



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

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Date: August 29, 2017
To: Interested Person
From: JP McNeil, Land Use Services
503-823-5398 / Jason.McNeil@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 17-177904 LDP

GENERAL INFORMATION

Applicant: Sarah Radelet, Strata Land Use Planning
P.O. Box 90833
Portland, OR 97290
503-320-0273 | sarah@stratalanduse.com

Owner: Structure Redevelopment LLC
P.O. Box 3026
Clackamas, OR 97015-3026
503-803-6577

Site Address: 1807 SE STARK ST
Legal Description: BLOCK 2 LOT 5, HARTS ADD
Tax Account No.: R363400170
State ID No.: 1N1E35DC 18300
Quarter Section: 3032

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: Residential 5,000 (R5)
Case Type: Land Division Partition (LDP)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

Proposal:

The applicant is proposing to divide the subject site into two parcels intended for two attached houses, which are allowed under the provision of Section 33.110.240.E for attached houses on corners in the R5 Zone. Parcel 1 would be 2,520 s.f. in size and 50 ft. wide. Parcel 2 would be 2,515 s.f. in size and 49.95 ft. wide (Exhibit C.1). All existing

development would be removed, and the sole tree on site, a 27" diameter Green ash, is also proposed for removal.

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: This relatively flat site slopes gently to the northwest and is currently occupied by a two-story single dwelling that was constructed in 1908, which will be removed under demolition permit 17-155971 RS. There is one regulated tree on the site, a 27-inch Green Ash, which the applicant has proposed removing, discussed later in this report.

The surrounding close-in, eastside neighborhood is a mix of uses and development types. Immediately adjacent to the subject site are turn-of the 20th century single-family homes, mid-century multidwelling development, and the athletic fields for the nearby Buckman Elementary School. The surrounding blocks are similarly developed with a mix of single and multi-dwelling development of varying vintages. There is also smaller, neighborhood scale commercial development within several blocks of the site in either direction along SE Stark Street.

Infrastructure:

Streets – The site has approximately 50 feet of frontage on SE Stark Street and 100 feet of frontage on SE 18th Avenue. There is one curb cut from SE 18th Avenue at the rear of the site and a concrete parking pad but no paved driveway entering the site. At this location, SE Stark Street is classified as a Neighborhood Collector, a City Walkway, and a Local Service Street for all other modes in the Transportation System Plan (TSP). SE 18th Avenue is classified as a Local Service Street for all modes in the TSP. The nearest transit service is located approximately 800 feet from the site at SE Morrison Street via Bus 15. Other nearby bus service is available on E Burnside Street and SE 11th & 12th Avenues.

SE Stark Street has a 36-foot curb-to-curb paved surface within a 60-foot right-of-way. There is no street parking on either side of the SE Stark adjacent to the site. SE 18th Avenue also has a 36-foot curb-to-curb paved surface within a 60-foot right-of-way with on-street parking on both sides. Both street frontages are improved with a planter area, curb, and sidewalk corridor that meet City standards.

Water Service – There are existing 6-inch CI water mains in both SE Stark Street and SE 18th Avenue. The existing house is served by a 5/8-inch metered service from the main in SE Stark.

Sanitary Service - There is an existing 72-inch concrete with brick public combined sewer in SE Stark and an 8-inch clay public combination sewer line in SE 18th Avenue. The existing house on the site is connected to the sewer in SE 18th.

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

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

Land Use History: City records indicate there are no prior land use reviews for this site.

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

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **June 19, 2017**. 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:
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	The proposed development is for something other than single-dwelling detached homes.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site
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	No shared courts are proposed or required.

	Courts	
	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. Based on the applicant's survey, the site area is 5,035 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 applicant is proposing 2 parcels, which exceeds the maximum density normally allowed for the site. However, Parcels 1 and 2 are proposed for attached houses under the provision in 33.110.240.E, which allows one extra unit in conjunction with attached houses on corner lots. Therefore, an additional lot is allowed provided Parcels 1 and 2 are developed with attached houses.

With a condition of approval limiting the development on Parcels 1 and 2 to attached houses, the density standards are 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)
Original lot before division in R5 zone	4,500	NA	NA	NA	NA
Original lot before division	5,035		50.4	99.9	50.4
New attached housing lots meet R2.5 Zone dimensions	1,600	NA	36	40	30
Parcel 1	2,520		50.0	50.4	50.0
Parcel 2	2,515		50.0	50.3	50.0

* 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.

