



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

FROM CONCEPT TO CONSTRUCTION

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Date: May 10, 2012
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in 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 12-110481 LDP

GENERAL INFORMATION

Applicant: Craig Haskell
18656 S Grasle Road
Oregon City, OR 97045-8898

Representative: Mark Person
WB Wells & Associates
4230 NE Fremont Street
Portland, OR 97213

Site Address: 1945 SE 150th Avenue

Legal Description: LOT 3 TL 9203, PARTITION PLAT 1995-8; LOT 3 TL 9204, PARTITION PLAT 1995-8

Tax Account No.: R649750310, R649750320

State ID No.: 1S2E01CA 09203, 1S2E01CA 09204

Quarter Section: 3245

Neighborhood: Centennial, contact Louise Cody at 503-252-4302.

Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910. Midway, contact Bill Dayton at 503-252-2017.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: None

Zoning: Residential 7,000 (R7) w/ Alternative Design Density Overlay (a)

Case Type: Land Division Partition (LDP)

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is requesting to partition the subject property into two parcels of approximately 7,000 (Parcel 1) and 7,076 (Parcel 2) square feet in size.

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

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

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

FACTS

Site and Vicinity: The site is configured as a through lot with non-intersecting street frontages of SE 149th and SE 150th Avenues. Existing development consists of a single family home located on the eastern half of the site that will be retained within Parcel 1. The site topography is relatively level and five trees are present subject to preservation standards. The surrounding vicinity is predominantly comprised of R7 single family zoning with the nearest commercial corridor being SE Division Street approximately 1,500 feet south of the site.

Infrastructure:

- **Streets:** The site has approximately 56 feet of frontage on SE 150th Avenue and 112 feet of frontage on SE 149th Avenue. There is one driveway entering the site from SE 150th Avenue that serves the existing house on the site. At this location, both streets are classified as Local Service Streets for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 1,500 feet from the site on SE Division Street via Bus #4. Parking is currently allowed on both sides of SE 149th and SE 150th Avenue. At this location, both SE 149th and SE 150th Avenue are improved with a 32 foot paved roadway surface and pedestrian corridor that consists of a 4 foot planter, 5 foot sidewalk and 1 foot setback to private property (4-5-1) within a 50 foot wide right-of-way.
- **Water Service:** The site is located within the Rockwood Water PUD. A 4-inch water main is located within both SE 149th and SE 150th Avenues.
- **Sanitary Service:** There is an existing 8-inch PVC public sanitary gravity sewer main located in both SE 149th and SE 150th Avenues.

Zoning: The R7 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.

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

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

- **MCF M 30-71:** Approval of 3-lot partition.

- **MCF 3-80:** Approve future street plan, as modified, for the development of the superblock, bounded by SE Mall and SE Center Streets between SE 136th and SE 141st Avenues, subject to conditions and adopt the Findings and Conclusions. Approve proposed Type II Land Division, a subdivision of four lots with accessway which will conform to the adopted future street plan and temporary access easement, subject to conditions, and adopt the Findings and Conclusions.
- **MCF 80-02-05:** No information available in file.
- **LUR 94-00169 MP:** Approval of a 3-lot partition that was subsequently platted (1995-8). The land division site is identified as Parcel 3 of this plat.

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 19, 2012**. One written response has been received from a notified property owner in favor of the proposal (Exhibit F.1).

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

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

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

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	All of the proposed parcels are interior lots (not on a corner). In this context, solar access standards express no lot configuration preference.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required
	33.654.120.D - Common Greens	No common greens are proposed or required
	33.654.120.E - Pedestrian	There are no pedestrian connections proposed or

	Connections	required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared 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 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones. The applicant is proposing 2 single family parcels for detached houses. The minimum and maximum density for the site is as follows:

Minimum = (14,076 square feet * .80) ÷ 7,000 square feet = 1.6 (which rounds up to a minimum of 2 lots, per 33.930.020.A)

Maximum = 14,076 ÷ 7,000 square feet = 2.01 (which rounds down to a maximum of 2 lots, per 33.930.020.B)

If the minimum required density is equal to or larger than the maximum allowed density, then the minimum density is automatically reduced to one less than the maximum. Therefore in this case the minimum density is reduced to 1.

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

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

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Lot Depth (feet)	Min. Front Lot Line (feet)
R5 Zone	3,000	8,500	36	50	30
Parcel 1	7,000		56	124	56
Parcel 2**	6,964		56	91	112

* 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 lot dimensions of Parcel 2 reflect a required right-of-way dedication.

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

The applicant has submitted an arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.2). A total of 5 trees were inventoried, of which one tree was determined to be exempt as it is considered a nuisance species. Thus, 4 non-exempt trees are located within the land division site. These non-exempt trees comprise 127 inches in total diameter for the purposes of chapter 33.630.

