



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

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

**Date:** December 15, 2015  
**To:** Interested Person  
**From:** Ethan Brown, Land Use Services  
503-823-7920 / [Ethan.Brown@portlandoregon.gov](mailto:Ethan.Brown@portlandoregon.gov)

## **NOTICE OF A TYPE II 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 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 15-248880 EV**

#### **GENERAL INFORMATION**

**Applicant/Owner:** Susan J Alfano  
9635 NW Skyline Blvd  
Portland, OR 97231

**Site Address:** [9635 NW SKYLINE BLVD](#)

**Legal Description:** TL 1000 2.89 ACRES DEFERRAL-POTENTIAL ADDITIONAL TAX FOREST TO FARM ROLLOVER 2006-2010; 2.00 ACRES; \$6,842.09 POTENTIAL ADDITIONAL TAX, SECTION 04 1N 1W

**Tax Account No.:** R961040330

**State ID No.:** 1N1W04CD 01000

**Quarter Section:** 2015

**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 Plan District

**Other Designations:** Resource Site 143, [Skyline West Conservation Plan \(1994\)](#)  
Potential Landslide Hazard Area

**Zoning:** RFc  
Base zone: Residential Farm and Forest (RF); Overlay zone: Environmental Conservation (c)

**Case Type:** EV – Environmental Violation Review

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

#### **PROPOSAL:**

A Western Red Cedar (16-inch diameter) tree and an unidentified deciduous (8-inch diameter) tree were felled in the resource area of the Environmental Conservation overlay zone on the subject property without prior authorization from the City.

The removal of native trees in an environmental overlay zone requires review and approval by the City. These trees were removed without prior review and approval and thus violate the

requirements of the Environmental Chapter of the Zoning Code (33.430). Therefore, the property owner has applied for an environmental violation review for the unauthorized tree cutting.

To mitigate for the unauthorized tree cutting and disturbance with the environmental resource area, the owner proposes to remove invasive vegetation and plant 3 native trees, 2 native shrubs, and at least 10 native groundcover plants in a mitigation area of approximately 150 square feet. Additionally, the owner will plant 5 trees spaced appropriately in the adjacent resource area. In total, the replacement species will include: 2 Western Red Cedar, 2 Pacific Yew, 4 Western Flowering Dogwood, 2 Western Wahoo (Burning Bush), and 10 native ferns.

**RELEVANT APPROVAL CRITERIA:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

■ **33.430.250.G – Corrections to violations**

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. This application was submitted on October 9, 2015 and determined to be complete on November 6, 2015.

## ANALYSIS

**Site and Vicinity:** The site is located in the forested hills northwest of downtown Portland. The site is directly to the south of NW Skyline Boulevard and is covered with a mix of mostly native trees, understory, and some invasive species. The site is accessed via a shared driveway to the south off of NW Skyline Boulevard. The property is bordered on the east and south by developed residential properties, as well as an undeveloped property to the west. An intermittent stream crosses the property from east to west.

**Zoning:** The zoning designation on the site is the Residential Farm and Forest (RF) base zone, with Environmental Conservation (c) overlay zones (see zoning on Exhibit B).

The RF zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 52,000 square feet. Newly created lots must have a minimum density of 1 lot per 87,120 square feet of site area. The provisions of this zone are not specifically addressed through this Environmental Review.

The Northwest Hills Plan District protects sites with sensitive and highly valued resources and functional values. The portions of the plan district that include the Balch Creek Watershed and the Forest Park Subdistrict contain unique, high quality resources and functional values that require additional protection beyond that of the Environmental overlay zone. These regulations provide the higher level of protection necessary for the plan district area.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less sensitive. The purpose of this land use review is to correct a violation of the regulations of the environmental zones.

**Environmental Resources:** The application of the environmental overlay zones is based on detailed studies that have been carried out within separate areas throughout the City. Environmental resources and functional values present in environmental zones are described in environmental inventory reports for these respective study areas.

The project site is mapped within the Skyline West Conservation Plan as Resource Site 143. Resources of concern on the project site include forest, wildlife habitat, sensitive fauna, intermittent creeks, groundwater, and open space. Functional values of concern include food, water, cover and territory for wildlife; groundwater recharge and discharge; slope stabilization, sediment, and erosion control; microclimate amelioration; air and water quality protection; and scenic values.

