



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: May 6, 2015
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 14-104790 LDS AD

GENERAL INFORMATION

Applicant/Owners: Jim Hodel & Mindy Hodel
2808 NW 81st Pl / Portland OR 97229

Site Address: 2808 NW 81st Pl

Legal Description: BLOCK 1 LOT 13 EXC NLY 25', PANAVISTA PARK; BLOCK 1 NLY 25' OF LOT 13, PANAVISTA PARK; TL 1600 0.82 ACRES, SECTION 25 1N 1W

Tax Account No.: R642100250, R642100260, R961250700

State ID No.: 1N1W25BC 02300, 1N1W25BC 02200, 1N1W25BC 01600

Quarter Section: 2721

Neighborhood: Forest Park, contact Jerry Grossnickle at 503-289-3046.

Business District: None

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest Hills - Skyline

Zoning: R10/R10s (Single Family Residential 10,000 sq. ft. with "s" scenic resource zone)

Case Type: LDS AD (Land Division Subdivision with Adjustment Reviews)

Procedure: Type I_x, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing a 3-lot land division with a stream preservation tract. Proposed Lot 1 will measure approximately 21,433 square feet and retain the existing house. Proposed Lot 2 will measure approximately 12,394 square feet and abut NW Skyline Blvd. Proposed Lot 3 will measure approximately 15,498 square feet and abut both NW Skyline Blvd. and NW Thompson Road. Vehicle access to both Lots 2 and 3 is proposed from NW Thompson Road. The applicant has proposed an access easement across Lot 3 which will serve Lot 2. The stream preservation tract measures approximately 5,510 square feet in area.

The applicant has requested three adjustments to Zoning Code standards in correlation with

this land division review:

- **Maximum Lot size:** Proposed Lot 1 is 21,433 square feet. The maximum lot size in the R10 zone per Zoning Code section 33.610.200 (table 610-2) is 17,000 square feet. Proposed Lot 1 exceeds this standard.
- **Side Setback standards:** The existing house located on Lot 1 is proposed at zero set back from the stream preservation tract. In the R10 zone, the required side setback standard is 10 feet per Zoning Code section 33.110.220 (table 110-3). The existing house on Lot 1 is located less than 10 feet from its proposed side property line. It should be noted that the size of the stream preservation tract is determined via a wetland delineation performed by an Environmental Scientist. The stream preservation tract boundary is required to be located 15 feet from the top of bank as determined in the wetland delineation.
- **Through Lot standards:** Proposed Lot 1 is considered a “through lot” with frontage on both NW 81st Place and NW Thompson Road. Zoning Code section 33.610.300.B only allows through lots when both front lot lines are located on local service streets. At this location NW 81st Place is considered a local service street; however, NW Thompson Rd. is classified as a Community transit street. Since Lot 1 abuts NW Thompson Rd., an adjustment to this standard is required.

It should be noted that this land use application was converted from a Type III review to Type IIX review due to changes proposed by the applicant during the land use review process. The original proposal, 5 lots and a private street tract was required to be reviewed as a Type III review with a mandatory hearing in front of a Hearing Examiner. The Type III process required the applicant to post signs at the site which detailed the scheduled hearing dates and times that were subsequently cancelled.

This proposal is reviewed through a Type IIX procedure because: (1) the site is in a residential zone; (2) three lots are proposed; and (3) the site is located within a Potential Landslide Hazard Area (see 33.660.110) and; (4) a concurrent review (Adjustment) is required (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 4 units of land (3 lots and 1 tract). 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 approval relevant criteria are:

- Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.
- Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

FACTS

Site and Vicinity: The 54,687 square foot site has an existing home that was built in 1991. This home faces NW 81st Place. The site also has street frontage along NW Thompson Rd. and NW Skyline Blvd. The site is heavily forested. Development surrounding the site is made up predominantly of single family detached homes on large lots.

Infrastructure:

- **Streets** –The site has approximately 103 feet of frontage on NW 81st Place, approximately 302 feet of frontage on NW Thompson Road and approximately 198 feet of frontage along NW Skyline Blvd. There is one driveway entering the site from NW 81st Place that serves the

existing house on the site. At this location, NW 81st Place is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). NW Skyline Blvd and NW Thompson Rd. are both classified as Neighborhood Collectors, Community Transit Street, City Bikeways, City Walkways and Local Service Streets (Design Mode) in the City's Transportation System Plan (TSP). Tri-Met provides transit service approximately 1.1 miles from the site at NW Thompson and McDaniel via Bus 50.

NW 81st Place has a 28-foot curb to curb paved surface within a 50-foot right-of-way with parking on both sides. There is 11 feet of right of way behind the existing curb with no sidewalk.

NW Skyline Blvd. has 22 feet of paving width within a 65-70 ft wide right of way. There are no curbs and sidewalks along this frontage.

NW Thompson Rd. has 28 feet of paving width and a 6 ft. wide curb tight sidewalk within a 70-75 ft. wide right of way.

- **Water Service** – There is an existing 8-inch CI water main in NW 81st Place. The existing house is served by a 5/8-inch metered service from this main. There is an existing 12-inch CI water main in NW Thompson Rd. and a 16-inch CI water main in NW Skyline Blvd.

Sanitary Service - There is a public 8-inch PVC sanitary sewer in NW 81st Place that ends approximately 90 feet west of the subject site's southwest corner (BES project # 4484). No portion of this sewer is currently within the subject site's street frontage. There is a public 8-inch concrete sanitary sewer in NW 81st Place (BES project # 4484). Approximately 5-10 feet of this sewer is within the subject site's street frontage. There is currently no public sanitary sewer in either NW Skyline Blvd or NW Thompson Rd within the site's two frontages.

Stormwater Disposal – There is a public 12-inch concrete storm-only sewer in NW Thompson Rd (BES project #5488) along the entire frontage of the subject site. Currently there is no public storm-only sewer in NW Skyline Blvd or NW 81st Place. There is a drainage ditch along the eastern edge of Skyline, and an inlet at the dead end of NW 81st place that ties into a system in NW Pinnacle Dr.

Zoning: The R10 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 "s" overlay zone is intended to protect Portland's significant scenic resources.

The Northwest Hills plan district protects sites with sensitive and highly valued resources and functional values. The plan district also promotes the orderly development of the Skyline subdistrict while assuring that adequate services are available to support development.

Land Use History: City records indicate there is one prior land use reviews impacting a portion of this site.

- **M 24-63:** Approval of a subdivision creating 103 lots (Panavista Park). *Further division of this parcel does not violate any conditions of approval or create density conflicts from this original subdivision approval.*

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 **March 24, 2015**. Four written responses have been received from the Neighborhood Association or notified property owners in response to the public notice.

It should be noted that several letters were received prior to the mailing of the public notice on March 24, 2015. As noted above, this land use application was converted from a Type III review to Type IIx review due to changes proposed by the applicant during the land use review process. The original proposal, 5 lots and a private street tract was required to be reviewed as

a Type III review with a mandatory hearing in front of a Hearing Examiner. The Type III process required the applicant to post signs at the site which detailed the scheduled hearing dates and times that were subsequently cancelled. Several letters were sent to Planning staff in response to the signs being posted at the site. Once the proposal was converted to its current configuration (3 lots and a stream preservation tract), the land use review was required to be reviewed under the Type IIX review process, which does not require a mandatory hearing. The public notice mailed on March 24, 2015 was done as part of the Type IIX review process and the mandatory 30 day public comment period that is required through this process. Since many of the letters received prior to March 24, 2015 were in reference to the previous site lay out and proposal, staff addressed these comments separately below. The comments received after March 24, 2015 are addressed below:

Neighborhood Responses: The Neighborhood Association (exhibit F-1) expressed opposition to Transportation's (PBOT) requirement that a sidewalk be installed along the sites frontage along NW Skyline Blvd. The Neighborhood Association stated that in order to preserve the scenic corridor along NW Skyline Blvd, while not impacting the existing wildlife passage through this area and protecting headwater streams, this is an unnecessary requirement.

The Neighbor letters also had concerns (exhibit F-2 through F-4) related to the proposed vehicle access from Lots 2 and 3 to NW Thompson Rd. via a shared driveway connection and safety concerns due to the proposed driveway access and proximity to the intersection of NW Thompson Rd. and NW Skyline Blvd. The letters also expressed concern regarding the traffic impact of this proposal on NW 81st Place. Several neighbor letters expressed concern about the removal of trees and vegetation on the site and the steep slopes from the site to the adjacent public roads that the site abuts, particularly NW Thompson Rd. where the applicant is proposing as an access point to Lots 2 and 3. The letters also expressed concern regarding the slope stability at the site due to previous landslides in the area and the impact of new development on these slopes. One letter (Exhibit F-3) expressed concern about the topographic elevations shown on the site plan used as part of the public notice. The letter indicated that they did not think the contours shown on the plan were accurate. This letter also noted that the zero setback proposed between the existing house and the Open Space Tract violates the purpose of preservation tract.

BDS Response: Many of the concerns are addressed in the findings below. Planning Staff forwarded the Neighborhood Association concerns onto Transportation (PBOT). The issue of slope stability is taken very seriously under this review since this site is in an area of the City designated as a Potential Landslide Hazard zone. The applicant was required to submit a Landslide Hazard Study (Exhibits A-3, A-4 and A-20) to address this issue as part of their proposal. The Landslide Hazard approval criterion (pages 7-8) below has findings related to the Landslide Hazard Study that the applicant was required to submit which was created by a professional Geotechnical Engineer and Engineering Geologist and addresses concerns related to slope stability and the impacts the proposed development would have on the site's slope. This report found that the site could be developed in safe manner that does not impact slope stability if the recommendations in the Geotechnical report were followed. Based on this information, conditions of approval have been added which ensure any future development follows the recommendations of the applicants Geotechnical report and any applicable City requirements.

In regard to vehicle access, the Traffic Engineer for the Portland Bureau of Transportation (PBOT) (Exhibits E-2 and G-8) reviewed the applicants proposed driveway access to Lots 2 and 3 to NW Thompson Rd. as part of this proposal. The applicant was required to submit sight distance analysis prepared by Professional Traffic Engineer (Exhibit A-16) in order to determine vehicles could enter and exit safely onto NW Thompson Rd. at this location. Based on the applicant's submittal, PBOT determined the proposed access to Lots 2 and 3 could meet safety standards if an adequate turnaround is provided on site to accommodate forward motion ingress/egress on each lot. The driveway must be design and constructed to be at the same grade as the roadway within 15 ft. of the face of the curb. The sight triangles are required to be kept clear of any visibility obstructions. Please see the findings under Transportation Impacts on pages 10-14 of this report for additional details.

In regard to removal of trees and vegetation: The Zoning Code has standards regarding tree preservation on this site which requires 35% of all healthy (non exempt trees) to be protected. The applicant has proposed to formally protect 45% of these trees (see exhibit A-17 and C-2). In addition, the “s” scenic overlay (Zoning Code section 33.480) has strict regulations regarding tree removal in the scenic corridor along NW Skyline Blvd. that will provide additional protection at development. Please see the findings under Tree Preservation on page 7 of this report for additional details.

It should also be noted, that no new vehicle access to NW 81st Place is proposed. The existing house will remain on Lot 1 and can continue to have driveway access to NW 81st Place. In regard to concerns about the proximity of the existing house to the Open Space Tract at a zero setback, the existing house is already located at this close proximity to the edge of the stream. This proposal does nothing to change that relationship; but rather it places the stream into an Open Space tract to ensure additional protection of the stream area from development. Please see the findings below under the Adjustment approval criteria (pages 18-21) and the findings under the Springs, Streams and Seeps approval criteria in this report (page 10) for additional details.

In regard to the concern about the topography shown on the site plan attached to the public notice not being accurate: This site plan was only one of the many site plans (see Exhibits C.1-C.6) that were submitted. The applicant was required to submit a surveyed site plan that include accurate topographically information under this review. This information correlated with the Geotechnical report and findings related to slope stability and the average slope percentage on the site. In addition, City staff conducted site visits as part of the review process to get a firsthand look at the site and existing conditions and is well aware of the slopes on and around the subject site. As noted above, the application has changed from a 5 lot land division with an alley tract, to its current design as a 3 lot land division with an Open Space Tract. This was result of site visits, which identified the stream on the site that was required to be protected as part of this review.

Neighborhood Letters received prior to public notice (based on original proposal) (exhibits F.5-F.10): Some of the concerns expressed mirrored the concerns addressed above. This summary will document concerns that were addressed prior to the proposal being modified from a 5 lot land division with a private alley tract to its current configuration as a 3 lot land division with an Open Space (Stream Preservation) tract.

Neighbors expressed concern regarding the proposed lots on the site under 10,000 square feet in area which they noted violated the Panavista Park CC&R’s. Another letter expressed concern about the alley that had been proposed and emergency access to the site. Another letter expressed concern about the access proposed to NW 81st Place under the previous plan which would have served all 5 lots.

BDS Response: As previously noted, the applicant has eliminated the private alley tract, placed an Open Space tract over the existing stream that was identified in order to ensure future protection of this area as required per Zoning Code section 33.640. In addition, two of the five lots were eliminated, dropping the proposal from 5 lots to 3 lots overall. None of the lots are now proposed to be less than 10,000 square feet in site area. It should be noted that the City of Portland does not enforce private CC&R’s; this is outside of the City’s regulatory authority. The City can only enforce the Zoning Code regulations. In this case the site is zoned R10, which allows lots as small as 6,000 square feet. The Fire Bureau has reviewed the latest proposal (Exhibit E-4) and has found it can meet there criterion with conditions (see page 22 of this report for details).

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.
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	Maintaining existing development on the site limits new parcel configuration (33.610.200 supercedes 33.639).
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

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

Findings: Chapter 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones. The maximum density is one unit per 10,000 square feet. Because the site is within the potential landslide hazard area, the site has no minimum required density. The site measures approximately 54,687 square feet for a maximum density of 5 lots. The applicant is proposing 3 lots. 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)
R10	6,000	17,000	50	60	30

Zone					
Lot 1	21,433 sq. ft.**	135 ft.***	201 ft.	115 ft.***	
Lot 2	12,395 sq. ft.	125 ft.	91 ft.	145 ft.	
Lot 3	15,498 sq. ft.	175 ft.	93 ft.	195 ft.	

* 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.

** An Adjustment has been requested to the maximum lot size standards for Lot 1; please see findings later in this report under Adjustment Review.

***Lot 1 is a through Lot, minimum lot width and front lot line standards only apply to one frontage of a through lot, the information shown in the table above was based on the Lot 1 frontage along NW 81st Place.

Note: All measurements above are approximate

Maximum Lot Size

An Adjustment has been requested to the maximum lot size standards, please see the Approval Criteria on pages 18-22 for additional details.

Through Lots

Lot 1 is a through-lot. Through lots are allowed only where both front lot lines are on local service streets. NW 81st Place is a local service street; however, NW Thompson Rd. is designated a Community Transit street and Neighborhood Collector in the Transportation Systems Plan. Therefore, an adjustment has been requested to this standard. Please see findings later in this report.

The findings above show that the applicable density and lot dimension standards are met, provided the adjustments discussed above are approved. Therefore, this criterion is met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The applicant has provided an arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.17). 73 trees have been exempted because they are unhealthy or located partially off the property. 183 trees are subject to the preservation requirements of this chapter.

The total non-exempt tree diameter on the site is 1967 inches. The applicant proposes to preserve 84 trees which comprise of 893 inches of diameter, or 45 percent of the total non-exempt tree diameter. This proposal complies with Option 1 of the tree preservation standards, which requires at least 35 percent of the total non-exempt tree diameter on the site to be preserved. The trees to be preserved and the required root protection zones are shown on the applicant's Tree Preservation Plan (Exhibit C.2).

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 Land Use Conditions at the time of final plat.

This criterion is met, subject to the condition that development on Lots 1-3 be carried out in conformance with the Tree Preservation Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.17) and an Acknowledgement of Tree Preservation Land Use Conditions is recorded with the final plat.

Therefore, with the conditions noted above, the criteria can be met.

D. Potential Landslide Hazard Area. If any portion of the site is in a Potential Landslide Hazard Area, the approval criteria of Chapter 33.632, Sites in Potential Landslide Hazard Areas, must be met.

Findings: The entire site is located within the Potential Landslide Hazard Area. The approval criteria state that the lots, buildings, services, and utilities must be located on the safest part of the site so that the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site is reasonably limited.

In order to evaluate the proposal against this criteria, the applicant has submitted a geotechnical evaluation of the site and proposed land division, prepared by a Certified Engineering Geologist and a Geotechnical Engineer (Exhibits A.3, A.4 and A.20). That report was evaluated by the Site Development Division of the Bureau of Development Services, the City agency that makes determinations regarding soil stability.

The applicant's geotechnical evaluation indicates that the risk of potential landslide hazard at the site is relatively low, given the soil composition, topography, and other risk factors. As noted in the Geotechnical report "The site occupies the head of an unnamed drainage that extends southwest and is a tributary to Mill Creek, The drainage was partially filled before 1936 for construction of NW Skyline Blvd and NW Thompson Rd. The remainder of the drainage was filled at the site and partially filled downstream for development in the 1950's-1970's". The report added: "given its history, small areas of fill are possible anywhere on the site."

In summary, the geotechnical report went on to state "Old fills are the primary factor effecting safe development on this site. Consequently, the recommendations are centered on how to work with the fills, and to avoid decreasing their stability. We recommend that site specific geotechnical study is conducted for each of the new lots, second we strongly recommend against on site disposal of stormwater." The report added "there are no geologic or geotechnical reasons that preclude the subdivision provided recommendations herein and in our previous reports are followed and sound geotechnical advice is obtained as development proceeds."

The proposed land division will result in lots, buildings, services, and utilities that will not significantly increase the risk of landslide potential on the site or other properties in the vicinity of the site. In addition, the geotechnical evaluation has concurred that the applicant's proposed method of stormwater disposal at the site will not have a significant detrimental impact on the slope stability on or around the site. This conclusion was reached because stormwater will not be infiltrated on the site, it will be treated and discharged into the existing steam and then into the drainage ditch adjacent to NW 81st Place.

