



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

FROM CONCEPT TO CONSTRUCTION

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www.portlandoregon.gov/bds

Date: December 31, 2013
To: Interested Person
From: Rachel Whiteside, Land Use Services
503-823-7605 / Rachel.Whiteside@portlandoregon.gov

NOTICE OF A TYPE Ix 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 775 Summer St NE, Suite 330, Salem, OR 97301-1283. 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 13-216840 LDP

GENERAL INFORMATION

Applicant: Rob Humphrey / Faster Permits
14334 NW Eagleridge Lane / Portland, OR 97229

Representative: Ethel M Baldwin Trust
1259 Insel Rd / Woodland, WA 98674

Site Address: 4616 NE SKIDMORE ST

Legal Description: LOT 18, FOREST GLEN **Tax Account No.:** R291700490
State ID No.: 1N2E19CB 09700 **Quarter Section:** 2635

Neighborhood: Beaumont-Wilshire, contact Michael Rounds at 503-936-0740.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Zoning: R5h – Single-Dwelling Residential with an Aircraft Landing Overlay Zone
Case Type: LDP – Land Division (partition)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to divide the existing 10,395 square foot site into two lots for detached, single-family homes. The existing house will be demolished and new homes are proposed on 5,197 square foot lots. Two trees, totaling 31 caliper inches, are proposed to remain to address tree protection requirements.

There is an existing public water main and public sanitary sewer line in NE Skidmore Street. Individual connections to these lines are proposed. Stormwater from future development is proposed to be managed onsite with individual drywells.

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 (2 parcels). Therefore this land division is considered a partition.

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

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

FACTS

Site and Vicinity: The lot and area in general slopes gently downward to the north. Housing in the vicinity are one to two-stories and modest in overall size. The area is residential housing in all directions for at least 500 feet. The density increases to R3 along the north side of NE Prescott Street. Rose City Cemetery is located approximately 575 feet to the southeast in the OS zone and there is small commercial development along NE Fremont Street in the CS (Commercial Storefront) and CN1 (Neighborhood Commercial) zones.

Infrastructure:

- **Streets** – The site has approximately 75 feet of frontage on NE Skidmore Street. There is one driveway entering the site that serves the existing house on the site. At this location, NE Skidmore Street is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 0.2 miles west of the site at NE 42nd Avenue via Bus #75.

NE Skidmore Avenue has a 28-foot curb to curb paved surface within a 50-foot right-of-way with parking on both sides. Along the site frontage, the pedestrian corridor includes a 4-foot wide planter area, curb, 5-foot sidewalk and a 2-foot wide buffer at the back of the sidewalk (4-5-2 configuration).

- **Water Service** – There is an existing 8-inch CI water main in NE Skidmore Street. The existing house is served by a 5/8-inch metered service from this main.

- **Sanitary Service** - There is an existing 8-inch PVC public sanitary-only sewer line in NE Skidmore 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 Aircraft Landing ("h") overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. On this site, however, the base zone (R5) height limit of 30 feet is more restrictive than the 'h' overlay and cannot be exceeded without a future adjustment review.

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 **November 7, 2013**. Three written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

Two of the letters (Exhibits F.1 and F.3) raise concerns regarding the trees on site and make specific requests regarding tree preservation. The third letter (Exhibit F.2) raises more general concerns about tree preservation and following code. This letter also raised concerns regarding the need for frontage improvements on NE 47th Avenue, an undersized sanitary pipe in NE 47th Avenue, and failure to receive notice of the proposal.

City response to neighborhood comments:

- A revised arborist report (Exhibit A.4) has been provided to correct inaccuracies in the original report. This has resulted in changes to which trees are to be preserved. These changes also address the requests in Exhibits F.1 and F.3. See the report, below, for additional findings regarding tree preservation and how the requirements of Chapter 33.630, Tree Preservation, are met.
- The Portland Bureau of Transportation (PBOT) has provided a response indicating that the one additional single-family residence will not have significant impact on intersection levels of service (LOS) or street capacity (Exhibit E.2). Findings under Chapter 33.641, Transportation Impacts, discuss how the transportation system can safely support the proposal.
- The Bureau of Environmental Services (BES) has provided a response indicating that there is an 8-inch PVC public sanitary-only sewer located in NE Skidmore Street that can serve the sanitary disposal needs of the project (Exhibit E.1).
- A notice was mailed to the property owner listed with the Multnomah County Tax Assessor for 4205 NE 47th Avenue. However, it appears the property may have changed ownership during the course of the review.