**Land Use History:** City records indicate that no prior land use reviews have been conducted for this site.

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on **November 13, 2015**.

**1. Agency Review:** The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Site Development Section of BDS
- The Bureau of Parks-Forestry Division

**2. Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

**33.430.250. G Corrections to violations. For corrections to violations of this Chapter the application must meet all applicable approval criteria stated in subsections A through F above, and paragraphs 1, 2.b and 2.c, below. If these criteria cannot be met, then the applicant's remediation plan must demonstrate that all of the following are met:**

**Findings:** The approval criteria which would have been applied to environmental review of tree removals are found in **33.430.250 E, Other development in the Environmental Conservation zone or within the Transition Area only**. If any of the six criteria from Section 33.430.250 E cannot be met, with regards to the construction in the environmental zone, then all of the criteria under Section G must be met, including the criterion which requires removal of the unpermitted development.

**33.430.250.E. Other development in the Environmental Conservation zone or within the Transition Area only. In Environmental Conservation zones or for development within the Transition Area only, the applicant's impact evaluation must demonstrate that all of the following are met:**

- 1. Proposed development minimizes the loss of resources and functional values, consistent with allowing those uses generally permitted or allowed in the base zone without a land use review;**
- 2. Proposed development locations, designs, and construction methods are less detrimental to identified resources and functional values than other practicable and significantly different alternatives;**
- 3. There will be no significant detrimental impact on resources and functional values in areas designated to be left undisturbed;**
- 4. The mitigation plan demonstrates that all significant detrimental impacts on resources and functional values will be compensated for;**

- 5. Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere; and**
- 6. The applicant owns the mitigation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation program; or can demonstrate legal authority to acquire property through eminent domain.**

**Findings:** The applicant's written findings did not specifically address each of the above approval criteria. Since the criteria from Section 33.430.250 E are not shown to be met, then all of the criteria under Section G must be met, including the criterion which requires removal of the unpermitted development.

### **33.430.250 G. Corrections to Violations (continued)**

#### **1. The remediation is done in the same area as the violation; and**

**Findings:** Remediation will occur within the same area where the tree removals occurred in violation of the Zoning Code.

The applicant's replanting plan (Exhibits C.2 and C.3) is intended to correct the violation and comply with the Portland Zoning Code (Chapter 33.430.250). The goal of the applicant's remediation plan is to restore the disturbed area within the environmental zones and replace the cut tree by replanting 8 native trees, 2 native shrubs, and at least 10 native groundcover plants.

Remediation is proposed within the same physical area as the violation, directly adjacent to the felled trees.

*This criterion is met.*

#### **2. The remediation plan demonstrates that after its implementation there will be:**

##### **a. No permanent loss of any type of resource or functional value;**

**Findings:** This criterion requires that development in violation of the Portland Zoning Code environmental regulations be removed and the area returned to a natural state, and that all resources and functional values formerly present in the violation area be restored by the remediation plan. The applicant proposes to meet this criterion because the area surrounding the tree removals will be restored and replanting of the vegetation will occur as described in findings for criterion 33.430.250.G.1, above. The applicant proposes to replace the Western Red Cedar and unidentified deciduous trees that were removed by planting 2 Western Red Cedar, 2 Pacific Yew, 4 Western Flowering Dogwood, 2 Western Wahoo (Burning Bush), and 10 native ferns (Exhibit C.2).

The removal of the two trees that are the reason for this review had a minimal impact on the surrounding area because the tree removal was conducted from the adjacent developed driveway. There was limited groundcover directly surrounding the two trees due to riprap associated with the driveway. The impacted area was less than the 150 square feet of proposed mitigation area that will have invasive species removed and be replanted with native groundcover and shrubs, in addition to the proposed tree plantings detailed above.