Attached Houses on Corner Lots

Parcels 1 and 2 are smaller than would generally be allowed in the R5 zone. As described above, these lots are being created through a provision that allows attached houses on corner lots. To use this code provision the original lot before the division must be at least 4,500 square feet.

As shown in the table above, taken together (before the division), the required lot dimension requirements are met. Proposed Parcels 1 and 2 each exceed the minimum lot dimension standards for attached housing lots. Therefore, the corner lot may be divided to create Parcels 1 and 2 as proposed.

The findings above show that, with a condition of approval limiting the development on Parcels 1 and 2 to attached houses, the applicable density and lot dimension standards can be met. Therefore, this criterion will be met.

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

Findings: The regulations of Chapter 33.630 require that trees be considered early in the design process with the goal of preserving high value trees and, when necessary, mitigating for the loss of trees.

To satisfy these requirements, the applicant must provide a tree plan that demonstrates, to the greatest extent practicable, the trees to be preserved provide the greatest environmental and aesthetic benefits for the site and the surrounding area. The tree plan must also show that trees are suitable for preservation, considering the health and condition of the tree and development impacts anticipated. Tree preservation must be maximized, to the extent practicable, while allowing for reasonable development considering the intensity of development allowed in the zone and site constraints, including existing utility easements and requirements for services and streets.

Trees that are healthy, native and non-nuisance species, 20 or more inches in diameter and in tree groves are the highest priority for preservation. Additional considerations include trees that are slower growing native species, buffering natural resources, preventing erosion and slope destabilization and limiting impacts on adjacent sites.

Some trees are exempt from the requirements of this chapter, if they are unhealthy, a nuisance species, within 10 feet of a building to remain on the site, within an existing right-of-way, or within an environmental zone.

In order to identify which trees are subject to these requirements, the applicant provided a tree survey (Exhibit C.2) that shows the location and size of trees on and adjacent to the site. The applicant also provided an arborist report (Exhibit A.2) that identifies each tree and its condition and suitability for preservation or its exempt status.

Based on this information, one tree, which provides a total of 27 inches of tree diameter is subject to the preservation requirements of this chapter.

In this case, the location of the trees and the configuration of the property, coupled with the scale of the development proposed in the R5 zone using the Alternative Development Options for attached houses on corners, limits options to retain trees in accordance with these regulations, so it is reasonable to consider mitigation options that will replace the functions of the trees to be removed.

The applicant has proposed to mitigate for the removal of the one tree on site by making a payment into the City's Tree Planting and Preservation Fund for one tree.

At the time of building permit, the Title 11 tree density standards will require that trees be planted on the lots. Based on the size of the proposed lots, two to four trees will be required to be planted on each lot, depending on the type of trees chosen by the applicant. Given the required tree planting, there is not sufficient room on the lots for additional tree planting to mitigate for tree removal without jeopardizing the overall health of the trees as they mature. Therefore, offsite mitigation in the form of payment into the City Tree Preservation and Planting Fund is more appropriate for this proposal.

The tree preservation standards offer several options for sites with trees greater than 20 inches in diameter. In this case, since there is only one tree on the site and it is greater than 20 inches, the only way to meet any of those standards would be to preserve the 27-inch Green Ash. Staff therefore finds that it would be appropriate for the applicant to mitigate for this tree in its entirety by making a payment equivalent to 27 inches to be paid to the City

Tree Planting and Preservation Fund. With the condition of approval that this payment be made prior to final plat approval, tree removal will be adequately mitigated.

This mitigation will be consistent with the purpose of the tree preservation regulations since it will provide for the installation of other trees that will contribute to the general beauty and natural heritage of the City, if not directly on the site, and help to absorb air pollutants and contamination; provide buffering from noise and wind; provide visual screening from the adjacent properties; reduce energy demand and urban heat island impacts; and filter stormwater runoff and reduce the possibility for erosion.

With the implementation of the noted condition, the approval criteria will be 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. The applicant has proposed to remove the existing house and garage and redevelop the site. In order to ensure that the new lots are suitable for development, a permit must be obtained and finalized for demolition of all structures on the site and sewer capping prior to final plat approval. Please note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1916 or earlier and/or designated historic resources. With this condition, the new lots can be considered suitable for development, and this criterion will be 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 an evaluation of the proposal (see Exhibit E.2) summarized below.

