



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 14, 2014
To: Interested Person
From: Rachel Whiteside, Land Use Services
503-823-7605 / Rachel.White@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. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-231534 LDP

GENERAL INFORMATION

Applicant: Kevin Partain / Urban Visions
223 NE 56th Ave / Portland, OR 97213

Owner: Exceptional Homes by Andre
14237 Bridge Ct / Lake Oswego, OR 97034-2177

Site Address: 3835 NE 16TH AVE

Legal Description: BLOCK 7 LOT 1, DIXON PL **Tax Account No.:** R210500810
State ID No.: 1N1E23DC 07700 **Quarter Section:** 2632
Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417.
Business District: North-Northeast Business Assoc, Joice Taylor at 503-445-1321.
District Coalition: NE Coalition of Neighborhoods, Claire Adamsick at 503-388-9030.
Zoning: R5 – Single-Dwelling Residential
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 5,950 square foot lot into two parcels for attached single-family homes under the provision of code section 33.110.240.E that allows for one extra unit of density on corner lots in the R5 zone. The proposed parcels are approximately 50 feet in width and 2,975 square feet in area. The site had previously been developed with a single-family residence, which was recently demolished.

Sanitary service for both parcels are proposed from the existing mains in NE 16th Avenue. A private sewer easement across Parcel 1 is proposed for the benefit of Parcel 2. Water service is available in both NE Failing and NE 16th Avenue. Stormwater from future development is proposed to be managed through individual drywells onsite. Both NE Failing Street and NE 16th Avenue are fully improved with curbs, planter strips, and sidewalks.

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).

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 and general vicinity are flat. Homes are modest in size and are typically 1-2 stories. The predominant housing style is the bungalow, but there are also many mid-century homes. The area is mostly detached, single-family homes with occasional duplexes and attached houses.

Infrastructure:

- **Streets** – The site has approximately 59.5 feet of frontage on NE 16th Avenue and 100 feet on NE Failing Street. There is one driveway entering the site that serves the previous house on the site. At this location, both NE 16th Avenue and Failing Street are classified as Local Service Streets for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 100 feet from the site at NE 15th Avenue via Bus #8.

Both NE 16th Avenue and Failing Street have a 28-foot curb to curb paved surface within a 60-foot right-of-way with parking on both sides. Both streets are improved with 16-foot sidewalk corridors that include a 9-foot furnishing zone, 6-foot sidewalk, and 1-foot of reserve right-of-way.

- **Water Service** – There is an existing 8-inch CI water main in NE 16th Avenue. The existing house was served by a 5/8-inch metered service from this main which may be available for future development. There is also water available in NE Failing Street from an 8-inch CI water main.

- **Sanitary Service** - There is an existing 12-inch clay public combination sewer line in NE 16th Avenue.

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

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.

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 **December 23, 2013**. A total of 17 written responses have been received from the Land Use & Transportation Committee of the Sabin Community Association (Sabin LUTC) and notified

property owners in response to the proposal (see Exhibits F). The identified issues/concerns are listed, below, with the City response in *Italics*:

- The appearance and impact of the proposed attached houses are not compatible with the surrounding lots and houses. The Sabin LUTC requested a modification to partition the site the short way rather than into long skinny lots.

The applicant has revised the proposed orientation of the lots so that each is approximately 50 by 60 feet, consistent with the request by the Sabin LUTC. This eliminates the need to comply with the narrow lot criteria in Chapter 33.611.

- A large cedar tree was removed without a permit.

The City of Portland Urban Forestry Division received a report of tree cutting at the subject site. A City Tree Inspector determined that non-permitted tree cutting (of one Western Red Cedar) had occurred in violation of PCC 20.42. The property owner has been cited for the violation and Urban Forestry is pursuing resolution, as discussed under the “Other Technical Requirements” section of this report.

- Possible site contamination from a leaking oil tank and asbestos.

Please refer to the “Land Suitability” criterion section G, below, for the applicant’s response to possible site contamination.

- Each lot should have its own sewer and water hook ups.

