



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

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

Date: January 6, 2017
To: Interested Person
From: Leah Dawkins, Land Use Services
503-823-7830 / Leah.Dawkins@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The 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 16-250727 LDP

GENERAL INFORMATION

Applicant: Steve Buckles, Reppeto & Associates
12730 SE Stark St / Portland, OR 97233

Owner: Calvin Baty, Crescent Custom Homes LLC
5875 SE Northern Heights Ct. / Happy Valley, OR 97086

Site Address: 5349 SE OGDEN ST

Legal Description: BLOCK 2 LOT 8, GILTNER PK
Tax Account No.: R317900470
State ID No.: 1S2E19AC 16400
Quarter Section: 3736

Neighborhood: Brentwood-Darlington, contact David Messenheimer at trimess@hotmail.com

Business District: Woodstock Community Business Association, contact Ann Sanderson at anndango@gmail.com.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R5a- Single Dwelling with "a" Alternative Design Density Overlay
Case Type: LDP- Land Division Partition
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a two parcel land division of a 10,000 square foot site for the purpose of constructing detached single dwelling homes. Parcel 1 will be 50 feet in width, 100 feet in length and 5,000 square feet in size. Parcel 2 will be 47 feet in width, 100 feet in length and 4,700 square feet in size. There are no existing structures on the site. There are

no trees on the site and no other significant vegetation. The applicant has qualified to pay the Local Transportation Infrastructure Charge instead of providing frontage improvements.

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

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create 2 units of land. Therefore this land division is considered a partition.

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

FACTS

Site and Vicinity: The subject site is currently vacant and has no trees or significant landscaping. The site is surrounded by modest sized single family homes. The street grid within the neighborhood is relatively complete and provides good access to the subject site.

Infrastructure:

- **Streets** –The site has approximately 100 feet of frontage on SE 54th Avenue and 100 feet on SE Ogden Street. At this location, both SE 54th Avenue and SE Ogden Street are classified as a Local Service Streets for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 550 feet from the site at SE 52nd Avenue via Bus 71.

Along the 100-foot site frontage, SE 54th Avenue has a 50-foot wide gravel base with no paving, curb, or sidewalk. Along the 100-foot site frontage, SE Ogden is improved with approximately 18-feet of paving only with no curb or sidewalk within a 60-foot right-of-way.

- **Water Service** – There is an existing 6-inch CI water main in SE Ogden Street. The house that was removed from this site was served by a still existing 5/8-inch metered service from this main.
- **Sanitary Service** - There is an existing 8-inch PVC public sanitary-only sewer line in SE Ogden Street.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: The R5 designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

The “a” overlay is intended to allow increased density that meets design compatibility requirements. It fosters owner-occupancy, focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This land division is not using any provisions of the “a” overlay.

Land Use History: City records indicate there is one prior land use review for this site. LU 15-269908 LDP was a 2-parcel land division application submitted by the current applicant. This application was withdrawn because of public works requirements.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 29, 2016**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are not applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630 – Tree Preservation	No trees in excess of 6 inches in diameter are located fully or partially on the site, or the trees are nuisance species or exempt due to poor condition.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site.
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	No dead-end street or pedestrian connections are proposed or required.

	streets and pedestrian connections	
	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. Based on the applicant’s survey, the site area is 10,000 square feet. The maximum density in the R5 zone is one unit per 5,000 square feet. Minimum density is one unit per 5,000 square feet based on 80 percent of the site area.

The site has a maximum density of 2 units and a minimum required density of 1 unit. The applicant is proposing 2 single dwelling parcels. The density standards are therefore met.

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

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)
R5 Zone	3,000	8,500	36	50	30
Parcel 1	5,000		50	100	50
Parcel 2	4,700		47	100	47

* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

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

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

Findings:

Clearing and Grading

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

In this case, the site is primarily flat and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated. This criterion is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

I. Solar access. If single-dwelling detached development is proposed for the site, the approval criteria of Chapter 33.639, Solar Access, must be met.