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 or have a noticeable effect on street capacity or level-of-service. On-street parking demand appears to be minimal along SE 18th Avenue given the make-up of the existing right-of-way, which accommodates parking along the both sides of the street, and because the lots along the street are served by driveways sufficient to accommodate on-site parking. The proposed development on each lot will also be served by driveways and garages. PBOT states that, with the condition that the driveway serving both lots be no wider than 18-20 feet in width (9-10 foot contiguous driveways on each lot), on-street parking will be preserved. 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. With the condition that the driveway for the two parcels be 18-20 feet in width, the transportation system will be capable of safely supporting the proposed development in addition to the existing uses in the area and this criterion will 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:

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 sanitary sewer 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: Parcels 1 and 2: 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.
33.654.120.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. Portland Transportation has indicated that the existing street is currently improved to City standards. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided. However, as a condition of Building Permit, the applicant is required to replace segments of sidewalk that are in disrepair, and may be required to replace segments of curb that do not provide at least 4-in of curb face exposure. In particular, the applicant may be required to replace segments of sidewalk on SE Stark.
With the condition of approval 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.

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

- Attached Houses on Corner Lots-- special requirements apply to development on new lots created using the provisions of Section 33.110.240.E.
 1. The address and main entrance of each house must be oriented to a separate street frontage.
 2. Development on Parcel 1 must be oriented toward SE Stark Street and development on Parcel 2 must be oriented toward SE 18th Avenue.
 3. The height of the two units must be within 4 feet of each other
 4. The exterior finish material must be the same, or visually match in type, size and placement.
 5. The predominant roof pitch must be the same.
 6. Roof eaves must project the same distance from the building wall.
 7. Trim must be the same in type, size and location.
 8. Windows must match in proportion and orientation.
- Accessory Dwelling Units - Accessory Dwelling Units (ADUs) are not allowed to be added to attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

Existing development that will remain after the land division. The applicant is proposing to remove all of the existing structures on the site, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R5 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

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 11 –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 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 two-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:

- Bonus density for attached houses on corners in the R5 zone
- Tree removal and mitigation
- Driveway configuration
- Sidewalk and curb replacement
- Demolition of the existing house
- Fire Bureau requirements

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

ADMINISTRATIVE DECISION

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

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

Existing Development

1. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1916 or earlier and/or designated historic resources.

Other requirements

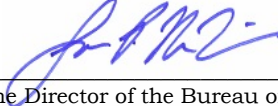
2. The applicant must pay into the City Tree Preservation and Planting Fund [Private Property Trees – Planting and Establishment, fee in Lieu (per inch)] the amount equivalent to 27 inches of trees. Payment must be made to the Bureau of Development Services, which administers the fund for the Parks Bureau.

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

1. Parcels 1 and 2 may only be developed with attached houses meeting the development standards of Section 33.110.240.E.
2. The driveway serving both lots must be no wider than 18-20 feet in width (a 9-10 foot contiguous driveway on each lot).
3. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of Parcels 1 and 2 to replace segments of the sidewalk that are in disrepair and curbs that do not meet city standards.

- 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: Jason P. McNeil

Decision rendered by:  **on August 24, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed August 29, 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 May 26, 2017, and was determined to be complete on May 26, 2017.

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 May 26, 2017.

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: October 14, 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.