The applicant has provided a conceptual plan showing individual water and sewer connections that was accepted by the Portland Water Bureau and Bureau of Environmental Services. Individual connections are permitted and installed at the time of future development.

- A request by the Sabin LUTC for architectural relief and landscaping on the street-side elevations.

As already stated, the applicant has revised the proposed orientation of the lots so that each is approximately 50 by 60 feet, consistent with the request by the Sabin LUTC. Eliminating the need to comply with the narrow lot criteria also eliminates any nexus the City would have for condition such requests through the land division process.

- A request by the Sabin LUTC to require the developer to enter into mediation with the surrounding neighbors.

This suggestion was forwarded to the developer’s representative and BDS supports Sabin LUTC’s effort to reduce tension between the developer and surrounding neighborhood as this project moves forward. Unfortunately, this request does not directly relate to applicable approval criteria, therefore the City cannot require mediation as a condition of this land use decision.

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.
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 33.610 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 applicant is proposing 2 parcels, which exceeds the maximum density normally allowed for the site. However, Parcels 1 and 2 are proposed for attached houses under the provision in 33.110.240.E, which allows one extra unit in conjunction with attached houses on corner lots. Therefore, an additional lot is allowed provided Parcels 1 and 2 are developed with attached houses.

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)
Original lot before division in R5 zone	4,500	NA	NA	NA	NA
Original lot before division	5,950		59.5	100	59.5
New attached housing lots meet R2.5 Zone dimensions	1,600	NA	36	40	30
Parcel 1	2,975		50	59.5	50
Parcel 2	2,975		50	59.5	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. With a condition of approval limiting the development on Parcels 1 and 2 to attached houses, 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. There were no trees on the site subject to Chapter 33.630 at the time this application was submitted. Therefore, these criteria do not apply. The Western Red Cedar removed in violation of the tree cutting ordinance PCC 20.42) is discussed later in this report.

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. All existing development was demolished and removed. Therefore, no additional clearing or grading will be required on the site to make the new lots developable. This criterion is met.

Land Suitability

The site was previously in residential use, and there is no record of any other use in the past. Historic plumbing records show that the old residence at 3835 NE 16th Avenue was constructed in 1923 and was connected to the public sewer. This sewer connection was capped as part of the demolition process (13-208729 RS).

Several neighborhood responses raised concerns about a heating oil tank that was removed during the demolition process. The applicant contracted Soil Solutions Environmental Services to investigate the site for a possible release of contamination (Exhibit A.4). Soil Solutions collected boring samples to a depth of 66 inches below ground surface which were submitted to an independent laboratory for testing. Results of the onsite investigation and borings suggest that a release to the environment has not occurred.

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.

H. Tracts and easements. The standards of Chapter 33.636, Tracts and Easements must be met;

Findings: No tracts are proposed or required for this land division, so criterion A does not apply. A Private Sanitary Sewer Easement is required across the relevant portions of Parcel 1, for a sanitary sewer lateral connection that will serve Parcel 2.

As stated in Section 33.636.100 of the Zoning Code, a maintenance agreement(s) will be required describing maintenance responsibilities for the easement described above and facilities within those areas. This criterion can be met with the condition that a maintenance agreement(s) is prepared and recorded with the final plat. In addition, the plat

must reference the recorded maintenance agreement(s) with a recording block for each agreement, substantially similar to the following example:

“A Declaration of Maintenance agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records.”

With the conditions of approval discussed above, 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 new daily vehicle trips, with one trip occurring during peak hours. Other factors taken into consideration include access to multiple arterial streets in different directions, as well as transit service available less than 200 feet from the site. PBOT staff has determined that there will be a minimal impact on existing facilities and capacity and no mitigation is required (Exhibit E.2 contains the complete 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:

<p>33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.</p> <p>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.</p>
<p>33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.</p> <p>The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. With the proposed lot configuration, a private sanitary sewer easement across Parcel 1 is necessary to serve Parcel 2. The sanitary sewer service standards of 33.652 have been verified.</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1</p> <p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable.</p> <p>BES has reviewed the applicant’s Simplified Approach stormwater report, which includes infiltration test results of 5 inches per hour. The applicant proposes on-site infiltration by means of individual drywells for proposed future residences. BES has no objections to the proposed stormwater management approach for the purpose of land use review.</p>
<p>33.654.110.B.1 Through streets and pedestrian connections</p> <p>The site is on a corner and is already improved with public sidewalks. This criterion is not applicable.</p>
<p>33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment</p>

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. 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. 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.