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 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. Maximum density in the R5 zone is one unit per 5,000 square feet. The minimum and maximum density for the site is 2 units. The applicant is proposing 2 single-family 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. Depth (feet)	Min. Front Lot Line (feet)
R5 Zone	3,000	8,500	36	50	30
Parcel 1	5,197		37.5	138.6	37.5
Parcel 2	5,198		37.5	138.6	37.5

* 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 arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.2 and amended with A.4). Two trees have been exempted because they are unhealthy, leaving 7 trees subject to the preservation requirements of this chapter.

The total non-exempt tree diameter on the site is 102 inches. The applicant proposes to preserve Trees #4 (Douglas Fir) and #7 (Norway Spruce), which comprise 31 inches of diameter, or 30 percent of the total non-exempt tree diameter. This proposal complies with Option 2 of the tree preservation standards, which requires at least 50 percent of the significant trees on the site and at least 30 percent of the total 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 Site and Utility Plan (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 is carried out in conformance with the Preliminary Site and Utility Plan (Exhibit C.4) and the applicant's arborist report (Exhibit A.4) 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. 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. Although the site is currently connected to the public sanitary sewer, there is an old septic system/cesspool 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 these conditions, the new lots can be considered suitable for development, and 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.

Based on the available evidence, PBOT estimates that the one new residence will generate approximately 10 daily vehicle trips, with one trip occurring in each of the AM and PM peak hours (according to *Institute of Transportation Engineers – Trip Generation Manual*, 8th ed.). Each new residence will have at least one on-site parking space in a garage with an additional space in the driveway between the garage and the front property line. Transit is available via Tri-Met bus #75 0.2 miles to the west at NE Skidmore Street and NE 42nd Avenue. The area has a well-developed sidewalk system and traffic speeds are low enough for bikes to share the roadway with vehicles. The negligible increase will not have significant impact on intersection levels of service (LOS) or street capacity.

PBOT staff has determined that there will be a minimal impact on existing facilities and capacity and no mitigation is required (see Exhibit E.2 for a detailed analysis). These criteria are 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:

33.651 Water Service standard – 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.
33.652 Sanitary Sewer Disposal Service standards – 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.
33.653.020 & .030 Stormwater Management criteria and standards – See Exhibit E.1
No stormwater tract is proposed or required. Therefore, criterion A is not applicable. BES has reviewed the stormwater management plan for the proposed development. The Simplified Approach infiltration test result of 8 inches per hour is sufficient for onsite infiltration. The applicant proposes onsite infiltration by means of drywells for the proposed structures. BES has no objections to the proposed stormwater management plan for land use purposes. These criteria are met. Note: According to 1911 City plumbing records, there are existing drywells on the property located north of the main structure and just south of the garage. The drywells will need to be decommissioned/closed at the time of demolition.
33.654.110.B.1 Through streets and pedestrian connections
Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The block on which the subject property is located does not meet the noted spacing requirements in the east-west direction. However, this site is less than 200 feet from the north-west public street, NE 47 th Avenue. Therefore, a through street at this location is not desirable. For the reasons described above, this criterion is met.
33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment
At this location, NE Skidmore Street is classified as a Local Service Street for all modes. While the current configuration is not the standard 4.5-6-0.5, it is within 1 foot of meeting the standard. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided. Therefore, the street frontage may remain as is and no dedications or street improvements are needed. 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.

