



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

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 6, 2013  
**To:** Interested Person  
**From:** Sean Williams, Land Use Services  
503-823-7612 / [Sean.Williams@portlandoregon.gov](mailto: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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal 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 13-128255 LDP**

#### **GENERAL INFORMATION**

**Applicant:** Chris Fischborn / Ztec Engineers  
3737 SE 8th Avenue / Portland, OR 97202

**Owner:** Anthony & Suzanne Manton  
8721 SE 41<sup>st</sup> Avenue / Milwaukie, OR 97222

**Site Address:** 6133 SE Knapp Street

**Legal Description:** BLOCK 1 LOT 5, EISSLER ADD  
**Tax Account No.:** R240300180  
**State ID No.:** 1S2E19AD 00400  
**Quarter Section:** 3736  
**Neighborhood:** Brentwood-Darlington, contact Eric Wikoff at 503-704-2396.  
**Business District:** Woodstock Community BA, Sean Daugherty at 503-754-2636.  
**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.  
**Zoning:** Residential 5,000 (R5) 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 proposing to divide the subject property into two equally sized parcels of approximately 6,151 square feet.

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 located on the north side of SE Knapp Street approximately 100 feet west of the intersection with SE 62<sup>nd</sup> Avenue. The site is currently void of any existing improvements. Site topography is relatively flat and one tree (31” Western Red Cedar) is located in the southeast corner of the property. The surrounding vicinity is primarily composed of single family zoning and development. Lane Middle School and Brentwood park are located directly north of the site.

### Infrastructure:

- **Streets** – The site has approximately 100 feet of frontage on SE Knapp Street. At this location, SE Knapp Street is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 495 feet south of the site on SE Flavel Street via Bus #71. At this location, SE Knapp Street is improved with 28 feet of center strip paving within a 50 foot wide right-of-way. There are no curbs or sidewalks.
- **Water Service** – There is an existing 6-inch DI water main in SE Knapp Street. The existing house is served by a 5/8-inch metered service from this main.
- **Sanitary Service** - There is an existing 8-inch public sanitary sewer line main in SE Knapp Street.

**Zoning:** The R5 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 using any of the provisions of the “a” overlay.

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

**Agency Review:** Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **April 11, 2013**. One written response has been received from a notified property owner. The primary concern expressed in the letter pertains to the preservation of a large laurel hedge that borders the correspondent’s property. There are no specific approval criteria applicable to preservation of the hedge as it is considered a shrub species and therefore would not be subject to tree preservation standards.

## 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.

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

**Applicable Approval Criteria are:**

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

**Findings:** Chapter 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones. The applicant is proposing two parcels for detached houses. The minimum and maximum density for the site is as follows:

Minimum =  $(12,300 \text{ square feet} * .80) \div 5000 \text{ square feet} = 1.96$  (which rounds up to a minimum of 2 lots, per 33.930.020.A)

Maximum =  $12,300 \div 5,000 \text{ square feet} = 2.46$  (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 lot dimensions required and proposed are shown in the following table:

	<b>Min. Lot Area (square feet)</b>	<b>Max. Lot Area (square feet)</b>	<b>Min. Lot Width* (feet)</b>	<b>Min. Depth (feet)</b>	<b>Min. Front Lot Line (feet)</b>
<b>R5 Zone</b>	3,000	8,500	36	50	30
Parcel 1	6,151		50	123	50
Parcel 2	6,151		50	123	50

\* 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.

**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 submitted an arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.2). One tree is located within the land division site (31" Western Red Cedar) subject to the preservation requirements of this chapter.

The applicant proposes to preserve the Western Red Cedar, which comprise of 31 inches of diameter, or 100 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 non-exempt tree diameter on the site to be preserved. The trees to be preserved and the required root protection zones are shown on the applicant's Preliminary Partition Plat (Exhibit C.1).