Findings: The solar access regulations encourage variation in the width of lots to maximize solar access for single-dwelling detached development and minimize shade on adjacent properties.

Parcel 2 will be on the northwest corner of an east-west oriented street, and will be narrower than the Parcel 1. This criterion is therefore met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

Findings: The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts: the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes. Mitigation may be necessary to reduce impacts.

The Development Review Section of the Portland Bureau of Transportation (PBOT) has reviewed the application against the evaluation factors and has provided the following findings (see Exhibit E.2):

The minimal expected added vehicle trips (1 AM peak hour trip/1 PM peak hour trip/10 total new daily trips) will not adversely impact the operations of area intersections. On-street parking demand appears to be minimal along the either SE Ogden or SE 54th Ave given the make-up of the existing r.o.w. which accommodates parking along the both sides of the street (along the shoulders) and because the lots along the street are served by driveways sufficient to accommodate multiple vehicles. The proposed development on each lot will also be served by driveways/garages. The proposed partition will not have any effect to transit service or any other mode of travel. The transportation system is capable of safely supporting the proposed development in addition to existing uses in the area.

PBOT has reviewed and concurs with the information supplied and available evidence. No mitigation is necessary for the transportation system to be capable of safely supporting the proposed development in addition to the existing uses in the area. These criteria are met.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.
33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.
33.653.020 & .030 Stormwater Management criteria and standards – See 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:
<ul style="list-style-type: none"> • Parcels : Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and

accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells.
33.654.110.B.1 Through streets and pedestrian connections
Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart.
The block on which the subject property is located meets the noted spacing requirements. For this reason, this criterion is met.
33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment
In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. SE Ogden is improved with an 18-foot paved roadway within a 60-foot wide right-of-way. There are no curbs, planter strips, or sidewalks. SE 54 th Avenue is a 50-ft wide gravel-base right-of-way with no paving, curb or sidewalk.
The subject site and existing right-of-way conditions along both site frontages qualify under Code Section 17.88.090 as implemented by Administrative Rule TRN-1.26, for the applicant to pay the Local Transportation Infrastructure Charge (LTIC). Payment of the LTIC will exempt the property from requirements of PCC 17.88.020.B and future applications of the LTIC. The LTIC is based on the total number of linear feet of unimproved street frontage (post property dedication). The current fee is \$600/lineal foot of qualifying street frontage. This charge will be collected prior Final Plat approval. In addition to paying the LTIC, the applicant will also be required to submit executed/completed Street and Storm Sewer Waivers of Remonstrance. Finally, there is sufficient right-of-way along the site's SE Ogden frontage to accommodate the standard street section, therefore, property dedication will not be required along this site frontage. However , for SE 54 th Ave, a 3-ft dedication of property is necessary to accommodate the standard street section in the event of the creation of a future Local Improvement District. The applicant has shown this 3-ft property dedication on the submitted plans.
This criterion is met, with the condition that the applicable Local Transportation Infrastructure is paid prior to final plat approval, the required waivers are signed prior to final plat approval, and the required right-of-way dedication is shown on the Final Plat.
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.

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	Title 17 – Sewer Improvements

www.portlandonline.com/bes Fire Bureau/503-823-3700	2008 Stormwater Management Manual Title 31 Policy B-1 – Emergency Access
www.portlandonline.com/fire Transportation/503-823-5185	Title 17 – Public Right-of-Way Improvements Transportation System Plan
www.portlandonline.com/transportation Urban Forestry (Parks)/503-823-4489	Title 11 –Trees
www.portlandonline.com/parks Water Bureau/503-823-7404	Title 21 – Water availability
www.portlandonline.com/water	

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements; ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; and fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: street dedication and the Local Transportation Infrastructure Charge.

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

ADMINISTRATIVE DECISION

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

A. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SE 54th Avenue. The required right-of-way dedication must be shown on the final plat.

B. The following must occur prior to Final Plat approval:

Streets

1. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.
2. The applicant shall pay the applicable Local Transportation Infrastructure Charge for both site frontages prior to final plat approval.

