



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: November 20, 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 18-245556 EN

GENERAL INFORMATION

Applicants/Owners: Jennifer T Hunt, Karen K Hunt, & Kenneth B Johnson
14715 NW Newberry Road, Portland, OR 97231

Representative: Emma Eichhorn | Environmental Management Systems, Inc
4080 SE International Way #B112, Milwaukie, OR 97222
503-353-9691, emma@envmgtsys.com

Site Address: 14715 NW NEWBERRY ROAD

Legal Description: LOT 2, MACLEAYS SKYLINE HMS
Tax Account No.: R522700200
State ID No.: 1N1W05AA 00200
Quarter Section: 1914

Neighborhood: Forest Park, contact Jerry Grossnickle at 503-289-3046.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest Hills - Forest Park Subdistrict, Miller Creek Subarea
Other Designations: Landslide Hazard Area; Wildfire Hazard Area; *Northwest Hills Natural Areas Protection Plan* – Resource Site #109

Zoning: *Base Zone:* Residential Farm/Forest (RF)
Overlay Zone: Environmental Conservation (c)

Case Type: EN – Environmental Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is requesting a retroactive Environmental Review to gain approval to rectify an emergency situation that occurred when effluent was discovered seeping out of the onsite septic

tank and entering a nearby open drainageway. To prevent further discharge of sewage that poses a risk to public health and the environment, the tank was capped and is now serving as a holding tank which is pumped every three weeks.

A replacement drainfield was installed in the northern portion of the site for onsite soil absorption, following treatment with a recirculating textile filter. Repair of the home's septic system involved the installation of underground components for treatment, transport, and dispersal of wastewater. No vegetation, other than grasses, was removed and all disturbance was temporary. Once construction was complete, the applicant re-seeded disturbance areas with native grass seed.

To allow for a swift resolution of this emergency situation, the Bureau of Development Services allowed the applicant to proceed with fixing the onsite septic prior to obtaining an approved Land Use Review (Environmental Review) and within the soil disturbance moratorium (October 1 through April 30) set forth in the Forest Park Subdistrict of the Northwest Hills Plan District.

The entirety of the project is located within the City's Environmental Conservation overlay zone. Certain standards must be met to allow the work to occur by right. If the standards are not met, an Environmental Review is required. In this case, the proposed disturbance exceeds the amount listed in table 430-1. Standard 33.430.140.D.1 is not met by this proposal; therefore, the work must be approved, in this case retroactively, through an Environmental Review.

Relevant Approval Criteria:

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

- [33.430.250.E](#) – **Other Development in the Environmental Conservation Zone**

ANALYSIS

Site and Vicinity: The project site is located in the northwest hills of Portland at the edge of Portland city limits (the site's northern property line is the Portland city limits and Urban Growth Boundary). The site is approximately 200 feet wide by 700 feet deep with a total area of 3.07 acres. The project site slopes upwards from NW Newberry Road and is bordered on three sides by single family residences and NW Newberry Road to the south. There is currently an existing house and detached garage, as well as a barn located in the southern portion of the site. The central to northern portion of the site is heavily vegetated with native trees and groundcovers.

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

The RF base zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 52,000 square feet. Newly created lots must have a minimum density of 1 lot per 87,120 square feet of site area. The provisions of this zone allow this use; these provisions are not specifically addressed through this Environmental 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. The purpose of this land use review is to ensure retroactive compliance with the regulations of the environmental zones.

The Northwest Hills plan district protects sites with sensitive and highly valued resources and functional values. The portions of the plan district that include the Balch Creek Watershed and the Forest Park Subdistrict contain unique, high quality resources and functional values that require additional protection beyond that of the Environmental overlay zone. These regulations provide the higher level of protection necessary for the plan district area; however, emergency procedures are exempt from these regulations and thus are not addressed as part of this 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 *Northwest Hills Natural Areas Protection Plan* as Site #109 – Miller Creek Headwaters – West. Resources and functional values of concern on the project site include primarily upland forest and wildlife habitat, while the resource site contains the headwaters of a year-round salmonid creek, sensitive fauna, wildlife habitat, forest, open space, groundwater resources, as well as limited scenic, recreational, and historic resources.

