



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

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

Date: January 16, 2018
To: Interested Person
From: Morgan Steele, Land Use Services
 503-823-7731 / Morgan.Steele@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 17-276789 ZE

GENERAL INFORMATION

Applicant: Stephanie Beckman | Stephanie.Beckman@portlandoregon.gov
 Bureau of Development Services
 1900 SW 4th Avenue, Suite 5000 | Portland, OR 97201

Owner: Janice Johnson
 Trustee, Harold A & Helen C Johnson Trust
 1118 SE Chelsea Avenue | Vancouver, WA 98664

Site Address: 10615 SW 42ND AVENUE

Legal Description: TL 7700 2.44 ACRES, SECTION 29 1S 1E
Tax Account No.: R991290270
State ID No.: 1S1E29CC 07700
Quarter Section: 4025

Neighborhood: West Portland Park, contact Mick McNamara at mike@mcnamaraconsulting.net.

Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Plan District: None
Other Designations: *Southwest Hills Resource Protection Plan* – Site No. 119, Falling Creek; Landslide Hazard Area

Zoning: *Base Zone:* Residential 7,000 (R7)
Overlay Zone: Environmental Conservation (c)

Case Type: ZE – Zone Map Error Correction
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The Bureau of Development Services is initiating a Zoning Map Error Correction, at the property owner's request, to modify the Environmental Conservation overlay zone on this site. The site is

inventoried in the *Southwest Hills Resource Protection Plan* within Resource Site No. 119, Falling Creek, which identified natural resources and functions for protection. Identified resources within Site No. 119, Falling Creek, include creeks, tributaries, and wetlands, coniferous and deciduous forests, and shallow canyons. Natural resource functions include groundwater recharge, wildlife habitat for mammals and birds, water purification, erosion reduction and slope/soil stabilization and scenic and cultural values. Resources and functions specific to the project site include coniferous and deciduous forest, groundwater recharge, wildlife habitat, erosion reduction, slope/soil stabilization and scenic resources.

The Bureau of Planning and Sustainability reviewed the property owners' request and agree there is a discrepancy between existing zoning boundaries and identified resources onsite, and on balance there is sufficient evidence of legislative intent for where the line should be located. Because a single property owner initiated the request, the zone map error correction would affect only the subject property.

This review is to determine whether a mapping error exists affecting this site and is being processed through a Type II land use review. Exhibits B.1 and B.2 show the existing and proposed environmental zoning for this site, respectively.

Relevant Approval Criteria:

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

Section [33.855.070](#) – Corrections to the Official Zoning Maps.

ANALYSIS

Site and Vicinity: This 106,286 square-foot site is located at the corner of SW 42nd Avenue and SW Galeburn Street. The site is relatively flat and currently developed with a single-family residence in the northern portion of the site. The southern portion of the site is vegetated with a mix of coniferous and deciduous mature trees and herbaceous vegetation. The surrounding vicinity is developed with mostly single-dwelling residences.

Zoning: The zoning designation on the site includes Residential 7,000 (R7) base zone with Environmental Conservation (c) overlay zone.

The R7 base zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 4,200 square feet. Newly created lots must have a minimum density of 1 lot per 7,000 square feet of site area. The proposal changes no uses on the site and the R7 base zone regulations do not apply and are not addressed by this review.

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 preserve the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less significant. New development and exterior modifications to existing development must meet environmental standards or are subject to environmental review.

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 *Southwest Hills Resource Protection Plan* as Resource Site No.119, Falling Creek. The Plan includes the following description of Resource Site No. 119: *This site includes portions of two small hills located north of Mt. Sylvania. The elevations are 725 feet for the most westerly hill (near SW Galeburn Street and SW 42nd); and 550 feet for the other hill (located near SW Luradel Street and SW 32nd Place). The site elevation drops to 350 feet near Interstate 5 where the drainage from Site No. 118 feeds into Falling Creek near SW 26th Avenue and SW Taylors*

Ferry Road. The confluence of these two creeks forms the headwaters of Tryon Creek and flows through Marshall Park.