Site Development has concurred with the findings of the applicant's geotechnical report, but notes that further geotechnical evaluation will be required for specific building plans at the time of construction plan review, as also recommended in the applicant's geotechnical report. With the conditions of approval noted above, this criterion is met.

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 has steep grades (over 20%), and is located in the Potential Landslide Hazard area. Therefore, the clearing and grading associated with preparation of the lots must occur in a way that will limit erosion concerns and assure that the preserved trees on the site will not be disturbed.

A Preliminary Clearing and Grading Plan was submitted with the land division application (Exhibit C.4). In addition, the applicant submitted a Landslide Hazard Report (Exhibit A.3, A.4

and A.20) that describes how clearing and grading should occur on the site to minimize erosion risks. The applicant also provided a Tree Protection Plan (C.2) that designates areas on the site where grading should not occur in order to protect the roots of the trees on the site that will be preserved, and an arborist report (Exhibit A.17) that documents required Root Protection Zones (RPZ) for trees on the site. No grading will be allowed within the recommended root protection zone for any tree proposed for protection without written approval from a certified arborist. The Geotechnical report generally recommends that grading work occurring on the site be minimized as much as possible. It is anticipated that the grading will primarily involve excavating for the foundations of the new houses and trenching for the utilities, but will not include mass grading of the site to alter the existing contours. The Geotechnical report noted (Exhibit A.3, A.4 and A.20) "Grading plans for individual lots should be approved by a Geotechnical Engineer that conducted the study of the lots. All cuts, fills, and excavations for retaining structures of foundations should be examined by the Geotechnical Engineer for the specific lots. The Geotech also recommended that "larger deciduous trees situated on the fills for NW Skyline Blvd and NW Thompson Rd. should be preserved, their root systems may provide a slight stabilizing influence on the fills for these roads."

Following the recommendations of the Landslide Hazard Study will help to limit erosion and sedimentation concerns. Stormwater runoff from the lots must be appropriately managed by flow through planters that must be designed for a 100 year storm events and site specific conditions will assure that the runoff will not adversely impact adjacent properties (see detailed discussion of stormwater management later in this report). In addition, no clearing and grading will be permitted within the root protection zones of the trees on the site that are required to be preserved. Preserving these trees will help limit erosion by assuring that the tree roots will help to hold the soil in place. Topsoil storage and general stockpiling on the site should only occur if it will not create any additional erosion concerns as recommended by the geotechnical engineer.

As shown above the clearing and grading anticipated to occur on the site can meet the approval criteria. At the time of building permit submittal on the individual lots a clearing, grading and erosion control plan will be submitted to the Site Development Section of the Bureau of Development Services. Site Development will review the grading plan against the applicant's Landslide Hazard Study as well as any additional geotechnical information required at the time of permit submittal to assure that the grading will not create any erosion risks. In addition the plans will be reviewed for compliance with the applicant's tree preservation plan and arborist report. This criterion is met.

Land Suitability

The site is currently in residential use. As indicated above, the site contains historic fills. As indicated above under the findings for the criterion for the potential landslide hazard area, Site Development has concurred with the findings of the applicant's geotechnical report, but notes that further geotechnical evaluation will be required for specific building plans at the time of construction plan review. The applicant shall also provide documentation regarding the easement shown on the survey (listed as 5' wide drainage & underground utility easement), documenting that this easement has been quit claimed or allows the type of developed proposed over top of it. With these conditions, this criterion is met.

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

Findings: The following tract is required:

- Tract A: Open Space (Stream and Drainage Reserve)

With a condition, requiring the applicant to document future ownership of tract A at the time of final plat, this criterion can be met.

The following easements are required for this land division:

- A Private Access Easement is required over relevant portions of Lot 3 to provide shared driveway access serving Lots 2 and 3.

- A Private Storm Sewer Easement is required over relevant portions of Tract A and Lot 1 for stormwater disposal for lots 1, 2 and 3
- A Private Sewer Easement is required over relevant portions of Tract A and Lots 1 and 2 for sanitary sewer service for lots 2 and 3.

As stated in Section 33.636.100 of the Zoning Code, a maintenance agreement(s) will be required describing maintenance responsibilities for the tracts and easements 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.

J. Streams, springs, and seeps. The approval criteria of Chapter 33.640, Streams, Springs, and Seeps, must be met;

Findings: In this case, the applicant's existing conditions plan (Exhibit C.6) and wetland delineation (Exhibit A.22) indicates the presence of a stream on the site. The applicant is required to preserve this feature within a tract meeting the standards of 33.640.200.A. The tract must be identified on the final plat for the land division as "Tract A: Open Space (Stream and Drainage Reserve)". A maintenance agreement must be executed for Tract A, that outlines the restrictions and activities within the tract per the standards of 33.640.200.B.

No rights of way or street tract is proposed to cross the stream, so the standards of 33.640.200.C do not apply to this proposal. As allowed under 33.640.200.B.1, the applicant is proposing to send stormwater from Lots 1 and 2 into an outfall within the Open Space Tract within the existing stream channel. BES has determined that on site stormwater cannot discharge into a storm sewer and onsite infiltration is not feasible at this location. Private easements will be required across the Open Space Tract (Tract A) to accommodate this outfall. It should be noted, that the applicant is also proposing to bore private sanitary sewer laterals underneath Tract A in order to provide sanitary sewer connections from Lots 2 and 3 to the sewer main available in NW 81st Place. Since the proposed sewer lateral will be bored under the tract, it is not subject to these regulations. A condition of approval is necessary to ensure that excavation for the sewer laterals does not occur in Tract A.

Zoning Code section 33.640.200.A.1 requires the edges of the Open Space tract to be located at least 15 feet from the edge of the stream. The edge of the stream is determined as top of bank as determined in the wetland delineation. Generally, the proposed Open Space tract meets the dimensional standards discussed above except in one area. The existing house on lot 1 is located approximately 12 feet from the top of bank as identified in the site plans based on the applicant's wetland delineation. Per Zoning Code section 33.640.200.A.2, existing structures may be excluded from the tract. Since the existing house is less than 15 feet from the top of bank, the Open Space Boundary is slightly smaller in width (12 feet instead of 15 feet) than is typically required adjacent to the northeast façade of the existing house.

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

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and, 33.654 (Designs of Rights of Way)

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.

The applicant included a professionally prepared Traffic Impact Study (TIS) (Exhibit A-12) to adequately address the above referenced approval criterion. The following discussion is based on PBOT's assessment of the submitted TIS and transportation impacts for this proposal.

The proposed land division will create 3 lots from the current lot in order to accommodate 2 new detached single- homes (the existing home on the site will be retained on Proposed Lot 1). Referring to the ITE Trip Generation Manual, 9th Edition, there will be 3 new AM peak hour trip and 4 additional PM peak hour trip (40 total new daily trips) that may result from the development proposal on the site.

The applicant's traffic consultant conducted actual vehicle counts at the following several nearby intersections during the traditional morning and evening peak hours to obtain data/traffic volumes in order to determine existing levels of service and to project the capacity of the intersections in relation to the proposed development:

<u>Intersection</u>	<u>Existing LOS AM Peak/PM Peak</u>	<u>Projected LOS AM Peak/PM Peak</u>
NW Skyline/NW Thompson (stop controlled)	B/A	B/A
NW Skyline/NW Reed Dr (stop controlled)	B/B	B/B
NW 81 st Pl/NW Reed Dr (uncontrolled)	A/A	A/A

As demonstrated above, all study intersections are currently operating well within City operational standards, and will continue to do so following the addition of the project trips from the proposed development. As found by the applicant's traffic consultant, site generated vehicle trips will have negligible impacts to the capacity of nearby intersections.

Vehicle access and loading

Findings: The hilly topography of the general area limits the connectivity of the local street system, so only a few routes of ingress and egress are available at the site. Loading is expected to take place using both private driveways for individual homes and on-street parking. (**NOTE:** There have been numerous proposals for site access from NW Skyline and from NW Thompson that PBOT has considered. The most recent proposal, with a shared driveway for Lots 2 and 3 proposed from the site's NW Thompson frontage (towards the eastern end of this frontage) is supported by PBOT. To ensure safe ingress/egress from this driveway, PBOT will recommend several conditions of approval., including requiring that the shared driveway location for proposed Lots 2 and 3, as shown on the site plan attached to the March 24, 2015 Request for Response, must be provided. An adequate turnaround must be provided on site to accommodate forward motion ingress/egress for each lot. The driveway must be designed and constructed to be at the same grade as the roadway within 15-ft of the face of curb. The sight triangles are kept clear of any visibility obstructions

On-street parking impacts

Findings: The parking demand that will be generated as a result of the proposed subdivision is estimated using rates from the Institute of Transportation Engineers (ITE), *Parking Generation Manual, 4th Edition*, 2010. The data utilized to determine the parking demand for the 2 new homes on the site was for land use #210, *Single-Family Detached Housing*. Based upon this data, the 85th percentile peak parking demand will be 9 parking spaces.

According to site observations made by the applicant's traffic consultant, on-street parking is currently widely available in the vicinity of the subject site. The majority of the homes along NW 81st Ave (as with the existing house on the subject site) have garages and driveway lengths capable of storing multiple vehicles. Accordingly, there is very little existing demand for any on-street parking; during the traffic consultant's site visit, only 4 vehicles were observed along the entire length of NW 81st Ave. There is a conservative estimate of 40 on-street parking spaces as the existing supply. With similarly large lots proposed in relation to the proposed subdivision, which are likely to have (at least) 2-car garages and lengthy driveways, it is expected that the current on-street parking demand will be similar after the new homes are constructed. It is not expected that the assumed on-street parking demand will result in adverse impacts to the existing supply of on-street parking spaces. More than adequate on-street parking opportunities exist, and will remain (after the new houses are constructed), to serve the existing and proposed uses in the area.

Availability of transit service and facilities and connections to transit

Findings: Transit opportunities within walking distance from the subject site are limited as the nearest transit stop is almost 2 miles away. Access to Tri-Met MAX light-rail is available via a 10-minute drive (from the subject site) to the Sunset Transit Center Park & Ride.

Transit is typically density-driven and accordingly, is not readily available to areas that are less dense, such as the area wherein the subject site is located. Additionally, topographical constraints tend to also limit transit access and availability. Given the location of the subject site in the northwest hills, it is expected that most site trips will utilize a motorized vehicle, however, transit can be utilized as part of a multi-modal trip via several nearby park & ride locations. The addition of 2 new homes in relation to the proposed subdivision will not adversely impact the availability of transit service, facilities or connections to transit.

Impacts on the immediate/adjacent neighborhoods

Findings: As analyzed above, the impact of the proposed project's generated vehicle trips on area intersections and streets will be negligible and the operations of the transportation system will continue to be acceptable. Currently, there is sufficient on-street parking to serve the demand of the existing uses in the area. As demonstrated above, adequate on-street parking opportunities will remain after the construction of the proposed subdivision. From a transportation perspective, these noted areas (transportation system and parking impacts) are impacts that can adversely affect neighborhoods. These issues are not expected to negatively impact the immediate or adjacent neighborhoods.

Safety for all modes

Findings: Crash records were examined by the applicant's traffic consultant for the most recent reporting time frame available (2008-2013) for the three study intersections. Crash rates and patterns were below a level indicative of potential safety concerns, and there were no apparent safety deficiencies noted during a site visit. Crash rates greater than 1.0 CMEV (crashes per million entering vehicles) are generally indicative of a need for further investigation and possible mitigation. Based on the detailed crash data and the calculated crash rates, there are no apparent existing safety deficiencies at the study intersections. Accordingly, the vicinity of the site is safe for motor vehicles.

Regarding active modes, the streets in the vicinity of the site are low-speed, low-volume (low density) residential roads that can safely be shared between bicycles and motor vehicles. Although sidewalks are only available intermittently in the site vicinity, the speed and volume of the roads are such that pedestrians can safely walk along the roadway where there are no sidewalks.

Additionally, while several cul-de-sacs in the site vicinity limit motor vehicle connectivity, there are numerous pedestrian paths which provide connectivity to pedestrians. This is the case at the north-western end of NW 81st Dr, which ends in a cul-de-sac so that motor vehicles cannot connect to NW Pinnacle Dr, but sidewalks provide access between the two streets for pedestrians. This connectivity increases the convenience and safety of walking trips through the neighborhood.

With regard to bicyclists, there are identified bike facilities (Portland Bike/Walk Map) in the area, including shared roadways along NW Skyline, NW Thompson and NW Pinnacle.

The vicinity of the proposed residential land division is currently safe for all modes and will not be adversely affected by the proposed project.

In summary, as analyzed above and as evidenced in the submitted TIS, with acceptable analyses, methodologies and conclusions, all of which PBOT staff supports, the applicant has clearly demonstrated that "the transportation system is capable of safely supporting the proposed development in addition to the existing uses in the area".

The site has frontages along three streets, NW Skyline, NW Thompson and NE 81st Pl. At this location, NW Skyline and NW Thompson are similarly classified as Neighborhood Collectors, Community Transit streets, City Bikeways, City Walkways and Local Service streets (Design Mode) in the City's Transportation System Plan (TSP). NW 81st Pl is classified as a Local Service street for all

transportation modes in the TSP.

According to City database sources, at this location, NW Skyline is improved with 22-ft of paving width within a 65-70 ft wide right-of-way (r.o.w.). There is no curb or sidewalk along this site frontage. For a
e located in the R10 zone district along a City Walkway (TSP classification), the City's Pedestrian Design Guide recommends a 12-ft wide pedestrian corridor (0.5-ft curb/4-ft wide frontage zone/6-ft wide sidewalk/1.5-ft wide frontage zone). The existing condition along the site's NW Skyline frontage does not meet the referenced recommendations.

According to City database sources, at this location, NW Thompson is improved with 28-ft of paving width and a 6-ft wide curb-tight sidewalk within a 70-75 ft wide r.o.w. As identified above, the recommended 12-ft wide sidewalk corridor (0.5-ft curb/4-ft wide frontage zone/6-ft wide sidewalk/1.5-ft wide frontage zone) also applies to the NW Thompson frontage of the site. The existing 6-ft wide sidewalk (variable corridor width) does not meet the referenced recommendations.

According to City database sources, at this location, NW 81st Pl is improved with 28-ft of paving width
and a curb only (no sidewalk) within a 50-ft wide r.o.w. [there is approximately 11-ft of r.o.w. behind
the existing curb]. For an R10 zoned lot along a Local Service street, the recommended sidewalk corridor
is 10-ft wide (0.5-ft curb/4-ft wide frontage zone/5-ft wide sidewalk/0.5-ft wide frontage zone). The existing condition along NW 81st Pl does not meet the referenced recommendations.

In September of 2014 , the applicant filed a Public Works Appeal (13-206247 PW) seeking relief from all of the required r.o.w. improvements along each of the site's frontages. The City's Public Works Administrative Appeal Committee "supported the appeal along NW 81st Pl and NW Thompson, however
the Committee required that the applicant provide the following improvements along the site's NW Skyline frontage: 7-ft curb-tight sidewalk and planting street trees behind the sidewalk to provide stormwater treatment mitigation. The improvements also include a new ADA ramp at the
intersection
of NE Thompson/NW Skyline. The improvements will be subject to a Public Works Permit reviewed by PBOT and BES staff and must be designed by an Oregon registered professional engineer".

The applicant has submitted engineered plans for said frontage improvements and initiated the Public Works Permit process via 13-224293 WT and 13-232253 WE.

RECOMMENDATION

PBOT has no objections to the proposed subdivision request subject to the following condition of approval:

- 1) The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage along NW Skyline Blvd. 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) Frontage improvements along the site's NW Skyline frontage as approved by the City's Public Works Administrative Appeal Committee (13-206247 PW) and to the satisfaction of the City Engineer will be required as a condition prior to the issuance of the Building Permit(s) for the first new home that will be constructed on one of the approved lots.
- 3) The shared driveway location for proposed Lots 2 and 3, as shown on the site plan attached to the March 24, 2015 Request for Response, must be provided. An adequate turnaround must be provided on site to accommodate forward motion ingress/egress for each lot. The driveway must be designed and constructed to be at the same grade as the roadway within 15-ft of the face of curb. The sight triangles are kept clear of any visibility obstructions.

With the conditions noted above, this criteria can be 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: 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 3 of this report.</p> <p>There is an existing 5/8" metered service (Serial #55550439, Account #2995922100) which provides water to the existing house from the existing 8" CI water main in NW 81st Place. This water service is shown by Water Bureau records to be located within the frontage of the property for 2730 NW 81st Place. This is in violation of City Title 21.12.010 which requires a water service to be located within the frontage of the property for which it serves, as well as Title 21.12.070 which prohibits the crossing of another property to provide water service to this property. This water service will need to be killed by Water Bureau crews at the applicants expense prior to the Water Bureau signing off on the final plat and water service meeting Water Bureau standards will need to be installed prior to final plat approval. If the applicant can show through a signed survey that this water service does reside within the frontage of what is proposed to be Lot 1, this standard will not apply. With this condition, 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 3 of this report.</p> <p><i>Existing Development:</i> According to the applicant's plans, the existing structure on proposed Lot 1 is currently connected to the public sanitary sewer near the southeast corner of the site in NW 81st Place via a branch that angles across the right-of-way. The applicant proposes to modify the existing lateral placement to make room in the right-of-way and on the main for the proposed new connections from Lots 2 & 3. Prior to final plat approval, the applicant</p>

must complete changes to the sanitary service lateral for Lot 1, with all applicable permits finalized, to the satisfaction of BES and BDS. Note that the exact route of sanitary connection may need to change (see discussion below); therefore, an updated supplemental plan with the approved route of connection must also be submitted prior to final plat approval. *The applicant should also note that because the modified connection from Lot 1 may be dependent on an extended public sewer being in place and available to connect to, completion of the public sewer extension may be required prior to completion of the final plat.*

Proposed Development: The applicant proposes to serve Lots 2 & 3 by constructing individual sewer laterals via easement under the drainage reserve tract and Lot 1 to connect to the public main in NW 81st Ave. The applicant's engineering consultant has submitted a plan sheet showing plan and profile of a proposed 6 LF extension of the public sanitary sewer from the existing manhole in order to provide individual connection locations for Lots 1-3. The updated plan were not submitted through the City's Public Works Permitting group and has therefore not received Concept approval (i.e. 30% design), but BES Development Engineering has reviewed the plan and finds that the proposed extension of public sewer appears feasible. However, a possible issue has been noted that the vertical separation between the service laterals over the top of the public water main do not meet minimum separation requirements. Despite the uncertainties presented above with regard to the current sanitary service proposal, with proper conditions in place BES can make a finding that adequate sanitary sewer service can be made available to the subdivision because there is another public sewer (to the west of the site in 81st Place) available to extend from. The depth of this sewer and its location are anticipated, based on current available information, to allow for adequate vertical separation. BES recommends a condition of approval in Section E, below, to ensure sanitary sewer service will be made available to each of the lots in an approvable manner.