Impact Analysis and Mitigation Plan: A full description of the proposal was provided on Page 2 of this report. The following discusses development alternatives considered by the applicant. The following additionally describes the proposed construction management plan, mitigation and monitoring proposal.

Development Alternatives:

Alternative #1 – Standard System with Pipe-in-Trench Transport Line, Forest Area

If soil and site conditions allow, this site could be approved for a standard drainfield. The benefit to this type of system is that the recirculating textile filter would not be required, as effluent would pump directly from the septic tank to the drainfield. A test pit would be required showing approvable conditions for a standard system, including: effective soil depth at least 30 inches or more below surface, a permanent water table at least 4 feet below the bottom of the absorption facility, and a temporary water table at least 24 inches below the surface. The soils mapped on site by the USDA Natural Resource Conservation Service (NRCS) are silt loam (Cascade silt loam, and Goble silt loam) with a depth to restrictive feature (fragipan) being 20 to 48 inches from the surface, and depth to water table being about 18 to 30 inches. Multiple test pits (two to four) would likely be required across the site to find an area that meets the criteria listed above. Further, the size of a standard drainfield in silt loam would be 375 lineal feet of 12-inch-wide trenches, dug at least 18 inches deep.

The southern part of the forested habitat is the closest potentially suitable drainfield area to the house and septic tank. This would require approximately 5,700 square feet of disturbance in the forest area, and it is highly likely that significant resources such as mature conifers and hardwoods would be lost. The standard method for transporting treated effluent to the drainfield is via a Schedule 40 PVC pipe installed within a trench 18 inches below the surface, with an approximately 5-foot wide disturbance area along the length of the pipe. This would require approximately 1,325 square feet of disturbance between the house and the forested area.

This alternative was rejected because mapped soil data indicates the site may not be suitable for a standard drainfield, the total disturbance area would be almost two times larger than the preferred alternative, and there would be significant detrimental impacts to the natural resources in the forested habitat. The total estimated disturbance area for Alternative #1 is 7,025 square feet. The area breakdown and estimated excavation volumes are as follows:

- 20 cubic yards of excavation for the drainfield (375 lineal feet of trenching)
- 5,700 square feet of disturbance in the drainfield area
- 15 cubic yards of excavation for the transport pipe (265 lineal feet of trenching)
- 1,325 square feet of disturbance in the for the transport pipe

Alternative #2 – Alternative Treatment Technology (ATT) with Pipe-in-Trench, Pasture Area

The use of an Alternative Treatment Technology (ATT), such as a conventional sand filter or recirculating textile filter, provides intermittent treatment of the effluent prior to dispersal to the drainfield. The Oregon Administrative Rules for onsite wastewater treatment systems would allow for a reduced drainfield size of 135 lineal feet following treatment from an ATT. An approximately 800 square-foot disturbance area would be required near the house, directly adjacent to the

existing septic tank for installation of the ATT. However, this would reduce the disturbance in the drainfield area to approximately 2,850 square feet.

The avoid impacts to the forest habitat, the option of installing the drainfield in the pasture area (outside of tree driplines) was analyzed. No net loss of natural resources, such as mature trees or native understory would result from installing the drainfield in this area. However, over 600 lineal feet of transport pipe would be required to transport effluent from the treatment system (near the house) to the proposed drainfield, with approximately 400 feet of excavation through the forested area. This would result in approximately 2,000 square feet of temporary disturbance in the forested habitat and might cause detrimental impacts to the resources there.