DEVELOPMENT STANDARDS

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

Existing development that will remain after the land division. The applicant is proposing to remove all of the existing structures on the site, so the division of the property will not cause

the structures to move out of conformance or further out of conformance with any development standard applicable in the R5 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 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	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 addressing requirements; ensuring adequate hydrant spacing and flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; and fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plan (Exhibit C.3). 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, demolition of existing development, and fire code standards. With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 standard lots, as illustrated with ExhibitC.3 subject to the following conditions:

A. The final plat must show the following:

1. 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.5 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:

Utilities

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 spacing for residential development. The applicant must provide verification to the Fire Bureau that Appendix C of the Fire Code is met or provide an approved Fire Code Appeal prior final plat approval.
3. 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.

Existing Development

4. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. (if the demo includes a primary residential structure, add:) Note that Title 24 requires a 35-day demolition delay period for most residential structures.

Required Legal Documents

5. 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.4). Specifically, trees numbered 4 and 7 are required to be preserved, with the root protection zones indicated on Exhibit A.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 meet the addressing requirements of the Fire Bureau for future development on Parcels 1 and 2. The location of the sign must be shown on the building permit.
3. If required by conditions above, the applicant must meet any requirements identified through a Fire Code Appeal. Please refer to the final plat approval report for details on whether or not this requirement applies.

- 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.

Decision rendered by: _____ *R Whiteside* _____ **on December 27, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed December 31, 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 October 15, 2013, and was determined to be complete on November 5, 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 October 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: March 5, 2014.**

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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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

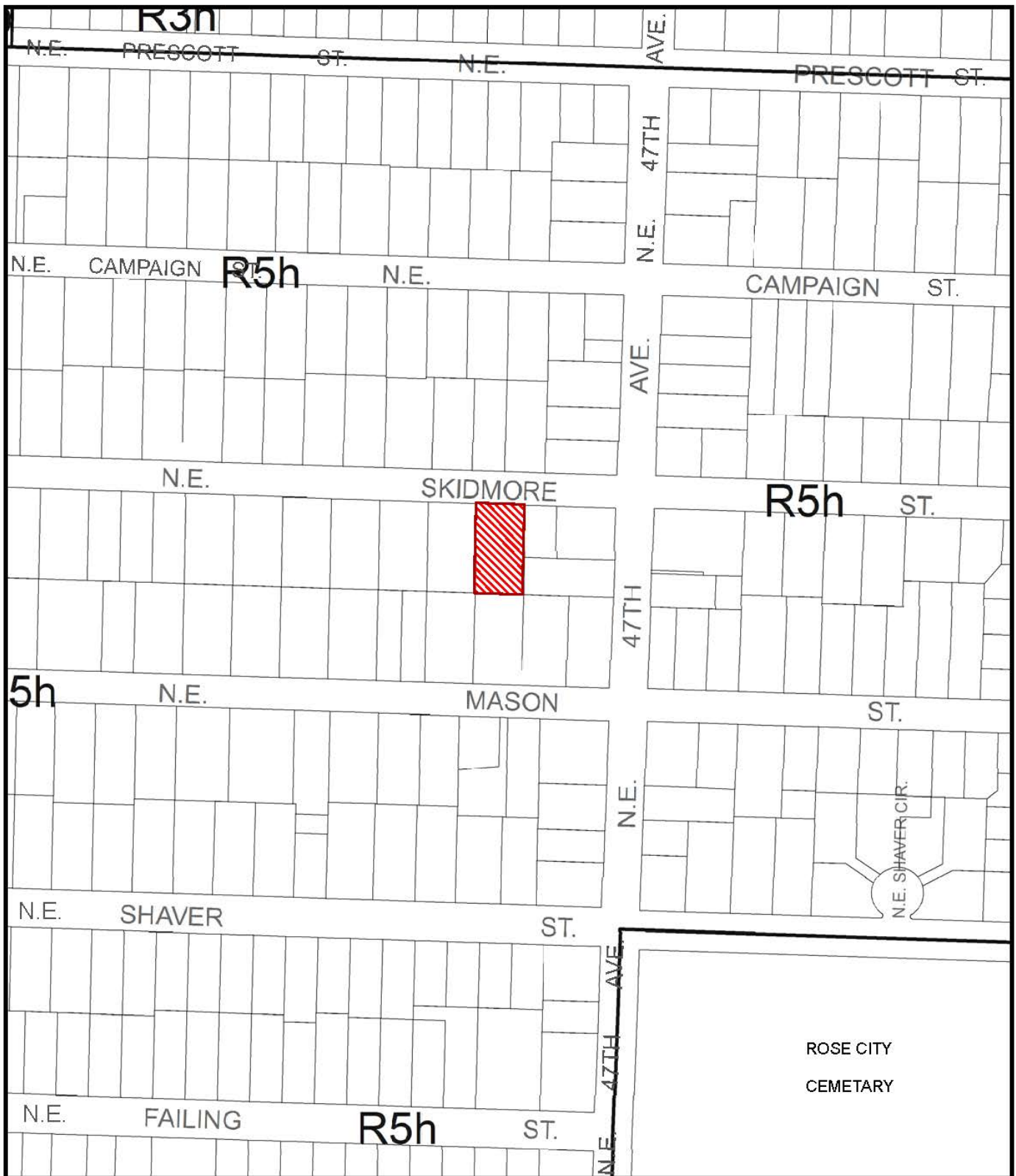
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director 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. Original Narrative
 - 2. Arborist Report, dated 10/14/13
 - 3. Simplified Approach Form
 - 4. Amended Tree Table
 - 5. Revised Narrative, received 12/24/13
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Cover Sheet and Vicinity Plan
 - 2. Existing Conditions and Demolition Plan
 - 3. Preliminary Plat (attached)
 - 4. Preliminary Site and Utility Plan (attached)
 - 5. Preliminary Grading Plan
 - 6. Stamped Survey
- 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 Review Section of BDS
- F. Correspondence:
 - 1. Curtis Myrick, received 11/18/13, Letter with objections to tree preservation plan
 - 2. Margaret Davis, received 12/10/13, Letter with objections
 - 3. Tim Root, received 12/9/13, Email with tree preservation request
- G. Other:
 - 1. Original LU Application