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 Parcel 2 be carried out in conformance with the Preliminary Partition Plat (Exhibit C.1) 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. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

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

**Findings:** The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. The Development Review Section of the Portland Bureau of Transportation has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services. PBOT's Analysis (Exhibit E.2) is quoted, in part, as follows:

*The proposed land division will create one new parcel (from the existing lot) in order to accommodate one new detached single family home. Referring to the ITE Trip Generation Manual, 9<sup>th</sup> Edition, there will be 1 new AM peak hour trip and 1 additional PM peak hour trip (10 additional total daily trips) that may result from the development proposal on the site. The new peak hour trips are insignificant and do not warrant any mitigation to nearby intersections. The impacts to the area's intersections most likely to be effected by the additional project-related trip generation will be negligible. The intersections will continue to operate at current levels without further degradation from the vehicle trips generated by the proposed project factored into the analysis.*

*No significant negative impacts are expected to occur in relation to any of the other evaluation factors. The site is served by nearby transit service along SE Flavel south of the site (via Tri-Met route #71 [60<sup>th</sup> Ave/ 122<sup>nd</sup> Ave]). There are existing sidewalk corridors throughout the vicinity, including east of the site, that facilitate pedestrian travel. There are identified bike facilities (Portland Bike/ Walk Map) in the area including a Shared Roadway along SE 60<sup>th</sup> Ave, west of the site, a striped bike lane along SW Flavel, south of the site and a pedestrian path/trail between SE 62<sup>nd</sup> and 63<sup>rd</sup> Aves, just north of the site.*

*With regard to impacts to on-street parking, the new residences that will be developed on the site will include on-site parking opportunities for at least one vehicle on each parcel. Although an additional curb cut/ driveway will be necessary for access, there will remain ample frontage along the subject site frontage to accommodate some on-street parking. Based on review of Google-Street view, the homes west of the subject site and along both sides of SE Knapp appear to be served by driveways and garages that can accommodate at least 2 vehicles on each respective lot along the street. Further, it appears that given the lack of curb/sidewalks along SE Knapp, that many area home owners/visitors utilize the wide gravel shoulders for additional parking areas. With at least an on-site parking space being provided on both proposed parcels, the impacts to on-street parking should be negligible.*

*There appears to be clear and sufficient line of sight looking east or west along the property frontage to allow for safe access onto/from the proposed parcels. SE Knapp is a straight, generally flat street with no sight obstructions. Parking is allowed on both sides of the street and typical of any street that allows parking, sight distance can be partially obstructed by parked vehicles.*

*Given the area in which the site is located, the minimal increase in vehicle trips that will be generated by the proposed partition, and the classification of the street within the transportation system, PBOT expects that the transportation system will be able to support the existing development in the area as well as the proposed development.*

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. Because none of the other frontages have been improved on this street, Portland Transportation has determined that an isolated improvement at this location would not be meaningful. If the street is to be improved, it would be more appropriate to complete the improvements as one LID project. Therefore, the applicant will be required to sign street and storm sewer waivers of remonstrance (for participation in future street and storm sewer improvements) prior to final plat approval.

With the condition of approval described above, this criterion is met.

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

**Findings:** 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:

<b>33.651 Water Service standard</b> – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified. This criterion is met.
<b>33.652 Sanitary Sewer Disposal Service standards</b> – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified. This criterion is met.
<b>33.653.020 &amp; .030 Stormwater Management criteria and standards</b> – See Exhibits E.1
No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has proposed the following stormwater management methods:
<ul style="list-style-type: none"> <li>• <b>Parcels 1 and 2:</b> Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. The Bureau of Environmental Services has indicated conceptual approval of the drywells.</li> </ul>
<b>33.654.110.B.1 Through streets and pedestrian connections</b>
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 of connectivity for this proposal (Exhibit E.2):

*No street connections have been identified in the vicinity of this property in the Portland Master Street Plan document. However, the subject block is not representative of the block pattern in the general area in terms of orientation and length. North of the subject site is Lane Middle School and north of the school is Brentwood Park. Connectivity is precluded by the school and park and would be enhanced only north of the subject site. As with other blocks in the area, the subject block is primarily built out with the type and density of the expected housing for the area's zoning. No further street or pedestrian connections are physically possible without impacting existing development on the subject block and beyond. PBOT has no concerns relative to connectivity or locations of rights-of-way associates with the proposed land division partition.*

For the reasons described above, 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 site is currently vacant, 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 R5 zone. Therefore, 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.

<b>Bureau</b>	<b>Code Authority and Topic</b>
Development Services/503-823-7300 <a href="http://www.portlandonline.com/bds">www.portlandonline.com/bds</a>	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 <a href="http://www.portlandonline.com/bes">www.portlandonline.com/bes</a>	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 <a href="http://www.portlandonline.com/fire">www.portlandonline.com/fire</a>	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 <a href="http://www.portlandonline.com/transportation">www.portlandonline.com/transportation</a>	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 <a href="http://www.portlandonline.com/parks">www.portlandonline.com/parks</a>	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 <a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>	Title 21 – Water availability

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

- The applicant must meet the requirements of the Fire Bureau in regards to fire flow/water supply, fire hydrant spacing, 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 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 are: tree preservation, Fire Bureau requirements, and Transportation Impacts.

