



**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:** August 29, 2013  
**To:** Interested Person  
**From:** Kate Green, Land Use Services  
503-823-5868 / [Kate.Green@portlandoregon.gov](mailto:Kate.Green@portlandoregon.gov)

**NOTICE OF A TYPE IIx 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. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 13-141584 LDS**

**GENERAL INFORMATION**

**Applicant:** Kevin Partain  
223 NE 56th Avenue / Portland OR 97213-3705

**Property Owner:** Dolores M Bonome  
839 NE 90th Avenue / Portland OR 97220

**Developer:** Jeff Shrope/Renaissance Custom Homes  
16771 Boones Ferry Road / Lake Oswego OR 97035

**Site Address:** 1806 SE 50th Avenue

**Legal Description:** BLOCK 7 LOT 1, HAWTHORNE PL  
R367000450

**State ID No.:** 1S2E06CA 04500

**Neighborhood:** Mt. Tabor/Stephanie Stewart/503-230-9364

**Business District:** Hawthorne Blvd. Bus. Assoc./Hilda Stevens/503-774-2832

**District Coalition:** Southeast Uplift/Bob Kellett/503-232-0010

**Zoning:** Multi-Dwelling Residential 1,000 (R1)

**Case Type:** Land Division-Subdivision (LDS)

**Procedure:** Type IIx, an administrative decision with appeal to the Hearings Officer

**Tax Account No.:**

**Quarter Section:** 3235

**Proposal:** The applicant proposes a **Land Division-Subdivision** to divide an approximately 5,000 square foot corner property into 4 lots for attached houses. The existing 2-story residence (duplex with basement) and sheds are proposed to be removed.

A 7-foot right-of-way dedication is identified along the SE Mill Street frontage. Water and sewer service connections for the lots are proposed to existing city facilities in SE Mill Street. Onsite drywells are proposed to manage stormwater for each parcel.

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

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The

applicant's proposal is to create four units of land (4 lots). Therefore this land division is considered a subdivision.

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

## FACTS

**Site and Vicinity:** The 5,000 square foot lot is situated on the corner of SE 50<sup>th</sup> Avenue and SE Mill Street, and is developed with a two story structure identified as a duplex. SE 50<sup>th</sup> Avenue serves as a primary link between a commercial district on SE Hawthorne to the north to a commercial district along SE Division to the south. To the east and west of this SE 50<sup>th</sup> Avenue corridor, the development consists of almost solely one and two story homes (R5 and R2.5 zones). This segment of SE 50<sup>th</sup> is not developed to the density or scale currently allowed in the R1 zone. Most of existing development consists of one or two story residences, and, at several nodes, with small commercial buildings (CG and CN1 zones). The general area is relatively flat. The street grid has well developed north-south streets, while there are few east-west streets and most of those are not built to current standards.

### Infrastructure:

**Streets** –The site has approximately 50 feet of frontage on SE 50<sup>th</sup> Avenue and approximately 100 feet of frontage on SE Mill Street.

SE 50<sup>th</sup> Avenue is classified as a Neighborhood Collector, Major Transit Priority Street, City Walkway, Truck Access Street, Major Emergency Response Street and a Local Service Street for all other modes. It is improved with an approximately 36-foot wide roadway and 12-foot sidewalk corridors along both sides. The 12-foot width of the sidewalk meets the width requirement (4-6-2 configuration), but the 3.5-foot furnishing zone should be 4-feet, and the 2-foot frontage zone should be 1.5-feet with a 4.5-6-1.5 configuration.

SE Mill Street is improved with a 26-foot wide roadway, with 4-foot curb tight sidewalk along both sides. Based on the zoning and street classification, an 11-foot sidewalk will be required with a 4.5-6-0.5 configuration. In order to provide adequate right-of-way (ROW) width for this new sidewalk, a 7-foot dedication will be required.

TriMet Line 14 operates on SE 50<sup>th</sup> Avenue.

**Water Service:** There is an existing 8-inch cast iron (CI) water main in SE 50<sup>th</sup> Avenue that may potentially provide water to proposed Lot 1. Water is also available via an existing 4-inch CI water main in SE Mill Street to serve each of the proposed lots. There is an existing 5/8" metered service (Serial #89030322, Account #2978964000) which provides water to the property.

**Sanitary Service:** The following public combined sewers are adjacent to the project and are available for sanitary connections from future development:

- A 36-inch concrete combined sewer in SE Mill Street (BES project # 21222).
- An 8-inch clay combined sewer in SE 50<sup>th</sup> Avenue (BES project # 21222).