Utilities

3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

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

1. 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.

Staff Planner: Leah Dawkins

Decision rendered by: Leah M. Dawkins **on January 4, 2017**

By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) January 6, 2017

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 September 28, 2016, and was determined to be complete on November 10, 2016.

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 September 28, 2016.

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 10, 2017.**

Some of the information contained in this report was provided by the applicant.

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

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

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

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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

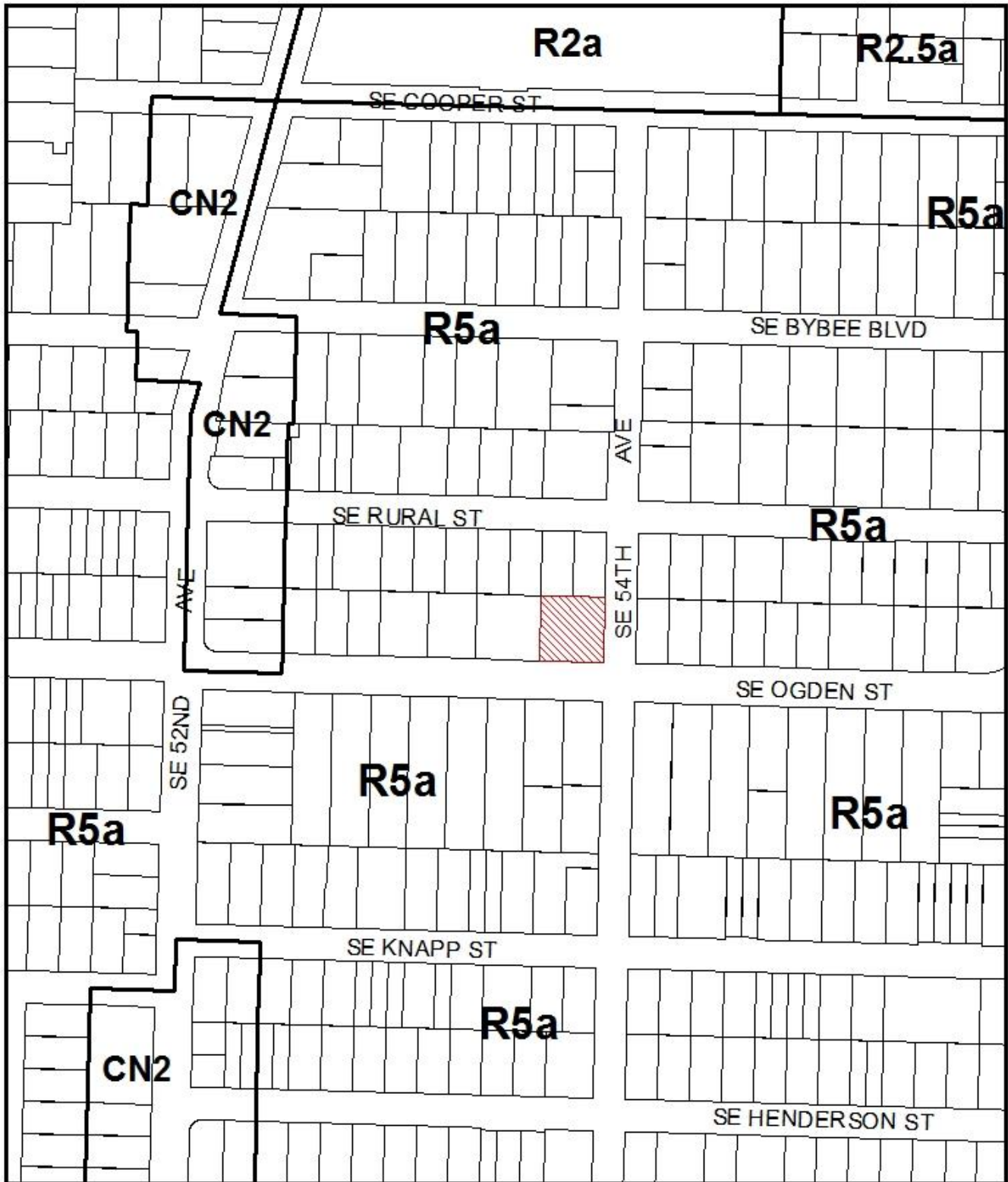
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicant Narrative
 - 2. Infiltration Testing
 - 3. SIM Form
 - 4. Fire Flow Request
 - 5. Request for LTIC
 - 6. Applicant Resubmittal Memo
 - 7. Original Plan Submittal
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing Conditions Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
- F. Correspondence: None Submitted
- G. Other:
 - 1. Original LU Application
 - 2. Expedited Land Division Acknowledgement
 - 3. Incomplete Letter