Private Easements: In order to provide access from Lots 2 & 3 to public sewer in NW 81st Place, legal access through Tract A and Lots 1 and 2 must be granted on the final plat.

With the recommended conditions, staff can make findings that adequate sanitary sewer service can be made available to the subdivision site for the purpose of reviewing the Preliminary Land Division Plan against the sanitary sewer disposal approval criterion and the sanitary sewer service standards have been verified.

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

No stormwater tract is proposed or required. Therefore, criterion A is not applicable.

The applicant has proposed the following stormwater management methods

Drainageway (located within the Open Space Tract): Based on a report prepared by Pacific Habitat Services (November 13, 2014, Exhibit A.22) and field investigations by BES Watershed Services staff, it was determined that a drainageway as defined in SWMM Appendix A.3 is located on the site; staff also recommended to BDS that the drainageway should be considered a stream as defined in PCC 33.910. BES supports the applicant's proposal to protect the drainageway in a tract according to PCC 33.640.200. Additionally, staff can support the discharge of non-managed runoff from existing development on Lot 1 and managed runoff from new development on Lots 2 & 3 because there are no available storm sewers to discharge directly to and BES deems on-site infiltration infeasible on this site (see comments below for more detail on the applicant's proposed stormwater management approach).

Proposed Development (Lots 2 and 3): The applicant submitted a stormwater report from KPFF (most recent revision date: April 2, 2015, Exhibit A.21) and a Landslide Hazard Study (LHS) from Northwest Geological Services (exhibit A.20 dated April 4, 2015, which is a supplement to previous reports from the same firm dated November 20, 2007 and April 19, 2014). The LHS includes a recommendation against infiltration of stormwater runoff from future development into the subsurface; therefore the applicant proposes to manage the development's runoff according to Category 3 standards. The KPFF report describes that flow-through planters sized per the Simplified Approach are included on the updated Proposed Improvement Plan (sheet C3), showing that SWMM standards for managing runoff

from the conceptual development plan can be met. However, KPFF references a recommendation made in the updated LHS that runoff from the future development should be designed for 100 year storm events and site specific conditions, and therefore advises that the Presumptive or Performance approach should be utilized during final site design. Staff concurs, and recommends a condition of approval to require engineered design of stormwater management facilities for Lots 2 & 3 to ensure that the recommendations of the LHS and site specific geotechnical investigations will be addressed.

Existing Development (Lot 1): The applicant proposes to re-direct the discharge of stormwater runoff from the existing house on Lot 1 to the drainageway described above. In addition, the applicant proposes to improve the connection between the drainageway and the NW 81st Place right-of-way by constructing a ditch inlet that will discharge to a weep hole in the face of curb; this will serve to better connect the drainageway to the downstream receiving system. Because these improvements impact the drainage system for existing development on Lot 1, staff recommends a condition of approval to require the construction of these improvements prior to final plat approval.

Street Improvements: The KPFF stormwater report describes the improvements proposed within the public rights-of-way adjacent to this site. No improvements are required in NW 81st Place and NW Thompson Rd rights-of-way so SWMM requirements do not apply on these streets. However, the required improvements in NW Skyline Blvd do trigger the SWMM. As described in the report, BES Development Engineering staff reviewed the applicant's proposal under the 2008 SWMM which allowed for the use of tree credits to completely mitigate for the new impervious area, eliminating the requirement for stormwater facilities. The road surface is currently extremely elevated so that the runoff from the sidewalk improvements will follow the existing drainage pattern of shedding to an existing ditch along the opposite roadway shoulder.

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. Vehicles access is not allowed between NW 81st Place and NW Pinnacle Dr. directly east of the site, however a pedestrian connection is available at this location. No street connections have been identified in the vicinity of this property in the Portland Master Street Plan document. The subject site is not situated on a conventional block shape (shape/orientation) or size and said traditional blocks (or lots) patterns do not exist throughout the broader area. Given topographic, geologic and other natural features in the vicinity, area street, lot layouts, lot sizes and non-existent blocks result in impracticable application of the above referenced aspirational (in this case) connectivity goals. PBOT therefore has no concerns relative to connectivity or locations of rights-of-way associates with the proposed land division partition.

So, although the optimum spacing criteria may indicate the need for through street or pedestrian connection at this site, there is no practicable opportunity to provide them in this land division. As indicated above, the proposal is consistent with the master street plan.

For the reasons described above, this criterion is met.

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

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

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F, below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant has requested three adjustments to Zoning Code standards:

- **Maximum Lot size:** Proposed Lot 1 is 21,433 square feet. The maximum lot size in the R10 zone per Zoning Code section 33.610.200 (table 610-2) is 17,000 square feet. Proposed Lot 1 exceeds this standard.
- **Side Setback standards:** The existing house located on Lot 1 is proposed at zero set back from the stream preservation tract. In the R10 zone, the required side setback standard is 10 feet per Zoning Code section 33.110.220 (table 110-3). The existing house on Lot 1 is located less than 10 feet from its proposed side property line. It should be noted that the size of the stream preservation tract is determined via a wetland delineation performed by an Environmental Scientist. The stream preservation tract boundary is required to be located 15 feet from the top of bank as determined in the wetland delineation. Since the existing house is located less than 15 feet from the top of bank along the stream, the open space tract boundary was placed as far away from the top of bank as possible(12') while allowing the existing home to remain outside of the tract boundary area.
- **Through Lot standards:** Proposed Lot 1 is considered a "through lot" with frontage on both NW 81st Place and NW Thompson Road. Zoning Code section 33.610.300.B only allows through lots when both front lot lines are located on local service streets. At this location NW 81st Place is considered a local service street; however, NW Thompson Rd. is classified as a Neighborhood Collector and Community transit street. Since Lot 1 abuts NW Thompson Rd., an adjustment to this standard is required.

Setbacks:

The intent for requiring minimum setbacks, as stated in Section 33.120.220.A (Purpose), is as follows:

- They maintain *light, air, separation for fire protection, and access for fire fighting*;
- They reflect the general *building scale and placement of houses* in the city's neighborhoods;
- They promote a *reasonable physical relationship* between residences;
- They promote *options for privacy* for neighboring properties;
- They require *larger front setbacks* than side and rear setbacks to promote open, visually pleasing front yards;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
- They provide *room for a car to park* in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

Light and Air

The existing house on Lot 1 is abutting the Open Space tract within the area where the

reduced site setback is requested and will not adversely impact light and air reaching the adjacent properties. The house currently abuts the area being placed into the open space tract on the site. The front, west and rear facing exterior façades walls will meet all applicable setbacks on all the lots lines abutting the exterior of this site which will provide more than enough space to maintain light and air with adjacent properties. In addition, the Open Space Tract will be approximately 33 feet in width in the area adjacent to the existing home. No new structures will be allowed within the Open Space Tract; therefore, the existing house on Lot 1 will be further buffered from any future development on Lots 2 and 3, which will be required to meet minimum rear setback standards in the R10 zone from any lot line abutting the open space tract. Overall, based on the discussion above, adequate light and air separation will be maintained.

Separation for Fire Protection/Access for Fire Safety

The proposal will have no increased impact on access for fire safety. The Fire Bureau has reviewed the proposal and has no concerns. Based on these findings, the proposal will have no impact on separation for fire protection and access for fire safety.

Reflect the General Building Scale and Placement of Houses/Reasonable Physical Relationship Between Building

The existing house is oriented towards NW 81st Place. The general building scale is not changing. As indicated above, the house will abut the Open Space tract, which will provide adequate buffering between the existing house and the adjacent lots, allowing a reasonable physical relationship to be maintained between the existing house and future homes on Lots 2 and 3.

Options for Privacy

The side setback adjustment will have no impact on privacy for adjacent neighbors. Privacy will not be impacted by this proposal, but enhanced because the open space tract ensures no development will be located in the area where the open space tract is located. The Open Space Tract is approximately 33 feet in width adjacent to the east facing façade of the existing house, which greatly exceeds the minimum 10 foot side setback standard in the R10 zone. Overall, the zero setback against the Open Space Tract ensures adjacent properties will maintain privacy.

Larger Front Setbacks

The requested setback Adjustment is for a reduction to the side building setback on Lot 1. This bullet is not applicable.

Room for a Car to Park in Front of the Garage

This bullet is not applicable.

Based on these findings, the proposal will result in development that equally meets the purpose of the minimum rear building setback regulations. This criterion is met.

Through Lots: Zoning Code Section 33.610.300.A describes the purpose of the Through Lot standard as follows:

This standard ensures that lots are configured in a way that development can be oriented toward streets to increase the safety and enjoyment of pedestrians and bicyclists. The standard also ensures that development does not “turn its back” on a collector or major city traffic street.

As indicated above, Proposed Lot 1 is considered a “through lot” with frontage on both NW 81st Place and NW Thompson Road. Zoning Code section 33.610.300.B only allows through lots when both front lot lines are located on local service streets. At this location NW 81st Place is considered a local service street; however, NW Thompson Rd. is classified as a Neighborhood Collector and Community transit street.

Since Lot 1 abuts both NW 81st Place and NW Thompson Rd., an adjustment to this standard is required. In its current configuration (pre-land division), the site is considered a through lot with frontage on NW 81st Place, NW Thompson Rd and NW Skyline Blvd. Based on the current land division layout, new lots (Lots 2 and 3) will abut NW Skyline Blvd

and NW Thompson Rd directly north and northeast from the existing house on the site. The existing house is oriented toward NW 81st Place, the orientation of this home will not change based on this proposal. Based on the new lot configuration, Lot 1 will also have frontage along NW Thompson Rd. bringing the site closer to conformance with the purpose of this standard since large portions of the site (Lots 2 and 3) will allow development along streets (NW Thompson Rd. and NW Skyline Blvd) with higher classifications. The applicant has proposed to protect many of the trees along NW Thompson Rd. within Lot 1 through the land division proposal (see Tree Preservation findings above), since the existing development on Lot 1 will remain oriented toward NW 81st Place. Allowing Lot 1 to remain a through lot in its new lot configuration will not “turn its back” on NW Thompson Rd. but rather will allow NW Thompson Rd. to maintain a substantial portion of its rural forested character.

Based on the discussion above, this criterion is met.

Maximum Lot Size:

The purpose of the standards for Lot Dimensions Regulations is explained under Section 33.610.200.a as follows:

The lot dimension regulations ensure that:

- Each lot has enough room for a reasonably-sized house and garage;
- Lots are of a size and shape that development on each lot can meet the development standards of the zoning code;
- Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future;
- Each lot has room for at least a small, private outdoor area;
- Lots are compatible with existing lots;
- Lots are wide enough to allow development to orient toward the street;
- Lots don't narrow to an unbuildable width close to the street
- Each lot has adequate access from the street;
- Each lot has access for utilities and services; and
- Lots are not landlocked.

Granting the adjustment will equally meet the stated purposes of the lot dimension standards because:

- Lot 1 is already developed with a house, driveway with off-street parking, outdoor area, and related accessory structures. Existing development is oriented towards NW 81st Place.
- As noted under the density findings above, the maximum density for this site is 5 units. This proposal creates 3 lots and an open space tract. At 21,433 square feet, Lot 1 would be eligible for a maximum density of 2 units should it be redeveloped in the future. Therefore, Lot 1 is not so large as to allow maximum density to be exceeded in the future.
- The size of Lot 1 is consistent with the surrounding development pattern which is characterized by oversize lots;
- Lot 1 will maintain its existing driveway access from NW 81st Place, with plenty of width at the street for utility connections or redevelopment in the future; and
- Lot 1 is not landlocked.

The existing development on Lot 1 will continue to meet the development standards for a standard lot following the land division, except for east facing facade of the existing house, which will abut the Open Space Tract (see setback adjustment findings). The adjustment will equally meet the purpose of the lot dimension standards and this criterion is met.

For the reasons stated above, this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The requested adjustments will not detract from the livability or appearance of the residential area. As noted above, the reduced setback between the existing house and the Open Space Tract allows for maximum protection of the stream while allowing the existing house to remain outside of the open space tract. In addition, the existing house will continue to be oriented toward NW 81st Place. While Lot 1 will be considered a “through lot”, a large portion of its through lot frontage (pre-land division) along NW Thompson Rd. and NW Skyline Blvd will now abut Lots 2 and 3 which are not through lots. New development on Lots 2 and 3 will provide a better connection between the site and these higher classification streets. Allowing Lot 1 to remain a through lot via the new proposed lot configuration for this site will allow a large cluster of trees to be preserved along NW Thompson Rd. on Lot 1.

For these reasons, the requested adjustments will not detract from the livability or appearance of the residential area. The proposal will have no impact on livability issues. This criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: As indicated above, the cumulative effect of the adjustments results in a project with large lots, consistent with the surrounding area. The cumulative effect of the adjustments is consistent with the purpose of the zone to provide housing opportunities for individual households. This criterion is met.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: City-designated scenic resources are identified on the Official Zoning Maps with a lower case “s,” and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. The subject site as a whole is partially designated as a scenic resource due to the “s” overlay along NW Skyline Blvd which covers portions of Lots 2 and 3. However the area on the site where the adjustments are requested on Lot 1, are outside of the “s” overlay area. Therefore, this criterion is not applicable.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: As described above in the response to Approval Criteria A and B, no impacts result from the adjustments requested, therefore mitigation is not applicable. This criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). As there are no such designations on this site, this criterion is not applicable.

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:

- **Scenic Resource Zone (“S” overlay):** The site is located in the “s” overlay. Zoning Code section 33.480.040 has development standards that will apply to future development on

this site. Lots 2 and 3 both have large site areas located within the “s” overlay zoning designation area. Special setback and tree removal standards will be applicable within this area at the time of future development.

Existing development that will remain after the land division. The existing development on the site will remain and be located on Lot 1. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R10 zone. Per 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the zoning code, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see section on Other Technical Standards for Building Code standards.)

In this case, there is one Zoning Code standard that relate to existing development on the site:

- **Minimum Setbacks** – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new lot lines. Alternatively, existing buildings must be set back from the new lot lines in conformance with an approved Adjustment or other Land Use Review decision that specifically approves alternative setbacks. A portion of the north facing façade and northwest corner of the existing house will be less than 10 feet from the new property line abutting the Open Space Tract. An adjustment has been requested to this standard (see Adjustment findings later in this report) The setbacks between the existing house and the front, west facing façade and rear facing façade (except the portion described above) meet the required 10 foot minimum setback standard in the R10 zone. To ensure this standard continues to be met at the final plat stage, the final plat must be accompanied by a supplemental survey showing the location of the existing building relative to the adjacent new lot lines.

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

OTHER TECHNICAL REQUIREMENTS

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

Bureau	Code Authority and Topic
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 from the nearest fire hydrant/installing a

new hydrant or obtaining an approved Fire Bureau appeal to this requirement; providing an Emergency Vehicle Access Easement over the private driveway if required and recording an Acknowledgement of Special Land Use Conditions that requires the provision of internal fire suppression sprinklers on Lots 2 and 3 if required; 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 must meet the requirements of Urban Forestry for street tree planting in the existing right of way between the curb and the front lot line adjacent to Lot 1 along NW 81st Place prior to final plat approval. This requirement is based on the standards of Title 20.

CONCLUSIONS

The applicant has proposed a 3-lot subdivision with an Open Space Tract (Stream and Drainage Reserve) 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.

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

ADMINISTRATIVE DECISION

Approval of Adjustment to 33.610.200 (table 610-2) to exceed maximum lot size on Lot 1 from 17,000 square feet to 21,433 Square feet per the approved site plans Exhibits C.1-C.6

Approval of Adjustment to 33.110.220 (table 110-3) to the minimum side setback standards to allow the existing house on Lot 1 to be located at a zero setback from the Open Space tract per the approved site plans, Exhibits C-2-C.4.

Approval of Adjustment to 33.610.300.B to allow Lot 1 to be created as a through lot with frontage along NW Thompson Rd. and NW 81st Place per the approved site plans, Exhibits C-1-C.4

Approval of a Preliminary Plan for an 3-lot subdivision and Open Space Tract (Stream and Drainage Reserve), that will result in 3 lots for detached dwelling units as illustrated with Exhibits C-1-C.6, subject to the following conditions.

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review, BES, Fire 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 fire access lane if proposed with a turning radius of 28 feet inside, 48 feet outside.
- To ensure that stormwater management and sanitary service requirements are sufficiently met, the plan must show the as-built location of all required site improvements (e.g. sewer extension, revised sewer service locations, proposed stormwater management).
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. A private sanitary sewer easement, for the benefit of Lots 2 and 3, shall be shown and labeled over the relevant portions of Lots 1, 2 and the Open Space Tract.
2. A private storm sewer easement, for the benefit of Lots 1, 2 and 3, shall be shown and labeled over the relevant portions of the Open Space Tract

3. If required, an Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the relevant portions the private shared driveway on Lot 2 to the satisfaction of the Fire Bureau.
4. A Private Access Easement over the “shared driveway” portion of Lot 3 for the benefit of Lot 2 shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.
5. The Open Space tract shall be noted on the plat as "Tract A: Open Space (Stream and Drainage Reserve)". A note must also be provided on the plat indicating tract ownership and maintenance responsibilities.
6. 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 C.9-11 below. The recording block(s) shall, at a minimum, include language 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.”