**Stormwater Disposal:** There is no public storm-only sewer currently available to this property.

**Zoning:** The site is located in the **Multi-Dwelling Residential 1,000 (R1)** zone. The multi-dwelling zones are intended to preserve land for urban housing and to provide opportunities for multi-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. Exhibits “E” contain the complete responses.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **June 21, 2013**. No written responses have been received.

**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:
B	33.630 – Tree Preservation	No significant trees or trees in excess of 6 inches in diameter are located fully on the site or outside of the environmental zone 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	Not applicable. These standards only apply to land divisions in the RF through R2.5 zones.
F	33.634 - Recreation Area	Not applicable. The minimum required 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	The proposed development is for something other than single-dwelling detached homes.
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 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing 4 lots for attached housing.

Single-dwelling development is proposed for the entire site, so the proposed lots must meet minimum density and not exceed the maximum density stated in Table 120-3.

The minimum density in the R1 zone is one unit per 2,000 square feet (for sites less than 10,000 square feet in area, per 33.120.205.C.2) and the maximum density is one unit per 1,000 square feet. Site area devoted to streets is subtracted from the total site area in order to calculate the minimum and maximum density.

In this case, the total site area shown on the applicant’s survey is 5,000 square feet, and a 700 square foot street dedication is required along SE Mill Street, so density is based on the balance: 4,300 square feet of site area. Based on rounding, the minimum density for the site is 2, and the maximum density is 4.

Since there are no minimum lot area requirements for lots designated for attached houses, it is necessary to condition the minimum and maximum density allowance on each lot in the land division, in order to avoid further division of lots that could result in non-compliance with the overall density requirements of the site as it exists in this proposal.

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

R1	Minimum lot area (square feet)	Minimum lot width (square feet)	Minimum lot depth (square feet)	Minimum front lot line (square feet)	Density	
					Minimum	Maximum
<b>Attached Houses</b>	none	15	none	15		
Lot 1	1,181	27	43	27	1	1
Lot 2	969	22	43	22	1	1
Lot 3	969	22	43	22	1	1
Lot 4	1,181	27	43	27	1	1

\* Width is measured from the midpoints of opposite lot lines.

Based on the proposed lot widths, Lots 1 and 4 are also wide enough to be developed with detached houses, per 33.612.200/Table 612-1. Lots 2 and 3 must be developed with attached houses.

With conditions related to the minimum and maximum density, the applicable density and lot dimension standards will be met, as will this criterion.

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

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

- **Clearing and Grading:** 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.
- **Land Suitability:** The site is currently in residential use, and there is no record of any other use in the past. The applicant has proposed to remove the existing house and garage and redevelop the site. In order to ensure that the new lots are suitable for development, a permit must be obtained and finalized for demolition of all structures on the site and sewer capping prior to final plat approval.

With this condition, the new lots can be considered suitable for development, and this criterion will be 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:

<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.
<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.
<b>33.653.020 &amp; .030 Stormwater Management criteria and standards</b> – See Exhibits E.1
No stormwater tract is proposed or required. The applicant has proposed the following stormwater management methods:  <b>Public Street Improvements:</b> BES notes that Portland Transportation is requiring new sidewalk construction in a pedestrian corridor where a curb and paved street already exist. BES indicates constructing the sidewalk so that it slopes toward a vegetated area and/or planting street trees may be a viable alternative to constructing stormwater management facilities, and will be reviewed with the public works permit.  <b>Lots 1-4:</b> Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. BES noted the applicant initially submitted a Simplified Approach stormwater report indicating that water did not infiltrate adequately and a Proposed Development Site Plan, which showed the four individual drywells did not have adequate separation from their centers to the proposed building outline to meet minimum required setbacks.  The applicant subsequently submitted a revised supplemental plan showing that a 15-foot front setback will be provided from the SE Mill Street property line post-dedication to the front building wall. This allows adequate area for each individual drywell to meet the minimum setback requirements to buildings (10') and property lines (5'). BES has indicated conceptual approval of the drywells. BES staff will also review for setback compliance during the review of individual building permits.
<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 site is a corner lot, and Portland Transportation notes additional connectivity is not required at this location. As such, this criterion is met.
<b>33.641 – Transportation Impacts – 33.641.020 and 33.641.030</b>
<b>33.654.120.B &amp; C Width &amp; elements of the right-of-way</b> –See Exhibit E.2 for bureau comment Portland Transportation notes the following: <i>The applicant has provided a limited traffic study prepared by Main Street Engineering. A net increase of 12 vehicle trips will not have a significant impact on level of service (LOS) or street capacity in the immediate area. The on-street</i>

*parking supply was analyzed during the early evenings and found that on average that 80% of the parking spaces were available. Each of the proposed four units will have 1 on-site parking space. There is adequate on-street parking to serve the development. Tri-Met line number 14 has a bus stop immediately across the street from the site.*

Portland Transportation also notes that a 7-foot dedication must be provided along the SE Mill frontage, in order to provide adequate right-of-way (ROW) width for the required sidewalk along this street. With requirements to provide the street dedication and to widen the sidewalk on SE Mill, Portland Transportation notes that adequate pedestrian facilities will be provided.