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



ZONING



Site



File No. LU 13-216840 LDP
 1/4 Section 2635
 Scale 1 inch = 200 feet
 State_Id 1N2E19CB 9700
 Exhibit B (Oct 23, 2013)

EMERIG
Design
6107 SW MURRAY BLVD., SUITE 147
BEAVERTON, OREGON 97008
PH: (503)-746-8812

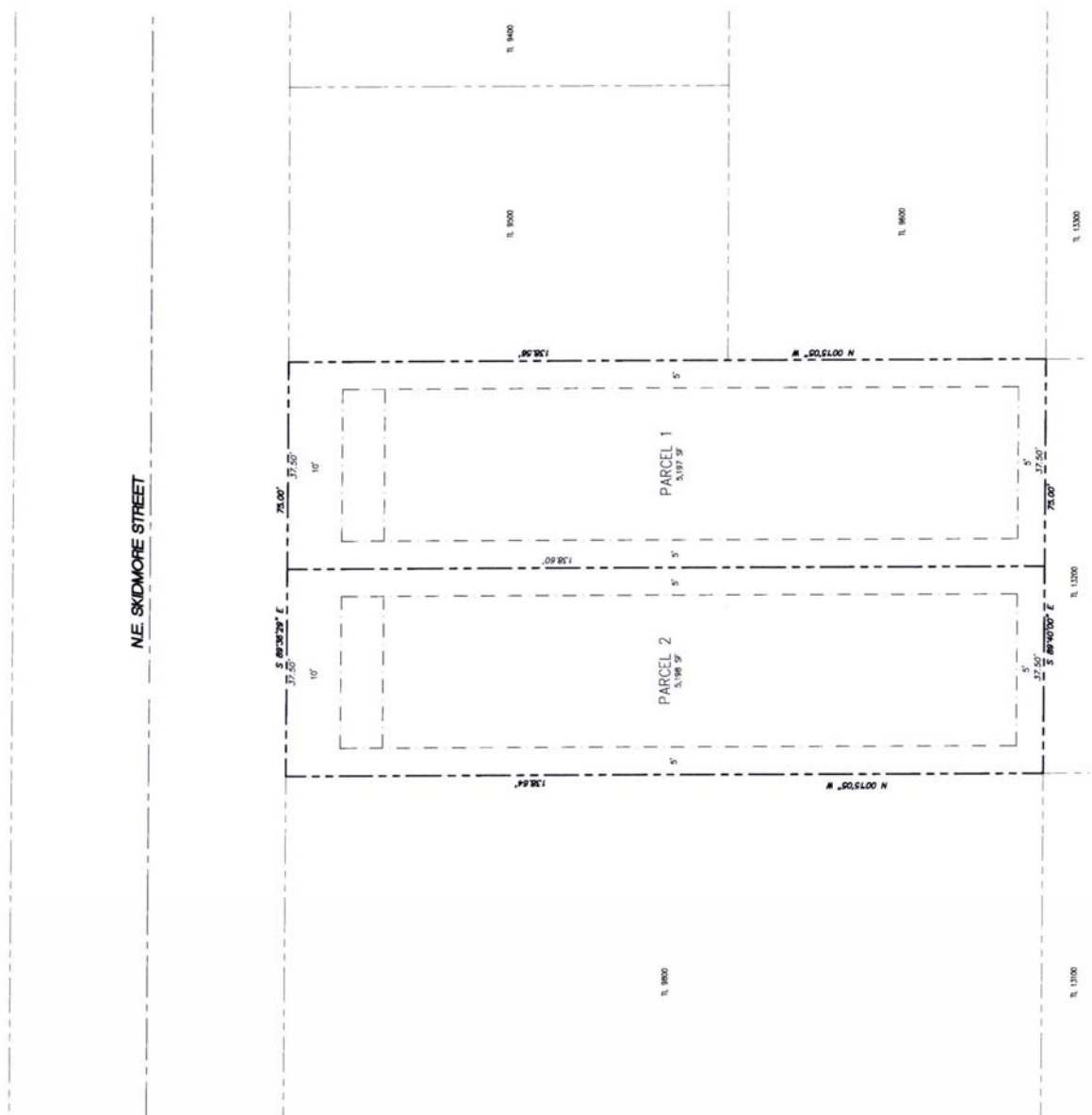
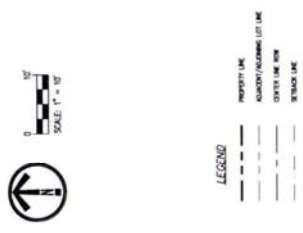
REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

4616 NE SKIDMORE STREET
TAX MAP T1N R2E 19CB
PORTLAND, OREGON

Ex.