*This criterion is met.*

##### **b. A significant improvement of a least one functional value; and**

**Findings:** This criterion requires a remediation plan that not only compensates for the detrimental impact of the unpermitted work, but also leads to significant improvement of at least one functional value. This improvement is measured against the resource values that existed around the violation area prior to the violation. Essentially, with a correction to a violation, the end result must be an improvement to a resource or functional value that will exceed functional values present before the violation, rather than simply compensating for the functional values lost due to the violation.

Functional values of concern on and around the site include food, water, cover and territory for wildlife; groundwater recharge and discharge; slope stabilization, sediment, and erosion control; microclimate amelioration; air and water quality protection; and scenic values. At the time of the violation, the subject of this review, the sediment and erosion control functional values were already negatively affected by a steep riprap slope that was the result of the much earlier driveway construction running adjacent the site. Therefore, the removal of invasive species and replanting of a portion of this slope (much greater than the area disturbed by the violation), will result in a significant improvement to the sediment and erosion control in this area by increasing native vegetation coverage and diversity.

With conditions for invasive species removal and mitigation plantings, *this criterion is met.*

**c. There will be minimal loss of resources and functional values during remediation until the full remediation program is established.**

**Findings:** This criterion requires the applicant to protect remaining resources during construction through effective construction management; to install remediation plantings in a timely manner; and to verify the establishment of the full remediation plan through a zoning permit.

The applicant proposes to remove invasive vegetation and replant an area of roughly 150 square feet with trees, shrubs, and groundcover, adjacent to the two trees that were cut. In addition, the applicant will plant trees in an area to the north of the invasive species removal area. Because the applicant proposes to remove invasive vegetation and replant by hand, there is only the potential for a very minimal loss of resources and functional values during remediation. The proposed plantings will result in an improvement to functional values, as described above. A Zoning Permit will be required to document installation of plantings. It must be finalized by March 31, 2016 to ensure that the area can be planted within the appropriate planting season.

With conditions for all work to be conducted by hand, and for monitoring and maintenance of required plantings; loss of resource functions and values will be minimized during remediation, and *this criterion can be met.*

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## **OTHER TECHNICAL REQUIREMENTS**

Technical decisions have been made as part of this review process, based on other City Titles, as administered by other City 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 requirements applicable to this proposal. This list is not final, and is subject to change when final permit plans are provided for City review.

Bureau	Code Authority and Topic	Contact Information
Water Bureau	Title 21 - Water availability	503-823-7404 <a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>
Environmental Services	Title 17; 2008 Stormwater Manual	503-823-7740 <a href="http://www.portlandonline.com/bes">www.portlandonline.com/bes</a>
Fire Bureau	Title 31 Policy B-1 - Emergency Access	503-823-3700 <a href="http://www.portlandonline.com/fire">www.portlandonline.com/fire</a>
Transportation	Title 17 - Transportation System Plan	503-823-5185 <a href="http://www.portlandonline.com/transportation">www.portlandonline.com/transportation</a>
Development Services	Title 24 - Building Code, Flood Plain, Site Development; Title 10 - Erosion and Sediment Control	503-823-7300 <a href="http://www.portlandonline.com/bds">www.portlandonline.com/bds</a>
Urban Forestry	Title 11 – Trees	503-823-8733 <a href="http://www.portlandoregon.gov/trees/">http://www.portlandoregon.gov/trees/</a>

## CONCLUSIONS

Through this Environmental Review, the applicant requests approval of remediation for a Zoning Code violation which occurred within the Environmental overlay zone. Two trees were removed from the Environmental Conservation overlay zone in an area of less than 50 square feet.

Because the area disturbed by the tree removal is minimal (trees were removed with equipment located on the adjacent developed driveway), the applicant proposes to remove invasive vegetation and plant 3 native trees, 2 native shrubs, and at least 10 native groundcover plants in a mitigation area of approximately 150 square feet. Additionally, the owner will plant 5 trees spaced appropriately in the adjacent resource area.

The applicants and the findings, above, have shown that the proposal meets the applicable approval criteria with conditions. Therefore, this proposal should be approved, subject to the following conditions.