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 Exhibit C.1, subject to the following conditions:

### **A. The Final Plat must show the following:**

1. A recording block for the Acknowledgement of Tree Preservation Requirements as required by Condition B.3 below. The recording block 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 complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.
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 Parcel 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 Parcel 2 shall be in conformance with the Preliminary Partition Plat (Exhibit C.1) and the applicant's arborist report (Exhibit A.2). Specifically, the 31" Western Red Cedar is required to be preserved, with the root protection zone indicated on Exhibit C.1. 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 June 4, 2013**

By authority of the Director of the Bureau of Development Services

**Decision mailed: June 6, 2013**

**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 March 15, 2013, and was determined to be complete on April 9, 2013.

*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 March 15, 2013.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 7, 2013.**

**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](http://www.portlandonline.com).

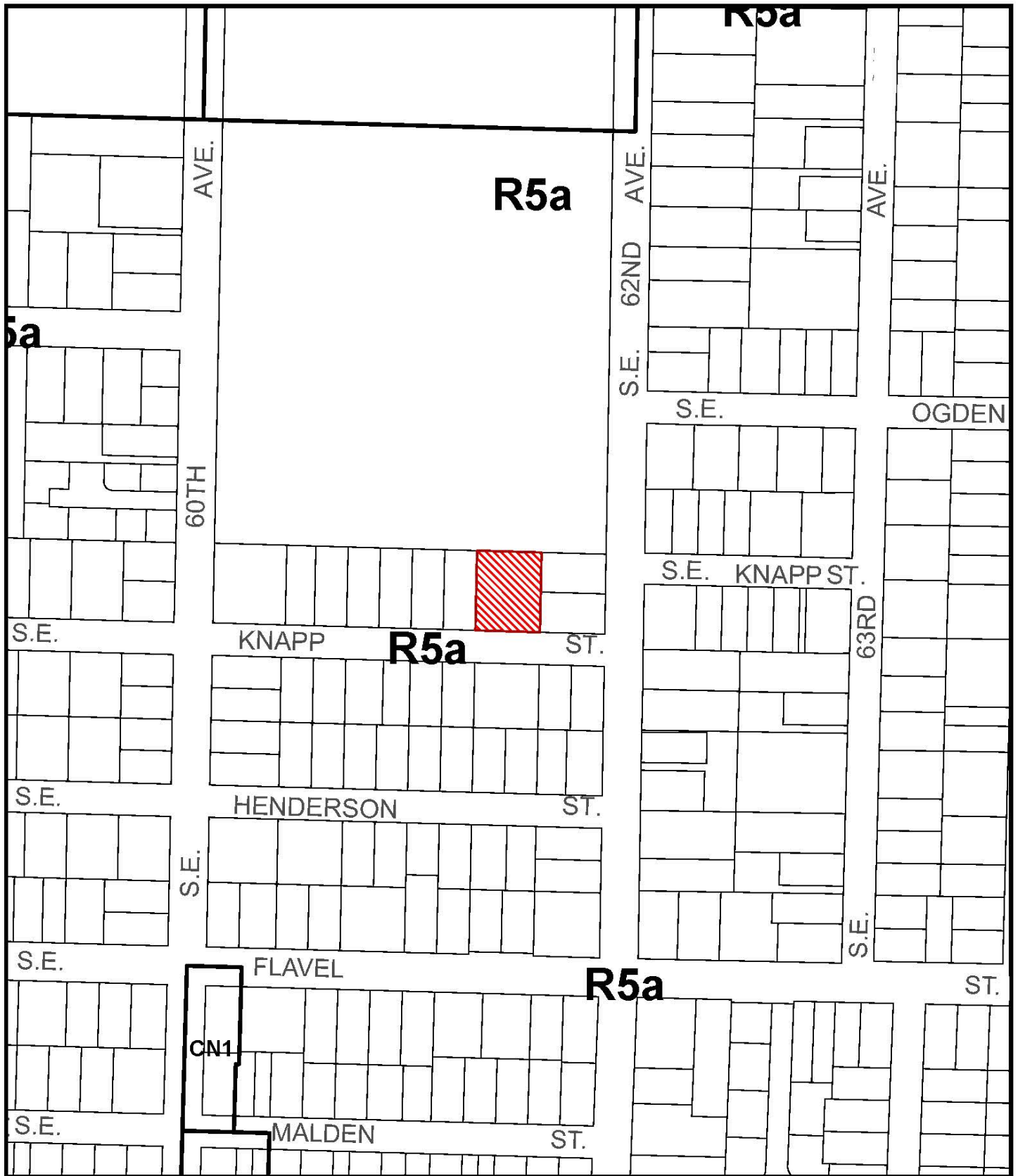
**Recording the land division.** The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director 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. Approval Criteria
  - 2. Arborist Report
  - 3. Stormwater Management Report
  - 4. Transportation Impact Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Preliminary Partition Plat (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
  - 7. Life Safety Plans Examiner
- F. Correspondence:
  - 1. Email: John Benenate & Cindy Campbel (5/13/13)
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter w/ 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