Based on these factors, Portland Transportation indicates the transportation system can safely accommodate the proposal in addition to existing uses in the area. With the conditions of approval described above, this criterion will be met.

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

At this time, no specific utility easements adjacent to the right-of-way have been identified as being necessary. 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. 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.

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

Attached housing requires shared driveways per the requirements of Title 17.

**Existing Development:** 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 R1 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

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
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.

- Fire: The applicant must meet the requirements of the Fire Bureau in regards to fire apparatus access, fire flow/water supply, fire hydrant spacing, addressing, and aerial fire department access roads. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.
- Life Safety: A permit to demolish a single family residence or duplex in a residential zone is subject to a 35-day delay. Separate permits are required for the proposed improvements.

**CONCLUSIONS**

The applicant has proposed a 4-lot subdivision, 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:

- Right-of-way dedication and frontage improvements
- Demolition of the existing house
- Fire Bureau requirements
- Vehicle access from SE Mill Street
- Density and attached house provisions

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

**ADMINISTRATIVE DECISION**

**Approval** of a Preliminary Plan for a 4-lot subdivision that will result in 4 single dwelling lots, as illustrated with Exhibit C.1, subject to the following conditions:

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

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The proposed general location of future building footprints and stormwater facilities for each of the vacant lots.
- Any other information specifically noted in the conditions listed below.

**B. The final plat must show the following:**

1. The applicant shall meet the street dedication requirements of the City Engineer for SE Mill Street. The required right-of-way dedication must be shown on the final plat.

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

**Streets**

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site’s street frontage. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau

of Transportation and the Bureau of Environmental Services for required street frontage improvements.

- 2. The applicant must meet the requirements for fire apparatus access, fire flow/water supply, and fire hydrant spacing to the satisfaction of the Fire Bureau.

**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.

**Required Legal Documents**

- 4. If the Fire Bureau requires an Acknowledgement of Special Land Use Conditions form for residential sprinklers, the applicant shall execute an Acknowledgement of Special Land Use conditions to the satisfaction of the Fire Bureau. The acknowledgement shall be referenced on the final plat and recorded with Multnomah County.

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

- 1. The minimum and maximum density for the lots in this land division are as follows:

Lot	Minimum Density	Maximum Density
1	1	1
2	1	1
3	1	1
4	1	1

- 2. Lots 2 and 3 must be developed with attached houses. Lots 1 and 4 may be developed with attached or detached houses.
- 3. The applicant must meet the requirements for addressing and aerial fire department access roads to the satisfaction of the Fire Bureau.
- 4. Vehicle access to the corner lot (Lot 1) must be from SE Mill Street.

**Staff Planner: Kate Green**

**Decision rendered by:** Michael Nayak **on August 27, 2013**  
By authority of the Director of the Bureau of Development Services

**Decision mailed August 29, 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 April 23, 2013, and was determined to be complete on June 19, 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 April 23, 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 requested that the 120-day review period be extended by 28 days (Exhibit G.4). Unless further extended by the applicant, **the 120 days will expire on: November 14, 2013.**

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

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

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

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 12, 2013** at 1900 SW Fourth Avenue. Appeals may be filed Tuesday through Friday on the first floor in the Development Services Center until 3 p.m. After 3 p.m. and on Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7617 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.ci.portland.or.us](http://www.ci.portland.or.us).