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 along NW Skyline Blvd. 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.

Utilities

2. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) and satisfy one of the following related to sanitary sewer service:
 - a. If BES determines through review of a Public Works Permit that a sanitary sewer extension is not required, the applicant must modify the sanitary connection from Lot 1 to allow room on the main for connections from Lots 2 & 3; permits for this work must be finalized, and any variances necessary to approve the three connections to cross over a water main must be granted by the Portland Water Bureau and/or State agencies, as appropriate.
 - b. If BES determines through review of a Public Works Permit that a sanitary sewer extension is required to provide service to the subdivision, the applicant must construct the sewer and it must be accepted by BES prior to final plat approval. A modified sewer connection from Lot 1 must be constructed, and any variances necessary to approve sewers that cross over a water main must be granted by the Portland Water Bureau and/or State agencies, as appropriate.
3. The applicant shall meet the requirements of the Bureau of Environmental Services to complete the proposed modifications to the Lot 1 (existing house) drainage system and the improvements to the downstream portion of the drainageway to the satisfaction of BES, BDS and PBOT.
4. The applicant shall meet the requirements of the Water Bureau concerning relocation of the water service connection to the existing home if it is shown to be located within the frontage of the adjacent property.
5. The applicant shall meet requirements of the Fire Bureau for ensuring adequate Fire Hydrant spacing. If required, the applicant shall meet the requirements of the Fire Bureau for installing a new fire hydrant. The applicant must contact the Water Bureau,

Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.

6. 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.
7. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Lots 2 and 3, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new houses on Lots 2 and 3, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

Existing Development

8. The applicant must plant one street tree(s) in the right of way adjacent to Lot 1. Street trees will be chosen from the City's approved street tree list. Tree size requirements for residential sites are to be 2-inch caliper. The applicant must contact Urban Forestry at 503-823-4018 prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final plat approval.

Required Legal Documents

9. Maintenance Agreement shall be executed for the Private Easements and Tract A described in Conditions B.1-B.5 above. The agreement shall include provisions assigning maintenance responsibilities for these easement areas and any shared facilities within these areas, consistent with the purpose of the tract and easements, and all applicable City Code standards. The agreement(s) must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.
10. If required, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Lots 2 and 3 to contain internal fire suppression sprinklers, per Fire Bureau Appeal no *. The acknowledgement shall be referenced on and recorded with the final plat.
11. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Lots 1-3. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.
12. The applicant shall also provide documentation regarding the easement shown on the survey (listed as 5' wide drainage & underground utility easement), documenting that this easement has been quit claimed or allows the type of developed proposed over top of it

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

1. Development on Lots 1, 2 and 3 shall be in conformance with the Tree Preservation Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.17). Trees indicated for protection are required to be preserved, with the root protection zones indicated on Exhibit C-2 and A.17. 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/her supervision.

2. As required by the Portland Bureau of Transportation, unless an alternative design is approved: Vehicle access to Lots 2 and 3 must from NW Thompson Rd, as shown on the attached site plans (exhibit C.1-C.6) An adequate turnaround must be provided on site to accommodate forward motion ingress/egress on each lot. The driveway must be design and constructed to be at the same grade as the roadway within the 15 ft. of face of the curb. The sight triangles are required to be kept clear of any visibility obstructions.
3. The applicant must meet the requirements of the Portland Bureau of Transportation for constructing sidewalk improvements along NW Skyline Blvd., as referenced under Condition C.1 above, prior to the issuance of building permits for Lots 1 and 2.
4. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.
5. If required, the applicant will be required to meet any requirements identified through a Fire Code Appeal/install residential sprinklers in the new dwelling unit on Lots 2 or 3. Please refer to the final plat approval report for details on whether or not this requirement applies.
6. As required by the Bureau of Environmental Services, building permits for Lots 2 and 3 will be will required to include engineered design of private stormwater management facilities.
7. The applicant must meet the requirements of the Site Development section of BDS, building permit submittals for Lots 2 and 3 are required to include a geotechnical engineering report specific to the proposed development of each lot.
8. The applicant must submit documentation showing that the excavation for the new sewer laterals does not occur within Tract A, but rather is bored underneath as proposed.

Staff Planner: Shawn Burgett

S. Burgett

Decision rendered by: _____ **on May 1, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed May 6, 2015

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 January 14, 2014, and was determined to be complete on **July 14, 2014**.

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 January 14, 2014.

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.24. **The 365 days will expire on 7/14/15**

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 5/20/15** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 .

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283 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.**

Recording concurrent approvals. The preliminary land division approval also includes concurrent approval of [adjustments]. These other concurrent approvals must be recorded by the Multnomah County Recorder before any building or zoning permits can be issued.

A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with these concurrent land use reviews. The applicant, builder, or their representative may record the final decisions on these concurrent land use decisions as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034.

Expiration of concurrent approvals. The preliminary land division approval also includes concurrent approval of [adjustment reviews]. For purposes of determining the expiration date, there are two kinds of concurrent approvals: 1) concurrent approvals that were necessary in order for the land division to be approved; and 2) other approvals that were voluntarily included with the land division application.

The following approvals were necessary for the land division to be approved: [Adjustment, reviews]. These approval(s) expires if:

- The final plat is not approved and recorded within the time specified above, or
- Three years after the final plat is recorded, none of the approved development or other improvements (buildings, streets, utilities, grading, and mitigation enhancements) have been made to the site.

All other concurrent approvals expire three years from the date rendered, unless a building permit has been issued, or the approved activity has begun. Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Applicants Narrative dated 12/31/13
2. Early Neighborhood Notification documentation
3. Geotechnical Report from Northwest Geological Services, Inc. dated 11/20/07
4. Geotechnical Report from Northwest Geological Services, Inc. dated 4/19/14
5. Arborist Report dated 12/4/13
6. Arborist Report dated 5/16/14
7. Preliminary Stormwater Management Report by KPFF dated 10/30/13 (revised 1/6/14)
8. Property Deed History
9. Memo from Pacific Habitat regarding site evaluation for streams, springs and seeps dated 9/30/14
10. Applicants revised narrative dated 7/2/14
11. Memo from KPFF regarding storm report.
12. Transportation Impact Study by Lancaster Engineering dated 12/5/13
13. Sight Distance Analysis for proposed driveway from Lancaster Engineering dated 2/10/15
14. Sight Distance Analysis for proposed driveway from Lancaster Engineering dated 3/9/15

15. Sight Distance Analysis for proposed driveway from Lancaster Engineering dated 3/12/15
 16. Sight Distance Analysis for proposed driveway from Lancaster Engineering dated 3/12/16
 17. Arborist Report dated and updated tree preservation plan dated 3/19/15 (attached)
 18. Fire Flow data from Water Bureau.
 19. Applicants revised narrative dated 4/2/15
 20. Addendum to Geotechnical report from Northwest Geological Services Inc. dated 4/4/15
 21. Revised Preliminary Stormwater Management Report by KPFF dated 10/30/13 (revised 4/2/15)
 22. Wetland Delineation by Pacific Habitat dated 11/13/14
 23. Letter from State of Oregon, Department of State Lands dated 12/11/14 regarding Wetland Delineation Report
 24. Full Extension to 120 day clock
 25. Full plan set dated 7/18/14 (prior to revisions)
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Preliminary Site Plan (attached)
 2. Tree Preservation Plan (attached)
 3. Proposed Improvement Plan (attached)
 4. Clearing and Grading Plan (attached)
 5. Preliminary Driveway Plan (attached)
 6. Existing Conditions Plan (attached)
 7. Public improvement profile
- D. Notification information:
1. Mailing list
 2. Mailed notice
- Notification done prior to site plan modification dropping case from Type III to Type IIX land use review:
3. Request for Response dated 7/28/14
 4. Posting Notice Letter dated 8/15/14
 5. Applicant statement certifying Posting dated 8/20/14
 6. Posting Notice Letter dated 9/25/14
 7. Posting Notice Letter dated 12/2/14
- 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
- F. Correspondence:
- In response to public notice mailed out 3/24/15:
1. Forest Park Neighborhood Association dated 3/24/15
 2. Youngran Ryu & Byung Chan Leem 2722 NW 81st Place Portland, OR 97229, e-mail sent 4/9/14.
 3. Joshua Carson, 2730 NW 81st Place Portland, OR 97229, e-mail dated 4/20/15.
 4. Jocyce Illingworth, 2729 NW 81st Place Portland, OR 97229, e-mail dated 4/21/15
- Letters received prior public notice, before proposal was modified:
5. Jay and Marleen Goldstein, 2626 NW 83rd Place Portland, OR 97229, e-mail dated 8/26/14
 6. Joyce Illingworth, 2729 NW 81st Place Portland, OR 97229, e-mail dated 9/2/14
 7. James D, Zupancic, Zupancic Rathbone Law Group, P.C. 4949 Meadows Road, Suite 600, Lake Oswego, OR 97035. Representing the Panavista Park Homeowners Association. Letter dated 9/8/14.
 8. Joshua Carson, 2730 NW 81st Place Portland, OR 97229, e-mail dated 9/25/14, letter received 9/30/14.
 9. Brian Dunahugh e-mail forwarded from Joshua Carson dated 10/2/14 (no address

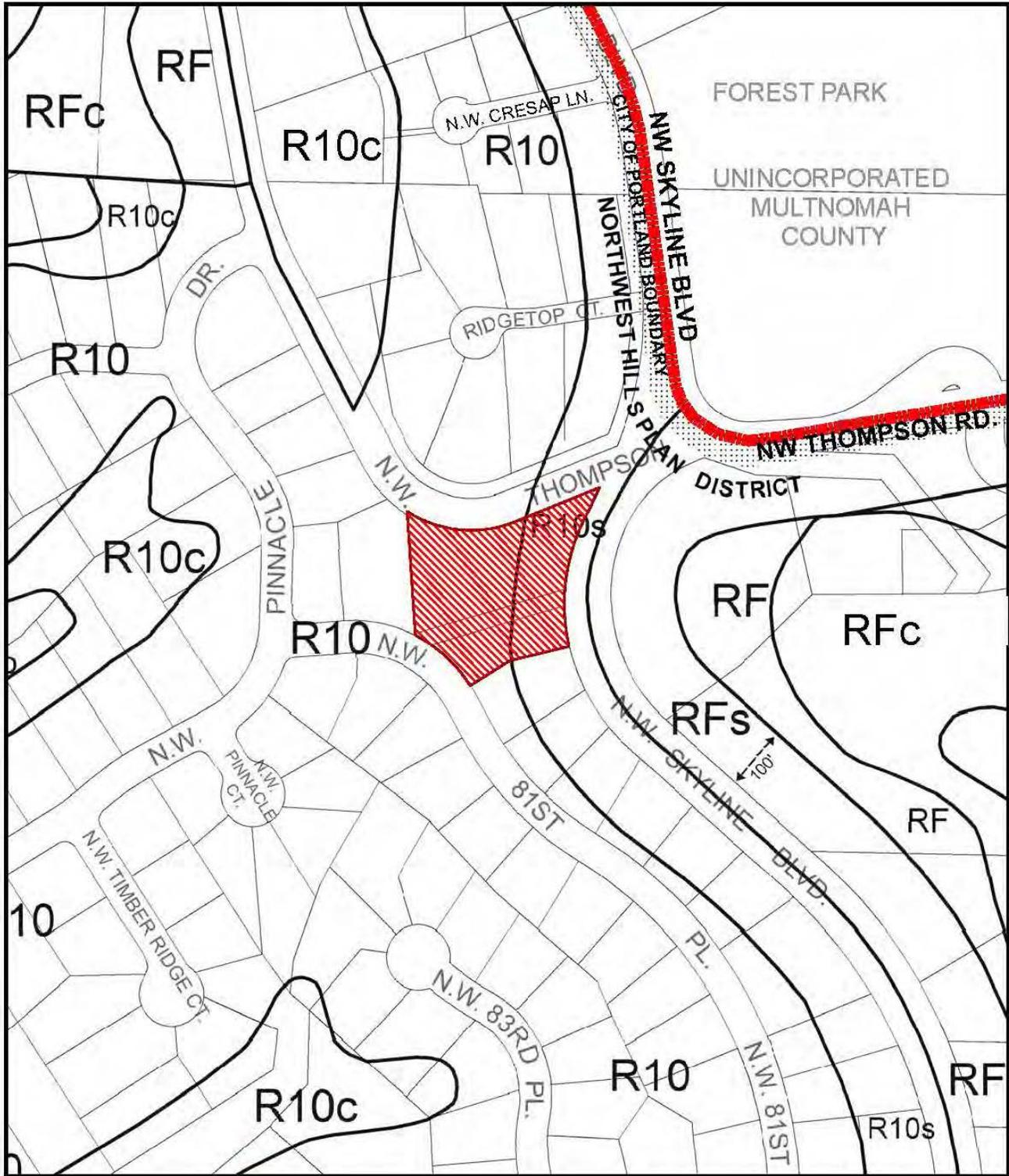
given)

10. Shelia Keane & James Lane, 8544 NW Reed Drive Portland, OR 97229, letter dated 10/11/14

G. Other:

1. Original LU Application
2. Incomplete Letter dated 2/13/14
3. Memo from Planning staff to applicant dated 8/28/14
4. Panavista Park Plat
5. Documentation regarding non-access reservation on plat
6. Land Use History
7. Land Use Hearing reschedule and cancellation requests
8. Email from PBOT regarding support of driveway off of NW Thompson Rd.
9. City Service Bureau Land use responses in review of proposal (5 lots, alley) prior to modification to current layout

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



This site lies within the:
NORTHWEST HILLS PLAN DISTRICT
SKYLINE SUB DISTRICT

File No. LU 14-104790 LDS,AD
 1/4 Section 2721
 Scale 1 inch = 200 feet
 State_Id 1N1W25BC 1600
 Exhibit B (Jan 15, 2014)

COMPREHENSIVE PLAN ZONE R10
TOTAL SITE AREA 54,687 SQ. FT.

REVISION	DATE	DESCRIPTION	BY

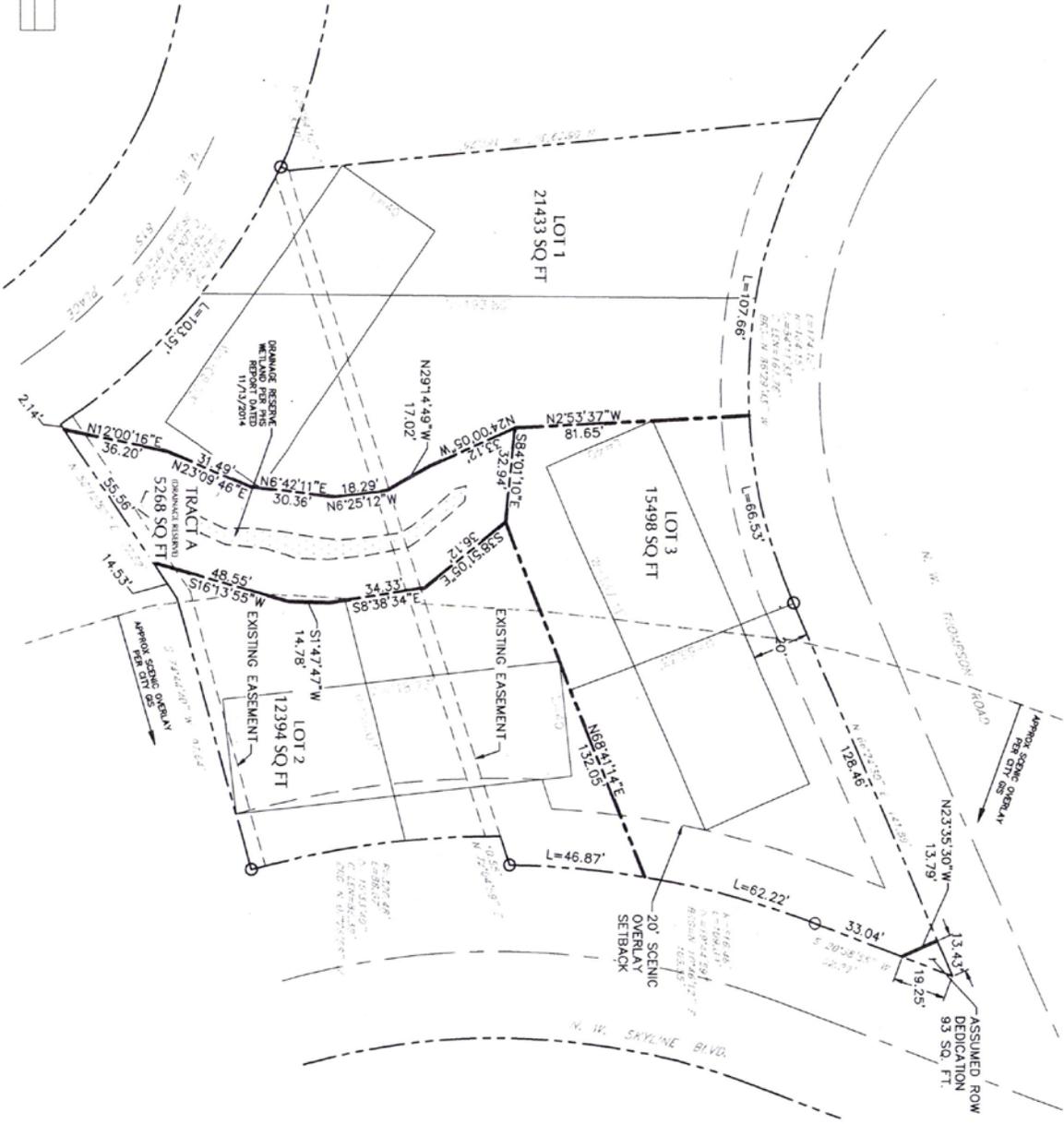


kptf Consulting Engineers
 10000 W. 10th Street, Suite 100
 Denver, Colorado 80202
 Phone: 303.733.8800
 Fax: 303.733.8801
 Website: www.kptf.com