Site

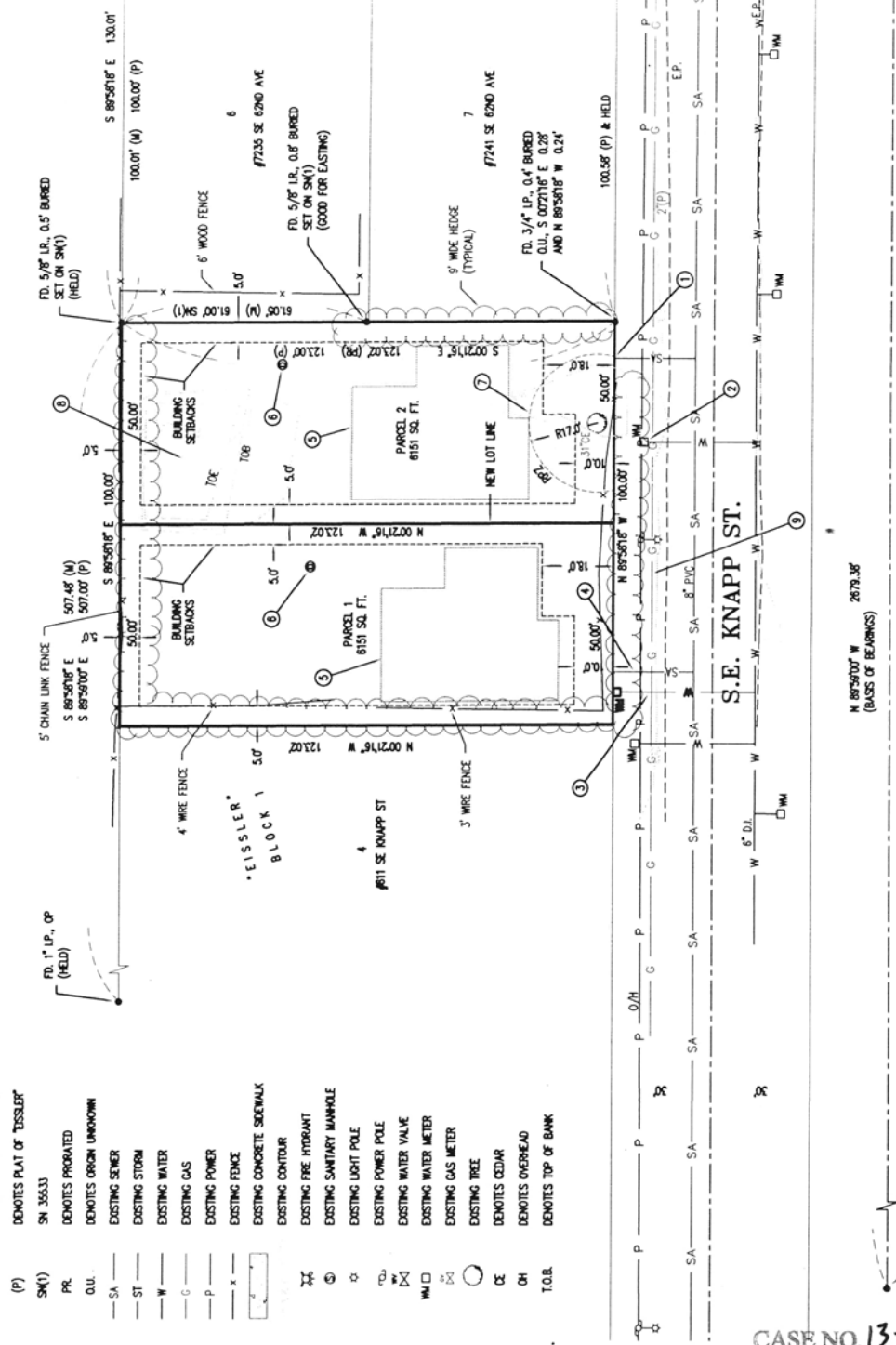


File No. LU 13-128255 LDP  
 1/4 Section 3736  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E19AD 400  
 Exhibit B (Mar 18, 2013)