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

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

**Recording the land division.** The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director

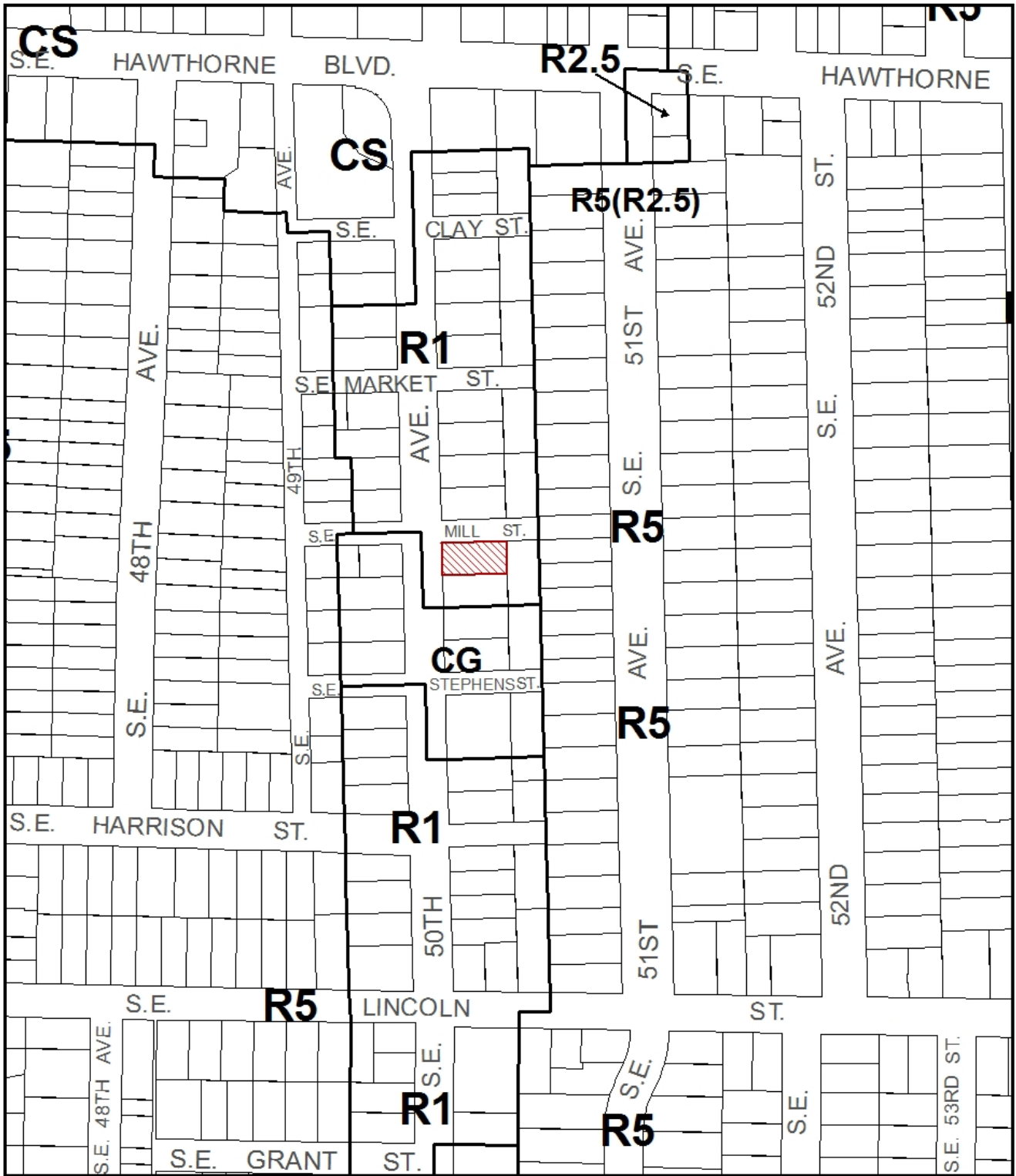
or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

#### EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Supplemental Narrative
  - 2. Memo and revised plan re: revisions to drywell and building locations
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Revised Site Plan-modified by applicant on August 27, 2013 (reduced copy attached)  
*Applicant made additional revisions to the conceptual development plan to show 9-foot wide driveways and 18-foot setbacks for garage entrances*
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Portland Transportation
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. BDS/Site Development
  - 6. BDS/Life Safety
- F. Correspondence: (none received)
- G. Other:
  - 1. Original LU Application
  - 2. Letter to applicant re: incomplete application
  - 3. Emails to/from applicant
  - 4. Timeline Extension/28-days