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



ZONING



 Site

File No. LU 16-250727 LDP
 1/4 Section 3736
 Scale 1 inch = 200 feet
 State_Id 1S2E19AC 16400
 Exhibit B (Oct 02, 2016)

PRELIMINARY SITE & UTILITY PLAN
LOT 8, BLOCK 2, GILNER PARK, SITUATED IN THE
NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND,
MULTNOMAH COUNTY, OREGON

DATE: NOVEMBER 9, 2016 SCALE: 1" = 30' *None*

FOR: CRESCENT CUSTOM HOMES

- LEGEND**
- SM = SANITARY SEWER MANHOLE
 - WM = WATER METER
 - WV = WATER VALVE
 - DW = PROPOSED DRYWELL
 - EG = EDGE OF GRAVEL
 - EP = EDGE OF PAVEMENT
 - IF = INVERT ELEVATION
 - MH = MANHOLE
 - PM = POWER METER
 - PSD = PROPOSED STORMDRAIN LINE
 - SS = PROPOSED STORMDRAIN SERVICE
 - PW = PROPOSED WATER SERVICE
 - SF = SQUARE FEET
 - SS = SANITARY SEWER LINE
 - W = WATER LINE
 - WM = WATER METER
 - WV = WATER VALVE

NOTES

1. AN INDIVIDUAL 48 INCH DIAMETER X 10 FOOT DEEP DRYWELL WILL BE INSTALLED ON PARCELS 1 AND 2. PER BES MANAGE THE DRYWELL SHALL BE INSTALLED WITH A 12" DIA. PIPE AND A 12" DIA. RUNNER FROM EACH OF THE HOUSE AND GARAGE ROOF DRAINS. THE STORMWATER ESCAPE ROUTE FOR SAID DRYWELLS SOUTH TO S.E. OGDEN STREET, AS SHOWN ON THIS PLAN.
2. THE NEAREST FIRE HYDRANT IS LOCATED AT THE SOUTHWEST CORNER OF THE BLOCK. THE DISTANCE FROM SAID FIRE HYDRANT TO THE NEAREST FIRE HYDRANT DOES NOT EXCEED THE SPACING REQUIREMENT OF 600 FEET. A NEW FIRE HYDRANT IS NOT REQUIRED.
3. THE APPLICANT WILL APPLY FOR THE LOCAL TRANSPORTATION IMPACT CHARGE FEE IN LIEU OF CONSTRUCTING STREET IMPROVEMENTS. THIS FEE WILL BE PAID PRIOR TO FINAL PLAT APPROVAL.