NE SKIDMORE STREET

LV 13 - 216840LDP

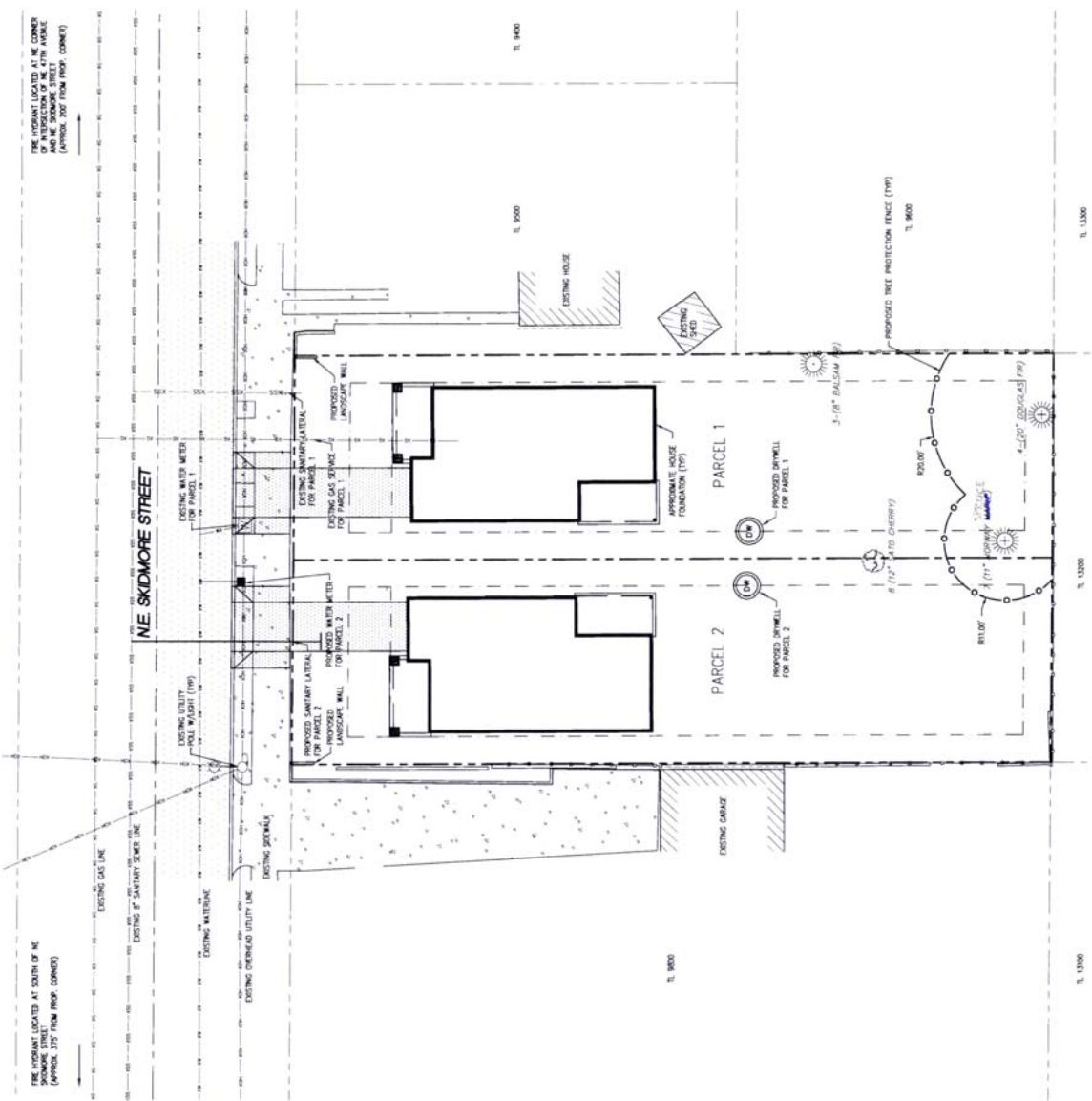
PRELIMINARY SITE/
 UTILITY PLAN

EMERIO
Design
 6107 SW MILHRAY BLVD. SUITE 147
 BEAVERTON, OREGON 97008
 PH: (503)-746-9812



01020377

ADJACENT/ADJOINING LOT LINE	---
CENTER LINE ROW	---
EXISTING WATER MAIN	---
EXISTING WATER METER	○
EXISTING UTILITY POLE	○
EXISTING UTILITY AND LIGHT POLE	○
EXISTING CITY WEE	○
EXISTING OVERHEAD LINE	---
EXISTING SANITARY SEWER LINE	---
EXISTING WATER LINE	---
EXISTING GAS LINE	---
PROPOSED DRYWELL	⊗
PROPOSED SANITARY LATENT	---
PROPOSED WATER METER	○



THE HYDRANT LOCATED AT THE CORNER OF NE SKIDMORE STREET AND NE SKIDMORE STREET (APPROX. 200' FROM PROP. CORNER)

THE HYDRANT LOCATED AT SOUTH OF NE SKIDMORE STREET (APPROX. 175' FROM PROP. CORNER)

LU 13-216840 LDP