**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).**

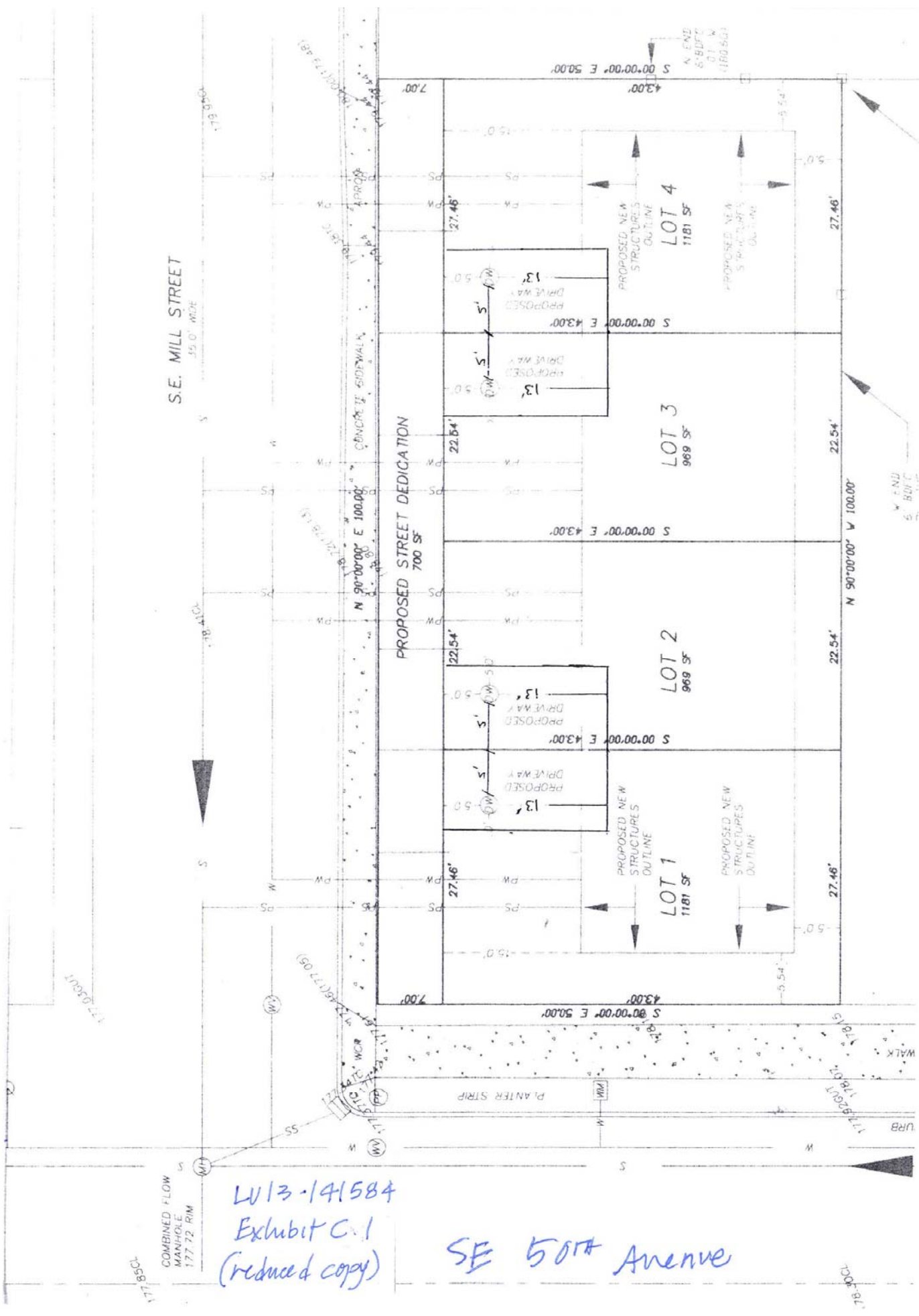


# ZONING

 Site



File No. LU 13-141584 LDS  
 1/4 Section 3235  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E06CA 4500  
 Exhibit B (Apr 24, 2013)



S.E. MILL STREET  
55.0' WIDE

PROPOSED STREET DEDICATION  
700 SF

CONCRETE SIDEWALK

COMBINED FLOW  
MANHOLE  
177.72 RIM

L13-141584  
Exhibit C.1  
(reduced copy)

SE 50th Avenue

LOT 4  
1181 SF

LOT 3  
969 SF

LOT 2  
969 SF

LOT 1  
1181 SF

N 90°00'00" W 100.00'

27.46'

177.85' URB

177.85' URB

S 00°00'00" E 50.00'

S 00°00'00" E 43.00'

S 00°00'00" E 43.00'

S 90°00'00" E 50.00'

7.00'

27.46'

22.54'

27.46'

27.46'

22.54'

22.54'

27.46'

PROPOSED NEW STRUCTURES OUTLINE

PROPOSED NEW STRUCTURES OUTLINE

PROPOSED NEW STRUCTURES OUTLINE

PROPOSED NEW STRUCTURES OUTLINE

PROPOSED DRIVE WAY

PROPOSED DRIVE WAY

PROPOSED DRIVE WAY

PROPOSED DRIVE WAY

5.0'

5.0'

5.0'

5.0'

13'

13'

13'

13'

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