Significant resources and functional values on the project site include coniferous and deciduous forest, groundwater recharge, wildlife habitat, erosion reduction, slope/soil stabilization and scenic resources. The plan notes that in order to balance the economic, social, environmental and energy consequence of resource protection, the Environmental Conservation overlay zone is proposed for all but the most highly rated resources which warrant protection.

Land Use History: City records indicate that prior land use reviews include the following:

- **LU 05-173956 LDS EN:** Application for land division to create 13 lots with concurrent Environmental Review. Application withdrawn by applicant;
- **LU 05-179322 ZE:** Application for a Zoning Map Error Correction. Application withdrawn by applicant; and
- **LU 07-120870 LDS EN:** Approved 12 lot land division with concurrent Environmental Review. Application withdrawn by applicant.

Past land use cases have no effect on the current proposal.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed December 13, 2017. The following Bureaus have responded with no issues or concerns:

- Fire Bureau
- Bureau of Transportation
- Life Safety
- Water Bureau
- Parks & Recreation – Urban Forestry Division
- Site Development Section of BDS

The Bureau of Environmental Services responded with the following comment:

BES does not have specific approval criteria related to Zone Map Error Correction reviews. Staff has provided the above information in order to assist BDS Land Use Services with review of relevant approval criteria and to inform the applicant of BES requirements that will apply to future development of the site. Please see Exhibit E-7 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 13, 2017. Twelve written responses have been received in response to the proposal, either from neighbors, the neighborhood association, or current property owner. Their comments are summarized below; however, full comments for each response can be found in Exhibit F.

1. Janice Johnson, Property Owner, December 18, 2017: In her comments, Ms. Johnson gives a brief overview of the site’s history since her family purchased the property 50 years ago and since the Environmental Zoning overlay was placed 25 years ago. She also details a site visit conducted by a Biological Consultant, the results of which concluded the site contains no wetlands or headwaters and is located within the Falling Creek watershed. She also stated she would like to see the proposed zoning line location approved. Ms. Johnson’s comments, in their entirety, can be found in Exhibit F.1.

2. Michael McNamara, President of West Portland Park Neighborhood Association, December 21, 2017: Mr. McNamara, on behalf of the West Portland Park Neighborhood Association (WPPNA), requested the 21-day comment period be extended to allow for the WPPNA to meet and discuss the proposal. Mr. McNamara also discussed WPPNA concerns regarding the effect of the proposed re-zoning on properties downslope of the project site due to potential landslides. Further, the WPPNA is concerned about potential impacts to wildlife as the current property owner has informed the neighborhood of their plan to subdivide and develop the property, adding impervious surfaces and displacing wildlife. Mr. McNamara’s memo can be found in Exhibit F.2.