## ADMINISTRATIVE DECISION

**Approval** of an Environmental Review to correct unpermitted removal of 2 native trees from within the Environmental Conservation overlay zone, in substantial conformance with Exhibits C.2 and C.3, as approved by the City of Portland Bureau of Development Services on **December 11, 2015**. Approval is subject to the following conditions:

- A. A BDS Zoning Permit is required to be finalized by March 31, 2016 for inspection and approval of remediation plantings.** Copies of the stamped Exhibits C.2 and C.3 from LU 15-248880 EV and Conditions of Approval listed below, shall be included within all plan sets submitted for permits (Zoning Permits). These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall include the following statement, ***"Any field changes shall be in substantial conformance with approved Exhibits C.2 and C.3."***
1. No disturbance activity is permitted outside of the approved Mitigation Area and Tree Planting Area. All planting work, invasive vegetation removal, and other work to be done as approved in this Decision, shall be conducted using hand held equipment.
- B.** A total of 8 trees, 2 shrubs, and 10 native ferns selected from the Portland Plant List, shall be planted, in substantial conformance with Exhibits C.2 and C.3.
1. Plantings shall be installed between October 1 and March 31 (the planting season).
  2. Prior to installing required mitigation plantings, non-native invasive plants shall be

removed from all areas within 10 feet of mitigation plantings, using handheld equipment.

3. All mitigation and remediation shrubs and trees shall be marked in the field by a tag attached to the top of the plant for easy identification by the City Inspector. All tape shall be a contrasting color that is easily seen and identified.

**C. The land owner shall maintain the required plantings** for two years to ensure survival and replacement. The land owner is responsible for ongoing survival of required plantings during and beyond the designated two-year monitoring period. The landowner shall:

1. Obtain a second (final) Zoning Permit for a final inspection at the end of the 2-year maintenance and monitoring period. The permit must be finalized no later than 2 years from the final inspection for the installation of mitigation planting, for the purpose of ensuring that the required plantings remain. Any required plantings that have not survived must be replaced.

**D.** Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

**Staff Planner: Ethan Brown**



Decision rendered by: \_\_\_\_\_ on December 11, 2015  
By authority of the Director of the Bureau of Development Services

Decision mailed: December 15, 2015

**Note:** In addition to the requirements of the Zoning Code, all uses and development must comply with other applicable City, regional, state and federal regulations.

This decision applies to only the City's environmental regulations. Activities which the City regulates through PCC 33.430 may also be regulated by other agencies. In cases of overlapping City, Special District, Regional, State, or Federal regulations, the more stringent regulations will control. City approval does not imply approval by other agencies.

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on October 9, 2015, and was determined to be complete on **November 6, 2015**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on October 9, 2015.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 5, 2016.**

**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 December 29, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**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 final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **December 30, 2015 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision 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  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