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO.	315003
DESIGNED BY	JL
DRAWN BY	DL
CHECKED BY	JL
PROJECT DATE	06/15/14
PROJECT NAME	3063816/3063816/3063816
DATE	06/15/14

PRELIMINARY LAND DIVISION PLAN

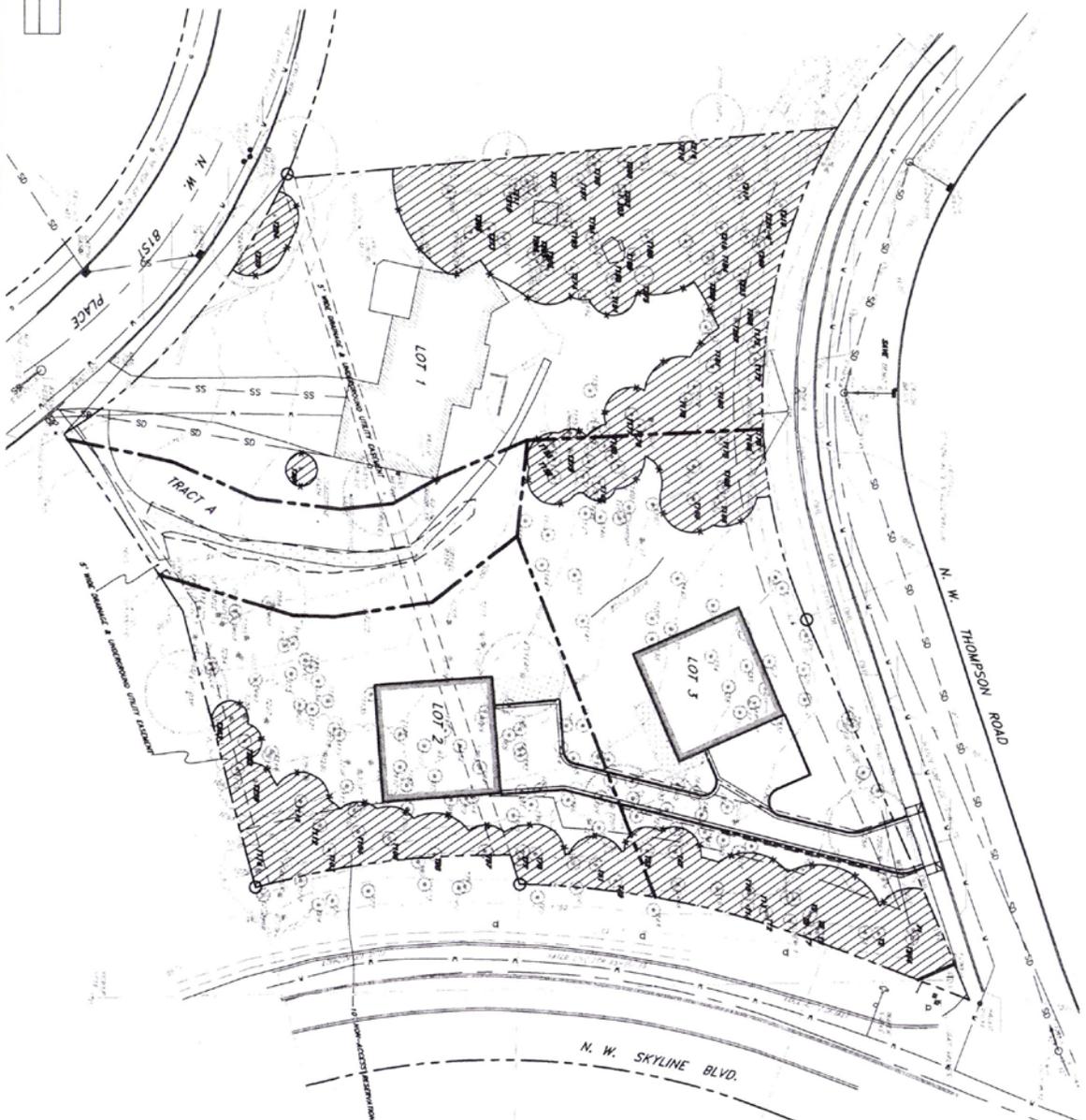


SHEET LEGEND
 PROPOSED
 PROPERTY LOT LINE
 MINIMAL LOT BEGUN AND
 WIDTH MEASUREMENT
 EXISTING

CASE NO.
EXHIBIT

14-104790
C-1

SHEET NO.
C2



COMPREHENSIVE PLAN ZONE R10
 TOTAL SITE AREA 24,687 SQ. FT.

REVISION	DATE	DESCRIPTION	BY



KPFI Consulting Engineers
 2000 S. 10th Street, Suite 200
 Phoenix, AZ 85004
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Website: www.kpfi.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO.	313063
DESIGNED BY	A
DRAWN BY	DB
CHECKED BY	A
LOT DATE	4/21/13 2:45pm
NOTED BY	DEWEN
DATE	2008.03.19
FILE NAME	313063.TREE.PRES.PLAN
REV. NAME	CS

2008 N.W. PLACE PORTLAND, OR
 HOOD SUBDIVISION
 TREE PRESERVATION PLAN

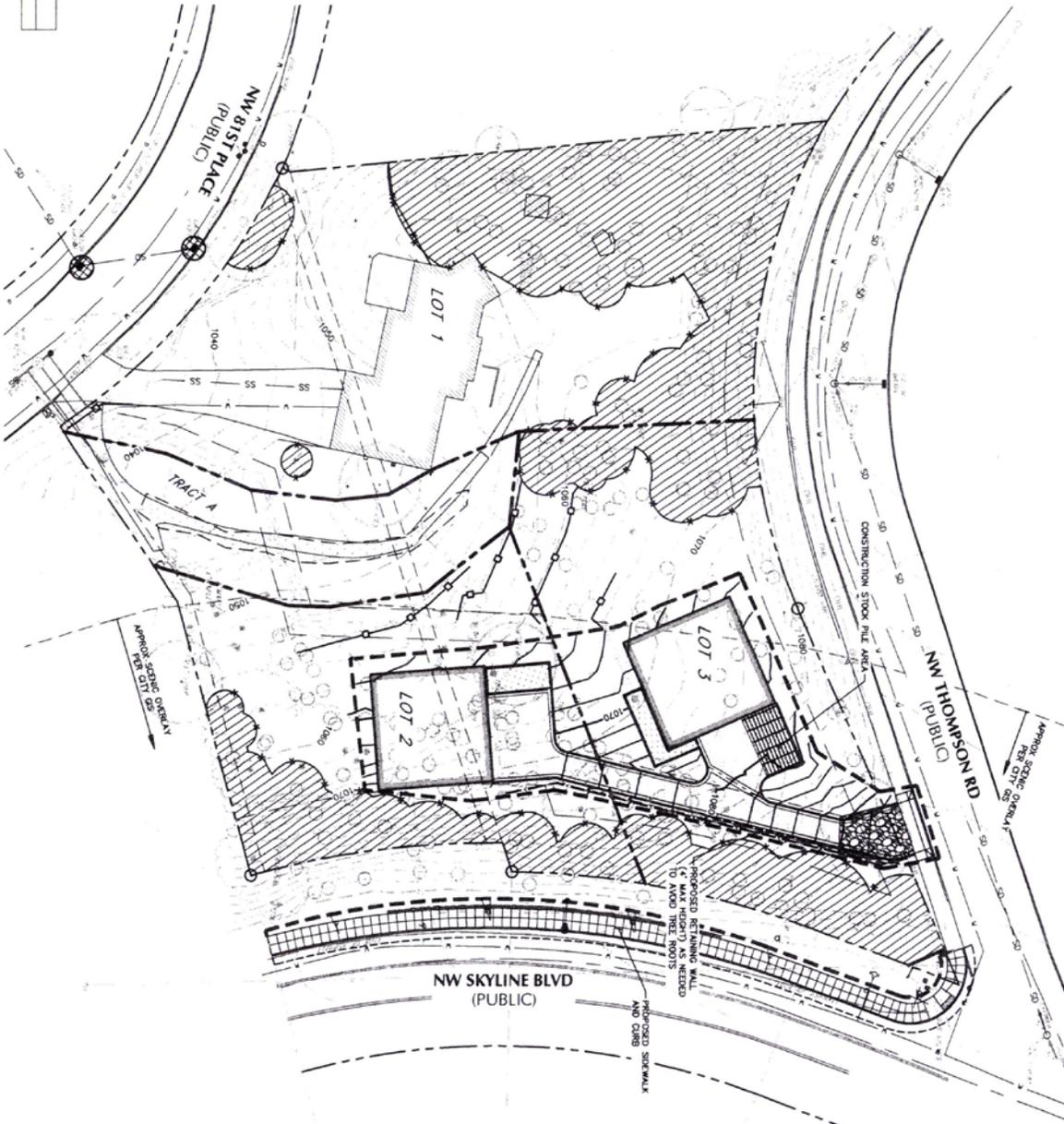
SHEET NO. **C6**
 OF 8
 RECORD NO. 313063

- SHEET NOTES**
- ON-SITE PRIVATE LOT IMPROVEMENTS SHOWN ARE FOR INFORMATION ONLY. EXACT LOCATION AND SIZE WILL BE DETERMINED DURING PERMIT REVIEW.
 - TREE PROTECTION FENCE SHOWN BASED ON RECOMMENDATIONS BY ARBORIST REPORT DATED FEBRUARY 19, 2013.
 - REMOVAL OF TREES OUTSIDE THE PROTECTION AREA WILL BE DETERMINED DURING PERMIT REVIEW.
- SHEET LEGEND**
- TREE PROTECTION FENCE
 - ROOT PROTECTION ZONE FOR RETAINED TREES
 - PROPOSED BUILDING, SEE SHEET NOTE
 - TREE LABELS SHOWN IN BOLD FONT ARE TO BE MAINTAINED PER ARBORIST REPORT DATED 3-19-2013

CASE NO. EXHIBIT

14-104790
 C-2

COMPREHENSIVE PLAN ZONE R10
TOTAL SITE AREA 54,697 SQ. FT.



SHEET NOTES

- ON-SITE PRIVATE LOT IMPROVEMENTS SHOWN ARE CONCEPTUAL IN NATURE. EXACT LOCATIONS AND SIZES WILL BE DETERMINED DURING PERMIT REVIEW.

SHEET LEGEND

- PROPERTY LINE
- SMOUDT
- EX. CONTOUR MINOR (2' INTERVAL)
- EX. CONTOUR MAJOR (10' INTERVAL)
- PROP. CONTOUR MINOR (2' INTERVAL)
- PROP. CONTOUR MAJOR (10' INTERVAL)
- LIMITS OF CLEARING AND CONVEYANCE SWALE
- SEDIMENT CONTROL FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- PERVIOUS PAVEMENT
- TREE PROTECTION AREA, SEE SHEET C8
- TREE PROTECTION FENCE, SEE SHEET C8
- PROPOSED BUILDING, SEE SHEET NOTE 1.

PROPOSED AMOUNT OF SOIL DISTURBED

CUT	278 CU. YDS.
FILL	230 CU. YDS.
NET	20 CU. YDS. (FILL)
TOTAL SQ. FOOTAGE	6,410 SQ. FT.

REVISION	DATE	DESCRIPTION	BY



SCALE
INCHES = FEET
0 20 40

kpf
Consulting Engineers
1125 NW Adams Ave. 4th Floor Portland, OR 97209-4858
Phone: 503.251.1000 Fax: 503.251.1001
www.kpf.com

PRELIMINARY
NOT FOR
CONSTRUCTION

200 No.	313003
DESIGNED BY	A
CHECKED BY	A
SCALE	AS SHOWN
DATE	03/13/24
PROJECT NO.	24000
DATE	03/13/24
SCALE	AS SHOWN
DATE	03/13/24

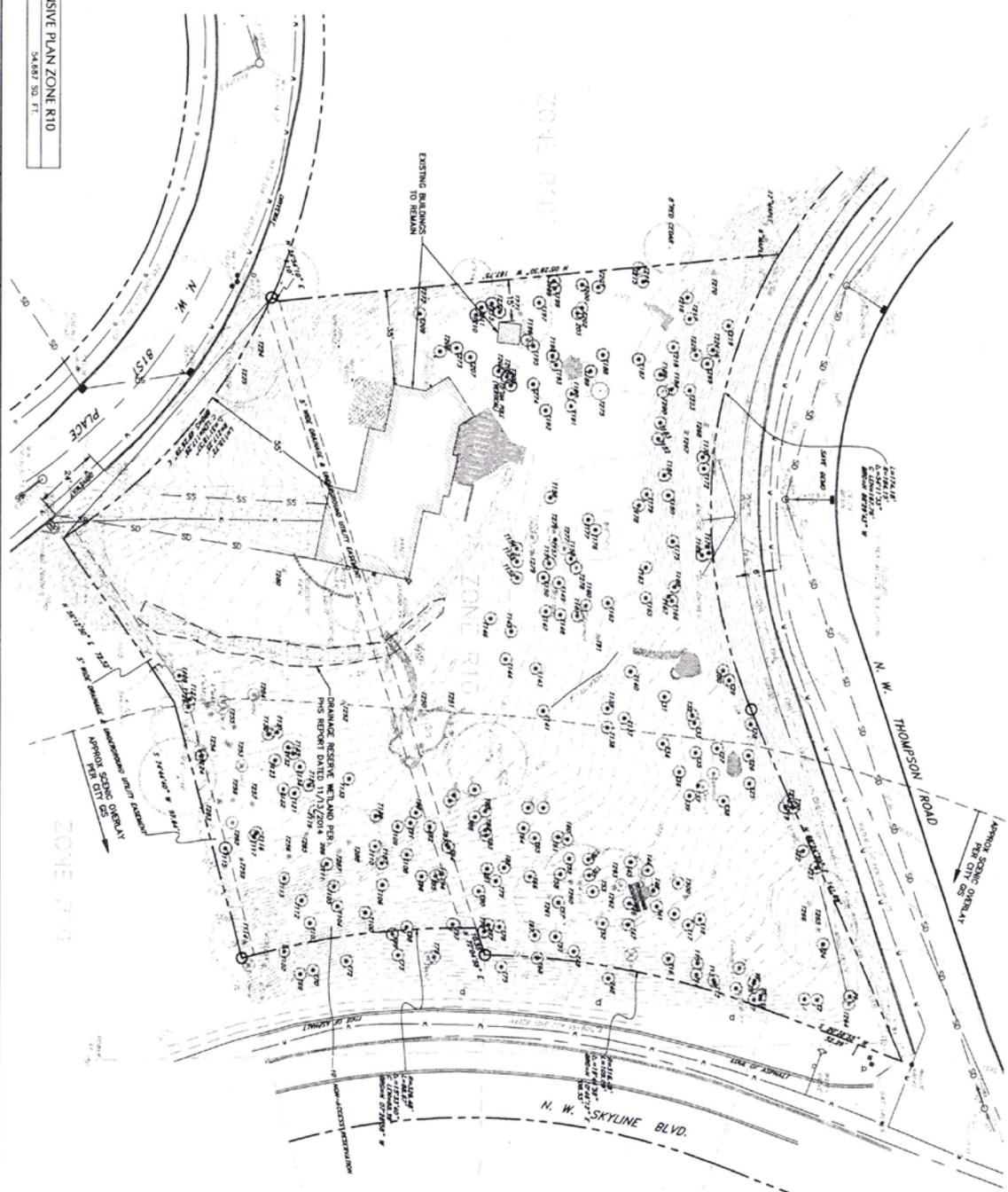
PRELIMINARY CLEARING AND GRADING PLAN

SHEET NO. **C4**

CASE NO. 14704790
EXHIBIT C-4

COMPREHENSIVE PLAN ZONE R10
 TOTAL SITE AREA: 54,887 SQ. FT.

REVISION	DATE	DESCRIPTION



SCALE: 1"=20'-0"

North arrow pointing up.

KDFI Consulting Engineers
 8140 W. 10th Ave., Suite 200, Denver, CO 80202
 Phone: 303.755.8800
 Fax: 303.755.8801
 Website: www.kdfi.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO.	313063
DESIGNED BY	CS
CHECKED BY	A
DATE	4/2/15
PROJECT	3063-1-EXC
DRAWN BY	D31gpa
DATE	4/2/15

MODEL SUBMISSION
 EXISTING CONDITIONS

- THE SYMBOL LEGEND**
- APPROXIMATE CENTER OF CURVE
 - POINT INCLUDED ON THE SURVEY
 - POINT NOT FROM THE SURVEY
 - POINT FROM THE SURVEY
- SURVEY NOTES**
1. BOUNDARY: CITY OF DENVER RECORDATION NO. 429
 2. ELEVATION = 1084.82
 3. COMPUTED AREA AT ONE-TWO INTERVALS AND ARE COMPUTED QUADRANTS
 4. UNBOUNDARY UTILITIES ARE SUBJECT TO ACTUAL FIELD LOCATION
 5. ALL UTILITIES ARE NOT TO SCALE
 6. THIS SURVEY IS NOT TO SCALE
 7. THIS SURVEY IS SUBJECT TO AN EXISTING TOWN PLAT & MAPS AT SET
 8. THIS SURVEY IS NOT TO SCALE

CASE NO. 14-104790
 EXHIBIT C-6



ISA Certified Arborist
PN-6732A

MARY GIERSCH CONSULTING ARBORIST

mary@im4trees.com

ASSIGNMENT

To conduct a Level 1 Limited Tree Assessment for a large group of trees located at 2808 NW 81st Place, Portland, OR, and to prepare a preliminary Tree Preservation Plan.