**LEGEND:**

- DENOTES MONUMENTS FOUND AS NOTED
- LR DENOTES IRON ROD
- LP DENOTES IRON PIPE
- FD DENOTES FOUND
- DM DENOTES DIMENSIONED
- OP DENOTES ORIGINAL PLAT CORNER
- (P) DENOTES PLAT OF "TESSLER"
- SN 35533
- PR DENOTES PROMATED
- OU DENOTES ORIGIN UNKNOWN
- SA EXISTING SOWER
- ST EXISTING STORM
- W EXISTING WATER
- G EXISTING GAS
- P EXISTING POWER
- X EXISTING FENCE
- EXISTING CONCRETE SIDEWALK
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING TREE
- CE DENOTES CEDAR
- OH DENOTES OVERHEAD
- T.O.B. DENOTES TOP OF BANK

- 1 EXISTING 17" DEEP CURBED 6" PVC SOWER LATERAL FOR FUTURE HOME PARCEL 1. INSTALL IN CONJUNCTION WITH NEW HOME CONSTRUCTION.
- 2 EXISTING WATER SERVICE TO BE USED FOR FUTURE HOME ON PARCEL 2.
- 3 NEW WATER SERVICE FOR FUTURE HOME ON PARCEL 1. INSTALL IN CONJUNCTION WITH NEW HOME CONSTRUCTION.
- 4 NEW 6" PVC SOWER LATERAL FOR FUTURE HOME PARCEL 2. INSTALL IN CONJUNCTION WITH NEW HOME CONSTRUCTION.
- 5 POSSIBLE FUTURE HOME FOOTPRINT. (NO FUTURE BUILDING PLANS AVAILABLE AT THIS TIME).
- 6 FUTURE DRYWELL FOR ROOF RAINOFF DISPOSAL. LOCATE 10' MIN. FROM FUTURE FOUNDATION AND 5' MIN. FROM PROPERTY LINE.
- 7 INSTALL 6" HIGH CHAIN LINK FENCE SECURED BY 6" POSTS DRIVEN 7" INTO GROUND MAX. 10' O.C. LOCATE FENCE 17' FROM TREE TRUNK FENCING TO BE IN PLACE DURING CONSTRUCTION ON PARCEL 2.
- 8 APPROXIMATE LOCATION OF DWELLING DIMENSIONED AND BASEMENT FLEED. PER PERMIT 11-120432 AS APPROVED.
- 9 NO FRONTAGE IMPROVEMENTS REQUIRED PER PERMIT 12-154724 PM.



FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 280 (HELD)

FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 278 (HELD)

FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 280 (HELD)

FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 278 (HELD)

FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 280 (HELD)

FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 278 (HELD)

FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 280 (HELD)

FD. 4-1/4" BRASS DISC IN MONUMENT BOX AS PER BT BK. H. PC. 278 (HELD)

GRAPHIC SCALE  
 0 10 20 40  
 ( IN FEET )  
 1 INCH = 80 FEET

NOTE:  
 ELEVATIONS BASED ON C.O.P. BM 6115, BRASS DISC AT N.E. CORNER S.E. 60TH & SE FLAVEL. ELEV. = 283.45  
 SITE TRM. PRES IN PP. MIDDLE OF SITE. ELEV. = 283.07

CASE NO. 13-128255  
 EXHIBIT 6.1

ZTEC ENGINEERS INC.  
 3737 S.E. 8TH AVE., PORTLAND, OREGON 97202  
 PH: (503) 235-8795 FAX: (503) 233-7889

LOT 5, BLOCK 1 OF "TESSLER" LOCATED IN THE N.E. 1/4 OF SECTION 19, T.15S., R.2E., W.M. IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 17, 1988  
 CHRIS FISCHBORN  
 1944  
 RENEWAL DATE: 1/7/2014

PAUL MANTON  
 6133 S.E. KNAPP ST.  
 PRELIMINARY PARTITION PLAT

SITE ADDRESS: 6133 SE KNAPP ST  
 ZONE: R5  
 PROPERTY I.D.: R154664  
 STATE I.D.: 15 ZL 1940 400