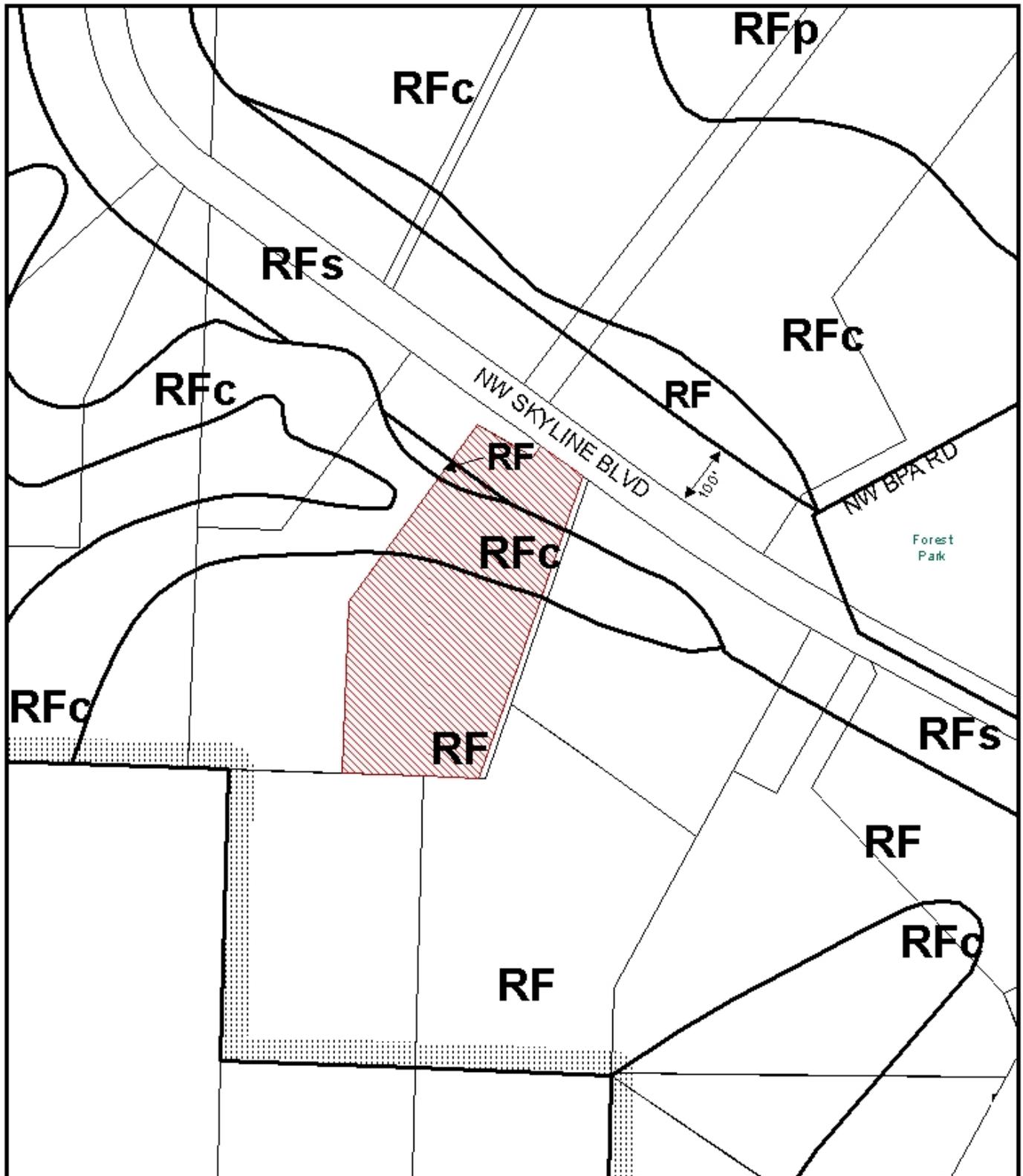
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

## EXHIBITS

NOT ATTACHED UNLESS INDICATED

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>A. Applicant's Statement               <ul style="list-style-type: none"> <li>1. Original Narrative</li> <li>2. Completeness Response</li> </ul> </li> <li>B. Zoning Map (attached)</li> <li>C. Plans/Drawings:               <ul style="list-style-type: none"> <li>1. Existing Conditions Site Plan</li> <li>2. Overview Proposed Site Plan (attached)</li> <li>3. Mitigation Site Plan (attached)</li> <li>4. Original Site Plan</li> <li>5. Original Planting Plan</li> </ul> </li> <li>D. Notification information:</li> </ul> | <ul style="list-style-type: none"> <li>1. Mailing list</li> <li>2. Mailed notice</li> <li>E. Agency Responses:               <ul style="list-style-type: none"> <li>1. Bureau of Environmental Services</li> <li>2. Site Development Review Section of BDS</li> </ul> </li> <li>F. Correspondence: None received</li> <li>G. Other:               <ul style="list-style-type: none"> <li>1. Original LU Application</li> <li>2. Incomplete Letter</li> <li>3. Compliance Extension Notice</li> <li>4. Notice of Zoning Violation</li> </ul> </li> </ul> |
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**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