Future Development

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

Attached Houses on Corner Lots-- special requirements apply to development on new lots created using the provisions of Section 33.110.240.E.

1. The address and main entrance of each house must be oriented to a separate street frontage.
2. Development on Parcel 1 must be oriented toward NE 16th Avenue and development on Parcel 2 must be oriented toward NE Failing Street.
3. The height of the two units must be within 4 feet of each other
4. The exterior finish material must be the same, or visually match in type, size and placement.
5. The predominant roof pitch must be the same.
6. Roof eaves must project the same distance from the building wall.
7. Trim must be the same in type, size and location.
8. Windows must match in proportion and orientation.

Existing development that will remain after the land division. The site is currently vacant, so the division of the property will not cause any 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 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.
- The applicant has been cited for a violation of Chapter 20.42 of the City Code. One possible resolution of this violation is onsite mitigation. Therefore, Portland Parks and Recreation has requested that the tree cutting violation reach resolution to the satisfaction of the City Forester prior to final plat approval.

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: the site configuration and neighborhood compatibility, land suitability, trees, and utility connections.

With conditions of approval that address relevant or applicable requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 2-parcel partition, that will result in lots for attached housing, as illustrated with Exhibit C.1, subject to the following conditions:

A. The final plat must show the following:

1. A private sanitary sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1.
2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition B.2 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: “A Declaration of Maintenance Agreement for Private Sanitary Sewer Easement 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 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.

Required Legal Documents

2. A Maintenance Agreement shall be executed for the Private Sanitary Sewer Easement described in Condition A.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

Other requirements

3. The applicant must resolve the open tree cutting violation (14-114282 UF) to the satisfaction of the City Forester prior to final plat approval.

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

1. Parcels 1 and 2 must be developed with attached houses meeting the development standards of Section 33.110.240.E.
2. The applicant must meet the addressing requirements of the Fire Bureau for Parcels 1 and 2. The location of the sign must be shown on the building permit.
3. If necessary, the applicant will be required to meet any conditions identified through a Fire Code Appeal. This may include installation of residential sprinklers in the new dwelling units. Please refer to the final plat approval report for details on whether or not this requirement applies.
4. 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 measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Staff Planner: Rachel Whiteside

Decision rendered by: _____ *R Whiteside* _____ **on April 10, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed April 14, 2014

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 November 22, 2013, and was determined to be complete on December 18, 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 November 22, 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 waived

the 120-day review period, as stated with Exhibit A.3. Unless further extended by the applicant, **the 120 days will expire on: December 18, 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.**