- 3. Sherry Willoughby, Neighbor, January 2, 2018:** Ms. Willoughby expressed concerns about the reduction in Environmental Zoning at the property in question, specifically in regard to wildlife habitat and stormwater retention. Ms. Willoughby would like the current zoning to be maintained as is. Her comments, in their entirety, can be found in Exhibit F.3.
- 4. Jon and Jessica Christiansen, Neighbors, January 3, 2018:** Mr. and Ms. Christiansen expressed frustration about the comment period for this proposal falling over the Christmas holiday. They also expressed concern the zone change may affect other properties than just the subject property by allowing the site to be easier developed, adding density to the area. Additionally, Mr. and Ms. Christiansen stated concern for the wildlife that moves through the area, particularly in the portion of the site where the Environmental Conservation overlay zone is proposed to be removed. They stated their objection to the proposed zone boundary error correction. Their comments, in their entirety, can be found in Exhibit F.4.
- 5. Deborah Schallert and Michael Kesten, Neighbors, January 3, 2018:** Ms. Schallert and Mr. Kesten expressed concern about the Environmental Conservation overlay zone being completely removed from the subject property. They state there is legislative intent to remove Environmental Zoning from the northern portion of the property but do not believe this argument applies to the southern portion of the property. They also list conditions for development that should be included in any future land use decision. Ms. Schallert and Mr. Kesten's comments, in their entirety, can be found in Exhibit F.5.
- 6. Kerry Bassett, Neighbor, January 3, 2018:** Ms. Bassett expressed frustration about the comment period for this proposal falling over the Christmas holiday. She also expressed concern about flooding, erosion, and adequate infrastructure services if the subject property were to be developed. Further, she would like to have more time for this proposal to be explored in depth. Ms. Bassett's comments, in their entirety, can be found in Exhibit F.6.
- 7. Jeremy Grohs and Seven Dorton, Neighbors, January 3, 2018:** Mr. Grohs and Mr. Dorton expressed frustration about the comment period for this proposal falling over the Christmas holiday. They also expressed concern the zone change may affect other properties than just the subject property by allowing the site to be easier developed, adding density to the area. Additionally, Mr. Grohs and Mr. Dorton stated concern for the wildlife that moves through the area, particularly in the portion of the site where the Environmental Conservation overlay zone is being removed. They stated their objection to the proposed zone boundary error correction. Mr. Grohs and Mr. Dorton's comments, in their entirety, can be found in Exhibit F.7.
- 8. Jeremy Grohs, Neighbor, January 3, 2018:** Mr. Grohs expressed frustration about the comment period for this proposal falling over the Christmas holiday. He also expressed concern the zone change may affect other properties than just the subject property by allowing the site to be easier developed, adding density to the area. Additionally, Mr. Grohs stated concern for the wildlife that moves through the area, particularly in the portion of the site where the Environmental Conservation overlay zone is being removed. He stated his objection to the proposed zone boundary error correction. Mr. Grohs' comments, in their entirety, can be found in Exhibit F.8.
- 9. Susan Dunigan, Neighbor, January 3, 2018 – Submitted after 5pm deadline:** Ms. Dunigan expressed frustration about the comment period for this proposal falling over the Christmas holiday. She also expressed concern the zone change may affect other properties than just the subject property by allowing the site to be easier developed, adding density to the area. Additionally, Ms. Dunigan stated concern for the wildlife that moves through the area, particularly in the portion of the site where the Environmental Conservation overlay zone is being removed. She stated her objection to the proposed zone boundary error correction. Ms. Dunigan's comments, in their entirety, can be found in Exhibit F.9.
- 10. Patrick Dunigan, Neighbor, January 3, 2018 – Submitted after 5pm deadline:** Mr. Dunigan expressed concerns about the reduction in Environmental Zoning at the property in question, specifically in regard to wildlife habitat and stormwater retention. Mr. Dunigan objects to the

modification of the Environmental Conservation overlay modification. Mr. Dunigan's comments, in their entirety, can be found in Exhibit F.10.

11. Lynn Schemmer-Valleau and Eric Valleau, Neighbors, January 4, 2018 – Submitted after January 3, 2018 deadline: Ms. Schemmer-Valleau and Mr. Valleau, expressed frustration about the comment period for this proposal falling over the Christmas holiday. They also expressed concern the zone change may affect other properties than just the subject property by allowing the site to be easier developed, adding density to the area. Additionally, Ms. Schemmer-Valleau and Mr. Valleau stated concern about the impact on wildlife and groundwater recharge potential development would have. They stated their objection to the proposed zone boundary error correction. Ms. Schemmer-Valleau and Mr. Valleau's comments, in their entirety, can be found in Exhibit F.11.

12. Connie M. King-Wilbanks, Neighbor, January 7, 2018 – Submitted after January 3, 2018 deadline: Ms. King-Wilbanks expressed frustration about the comment period timeline for this decision. She also expressed concern the zone change may affect other properties than just the subject property by allowing the site to be easier developed, adding density to the area. Additionally, Ms. King-Wilbanks stated concern about the impact on wildlife and groundwater recharge potential development would have. She stated her objection to the proposed zone boundary error correction. Ms. King-Wilbanks's comments, in their entirety, can be found in Exhibit F.12.