FIELD OBSERVATIONS

I visited the property on Friday, November 29th, 2013. My observations were limited to what was visible to me from the ground, and the condition of the trees and site on the date and time of my inspection.

I was provided with a digital tree inventory data table from an assessment that was conducted in November 2007 by arborist John O'Shea. I was also provided an existing conditions site map that included new trees and the ID numbered trees from the previous inventory.

I observed several of the trees listed on the previous inventory as dead or hazard were no longer standing, but remained onsite. The vast majority of the trees increased in Diameter-at-Breast-Height (DBH) since the last inventory. Over forty trees that were previously exempt due to size (under 6" DBH) were added to the inventory based on current size.

The majority of trees onsite are from only two species--bigleaf maple (*Acer macrophyllum*) and red alder (*Alnus rubra*), and are in poor condition. An updated Tree Inventory Table is included as an attachment to this report.

RECOMMENDATIONS

I have provided tree preservation recommendations based on the preliminary development plans I was provided. There are 2,019 non-exempt DBH inches onsite, 726 DBH inches (36%) are recommended for retention.

Root Protection Zone (RPZ) distance information is provided for retained trees within the Tree Inventory Table. RPZ distance is measured in feet in a radius from the trunk of the tree. Tree protection fencing is required along the RPZ 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.

Please contact me with any questions pertaining to this report at 503-523-6411, or Mary@im4trees.com.

Sincerely,

Mary Kay Giersch

ISA Certified Arborist PN-6732A

Member, American Society of Consulting Arborists



CASE NO. 14-104790
EXHIBIT A-17



MARY KIERSCH CONSULTING ARBORIST
mary@im4trees.com

ISA Certified Arborist
PA-6732A

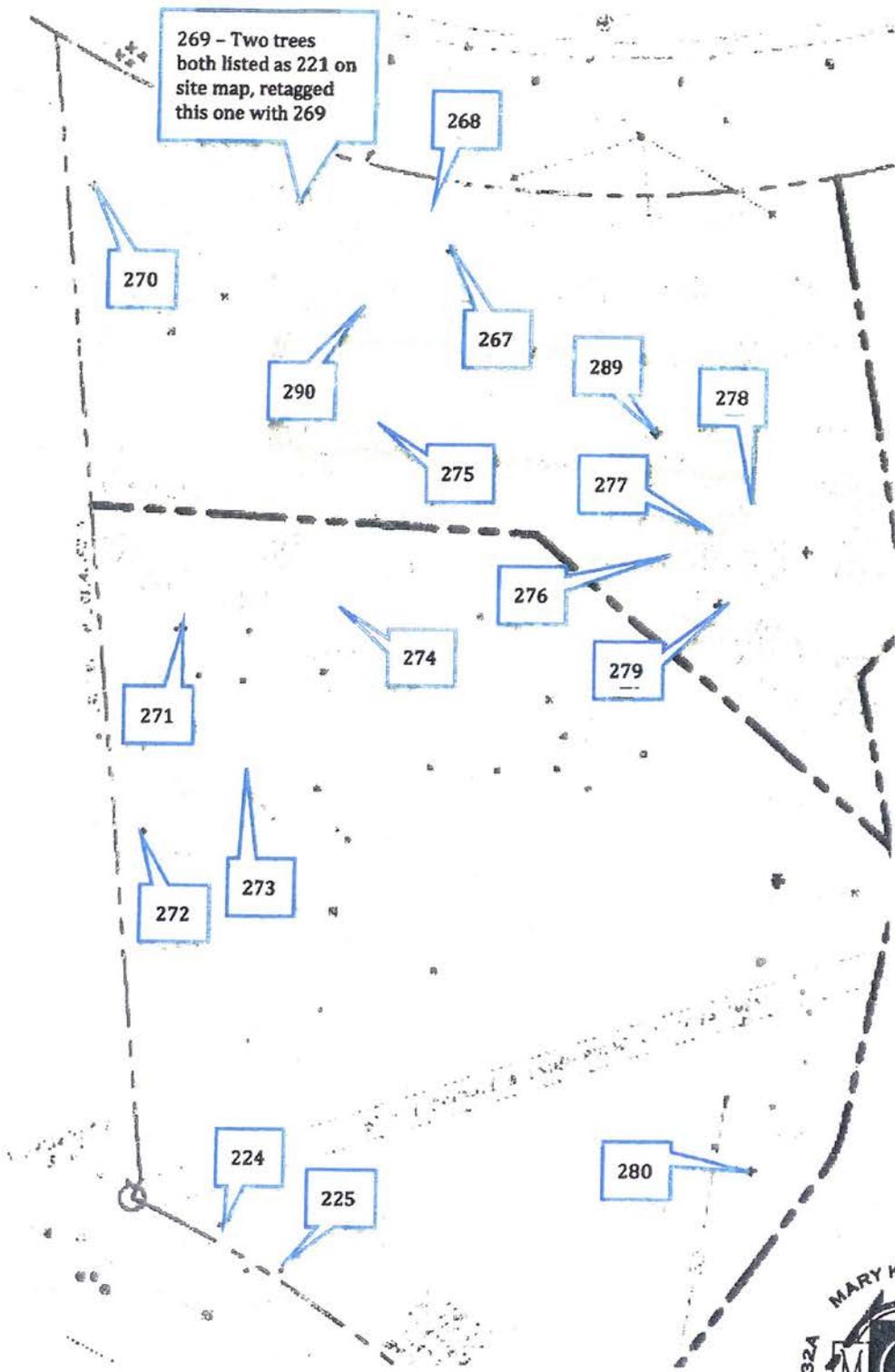
ATTACHMENT A - CERTIFICATION OF PERFORMANCE

I, Mary Kay Giersch, certify:

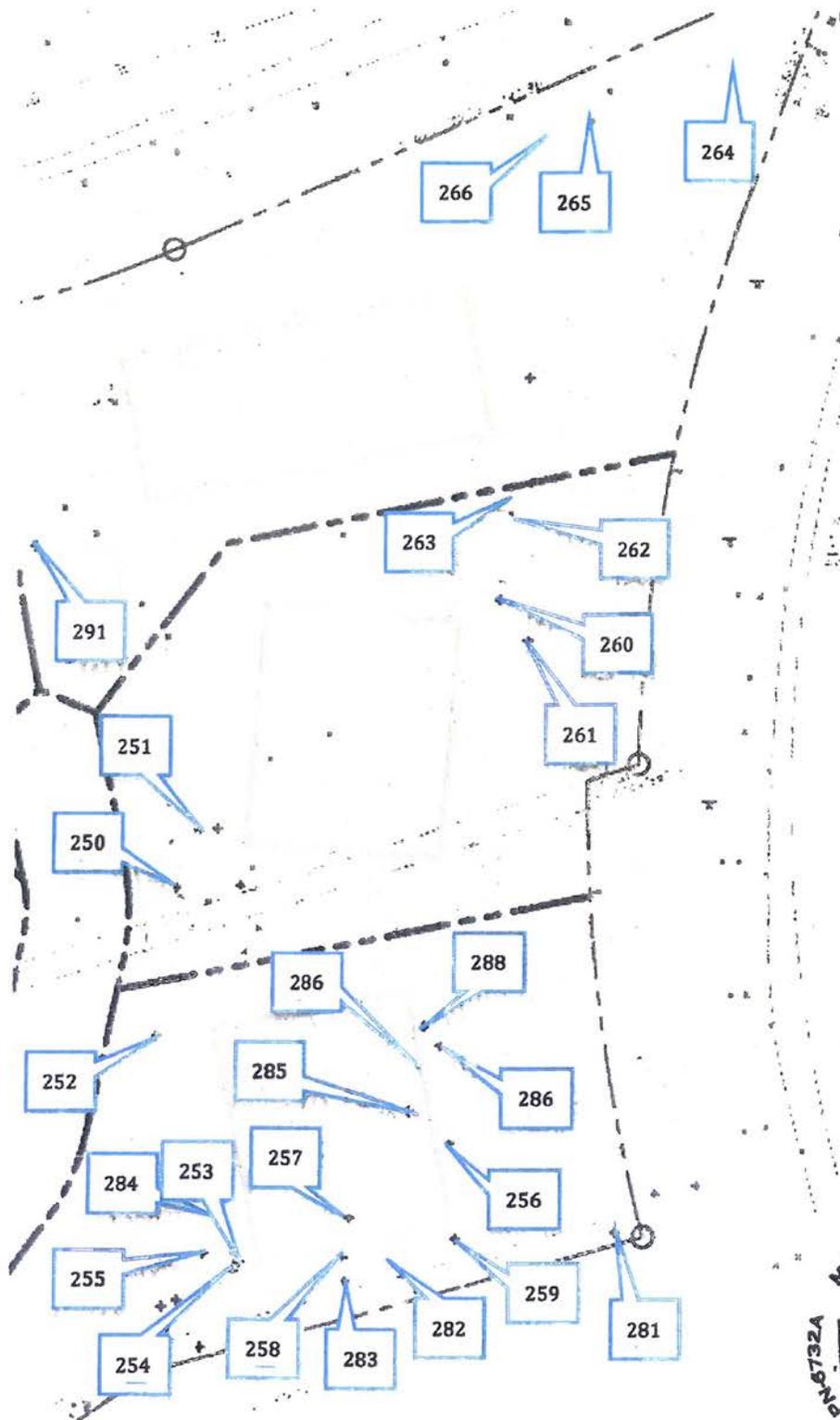
- That I have personally inspected the trees and property referred to in this report, and have stated my findings accordingly. The extent of the evaluation is stated in the attached report and the terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboriculture practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results if the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am an International Society of Arboriculture Certified Arborist.





CASE NO. 14-104790
EXHIBIT A-17



CASE NO. 14-104790
EXHIBIT A-17

Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
1	Red Alder	<i>Alnus rubra</i>			14		Poor	14' RPZ
2	Bigleaf Maple	<i>Acer macrophyllum</i>			7		Poor	7' RPZ
3	Bigleaf Maple	<i>Acer macrophyllum</i>		35		Yes	Poor	
4	Bigleaf Maple	<i>Acer macrophyllum</i>	6				Hazard	
5	Bigleaf Maple	<i>Acer macrophyllum</i>			10		Poor	10' RPZ
6	Bigleaf Maple	<i>Acer macrophyllum</i>			23	Yes	Poor	23' RPZ
7	Bigleaf Maple	<i>Acer macrophyllum</i>			10		Poor	10' RPZ
8	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Poor	9' RPZ
9	Bigleaf Maple	<i>Acer macrophyllum</i>			12		Poor	12' RPZ
10	Willow	<i>Salix scouleriana</i>	16				Hazard	
11	Red Alder	<i>Alnus rubra</i>	16				Hazard	
12	Bigleaf Maple	<i>Acer macrophyllum</i>			15		Poor	15' RPZ
13	Bigleaf Maple	<i>Acer macrophyllum</i>			13		Poor	13' RPZ
14	Bigleaf Maple	<i>Acer macrophyllum</i>			18	Yes	Poor	18' RPZ
15	Bigleaf Maple	<i>Acer macrophyllum</i>	10				Hazard	
16	Red Alder	<i>Alnus rubra</i>	14				Hazard	
17	Douglas-fir	<i>Pseudotsuga menziesii</i>	8				Hazard	
18	Bigleaf Maple	<i>Acer macrophyllum</i>	6		8		Poor	8' RPZ
19	Bigleaf Maple	<i>Acer macrophyllum</i>	18				Hazard	
20	Bigleaf Maple	<i>Acer macrophyllum</i>	7				OFF PROPERTY	
21	Bigleaf Maple	<i>Acer macrophyllum</i>					OFF PROPERTY	
22	Bigleaf Maple	<i>Acer macrophyllum</i>			14		Poor	14' RPZ
23	Black Hawthorn	<i>Crataegus suksdorfii</i>			18	Yes	Poor	18' RPZ
24	Giant Sequoia	<i>Sequoiadendron giganteum</i>			10		Poor	10' RPZ
25	Black Hawthorn	<i>Crataegus suksdorfii</i>			6		Poor	6' RPZ
26	Bigleaf Maple	<i>Acer macrophyllum</i>	11				Hazard	
27	Bigleaf Maple	<i>Acer macrophyllum</i>	20	10			Poor	
28	Bigleaf Maple	<i>Acer macrophyllum</i>					Hazard	
29	Bigleaf Maple	<i>Acer macrophyllum</i>		29		Yes	Poor	
30	Bigleaf Maple	<i>Acer macrophyllum</i>		40		Yes	Poor	
31	Bigleaf Maple	<i>Acer macrophyllum</i>		13			Poor	
32	Cherry	<i>Prunus serrulata</i>		18			Poor	
33	Bigleaf Maple	<i>Acer macrophyllum</i>	10				Hazard	
34	Bigleaf Maple	<i>Acer macrophyllum</i>	14				Hazard	
35	Cherry	<i>Prunus serrulata</i>	15				Hazard	
36	Black Hawthorn	<i>Crataegus suksdorfii</i>		7			Hazard	



Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
37	Red Alder	<i>Alnus rubra</i>		8			Poor	
38	Willow	<i>Salix scouleriana</i>	18				Hazard	
39	Red Alder	<i>Alnus rubra</i>		16			Poor	
40	Red Alder	<i>Alnus rubra</i>		10			Poor	
41	Red Alder	<i>Alnus rubra</i>		7			Poor	
42	Red Alder	<i>Alnus rubra</i>		7			Poor	
43	Red Alder	<i>Alnus rubra</i>		8			Poor	
44	Red Alder	<i>Alnus rubra</i>	8				Hazard	
45	Red Alder	<i>Alnus rubra</i>		10			Poor	
46	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor	
47	Red Alder	<i>Alnus rubra</i>			9		Poor	9' RPZ
48	Bigleaf Maple	<i>Acer macrophyllum</i>	37				OFF PROPERTY	
49	Red Alder	<i>Alnus rubra</i>			9		Poor	9' RPZ
50	Red Alder	<i>Alnus rubra</i>		9			Poor	
51	Red Alder	<i>Alnus rubra</i>			10		Poor	10' RPZ
52	Red Alder	<i>Alnus rubra</i>			8		Poor	8' RPZ
53	Red Alder	<i>Alnus rubra</i>			7		Poor	7' RPZ
54	Douglas-fir	<i>Pseudotsuga menziesii</i>	6				Hazard	
55	Douglas-fir	<i>Pseudotsuga menziesii</i>	7				Hazard	
56	Bigleaf Maple	<i>Acer macrophyllum</i>	8				Hazard	
57	Red Alder	<i>Alnus rubra</i>			8		Poor	8' RPZ
58	Bigleaf Maple	<i>Acer macrophyllum</i>	7				Dead	
59	Red Alder	<i>Alnus rubra</i>		8			Poor	
60	Bigleaf Maple	<i>Acer macrophyllum</i>		17			Poor	
61	Red Alder	<i>Alnus rubra</i>		9			Poor	
62	Bigleaf Maple	<i>Acer macrophyllum</i>		20		Yes	Poor	
63	Bigleaf Maple	<i>Acer macrophyllum</i>		12			Poor	
64	Bigleaf Maple	<i>Acer macrophyllum</i>		16			Poor	
65	Bigleaf Maple	<i>Acer macrophyllum</i>		10			Poor	
66	Bigleaf Maple	<i>Acer macrophyllum</i>	8				Hazard	
67	Red Alder	<i>Alnus rubra</i>			8		Poor	8' RPZ
68	Bigleaf Maple	<i>Acer macrophyllum</i>	26				OFF PROPERTY	
69	Bigleaf Maple	<i>Acer macrophyllum</i>	32				OFF PROPERTY	
70	Bigleaf Maple	<i>Acer macrophyllum</i>	13				OFF PROPERTY	
71	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor	
72	Bigleaf Maple	<i>Acer macrophyllum</i>	20				OFF PROPERTY	

CASE NO. 14-104790
EXHIBIT A-17

Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
73	Bigleaf Maple	Acer macrophyllum	36				OFF PROPERTY	
74	Bigleaf Maple	Acer macrophyllum	21				OFF PROPERTY	
75	Bigleaf Maple	Acer macrophyllum	18		9		OFF PROPERTY	9' RPZ
76	Bigleaf Maple	Acer macrophyllum			9		Poor	9' RPZ
77	Bigleaf Maple	Acer macrophyllum			10		Poor	10' RPZ
78	Bigleaf Maple	Acer macrophyllum					Poor	
79	Red Alder	Alnus rubra		10			Poor	
80	Bigleaf Maple	Acer macrophyllum		10			Poor	
81	Red Alder	Alnus rubra		8			Poor	
82	Red Alder	Alnus rubra		9			Poor	
83	Red Alder	Alnus rubra		7			Poor	
84	Red Alder	Alnus rubra		7			Poor	
85	Red Alder	Alnus rubra		16			Poor	
86	Red Alder	Alnus rubra	10				Poor	
87	Bigleaf Maple	Acer macrophyllum		8			Hazard	
88	Red Alder	Alnus rubra		10			Poor	
89	Red Alder	Alnus rubra		11			Poor	
90	Douglas-fir	Pseudotsuga menziesii		8			Poor	
91	Red Alder	Alnus rubra		10			Poor	
92	Red Alder	Alnus rubra		10			Poor	
93	Bigleaf Maple	Acer macrophyllum		8			Poor	
94	Red Alder	Alnus rubra		8			Poor	
95	Red Alder	Alnus rubra	7				Dead	
96	Red Alder	Alnus rubra		9			Poor	
97	Bigleaf Maple	Acer macrophyllum			11		Poor	11' RPZ
98	Red Alder	Alnus rubra			14		Poor	14' RPZ
99	Bigleaf Maple	Acer macrophyllum	7				OFF PROPERTY	
100	Red Alder	Alnus rubra		11			Poor	
101	Red Alder	Alnus rubra		11			Poor	
102	Red Alder	Alnus rubra	8				OFF PROPERTY	
103	Red Alder	Alnus rubra	10				Hazard	
104	Bigleaf Maple	Acer macrophyllum			10		Poor	10' RPZ
105	Red Alder	Alnus rubra	22				Hazard	
106	Red Alder	Alnus rubra		13			Poor	
107	Bigleaf Maple	Acer macrophyllum		9			Poor	
108	Red Alder	Alnus rubra	8				Hazard	