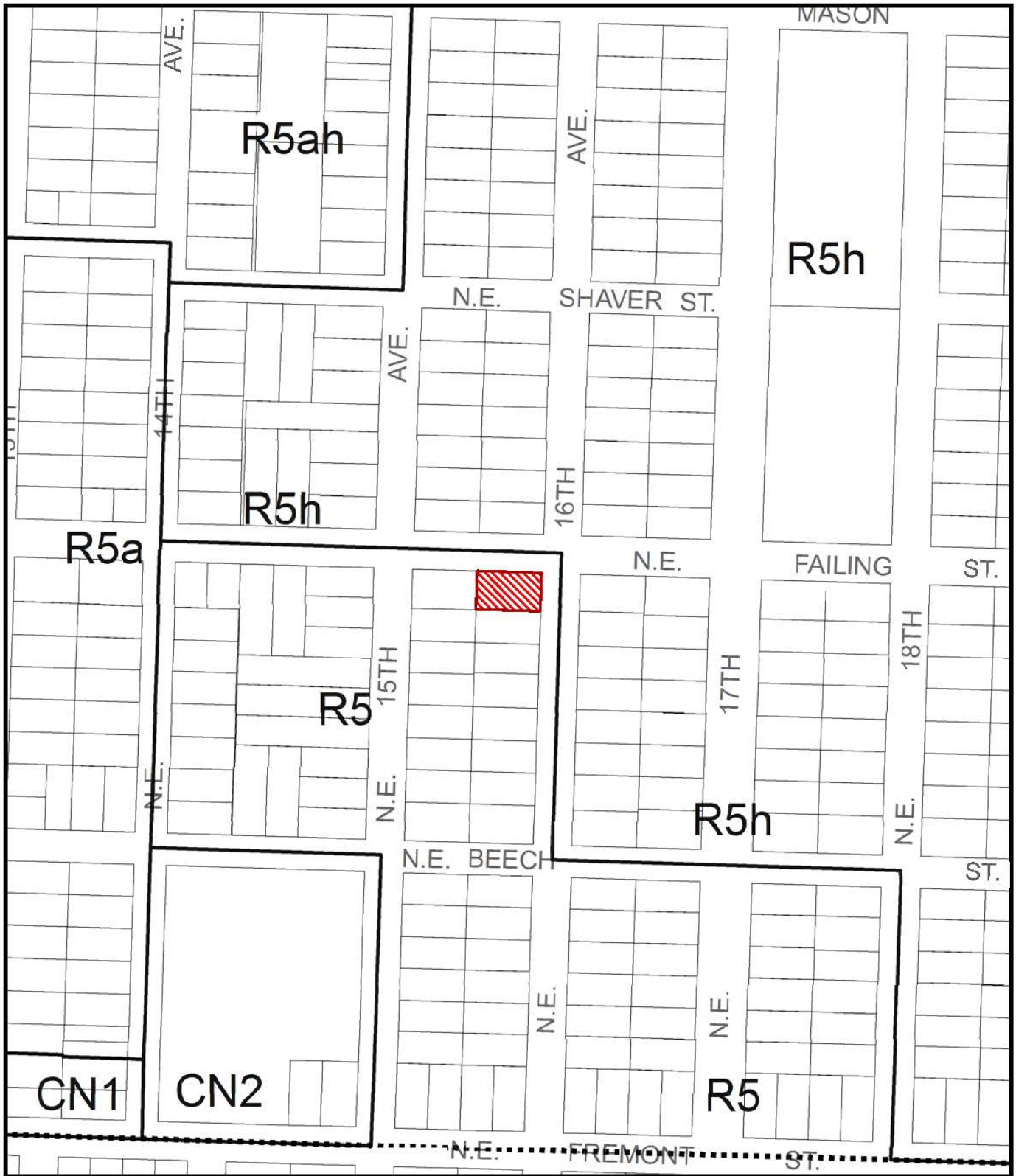
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement:
 - 1. Original Narrative
 - 2. Stormwater Report
 - 3. Waiver of 120-day review period
 - 4. Packet of revised information, received February 27, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Proposed Partition Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice

- E. Agency Responses:
 - 1a. Bureau of Environmental Services
 - 1b. Bureau of Environmental Services response to revised lot layout
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5a. Site Development Review Section of BDS
 - 5b. Site Development Response to revised information
 - 5. Bureau of Parks, Forestry Division
 - 6. Life Safety Review Section of BDS
- F. Correspondence:
 - 1. Susana Holloway, 1/15/14, Letter with objections to proposal
 - 2. Opal Chancler-Moore, 1/16/14, Letter with objections to proposal
 - 3. Sharon Kristoff, 1/16/14, Letter with objections to proposal
 - 4. Connie Coleman, 1/19/14, Letter with objections to proposal
 - 5. Robert Kamla, 1/15/14, Letter with objections to proposal
 - 6. Amy Hunter, 1/15/14, Letter with objections to proposal
 - 7. Roger Phillips & William Davis, 1/15/14, Letter with objections to proposal
 - 8. Chris & Linda Meadows, 1/13/14, Letter with objections to proposal
 - 9. Chris Meadows, 1/21/14, Letter with objections to proposal
 - 10. Henry Miller & Rick Fernandez, 1/22/14, Letter with objections to proposal
 - 11. Joel Gregie & Chika Saeki, 1/23/14, Letter with objections to proposal
 - 12. Nancy Puth & Kyu Park, 1/22/14, Letter with objections to proposal
 - 13. Helen St. James & Dorothy Lewis, 1/22/14, Letter with objections to proposal
 - 14. Consuelo Vazquez, 1/22/14, Letter with objections to proposal
 - 15. Yvonne LP Johnson, 1/21/14, Letter with objections to proposal
 - 16. Consuelo Vazquez, 1/21/14, Letter with objections to proposal
 - 17. Sabin Community Association, 1/22/14, Letter with objections to proposal
- G. Other:
 - 1. Original LU Application
 - 2. Approvability Letter, sent December 16, 2013