Planner's Response: The timeline for comments was not extended as the required 21-days was given, per city code (33.730.020.D.1). The 120-day timeline is a state law that requires a final local decision within 120-days of a complete application. In this timeframe, a notice, comment period, decision, and time for possible appeals must be taken into account. To accomplish this, city code allows for a 21-day comment period for Type II reviews.

Additionally, the approval criterion for this specific proposal does not consider impacts from future development on adjacent sites. Rather, it is narrowly focused on whether zone boundary mapping is consistent with legislative intent. As described in further detail in the findings, the updated *Natural Resources Inventory* (NRI) ranked the intact forest onsite and excluded other trees in the northern portion of the site. Therefore, there is a discrepancy between maps and a correction is justified.

ZONING CODE APPROVAL CRITERIA

Title 33.855.070 Correction to the Official Zoning Maps

The Director of BDS may initiate and approve a review following the Type II procedure for the types of discretionary corrections to the Official Zoning Maps listed below. Nondiscretionary corrections to the Official Zoning Maps may be initiated by the Director of Planning as described in Section 1.01.037 of the Portland City Code.

Findings: Following a request by a property owner, the Bureau of Planning and Sustainability investigated the proposed zone map error and determined that a mapping error had occurred on the subject property. Subsequently, the Director of BDS initiated this review to correct the official zone map to more accurately locate the Environmental Conservation overlay zone to correspond with existing onsite resources.

A. Mapping errors. Corrections may be made for mapping errors such as:

- 2. There is a discrepancy between maps and on balance there is sufficient evidence of legislative intent for where the line should be located.**

Findings: Based on review of the *Southwest Hills Resource Protection Plan* (1992), the *Natural Resources Inventory* (NRI)(2012), and the zoning history for Quarter Section 4025, BPS has concluded that an environmental overlay zone mapping error exists on the property in question.

The property is located within Resource Site No. 119, Falling Creek of the *Southwest Hills Resource Protection Plan*. As part of the plan, the natural resource features and functions were documented and environmental overlay zones applied in 1992. In the plan, the natural resource features and functions identified in Site No. 119, Falling Creek, specific to this project site include coniferous and deciduous forest, groundwater recharge, wildlife habitat, erosion reduction, slope/soil stabilization and scenic resources.

As part of the Plan, an Economic, Social, Environmental and Energy (ESEE) Analysis was completed for the site. The ESEE recommendations include applying the Environmental Conservation overlay zone to all but the most highly rated resources. Subsequently, the Environmental Conservation overlay zone was applied to areas not as highly rated as Environmental Protection zones but with value to the overall system, thus warranting protection. The zoning history for Quarter Section 4025 shows that the environmental overlay zone boundary has not been changed since first implemented in 1992 (Exhibits A.1.d and A.1.e).

The city-wide NRI, adopted by City Council in 2012 as factual basis for the 2035 Comprehensive Plan (Ordinance No. 185657), includes an update to the natural resource features based on current data and GIS research. The NRI includes updated maps of topography and vegetation for the property (Exhibit A.1.f). The NRI also assesses the functions provided by the features based on the best available science (Exhibits A.1.g and A.1.h). The functions on the site include sediment, pollution and nutrient control (water purification, soil stabilization); microclimate and shade; and wildlife habitat.

The implementation of the environmental overlay zone in 1992 intended that the Environmental Conservation overlay zone be applied to all but the most highly rated resources. The current extent of the Environmental Conservation overlay zone includes areas that were not ranked in the 2012 NRI. Thus, BPS recommended that Environmental Conservation overlay zone be removed from areas that were not ranked in the 2012 NRI and redrawn to follow the existing tree canopy that is part of the forest intact patch, as described in Exhibit A.2. Although there is an additional stand of trees in the northern portion of the site, they are not part of the larger, contiguous forest canopy and subsequently were not ranked in the updated 2012 NRI.