The applicant proposes to preserve trees #274 (26" Douglas fir) and 276 (31.5" Douglas fir), which comprise 57.5 inches of diameter, or 45 percent of the total non-exempt tree

diameter. This proposal complies with Option 1 of the tree preservation standards, which requires at least 35 percent of the total tree diameter on the site to be preserved. The applicant has provided a Tree Preservation Plan showing the preserved trees and the required root protection zones (Exhibit C.4).

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

This criterion is met, subject to the condition that development on Parcels 1 and 2 be carried out in conformance with the Tree Preservation Plan (Exhibit C.4) and the applicant's arborist report (Exhibit A.2) and an acknowledgement of tree preservation requirements is recorded with the final plat.

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

Findings:

Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat. In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated. This criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. Although the site is currently connected to the public sanitary sewer, there is an old septic system on the site. The City has no record that this facility was ever decommissioned. Prior to final plat, the applicant must meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of this facility. With this condition, the new lots can be considered suitable for new development, and this criterion is 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:

33.651 Water Service standard - See Exhibit E.3 for detailed bureau comments.
The water standards of 33.651 have been verified and noted earlier in this decision. The Rockwood Water PUD has indicated that water is available to serve proposed Parcel 2 from a main in SE 149 th Avenue. Parcel 1 has an existing water service from a main in SE 150 th Avenue. Therefore, this criterion is met.
33.652 Sanitary Sewer Disposal Service standards - See Exhibit E.1 for detailed comments.
The sanitary sewer standards of 33.652 have been verified and noted earlier in this decision. Parcel 1 has an existing sewer service from the main in SE 150 th Avenue. The existing public

sanitary sewer main located in SE 149th Avenue may serve the sanitary needs of proposed Parcel 2. Therefore, this criterion is met.

33.653.020 & .030 Stormwater Management criteria and standards– See Exhibits E.1 & E.5

BES has verified that the stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater. No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods:

- **Parcel 1 (the parcel with the existing house):** City plumbing records indicate there are existing drywells that manage stormwater runoff for the house on Parcel 1. This method of stormwater management is acceptable to BES. However, if the applicant proposes a new drywell for the existing house, City permits for the drywell must be finalized and the as-built location of the drywell must be provided on a supplemental site plan prior to final plat approval.
- **Parcel 2:** Stormwater from this parcel will be directed to an individual drywell that will treat the water and slowly infiltrate it into the ground. This lot has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. The Bureau of Environmental Services has indicated conceptual approval of the drywell.

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

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

"The subject property is located ~100-feet from the east/west connecting street SE Lincoln Street. The existing connectivity meets the recommended criteria of Section 33.654.110; additional connectivity is not required at this location."

For the reasons described above, this criterion is met.

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

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 Institute of Transportation Engineers – Trip Generation Manual (8th Edition). Additionally, consideration is given to the likely division of the anticipated increase of <10 total trips per day being factored by two possible route directions for each proposed parcel (four directions total). 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 <600-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 PDOT 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. A Transportation Study is not required at this time (see Exhibit E-2 for a detailed analysis).

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. In this instance, Portland Transportation has determined that the existing

pedestrian corridor improvements adjacent to the site's SE 149th and SE 150th Avenue frontages are deficient per the Pedestrian Design Guide. Therefore, prior to final plat approval, a 1-foot right-of-way dedication is required along the site's SE 149th Avenue frontage. PBOT noted that a 1-foot dedication will be required on the site's SE 150th Avenue frontage, adjacent to the parcel that will retain the existing dwelling, upon redevelopment of this site. However, improvements are not required for either frontage as the existing configuration is sufficient to meet the intent of recommended City standards. Subject to the requirements noted above, one additional dwelling can be safely served by these existing streets without having any significant impact on the level of service provided. Therefore, this criterion is met.

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

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

DEVELOPMENT STANDARDS

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

Existing development that will remain after the land division. The existing development on the site will remain and be located on Parcel 1. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R7 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 is one Zoning Code standard 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 44 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.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

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

Bureau	Code Authority and Topic	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
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 ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement and aerial Fire Department access roads. These requirements are based on the technical standards of Title 31 and Oregon Fire Code (Exhibit (E.4)).

CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plans (Exhibits C.1-C.4). 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: transportation impacts and land suitability.

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 two standard lots, as illustrated with Exhibits C.1-C.4, subject to the following conditions:

A. The Final Plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SE 149th Avenue. The required right-of-way dedication must be shown on the final plat.
2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition B.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Tree Preservation Requirements has been recorded as document no. _____, Multnomah County Deed Records."

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

1. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of the existing sanitary sewer system on the site.

2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.
3. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes tree preservation requirements that apply to Parcels 1 and 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.