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 13-231534 LDP
 1/4 Section 2632
 Scale 1 inch = 200 feet
 State_Id 1N1E23DC 7700
 Exhibit B (Dec 02, 2013)

**EXISTING CONDITIONS, SITE UTILITY
PLAN & TENTATIVE PLAN, PROPOSED PARTITION
PLAT - LOT 1, BLOCK 7, DIXON PLACE**
SITUATED IN THE SE 1/4 OF SECTION 23, T.1N., R.1E., W.M.
MULTNOMAH CO., OREGON

MARK ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-5550
FAX: 503-666-8666
EMAIL: DALE@MARKASSOC.SNET

DATE DRAWN: OCTOBER, 2013
DRAWING NO. 13083EXC
ACCOUNT NO. 13083
REVISED: FEBRUARY 19, 2013
REVISED: DECEMBER 17, 2013
REVISED: FEBRUARY 5, 2014

ZONING:
R5

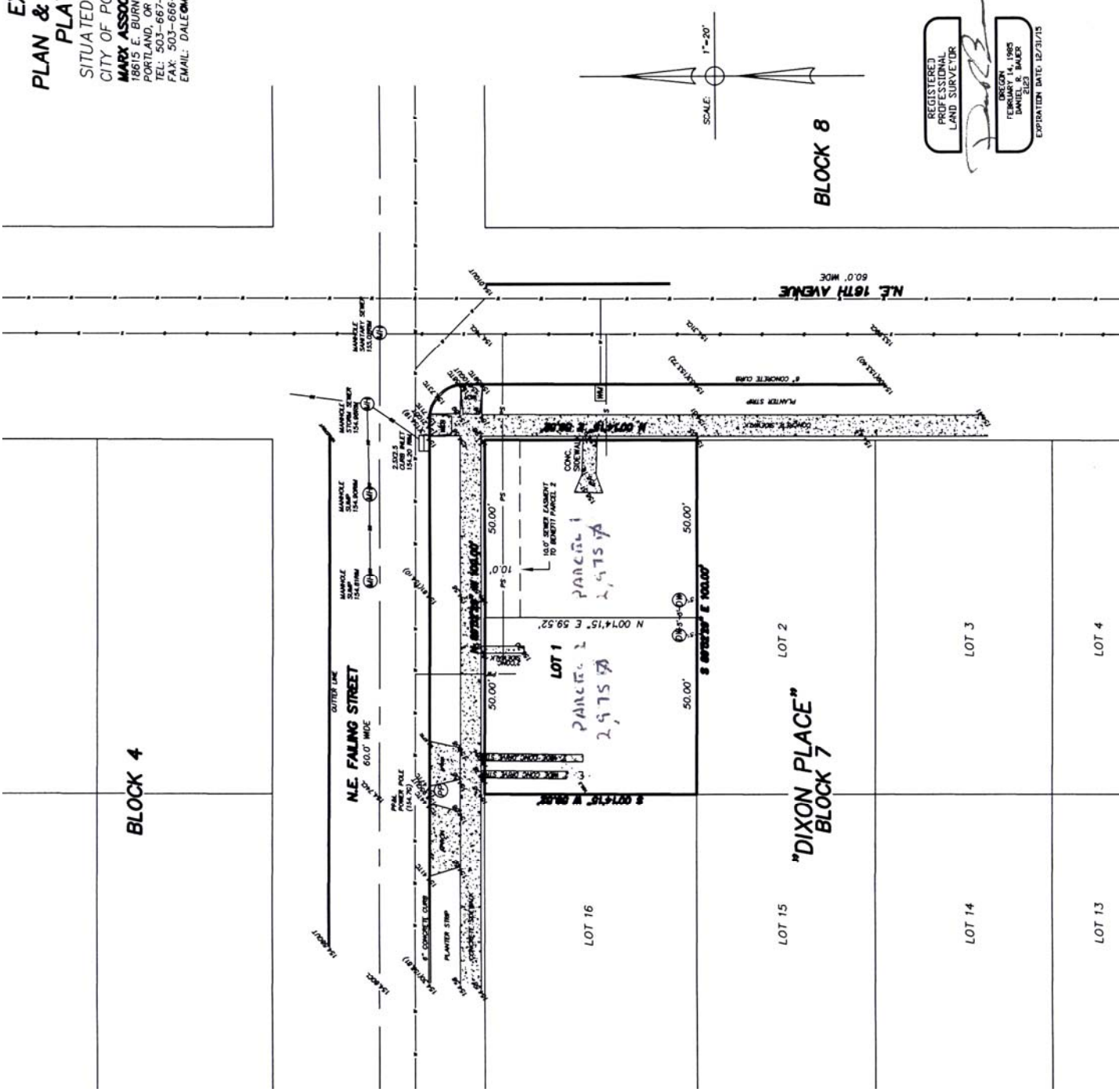
SITE SIZE:
5950 SQUARE FEET

PANEL DATA:
LOT 1, BLOCK 7, DIXON PLACE, MULTNOMAH COUNTY PLAT RECORDS.

BENCH MARK:
CORNER OF 3" BRASS DISC, BM NO. 1825, 1.0' WEST NW CORNER, NE 16TH AVENUE AND NE FALLING STREET, ELEVATION = 154.903 COR DATUM

NOTES & LEGEND:

- "M" * DEPICTS WATER METER
 - "P" * DEPICTS POWER POLE
 - "I" * DEPICTS 1.5 X 2.5 CURB INLET
 - "S" * DEPICTS SANITARY SEWER OR STORM SEWER MANHOLE
 - "D" * DEPICTS DOWNSPOUT TO SPLASHBLOCK EXCEPT AS NOTED (ARROW INDICATES DIRECTION OF FLOW)
 - "R" * DEPICTS PROPOSED DRYWELL