For these reasons, there is evidence of a discrepancy between the current zoning map and the updated 2012 NRI maps and on balance there is sufficient evidence of legislative intent for where the line should be located and this *criterion is met*.

CONCLUSIONS

The Bureau of Planning and Sustainability (BPS) researched the potential zone map error and determined that an error does exist at the site. BPS recommended that a zoning map error correction be approved to modify the Environmental Conservation zoning on the site to more accurately reflect existing resources. The new Environmental Conservation zone boundary on the property in question should include zoning along the existing tree canopy located in the southern portion of the site as shown on the Proposed Zoning Map (Exhibit B.2).

BDS has reviewed the BPS recommendation and, based on the findings and attachments supplied by BPS, which include an analysis of the inventory documents and the existing resources on the site, this proposal as illustrated in Exhibit B.2 should be approved.

ADMINISTRATIVE DECISION

Approval of a zoning map error correction to relocate the Environmental Conservation overlay zone boundary line, in conformance with Exhibit B.2, the Proposed Zoning Map.

Staff Planner: Morgan Steele

Decision rendered by:  **on January 11, 2018**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 16, 2018

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 November 29, 2017, and was determined to be complete on December 11, 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 November 29, 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: April 10, 2018.**

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 January 30, 2018**, at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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.

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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 30, 2018**, by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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:

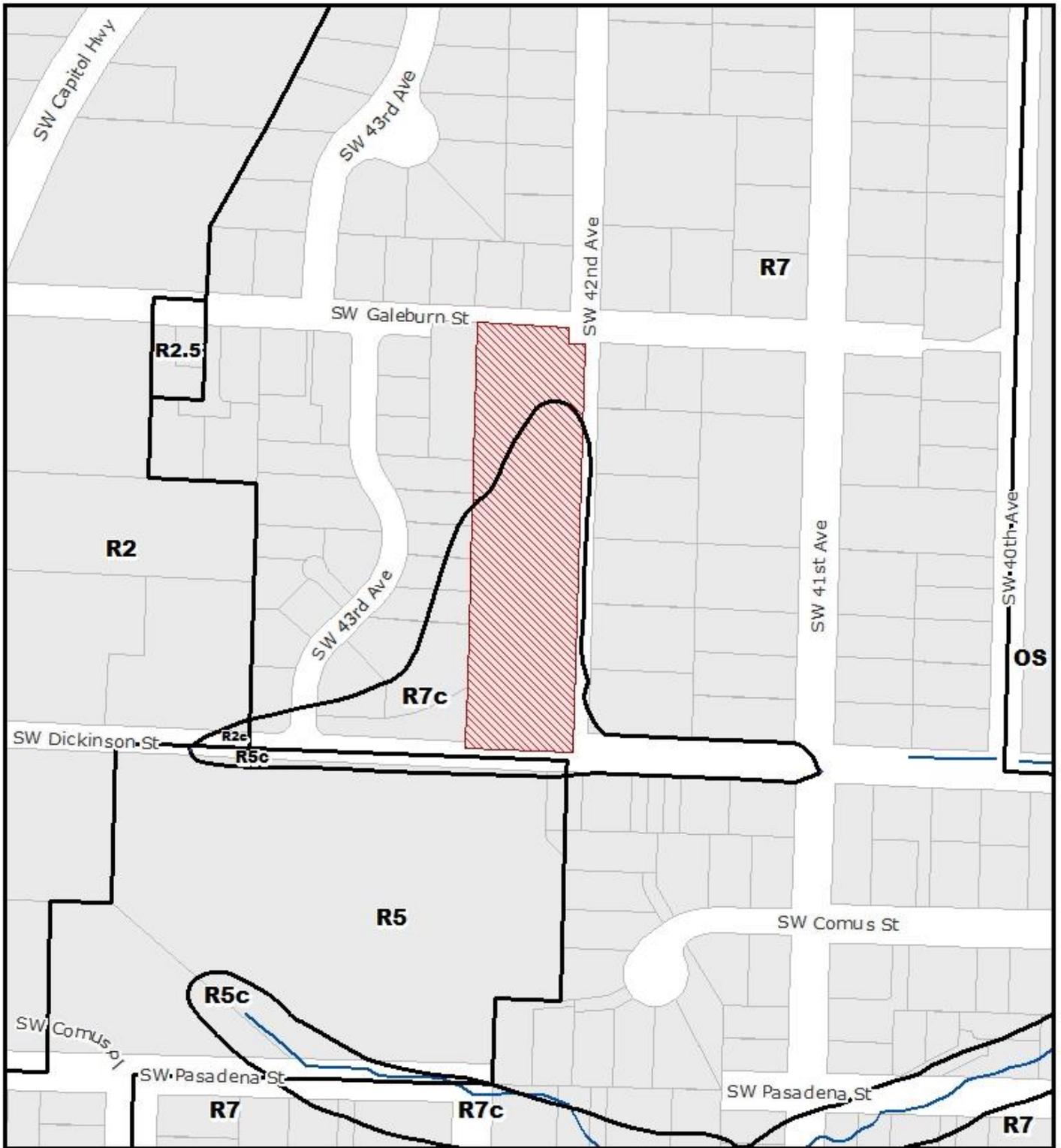
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Memo with attachments from Jeffrey Caudill, Bureau of Planning & Sustainability, November 9, 2017
 - a. Janice Johnson, Trustee Request for Zoning Correction
 - b. Description of Site 119, Falling Creek
 - c. Amendments to the Official Zoning Maps
 - d. 1992 Zoning Map
 - e. Current Zoning Map
 - f. Natural Resources Inventory (2012)
 - g. Riparian Corridor Functions (2012)
 - h. Wildlife Habitat Functions (2012)
 - i. Existing and Recommended Conservation Overlay Zone
 - 2. Memo Addendum with attachments from Mindy Brooks, Bureau of Planning & Sustainability, December 5, 2017
 - a. Aerial Photography (2016)
 - b. Corrected Natural Resources Inventory Vegetation Mapping
- B. Zoning Map
 - 1. Existing Zoning Map (attached)
 - 2. Proposed Zoning Map (attached)
- C. Plans/Drawings: None
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Bureau of Transportation
 - 3. Life Safety
 - 4. Water Bureau
 - 5. Parks & Recreation – Urban Forestry
 - 6. Site Development Review Section of BDS
 - 7. Bureau of Environmental Services
- F. Correspondence:
 - 1. Janice Johnson, Property Owner, December 18, 2017
 - 2. West Portland Park Neighborhood Association, December 21, 2017
 - 3. Sherry Willoughby, Neighbor, January 2, 2018
 - 4. Jon & Jessica Christiansen, Neighbor, January 3, 2018
 - 5. Deborah Schallert and Michael Kesten, Neighbors, January 3, 2018
 - 6. Kerry Bassett, Neighbor, January 3, 2018
 - 7. Jeremy Grohs and Seven Dorton, Neighbors, January 3, 2018
 - 8. Jeremy Grohs, Neighbor, January 3, 2018
 - 9. Susan Dunigan, Neighbor, January 3, 2018-After 5pm deadline
 - 10. Patrick Dunigan, Neighbor, January 3, 2018-After 5pm deadline
 - 11. Lynn Schemmer-Valleau, Neighbor, January 4, 2018-After January 3, 2018 deadline
 - 12. Connie M. King-Wilbanks, Neighbor, January 4, 2018-After January 3, 2018 deadline
- G. Other:
 - 1. Original LU Application

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).