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

1. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.4) and the applicant's arborist report (Exhibit A.2). Specifically, trees #274 (26" Douglas fir) and 276 (31.5" Douglas fir) are required to be preserved, with the root protection zones indicated on Exhibit C.4. 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.
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.

Staff Planner: Sean Williams

Decision rendered by:  **on May 8, 2012**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 10, 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 16, 2012, and was determined to be complete on March 15, 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 16, 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 further extended by the applicant, **the 120 days will expire on July 13, 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.**

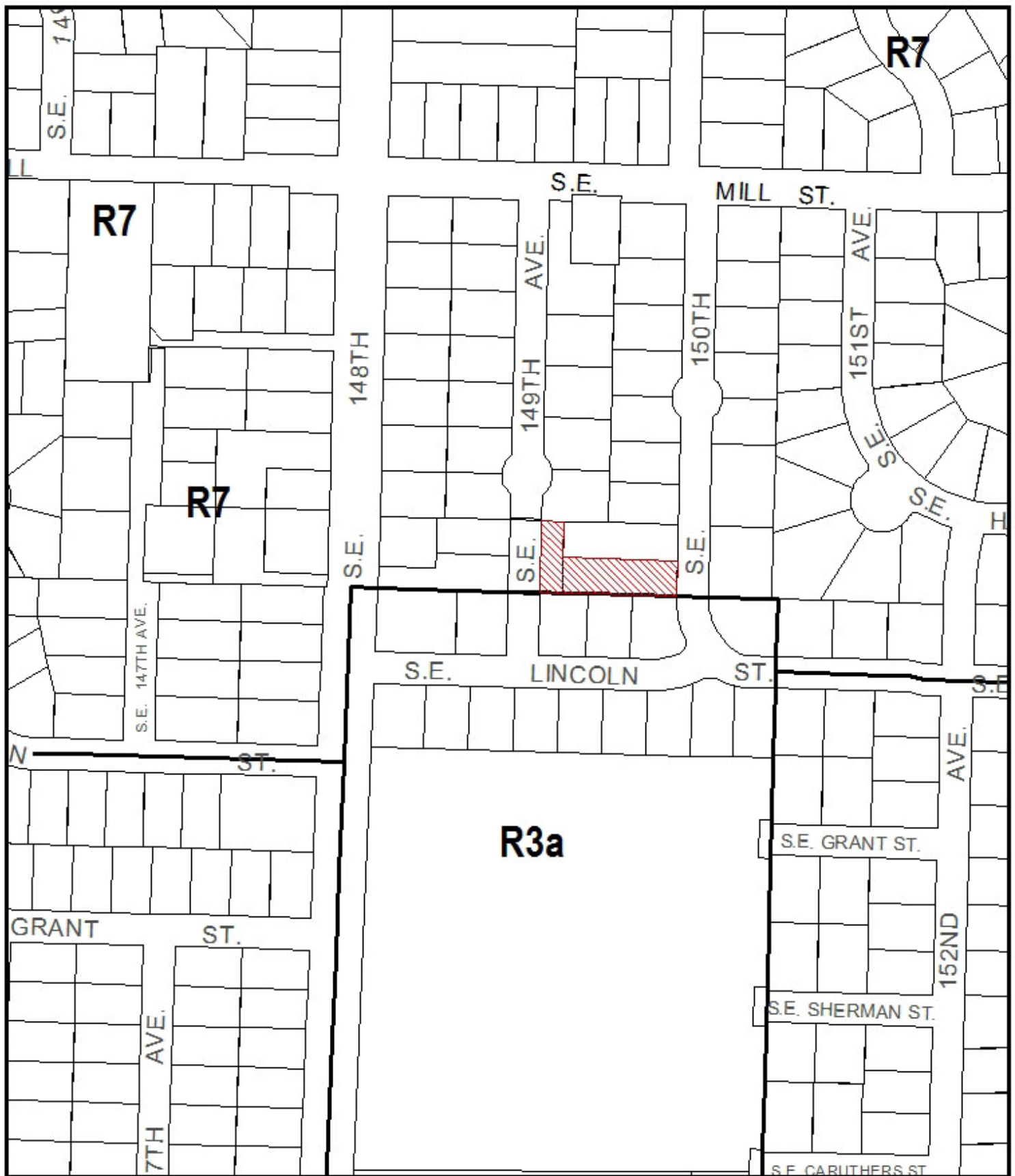
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
 - 1. Narrative
 - 2. Arborist Report
 - 3. Stormwater Infiltration Testing
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Partition Plat (attached)
 - 2. Existing Conditions Plan
 - 3. Improvement Plan
 - 4. Tree Preservation Plan (attached)
- D. Notification information:

1. Mailing list
2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division; Life Safety Plans Examiner
 7. Rockwood Water PUD
- F. Correspondence:
 1. Josephine Turner (3/28/12)
- G. Other:
 1. Original LU Application
 2. Site History Research
 3. Incomplete Letter
 4. RFC Responses