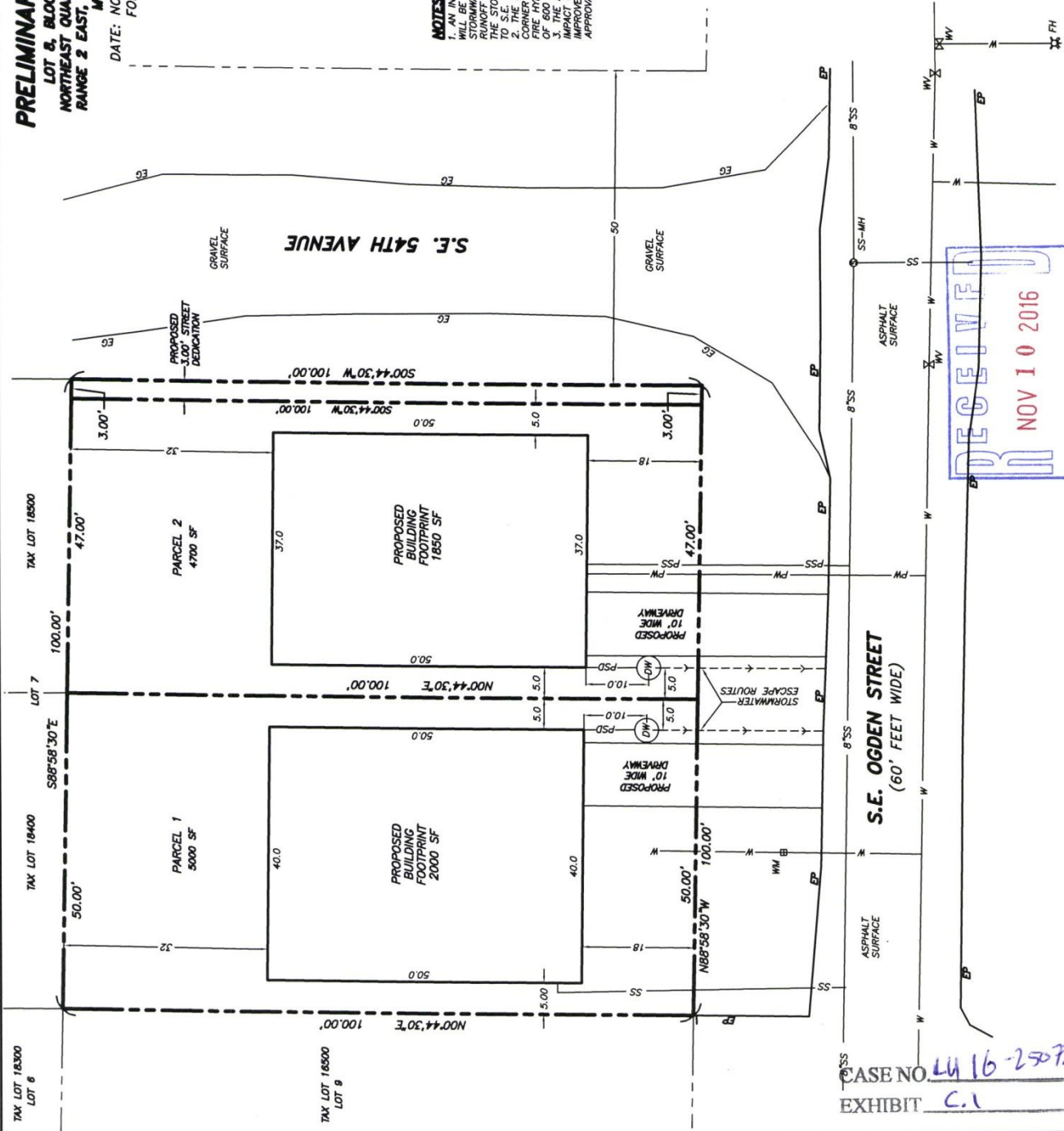


REGISTERED PROFESSIONAL LAND SURVEYOR
Alfred Hubb
 OREGON
 JULY 17, 1946
 STATE NO. 231
 RENEWS: 12/31/17

REPPETTO & ASSOCIATES, INC.
LAND SURVEYORS

Phone 125 Building C
 12730 SE Stark Street
 Portland, Oregon 97233
 Phone: (503) 408-1507
 Fax: (503) 408-2370

DATE: NOV. 9, 2016 FILE: C15012-UP2.DWG
 DRAWN BY: SPD JOB NO. C15012



RECEIVED
 NOV 10 2016
 By

CASE NO. *LU 16-250727*
 EXHIBIT *C.1*

LU 16-250727 LDP