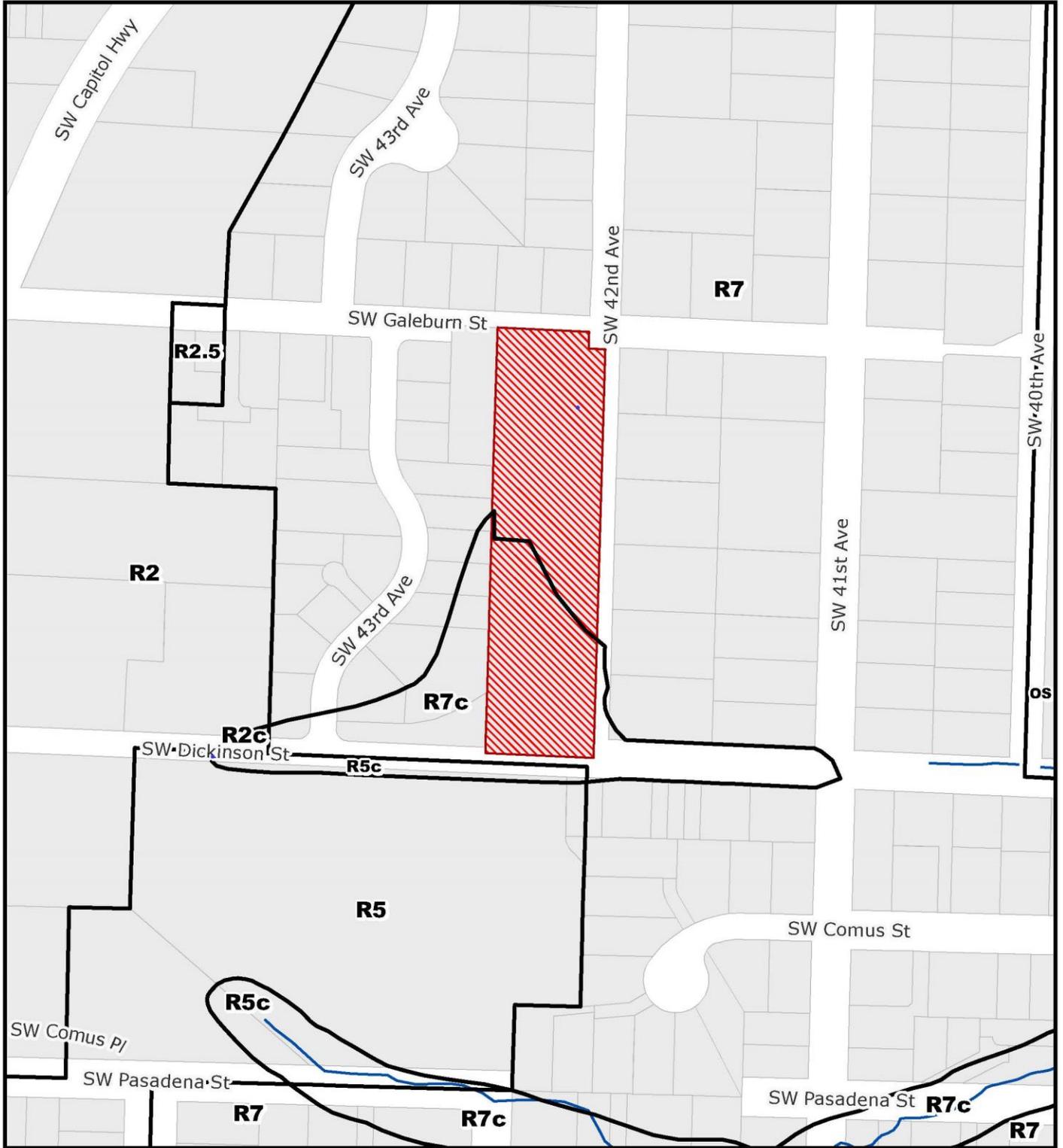


ZONING EXISTING



-  Site
-  Stream

File No.	LU 17-276789 ZE
1/4 Section	4125
Scale	1 inch = 200 feet
State ID	1S1E29CC 7700
Exhibit	B.1 Nov 30, 2017



ZONING PROPOSED



-  Site
-  Stream

File No.	LU 17-276789 ZE
1/4 Section	4125
Scale	1 inch = 200 feet
State ID	1S1E29CC 7700
Exhibit	B.2 Nov 30, 2017