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



File No.	<u>LU 12-110481 LDP</u>
1/4 Section	<u>3245</u>
Scale	<u>1 inch = 203 feet</u>
State_Id	<u>1S2E01CA 9204</u>
Exhibit	<u>B</u> (Feb 23,2012)



EXISTING CONDITIONS
SE 150TH AVENUE PARTITION
 FOR
CRAIG HASKELL
 CITY OF PORTLAND

Craig Haskell
 1664 S. Grande Road
 Oregon City, OR 97143

DESIGNED BY:
DRAWN BY:
CHECKED BY:
FILE #:
PLOT DATE:
JOB NO.:
DATE PLOTTED:

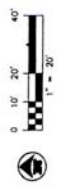
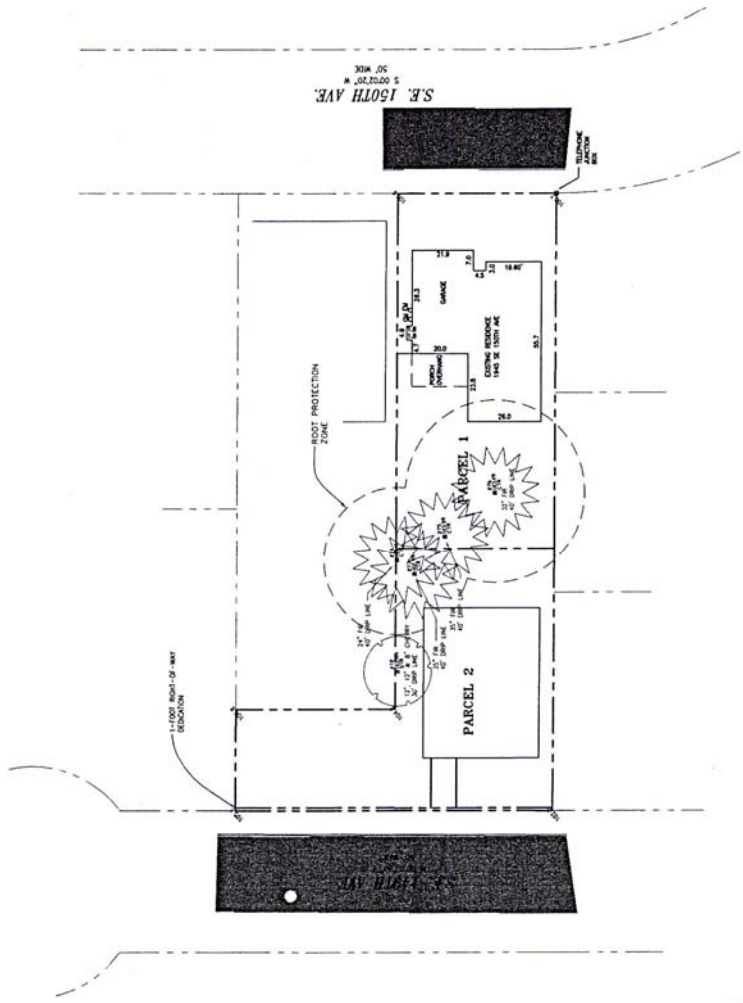
LEGEND

- GAS —
- EXISTING GAS LINE —
- EXISTING SANITARY SEWER AND MH —
- EXISTING STORM SEWER, MH AND CATCH BASIN —
- EXISTING OVERHEAD UTILITY —
- EXISTING EDGE OF PAVEMENT —
- EXISTING CURB —
- EXISTING WATER LINE, METER, & GATE VALVE —
- EXISTING CENTERLINE —
- EXISTING LOT LINE —
- PROJECT BOUNDARY —
- PROPOSED R.O.W. —
- PROPOSED LOT LINE —
- PROPOSED CENTERLINE —
- PROPOSED CURB —
- PROPOSED SANITARY SEWER —
- PROPOSED STORM SEWER, INLET & MH —
- PROPOSED WATERMETER & SERVICE LINE —

TREE TABLE

NO.	TRUNK SIZE—INCHES	TYPE	DRIP	COMMENTS
272	12/8	CHERRY	50	EXEMPT
P 273	34.5	DOUG FIR	40	FAIR
P 274	26	DOUG FIR	40	FAIR
P 275	35	DOUG FIR	40	FAIR
P 276	31.5	DOUG FIR	40	FAIR

TOTAL INCHES: 147
 EXEMPT INCHES: 20
 REMAINING INCHES: 127
 35% REQ. INCHES: 44.5"
 PRESERVE = 57.5" RETAINED > REQ. INCHES OF 44.5"



CASE NO. 12-11048
 EXHIBIT C-4