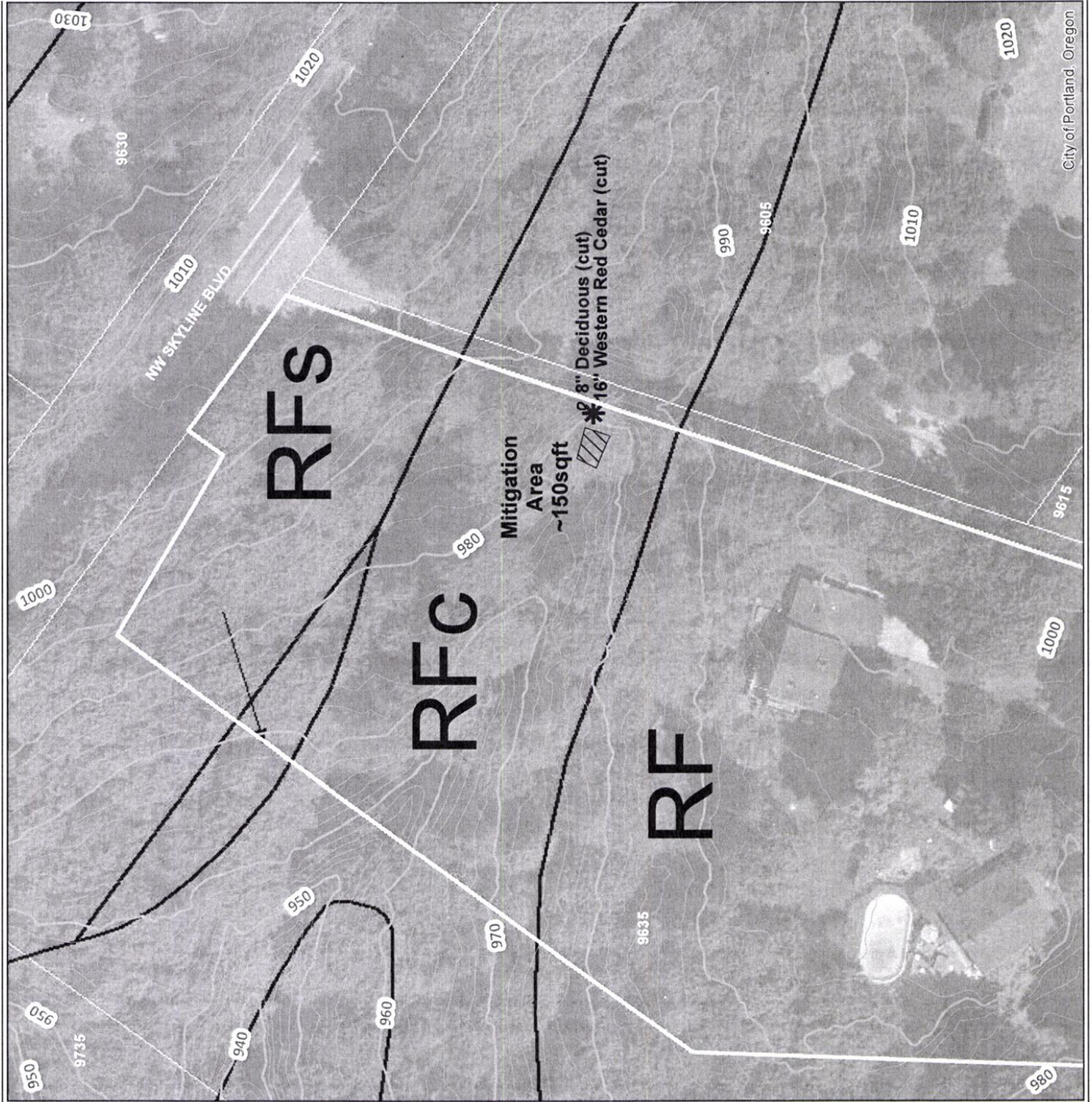
 Site



This site lies within the:  
NORTHWEST HILLS PLAN DISTRICT

File No. LU 15-248880 EV  
 1/4 Section 2015  
 Scale 1 inch = 200 feet  
 State\_Id 1N1W04CD 1000  
 Exhibit B (Oct 14, 2015)

**\*Approved\***  
City of Portland - Bureau of Development Services  
LU # **15-248880 EV**  
Planner *John Brown* Date 12/11/15  
\* Approval for Environmental Review only. Not a building permit.  
Additional zoning requirements may apply.