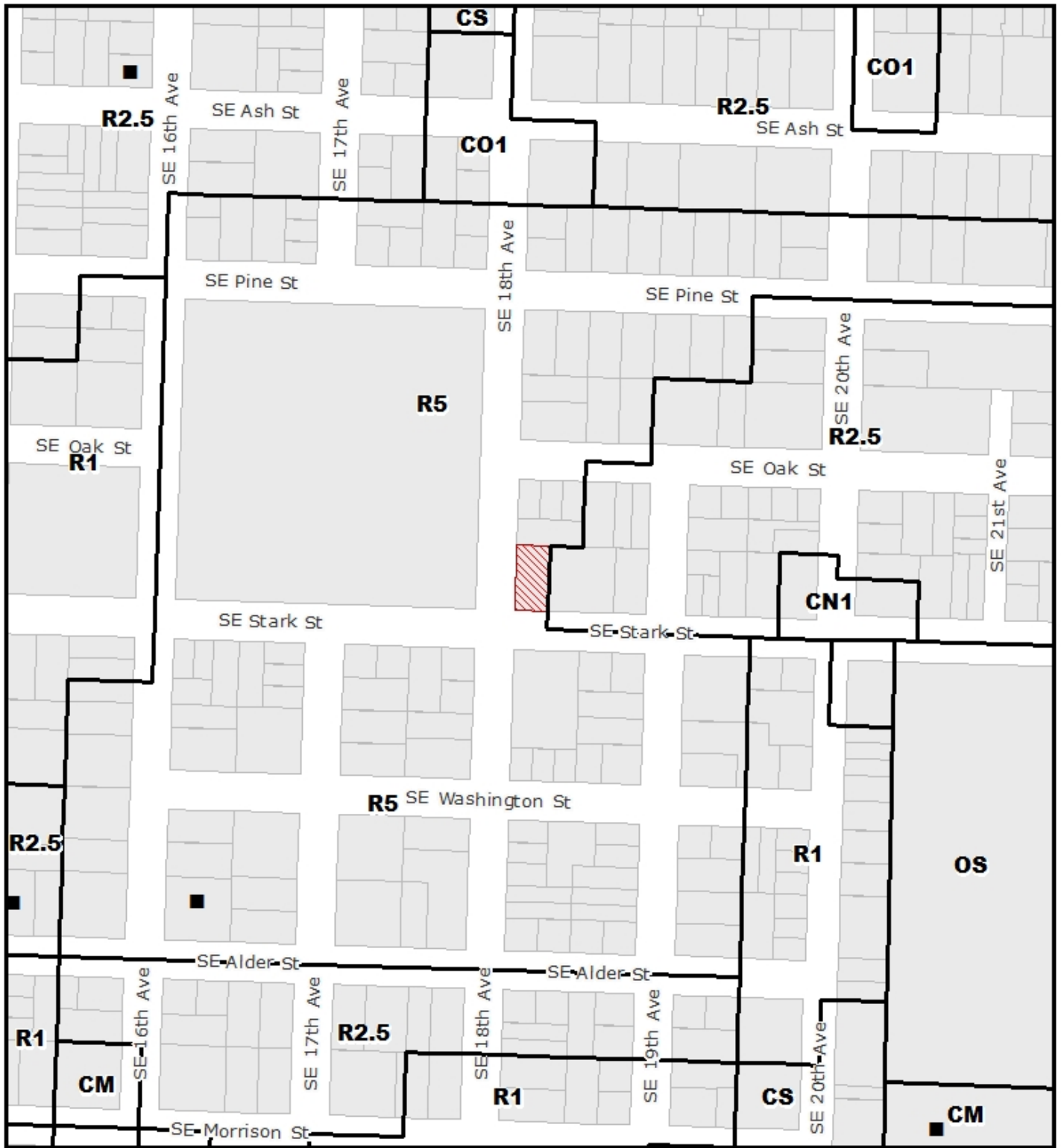
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director 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 submittal
 - 1. Applicant's statement
 - 2. Arborist report
 - 3. SIM form
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing Conditions Survey
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety Section of BDS
- F. Correspondence: None received
- G. Other:
 - 1. Original LU application
 - 2. ELDA form

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



Historic Landmark

File No.	LU 17-177904 LDP
1/4 Section	3032
Scale	1 inch = 200 feet
State ID	1N1E35DC 18300
Exhibit	B May 31, 2017

PRELIMINARY PLAN MAP

TAX LOT 18300, MAP 1N, 1E, 35DC
 LOCATED IN THE S.E. 1/4 SECTION 35, T.1N., R.1E., W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 APRIL 21, 2017 SCALE 1"=20'

SURVEY NOTES:

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK
 1988. THE HORIZONTAL DATUM IS THE NAD 83 DATUM. THE ELEVATION IS 163.31. COP
 INFORMATION OF S.E. 1/4 STREET AND S.E. 18TH AVENUE. THE ELEVATION IS 163.31. COP
 DATUM.
 A TRIMBLE S4-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD
 TRAVERSE.
 THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER
 RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 65079, RECORDS OF
 MULTNOMAH COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERMETER BOUNDARY
 RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 65079, RECORDS OF
 MULTNOMAH COUNTY. THIS SURVEY IS FOR THE PURPOSES OF THE PERMITS AND
 ENCROACHMENTS AND PROPERTY CORNER MARK SET IN THIS SURVEY.