CASE NO. 14-104790
EXHIBIT A-17

Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
109	Red Alder	<i>Alnus rubra</i>	8				Hazard	
110	Red Alder	<i>Alnus rubra</i>		12			Poor	
111	Red Alder	<i>Alnus rubra</i>		10			Poor	
112	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Poor	9' RPZ
113	Red Alder	<i>Alnus rubra</i>		10			Poor	
114	Red Alder	<i>Alnus rubra</i>		8			Poor	
115	Red Alder	<i>Alnus rubra</i>		7			Poor	
116	Red Alder	<i>Alnus rubra</i>		9			Poor	
117	Red Alder	<i>Alnus rubra</i>		8			Poor	
118	Red Alder	<i>Alnus rubra</i>		7			Poor	
119	Red Alder	<i>Alnus rubra</i>	7				Hazard	
120	Red Alder	<i>Alnus rubra</i>	9				Dead	
121	Red Alder	<i>Alnus rubra</i>	10				Dead	
122	Red Alder	<i>Alnus rubra</i>	8				Dead	
123	Red Alder	<i>Alnus rubra</i>		9			Poor	
124	Bigleaf Maple	<i>Acer macrophyllum</i>		10			Poor	
125	Red Alder	<i>Alnus rubra</i>	10				Dead	
126	Willow	<i>Salix scouleriana</i>		16		Yes	Poor	
127	Willow	<i>Salix scouleriana</i>		14		Yes	Poor	
128	Bigleaf Maple	<i>Acer macrophyllum</i>			7		Poor	7' RPZ
129	Bigleaf Maple	<i>Acer macrophyllum</i>	8				Dead	
130	Red Alder	<i>Alnus rubra</i>		14			Poor	
131	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Poor	
132	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Poor	
133	Bigleaf Maple	<i>Acer macrophyllum</i>					Hazard	
134	Douglas-fir	<i>Pseudotsuga menziesii</i>	7				Poor	
135	Bigleaf Maple	<i>Acer macrophyllum</i>		11			Poor	
136	Red Alder	<i>Alnus rubra</i>		19		Yes	Poor	
137	Cherry	<i>Prunus serrulata</i>		10			Poor	
138	Hawthorn	<i>Crataegus monogyna</i>	6				Poor	
139	Cherry	<i>Prunus serrulata</i>	19				Poor	
140	Cherry	<i>Prunus serrulata</i>		16			Poor	
141	Bigleaf Maple	<i>Acer macrophyllum</i>		25		Yes	Poor	
142	Bigleaf Maple	<i>Acer macrophyllum</i>	12				Dead	
143	Red Alder	<i>Alnus rubra</i>	21				Hazard	
144	Red Alder	<i>Alnus rubra</i>	13				Hazard	

Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
145	Bigleaf Maple	<i>Acer macrophyllum</i>		15			Poor	
146	Blue Atlas Cedar	<i>Cedrus atlantica</i>		9			Good	
147	Red Alder	<i>Alnus rubra</i>	11				Hazard	
148	Red Alder	<i>Alnus rubra</i>	10				Hazard	
149	Bigleaf Maple	<i>Acer macrophyllum</i>		6			Poor	
150	Red Alder	<i>Alnus rubra</i>	13				Dead	
151	Red Alder	<i>Alnus rubra</i>	8				Poor	
152	Bigleaf Maple	<i>Acer macrophyllum</i>		9			Poor	
153	Bigleaf Maple	<i>Acer macrophyllum</i>		9			Poor	
154	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor	
155	Red Alder	<i>Alnus rubra</i>	11				Dead	
156	Bigleaf Maple	<i>Acer macrophyllum</i>	10				Hazard	
157	Red Alder	<i>Alnus rubra</i>		11			Poor	
158	Red Alder	<i>Alnus rubra</i>		11			Poor	
159	Red Alder	<i>Alnus rubra</i>	8				Dead	
160	Red Alder	<i>Alnus rubra</i>		9			Poor	
161	Red Alder	<i>Alnus rubra</i>		7			Poor	
162	Red Alder	<i>Alnus rubra</i>	20				Hazard	
163	Red Alder	<i>Alnus rubra</i>	11				Hazard	
164	Red Alder	<i>Alnus rubra</i>		10			Poor	
165	Red Alder	<i>Alnus rubra</i>		11			Poor	
166	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Poor	9' RPZ
167	Red Alder	<i>Alnus rubra</i>			10		Poor	10' RPZ
168	Red Alder	<i>Alnus rubra</i>		13			Poor	
169	Bigleaf Maple	<i>Acer macrophyllum</i>		19		Yes	Poor	
170	Bigleaf Maple	<i>Acer macrophyllum</i>	17				Hazard	
171	Bigleaf Maple	<i>Acer macrophyllum</i>	46				Hazard	
172	Bigleaf Maple	<i>Acer macrophyllum</i>			16		Poor	16' RPZ
173	Bigleaf Maple	<i>Acer macrophyllum</i>			12		Poor	12' RPZ
174	Bigleaf Maple	<i>Acer macrophyllum</i>	8				Hazard	
175	Red Alder	<i>Alnus rubra</i>		12			Poor	
176	Red Alder	<i>Alnus rubra</i>		10			Poor	
177	Red Alder	<i>Alnus rubra</i>		9			Poor	
178	Red Alder	<i>Alnus rubra</i>		14			Poor	
179	Red Alder	<i>Alnus rubra</i>	13				Hazard	

CASE NO. 14-104790
EXHIBIT A-17

Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
180	Bigleaf Maple	<i>Acer macrophyllum</i>					Poor	
181	Red Alder	<i>Alnus rubra</i>	8	9			Hazard	
182	Red Alder	<i>Alnus rubra</i>	12				Hazard	
183	Red Alder	<i>Alnus rubra</i>		16			Poor	
184	Douglas-fir	<i>Pseudotsuga menziesii</i>		8			Poor	
185	Red Alder	<i>Alnus rubra</i>	8				Hazard	
186	Red Alder	<i>Alnus rubra</i>	19				Hazard	
187	Willow	<i>Salix scouleriana</i>	6			Yes	Hazard	
188	Red Alder	<i>Alnus rubra</i>		8			Poor	
189	Red Alder	<i>Alnus rubra</i>		9			Poor	
190	Red Alder	<i>Alnus rubra</i>		8			Poor	
191	Red Alder	<i>Alnus rubra</i>		8			Poor	
192	Red Alder	<i>Alnus rubra</i>			12		Poor	12' RPZ
193	Red Alder	<i>Alnus rubra</i>			9		Poor	9' RPZ
194	Red Alder	<i>Alnus rubra</i>			10		Poor	10' RPZ
195	Bigleaf Maple	<i>Acer macrophyllum</i>			8		Poor	8' RPZ
196	Bigleaf Maple	<i>Acer macrophyllum</i>	6				Dead	
197	Bigleaf Maple	<i>Acer macrophyllum</i>			8		Poor	8' RPZ
198	Red Alder	<i>Alnus rubra</i>			10		Poor	10' RPZ
199	Red Alder	<i>Alnus rubra</i>	9				Dead	
200	Bigleaf Maple	<i>Acer macrophyllum</i>			11		Poor	11' RPZ
201	Bigleaf Maple	<i>Acer macrophyllum</i>	9				Dead	
202	Bigleaf Maple	<i>Acer macrophyllum</i>			8		Poor	8' RPZ
203	Red Alder	<i>Alnus rubra</i>		16			Poor	
204	Red Alder	<i>Alnus rubra</i>			12		Poor	12' RPZ
205	Red Alder	<i>Alnus rubra</i>			13		Poor	13' RPZ
206	Red Alder	<i>Alnus rubra</i>			14		Poor	14' RPZ
207	Red Alder	<i>Alnus rubra</i>			8		Poor	8' RPZ
208	Red Alder	<i>Alnus rubra</i>			16		Poor	16' RPZ
209	Red Alder	<i>Alnus rubra</i>			17		Poor	17' RPZ
210	Bigleaf Maple	<i>Acer macrophyllum</i>			11		Poor	11' RPZ
211	Red Alder	<i>Alnus rubra</i>			18	Yes	Poor	18' RPZ
212	Red Alder	<i>Alnus rubra</i>			15		Poor	15' RPZ
213	Bigleaf Maple	<i>Acer macrophyllum</i>			8		Poor	8' RPZ
214	Red Alder	<i>Alnus rubra</i>			7		Poor	7' RPZ
215	Bigleaf Maple	<i>Acer macrophyllum</i>			12		Poor	12' RPZ

CASE NO. 14-104790
EXHIBIT A-17

Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
216	Red Alder	<i>Alnus rubra</i>		17			Poor	
217	Bigleaf Maple	<i>Acer macrophyllum</i>		18		Yes	Poor	
218	Red Alder	<i>Alnus rubra</i>	11				Hazard	
219	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Poor	9' RPZ
220	Red Alder	<i>Alnus rubra</i>	18				Hazard	
221	Douglas-fir	<i>Pseudotsuga menziesii</i>			7		Poor	7' RPZ
222	Red Alder	<i>Alnus rubra</i>		20		Yes	Poor	
223	Red Alder	<i>Alnus rubra</i>		14			Poor	
224	Blue Spruce	<i>Picea pungens</i>			8		Good	8' RPZ
225	White pine	<i>Pinus strobus</i>			10		Good	10' RPZ
250	White Birch	<i>Betula jacquemontii</i>		7			Good	
251	White Birch	<i>Betula jacquemontii</i>		6			Good	
252	White Birch	<i>Betula jacquemontii</i>		6			Good	
253	Bigleaf Maple	<i>Acer macrophyllum</i>		6			Good	
254	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor	
255	Bigleaf Maple	<i>Acer macrophyllum</i>	6				Poor	
256	Red Alder	<i>Alnus rubra</i>	6				Hazard	
257	Red Alder	<i>Alnus rubra</i>		6			Hazard	
258	Red Alder	<i>Alnus rubra</i>		6			Poor	
259	Red Alder	<i>Alnus rubra</i>		6			Poor	
260	Bigleaf Maple	<i>Acer macrophyllum</i>		6			Poor	
261	Bigleaf Maple	<i>Acer macrophyllum</i>		6			Poor	
262	Bigleaf Maple	<i>Acer macrophyllum</i>		6	6		Poor	6' RPZ
263	Bigleaf Maple	<i>Acer macrophyllum</i>		6	6		Poor	6' RPZ
264	Red Alder	<i>Alnus rubra</i>			6		Poor	6' RPZ
265	Giant Sequoia	<i>Sequoiadendron giganteum</i>			7		Poor	7' RPZ
266	Giant Sequoia	<i>Sequoiadendron giganteum</i>			7		Poor	7' RPZ
267	Red Alder	<i>Alnus rubra</i>			6		Poor	6' RPZ
268	Red Alder	<i>Alnus rubra</i>			6		Poor	6' RPZ
269	Red Alder	<i>Alnus rubra</i>			6		Poor	6' RPZ
270	Red Alder	<i>Alnus rubra</i>		23		Yes	Poor	
271	Red Alder	<i>Alnus rubra</i>	12				Poor	
272	Bigleaf Maple	<i>Acer macrophyllum</i>			6		Poor	6' RPZ
273	Bigleaf Maple	<i>Acer macrophyllum</i>			15		Poor	15' RPZ
274	Bigleaf Maple	<i>Acer macrophyllum</i>			7		Poor	7' RPZ
275	Douglas-fir	<i>Pseudotsuga menziesii</i>			7		Poor	7' RPZ
276	Douglas-fir	<i>Pseudotsuga menziesii</i>		6			Poor	
				6			Poor	

Tree Inventory Table
2808 NW 81st Place, Portland, OR

SUPERCEDED
SEE UPDATED TABLE DATED 3/19/15

ID	NAME	SPECIES	EXEMPT	Non-Exempt REMOVE	Non-Exempt RETAIN	SIGNIFICANT	CONDITION	ROOT PROTECTION ZONE *
277	Bigleaf Maple	<i>Acer macrophyllum</i>		6			Poor	
278	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor	
279	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor	
280	Japanese Maple	<i>Acer palmatum</i>			6		Good	6' RPZ
281	Red Alder	<i>Alnus rubra</i>			8		Poor	8' RPZ
282	Red Alder	<i>Alnus rubra</i>		6			Poor	
283	Red Alder	<i>Alnus rubra</i>		6			Poor	
284	Red Alder	<i>Alnus rubra</i>		6			Poor	
285	Red Alder	<i>Alnus rubra</i>		6			Poor	
286	Red Alder	<i>Alnus rubra</i>		6			Poor	
287	Red Alder	<i>Alnus rubra</i>		6			Poor	
288	Red Alder	<i>Alnus rubra</i>		6			Poor	
289	Red Alder	<i>Alnus rubra</i>		6			Poor	
290	Red Alder	<i>Alnus rubra</i>		6			Poor	
291	Red Alder	<i>Alnus rubra</i>		10			Poor	
			962	1293	726			
		Total Non-Exempt DBH	2019					
		Retained DBH	726	36.0%				
		Total # of Trees Retained	71					
		# of Sig. Trees Retained	4 of 17	24%				
		* Root Protection Zone (RPZ) is measured in feet in a radius from the trunk of the tree						



CASE NO. 14-109700
EXHIBIT A-17

Tree Inventory Table

2808 NW 81st Place, Portland, OR

3/19/15 1:16 AM

CURRENT UPDATED TABLE

ID	NAME	SPECIES	EXEMPT	REMOVE	RETAIN	SIGNIFICANT	CONDITION	RPZ	COMMENTS
1	Red Alder	<i>Alnus rubra</i>			14		Poor	14	
2	Bigleaf Maple	<i>Acer macrophyllum</i>			7		Poor	7	
4	Bigleaf Maple	<i>Acer macrophyllum</i>	6				Hazard		Decay Cavity
5	Bigleaf Maple	<i>Acer macrophyllum</i>			10		Poor	10	
6	Bigleaf Maple	<i>Acer macrophyllum</i>			23		Poor	23	
7	Bigleaf Maple	<i>Acer macrophyllum</i>			10	Yes	Poor	10	
8	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Poor	9	
9	Bigleaf Maple	<i>Acer macrophyllum</i>			12		Poor	12	
10	Willow	<i>Salix scouleriana</i>	16				Dead		
11	Red Alder	<i>Alnus rubra</i>	16				Dead		
12	Bigleaf Maple	<i>Acer macrophyllum</i>			15		Poor	15	
13	Bigleaf Maple	<i>Acer macrophyllum</i>			13		Poor	13	
14	Bigleaf Maple	<i>Acer macrophyllum</i>			18		Poor	18	
15	Bigleaf Maple	<i>Acer macrophyllum</i>			10	Yes	Poor	10	
16	Red Alder	<i>Alnus rubra</i>	14				Hazard		Decay Cavity
17	Douglas-fir	<i>Pseudotsuga menziesii</i>	8				Dead		
18	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Moderate		
19	Bigleaf Maple	<i>Acer macrophyllum</i>	6				Hazard		
20	Bigleaf Maple	<i>Acer macrophyllum</i>	18				OFF PROPERTY		Decay, 10% Live Crown
21	Bigleaf Maple	<i>Acer macrophyllum</i>	7				OFF PROPERTY		
22	Bigleaf Maple	<i>Acer macrophyllum</i>		17			Poor		
23	Black Hawthorn	<i>Crataegus suksdorfii</i>		18		Yes	Poor		
24	Giant Sequoia	<i>Sequoiadendron giganteum</i>		10			Poor		
25	Black Hawthorn	<i>Crataegus suksdorfii</i>		6			Poor		
26	Bigleaf Maple	<i>Acer macrophyllum</i>	11				Hazard		Decay
27	Bigleaf Maple	<i>Acer macrophyllum</i>		10			Poor		
28	Bigleaf Maple	<i>Acer macrophyllum</i>	20				Hazard		Decay
29	Bigleaf Maple	<i>Acer macrophyllum</i>		29		Yes	Poor		
30	Bigleaf Maple	<i>Acer macrophyllum</i>		40		Yes	Poor		
31	Bigleaf Maple	<i>Acer macrophyllum</i>		13			Poor		
32	Cherry	<i>Prunus serrulata</i>		18		Yes	Poor		
33	Bigleaf Maple	<i>Acer macrophyllum</i>	10				Hazard		Decay
34	Bigleaf Maple	<i>Acer macrophyllum</i>	14				Hazard		Decay Cavity
35	Cherry	<i>Prunus serrulata</i>	15				Hazard		Decay
36	Black Hawthorn	<i>Crataegus suksdorfii</i>		7			Poor		
37	Red Alder	<i>Alnus rubra</i>	8				Poor		
38	Willow	<i>Salix scouleriana</i>	18				Poor		
39	Red Alder	<i>Alnus rubra</i>	16			Yes	Poor		
40	Red Alder	<i>Alnus rubra</i>	10				Poor		
41	Red Alder	<i>Alnus rubra</i>	7				Moderate		