LU15-248880EV

Exhibit C.2

\*Approved\*

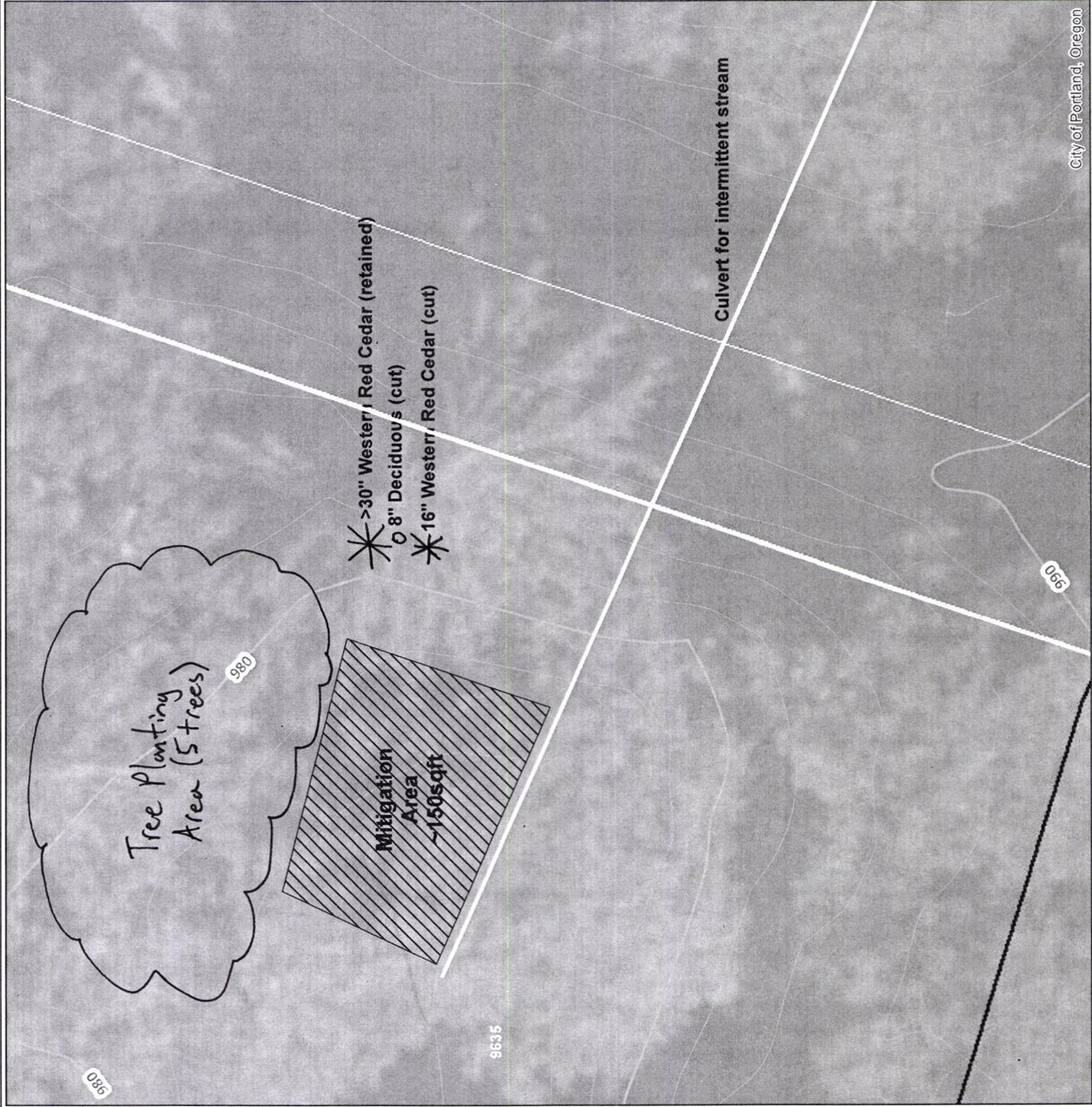
City of Portland - Bureau of Development Services

LU # 15-248880 EV

Planner Ellen Bon Date 12/11/15

\* Approval for Environmental Review only. Not a building permit.  
Additional zoning requirements may apply.

0 5.5 11 Feet



City of Portland, Oregon

LU15-248880 EV Exhibit C.3