" DEPICTS POWER POLE
- "F" DEPICTS FIRE HYDRANT
- "C" DEPICTS 1.5' X 2.5' CURB INLET
- "H" DEPICTS MANHOLE - FUNCTION AS NOTED
- "D" DEPICTS PROPOSED DRYWELL
- "123.45" DENOTES SPOT ELEVATION (ELEVATION AT DECIMAL POINT)
- "123.456" DENOTES GROUND ELEVATION (ELEVATION AT DECIMAL POINT)
- "123.4567" DENOTES TOP WALL ELEVATION (ELEVATION AT DECIMAL POINT)
- "123.45(123.0)" DENOTES TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION AT DECIMAL POINT OF TOP CURB)
- "123.45" DENOTES GROUND ELEVATION AT OBJECT
- "123.456" DENOTES CENTER LINE ELEVATION (ELEVATION AT DECIMAL POINT)
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NOTE: UTILITIES ARE FROM CITY OF PORTLAND DATA. FIELD LOCATION SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OSBORN
JANUARY 14, 1960
BIRTH
BIRTH PLACE
EXPIRATION DATE 12/31/13



PARCEL DATA:
LOT 11, BLOCK 6, EAST PORTLAND HEIGHTS, RECORDED AS
DOCUMENT NO. 2006-003148, MULTNOMAH COUNTY DEED RECORDS.
BENCH MARK:
CITY OF PORTLAND 2" BRASS DISC, BM NO. 208 3E CORNER
SE 20TH AND SE OHMSKON ELEVATION = 122.637 CIP DATUM

ZONING:
R2.5
SITE SIZE:
5000 SQUARE FEET

LV 12-111541 LDP
Exhibit C.1