CASE NO. 14-104790
EXHIBIT A-17

CURRENT UPDATED TABLE

ID	NAME	SPECIES	EXEMPT	REMOVE	RETAIN	SIGNIFICANT	CONDITION	RPZ	COMMENTS
42	Red Alder	<i>Alnus rubra</i>		7			Poor		
43	Red Alder	<i>Alnus rubra</i>		8			Moderate		
44	Red Alder	<i>Alnus rubra</i>		8			Poor		
45	Red Alder	<i>Alnus rubra</i>		10			Moderate		
46	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor		
47	Red Alder	<i>Alnus rubra</i>			9		Poor	9	
48	Bigleaf Maple	<i>Acer macrophyllum</i>	37				OFF PROPERTY	9	
49	Red Alder	<i>Alnus rubra</i>			9		Poor		
50	Red Alder	<i>Alnus rubra</i>	9				Dead		
51	Red Alder	<i>Alnus rubra</i>			10		Poor	10	
52	Red Alder	<i>Alnus rubra</i>			8		Poor	8	
53	Red Alder	<i>Alnus rubra</i>		7			Poor		
55	Douglas-fir	<i>Pseudotsuga menziesii</i>	7				Dead		
56	Bigleaf Maple	<i>Acer macrophyllum</i>	8				Dead		
57	Red Alder	<i>Alnus rubra</i>	8				Dead		
58	Bigleaf Maple	<i>Acer macrophyllum</i>	7				Dead		
59	Red Alder	<i>Alnus rubra</i>	8				Dead		
60	Bigleaf Maple	<i>Acer macrophyllum</i>		17			Moderate		
61	Red Alder	<i>Alnus rubra</i>		9			Poor		
62	Bigleaf Maple	<i>Acer macrophyllum</i>		20		Yes	Poor		
63	Bigleaf Maple	<i>Acer macrophyllum</i>		12			Moderate		
64	Bigleaf Maple	<i>Acer macrophyllum</i>		16			Moderate		
65	Bigleaf Maple	<i>Acer macrophyllum</i>		10			Moderate		
66	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Poor		
67	Red Alder	<i>Alnus rubra</i>	8				Dead		
68	Bigleaf Maple	<i>Acer macrophyllum</i>	26				OFF PROPERTY		
69	Bigleaf Maple	<i>Acer macrophyllum</i>	32				OFF PROPERTY		
70	Bigleaf Maple	<i>Acer macrophyllum</i>	13				OFF PROPERTY		
72	Bigleaf Maple	<i>Acer macrophyllum</i>	20				OFF PROPERTY		
73	Bigleaf Maple	<i>Acer macrophyllum</i>	36				OFF PROPERTY		
74	Bigleaf Maple	<i>Acer macrophyllum</i>	21				OFF PROPERTY		
75	Bigleaf Maple	<i>Acer macrophyllum</i>	18				OFF PROPERTY		
76	Bigleaf Maple	<i>Acer macrophyllum</i>	9				OFF PROPERTY		
77	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Dead	9	
78	Bigleaf Maple	<i>Acer macrophyllum</i>			10		Poor	10	
79	Red Alder	<i>Alnus rubra</i>		9			Moderate		
80	Bigleaf Maple	<i>Acer macrophyllum</i>		10			Poor		
81	Red Alder	<i>Alnus rubra</i>		8			Moderate		
82	Red Alder	<i>Alnus rubra</i>		8			Poor		
83	Red Alder	<i>Alnus rubra</i>		7			Poor		

16 16 U

Mary Giersch, Consulting Arborist

CASE NO. 14-109790
EXHIBIT A-17

Tree Inventory Table

2808 NW 81st Place, Portland, OR

3/19/15 1:16 AM

CURRENT UPDATED TABLE

ID	NAME	SPECIES	EXEMPT	REMOVE	RETAIN	SIGNIFICANT	CONDITION	RPZ	COMMENTS
84	Red Alder	<i>Alnus rubra</i>	7				Dead		
85	Red Alder	<i>Alnus rubra</i>		16			Moderate		
86	Red Alder	<i>Alnus rubra</i>		10			Poor		
87	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Moderate		
88	Red Alder	<i>Alnus rubra</i>		10			Moderate		
89	Red Alder	<i>Alnus rubra</i>		11			Moderate		
90	Douglas-fir	<i>Pseudotsuga menziesii</i>		8			Poor		
91	Red Alder	<i>Alnus rubra</i>		10			Poor		
92	Red Alder	<i>Alnus rubra</i>		10			Moderate		
93	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Moderate		
94	Red Alder	<i>Alnus rubra</i>		8			Moderate		
95	Red Alder	<i>Alnus rubra</i>	7				Dead		
96	Red Alder	<i>Alnus rubra</i>		9			Moderate		
97	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Poor	9	
98	Red Alder	<i>Alnus rubra</i>			14		Moderate	14	
99	Bigleaf Maple	<i>Acer macrophyllum</i>	7				OFF PROPERTY		
100	Red Alder	<i>Alnus rubra</i>			11		Moderate	11	
102	Red Alder	<i>Alnus rubra</i>	8				OFF PROPERTY		
103	Red Alder	<i>Alnus rubra</i>			10		Poor	10	
104	Bigleaf Maple	<i>Acer macrophyllum</i>			10		Poor	10	
105	Red Alder	<i>Alnus rubra</i>		22		Yes	Poor		
106	Red Alder	<i>Alnus rubra</i>		13			Moderate		
107	Bigleaf Maple	<i>Acer macrophyllum</i>	9				Hazard		Decay, 10% Live Crown
108	Red Alder	<i>Alnus rubra</i>		8			Poor		
109	Red Alder	<i>Alnus rubra</i>		8			Poor		
110	Red Alder	<i>Alnus rubra</i>		12			Moderate		
111	Red Alder	<i>Alnus rubra</i>			10		Moderate	10	
112	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Moderate	9	
113	Red Alder	<i>Alnus rubra</i>			10		Moderate	10	
114	Red Alder	<i>Alnus rubra</i>			8		Moderate	8	
115	Red Alder	<i>Alnus rubra</i>	7				Dead		Topped
116	Red Alder	<i>Alnus rubra</i>	9				Dead		Topped
117	Red Alder	<i>Alnus rubra</i>	8				Dead		Topped
118	Red Alder	<i>Alnus rubra</i>	7				Dead		
119	Red Alder	<i>Alnus rubra</i>	7				Dead		
120	Red Alder	<i>Alnus rubra</i>	9				Dead		
121	Red Alder	<i>Alnus rubra</i>	10				Dead		
122	Red Alder	<i>Alnus rubra</i>	8				Dead		
123	Red Alder	<i>Alnus rubra</i>	9				Dead		
124	Bigleaf Maple	<i>Acer macrophyllum</i>		10			Poor		

Mary Giersch, Consulting Arborist

CASE NO. 14-104790
EXHIBIT A-17

CURRENT UPDATED TABLE

ID	NAME	SPECIES	EXEMPT	REMOVE	RETAIN	SIGNIFICANT	CONDITION	RPZ	COMMENTS
125	Red Alder	<i>Alnus rubra</i>	10				Dead		
126	Willow	<i>Salix scouleriana</i>		16		Yes	Poor		
127	Willow	<i>Salix scouleriana</i>		14		Yes	Poor		
128	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Moderate		
130	Red Alder	<i>Alnus rubra</i>	14				Dead		
131	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Moderate		
132	Bigleaf Maple	<i>Acer macrophyllum</i>		8			Moderate		
133	Bigleaf Maple	<i>Acer macrophyllum</i>	7				Hazard		Decay at crotch
134	Douglas-fir	<i>Pseudotsuga menziesii</i>		11			Moderate		
135	Bigleaf Maple	<i>Acer macrophyllum</i>		19		Yes	Moderate		
136	Red Alder	<i>Alnus rubra</i>		10			Poor		
137	Cherry	<i>Prunus serrulata</i>		13			Moderate		
138	Hawthorn	<i>Crataegus monogyna</i>		6			Hazard		
139	Cherry	<i>Prunus serrulata</i>		19		Yes	Moderate		Decay Cavity
140	Cherry	<i>Prunus serrulata</i>		16			Moderate		
141	Bigleaf Maple	<i>Acer macrophyllum</i>		25		Yes	Poor		
143	Red Alder	<i>Alnus rubra</i>		18		Yes	Poor		
144	Red Alder	<i>Alnus rubra</i>		13			Poor		
145	Bigleaf Maple	<i>Acer macrophyllum</i>		15			Moderate		
146	Blue Atlas Cedar	<i>Cedrus atlantica</i>		9			Moderate		
147	Red Alder	<i>Alnus rubra</i>	11				Dead		
148	Red Alder	<i>Alnus rubra</i>		10			Poor	6	
149	Bigleaf Maple	<i>Acer macrophyllum</i>			6		Moderate		
150	Red Alder	<i>Alnus rubra</i>	13				Dead		
151	Red Alder	<i>Alnus rubra</i>	8				Dead	9	
152	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Moderate		
153	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Moderate		
154	Bigleaf Maple	<i>Acer macrophyllum</i>	7				Hazard		
155	Red Alder	<i>Alnus rubra</i>	11				Dead		
156	Bigleaf Maple	<i>Acer macrophyllum</i>	10				Dead		
157	Red Alder	<i>Alnus rubra</i>	11				Dead		
158	Red Alder	<i>Alnus rubra</i>			11		Moderate	11	
160	Red Alder	<i>Alnus rubra</i>		9			Moderate		
161	Red Alder	<i>Alnus rubra</i>		7			Moderate		
162	Red Alder	<i>Alnus rubra</i>		16			Poor		
163	Red Alder	<i>Alnus rubra</i>		11			Poor		
165	Red Alder	<i>Alnus rubra</i>			11		Moderate	11	
166	Bigleaf Maple	<i>Acer macrophyllum</i>		9			Moderate	8	
167	Red Alder	<i>Alnus rubra</i>			12		Poor		
168	Red Alder	<i>Alnus rubra</i>			12		Moderate		

11 22

CASE NO. 14-109790
EXHIBIT A-17

Tree Inventory Table

2808 NW 81st Place, Portland, OR

3/19/15 1:16 AM

CURRENT UPDATED TABLE

ID	NAME	SPECIES	EXEMPT	REMOVE	RETAIN	SIGNIFICANT	CONDITION	RPZ	COMMENTS
169	Bigleaf Maple	<i>Acer macrophyllum</i>			20	Yes	Moderate	15	
170	Bigleaf Maple	<i>Acer macrophyllum</i>			14		Poor	15	
171	Bigleaf Maple	<i>Acer macrophyllum</i>	46		16		OFF PROPERTY	16	
172	Bigleaf Maple	<i>Acer macrophyllum</i>			12		Moderate	12	
173	Bigleaf Maple	<i>Acer macrophyllum</i>			12		OFF PROPERTY	12	
174	Bigleaf Maple	<i>Acer macrophyllum</i>	8		12		Moderate	6	
175	Red Alder	<i>Alnus rubra</i>			10		Moderate	10	
176	Red Alder	<i>Alnus rubra</i>			9		Moderate	9	
177	Red Alder	<i>Alnus rubra</i>			14		Moderate	14	
178	Red Alder	<i>Alnus rubra</i>			9		Moderate	9	
179	Red Alder	<i>Alnus rubra</i>	13		8		Hazard	8	Vertical Decay Column
180	Bigleaf Maple	<i>Acer macrophyllum</i>			10		Moderate	10	
181	Red Alder	<i>Alnus rubra</i>			12		Poor	8	
182	Red Alder	<i>Alnus rubra</i>			16		Poor	12	
183	Red Alder	<i>Alnus rubra</i>			8		Moderate	16	
184	Douglas-fir	<i>Pseudotsuga menziesii</i>			8		Moderate	8	
186	Red Alder	<i>Alnus rubra</i>	19		8		Hazard	8	Decay Cavity at Base
187	Willow	<i>Salix scouleriana</i>	6				Dead		
188	Red Alder	<i>Alnus rubra</i>			8		Moderate	8	
189	Red Alder	<i>Alnus rubra</i>			9		Moderate	9	
190	Red Alder	<i>Alnus rubra</i>			8		Moderate	8	
191	Red Alder	<i>Alnus rubra</i>			8		Moderate	8	
192	Red Alder	<i>Alnus rubra</i>	12				Poor		
193	Red Alder	<i>Alnus rubra</i>	9				Poor		
194	Red Alder	<i>Alnus rubra</i>			10		Moderate	10	
195	Bigleaf Maple	<i>Acer macrophyllum</i>			9		Moderate	9	
196	Bigleaf Maple	<i>Acer macrophyllum</i>	6		8		Dead	8	
197	Bigleaf Maple	<i>Acer macrophyllum</i>			10		Moderate	10	
198	Red Alder	<i>Alnus rubra</i>			11		Dead	11	
199	Red Alder	<i>Alnus rubra</i>	9		11		Moderate	11	
200	Bigleaf Maple	<i>Acer macrophyllum</i>			8		Dead	8	
201	Red Alder	<i>Alnus rubra</i>	9		16		Moderate	16	
202	Bigleaf Maple	<i>Acer macrophyllum</i>			12		Moderate	12	
203	Red Alder	<i>Alnus rubra</i>			13		Moderate	13	
204	Red Alder	<i>Alnus rubra</i>			14		Moderate	14	
205	Red Alder	<i>Alnus rubra</i>			14		Moderate	14	
206	Red Alder	<i>Alnus rubra</i>			8		Poor	8	
207	Red Alder	<i>Alnus rubra</i>	17		16		Moderate	16	Decay Cavity
208	Red Alder	<i>Alnus rubra</i>					Hazard		
209	Red Alder	<i>Alnus rubra</i>							

Mary Giersch, Consulting Arborist

CASE NO. 14-104740
EXHIBIT A-17

Tree Inventory Table

2808 NW 81st Place, Portland, OR

3/19/15 1:16 AM

CURRENT UPDATED TABLE

ID	NAME	SPECIES	EXEMPT	REMOVE	RETAIN	SIGNIFICANT	CONDITION	RPZ	COMMENTS
210	Bigleaf Maple	Acer macrophyllum			11		Moderate	11	
211	Red Alder	Alnus rubra			18	Yes	Moderate	18	
212	Red Alder	Alnus rubra		17			Poor		
213	Bigleaf Maple	Acer macrophyllum		8			Poor		
214	Red Alder	Alnus rubra			7		Moderate	7	
215	Bigleaf Maple	Acer macrophyllum			15		Moderate	15	
216	Red Alder	Alnus rubra	17				Hazard		Decay Cavity
217	Bigleaf Maple	Acer macrophyllum			18	Yes	Moderate	12	
218	Red Alder	Alnus rubra			11		Poor	11	
219	Bigleaf Maple	Acer macrophyllum			9		Moderate	9	
220	Red Alder	Alnus rubra	18				Dead		
221	Douglas-fir	Pseudotsuga menziesii			7		Poor	7	
223	Red Alder	Alnus rubra			14		Poor	7	
224	Blue Spruce	Picea pungens			8		Moderate	8	
225	White pine	Pinus strobus			10		Moderate	10	
250	White Birch	Betula jacquemontii		7			Moderate		
251	White Birch	Betula jacquemontii		6			Moderate		
252	White Birch	Betula jacquemontii		6			Moderate		
253	Bigleaf Maple	Acer macrophyllum		6			Moderate		
254	Bigleaf Maple	Acer macrophyllum		7			Moderate		
255	Bigleaf Maple	Acer macrophyllum					Dead		
256	Red Alder	Alnus rubra	5				Dead		
257	Red Alder	Alnus rubra	6				Dead		Topped
258	Red Alder	Alnus rubra	6				Dead		Topped
259	Red Alder	Alnus rubra			6		Moderate	6	
260	Bigleaf Maple	Acer macrophyllum	6				Dead		
261	Bigleaf Maple	Acer macrophyllum		6			Moderate		
262	Douglas-fir	Pseudotsuga menziesii	6				Hazard		
263	Bigleaf Maple	Acer macrophyllum		6			Poor		
264	Red Alder	Alnus rubra			6		Moderate	6	
265	Giant Sequoia	Sequoiadendron giganteum		7			Moderate		
266	Giant Sequoia	Sequoiadendron giganteum		7			Moderate		
267	Red Alder	Alnus rubra			6		Moderate	6	
268	Red Alder	Alnus rubra			6		Moderate	6	
269	Red Alder	Alnus rubra			23	Yes	Moderate	13	
270	Red Alder	Alnus rubra	12				Hazard		Decay Cavity
271	Red Alder	Alnus rubra			6		Moderate	6	
272	Bigleaf Maple	Acer macrophyllum		15			Poor		
273	Bigleaf Maple	Acer macrophyllum			7		Moderate	7	
274	Bigleaf Maple	Acer macrophyllum			7		Moderate	7	

Mary Giersch, Consulting Arborist

CASE NO. 14-104790
EXHIBIT A-17

9 12 14

ID	NAME	SPECIES	EXEMPT	REMOVE	RETAIN	SIGNIFICANT	CONDITION	RPZ	COMMENTS
275	Douglas-fir	<i>Pseudotsuga menziesii</i>			6		Moderate	6	
276	Douglas-fir	<i>Pseudotsuga menziesii</i>		6			Poor		
277	Bigleaf Maple	<i>Acer macrophyllum</i>		6			Poor		
278	Bigleaf Maple	<i>Acer macrophyllum</i>		7			Poor		
279	Bigleaf Maple	<i>Acer macrophyllum</i>			7		Moderate	7	
280	Japanese Maple	<i>Acer palmatum</i>			6		Moderate	6	
282	Red Alder	<i>Alnus rubra</i>		6			Poor		
283	Red Alder	<i>Alnus rubra</i>		6			Poor		
284	Red Alder	<i>Alnus rubra</i>		6			Poor		
285	Red Alder	<i>Alnus rubra</i>		6			Poor		
286	Red Alder	<i>Alnus rubra</i>		6			Poor		
287	Red Alder	<i>Alnus rubra</i>		6			Poor		
288	Red Alder	<i>Alnus rubra</i>		6			Poor		
290	Red Alder	<i>Alnus rubra</i>			6		Poor	6	
291	Red Alder	<i>Alnus rubra</i>	10				Hazard		Decay Cavity
300	Red Alder	<i>Alnus rubra</i>		6			Poor		
			863	1074	893				
Total Non-Exempt DBH			1967						
Retained DBH			893	45.4%					
Total # of Trees Retained			84						
# of Sig. Trees Retained			6 of 19	32%					

CASE NO. 14-104790
 EXHIBIT A-17