 - "123.456" * DENOTES GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - "123.450" * DENOTES GROUND ELEVATION AT ITEM NOTED
 - "123.45(123.05)" * DENOTES TOP-CURB ELEVATION(GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT OF TOP-CURB)
 - "123.451C" * DENOTES TOP CURB ELVATION (ELEVATION IS AT DECIMAL POINT)
 - "123.45CL" * DENOTES CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - "123.45GUT" * DENOTES GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - "BDFC" * DENOTES BOARD FENCE
 - "-.-" * DEPICTS BOARD FENCE
 - "CLFC" * DENOTES CHAIN LINK FENCE
 - "-.-" * DEPICTS CHAIN LINK FENCE
 - "WFC" * DENOTES WIRE FENCE
 - "-X-" * DEPICTS WIRE FENCE
 - "-W-" * DEPICTS WATER LINE
 - "-S-" * DEPICTS SEWER LINE
 - "-SS-" * DEPICTS STORM SEWER LINE
 - "-PS-" * DEPICTS PROPOSED SEWER LINE
 - "-PW-" * DEPICTS PROPOSED WATER LINE
 - "WOR" * DENOTES WHEEL CHAIR RAMP
 - "SF" * DENOTES SQUARE FEET
 - "NSFR" * DENOTES PROPOSED NEW SINGLE FAMILY RESIDENCE
- NOTE: UTILITY LOCATIONS ARE FROM CITY OF PORTLAND GIS-BUILT INFORMATION ON FIELD TIES. ACTUAL LOCATIONS SHOULD BE VERIFIED BEFORE CONSTRUCTION.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

DALE MAUER

OREGON
EXPIRES 12/31/13