NO STATE USE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE
 POSSESSION, ESTOPPEL, ACQUISITION, ETC.
 SURVEY NATIONAL TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT NUMBER
 48141702483 DATED MARCH 29, 2017 AS PROVIDED HAS BEEN USED AND REFERENCED IN
 PREPARATION OF THIS MAP. PLEASE REFER TO THIS DOCUMENT FOR DESCRIPTIONS OF
 EXCEPTIONS TO TITLE INSURANCE.

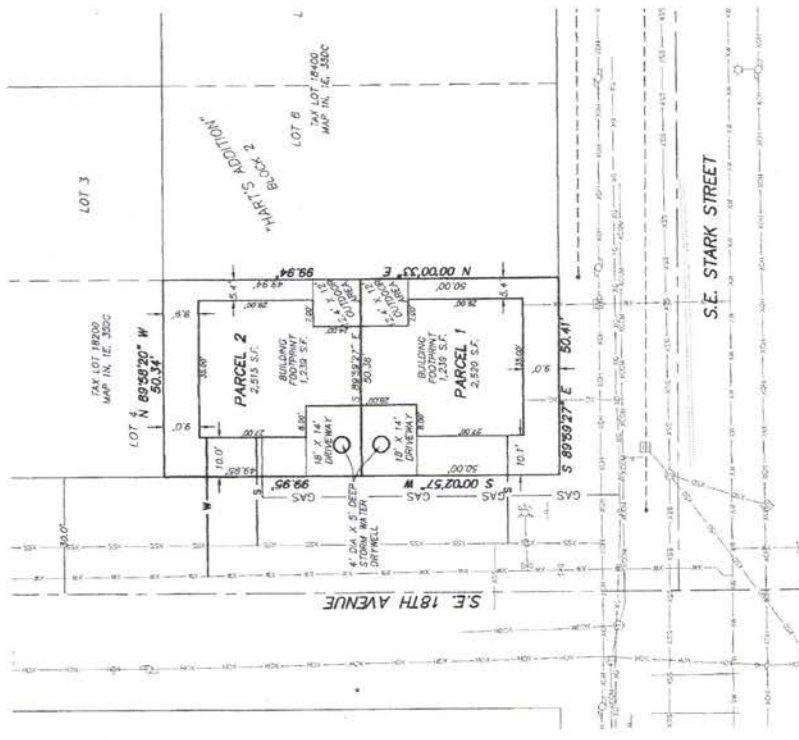
THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD
 SURVEY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL SUCH
 UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR OBTAINS
 INFORMATION FROM THE UTILITY COMPANIES AND FROM THE RECORDS OF THE
 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND
 UTILITIES AS SHOWN ON THIS MAP. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT
 A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF
 UNDERGROUND OR OVERHEAD CONTAINERS OR TANKS. THIS MAP AND SURVEY OR
 UNDERGROUND OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY
 SURVEYOR.

LEGEND:

Some symbols shown may not be used on map

- DECIDUOUS TREE W/ TREE TAG
- EVERGREEN TREE W/ TREE TAG
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- BOLLARD
- SKIN
- MAILBOX
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS BOX
- STORM OUTFALL
- FOUND MONUMENT
- DOWN SPOUT TO STORM SYSTEM
- UTILITY AND LIGHT POLE
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRICAL POWER PEDDESTAL
- ELECTRIC RISER
- HEAT PUMP
- OVERHEAD LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FENCELINE
- UTILITY RISER
- DOWN SPOUT TO STORM SYSTEM/GROUND
- PROPOSED GAS LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER LINE

SIGNED ON: 2/25/17 PCL-17
 REGISTERED PROFESSIONAL LAND SURVEYOR
 JULY 1, 2004
 TORBEN
 60377LS
 OREGON
 BEHNS: DECEMBER 31, 2017



CASE NO. LU 17-177904 Lot
 EXHIBIT C.1

LU 17-177904 LDP

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
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 OREGON CITY, OREGON 97045
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