Alternative #2 was rejected because there would a significant amount of disturbance through the forested habitat which would result in detrimental impacts to (and potential loss of) natural resources in that area. The total estimated disturbance area for Alternative #2 is 6,650 square feet. The area breakdown and estimated excavation volumes are as follows:

- 8.5 cubic yards of excavation for the drainfield (150 lineal feet of trenching)
- 2,850 square feet of disturbance in the drainfield area
- 33.5 cubic yards of excavation for the transport pipe (600 lineal feet of trenching)
- 3,000 square feet of disturbance in the for the transport pipe
- 9 cubic yards of excavation for the ATT
- 800 square feet of disturbance area near the house

Preferred Alternative – ATT with Directional Boring, Pasture Area

The preferred alternative involves installing the 150 lineal feet of drainfield in the pasture area as described in Alternative #2, above. However, the effluent transport pipe will be installed by directional boring rather than the traditional open-trench method. Directional boring is a minimal impact, trenchless method of installing underground pipe 4 to 6 feet below the surface. This method will eliminate the need for trenches through the forested area and prevent the loss of, or detrimental impacts to, the natural resources on the site. Three potholes will be required for the directional boring entrance and exit points across the site, each with a temporary disturbance area of about 225 square feet. Two of these will be located directly adjacent to the disturbance area for the drainfield and the ATT. The third will be located near the driveway, east of the house, to connect the two parts of the system.

This alternative was chosen because it has the smallest total disturbance area and will result in no loss of significant natural resources on the site. The ATT will be installed within a few feet of the septic tank, near the source of wastewater (the house) in an area already developed, so no further impacts to the site's natural resources will be made by installing the ATT. The drainfield and directional boring pothole will be located outside of the dripline of any trees, in the northern pastured area on the site. The total estimated disturbance area for this preferred alternative is 4,525 square feet. The area breakdown and estimated excavation volumes are as follows:

- 8.5 cubic yards of excavation for the drainfield (150 lineal feet of trenching)
- 3,500 square feet of disturbance in the drainfield area
- 9 cubic yards of excavation for the ATT
- 800 square feet of disturbance area west of the house
- 225 square feet of disturbance area east of the house
- 15 cubic yards of excavation for direction boring potholes

Construction Management Plan: The Construction Management Plan for the project is shown on Exhibits C.3 through C.5 and described in the applicant's narrative in Exhibit A.2. The following components of the Construction Management Plan protected against erosion and prevented the transport of sediments into the nearby waterbodies. The following measures also ensured that disturbance was localized, preventing impacts to the portions of the Environmental Zone that were to remain undisturbed.

- No work occurred during wet weather.

- Silt fence was placed downslope of the disturbance areas, ensuring soil was kept onsite.
- Exposed temporary disturbance areas were stabilized using native seed mixes.

Unavoidable Impacts: A total of 4,525 square feet of temporary disturbance occurred within the resource area of the Environmental Zone because of this project. No other impacts to resources (e.g. trees, streams, etc.) were incurred because of this project.

Mitigation Plan: To compensate for temporary impacts to the Environmental Conservation overlay zone resulting from septic system installation activities, the applicant revegetated 4,525 square feet of disturbance by reseeding with native seed mixes appropriate to the location of disturbance.

Land Use History: City records indicate no prior land use history for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on October 25, 2018. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Fire Bureau
- Urban Forestry
- Site Development Section of BDS
- Life Safety
- Bureau of Transportation

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 25, 2018. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.430.250 Approval Criteria for Environmental Review

An environmental review application will be approved if the review body finds that the applicant has shown that all of the applicable approval criteria are met. When environmental review is required because a proposal does not meet one or more of the development standards of Section 33.430.140 through .190, then the approval criteria will only be applied to the aspect of the proposal that does not meet the development standard or standards.

Findings: The approval criteria applicable to the proposed development include those found in Section 33.430.250.E. The applicant has provided findings for these approval criteria and BDS Land Use Services staff revised these findings or added conditions, where necessary to meet the approval criteria.

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

E.1 Proposed development minimizes the loss of resources and functional values, consistent with allowing those uses generally permitted or allowed in the base zone without a land use review;

Findings: The purpose of this criterion is to recognize that some form of development is allowed, consistent with the base zone standards. Impacts of the proposed development are measured relative to the impacts associated with the development normally allowed by the base zone; in this case, the development consisted of an emergency repair of a failing septic system for the health and safety of the home, its occupants, and surrounding natural resources.

The site is located within the Residential Farm/Forest base zone, which is a single-dwelling zone. The purpose of this review is not to address expanded living area or increase in use within the Environmental Zone, the purpose is to address, retroactively, emergency septic system and

drainfield repair and installation. Essentially, the new, functioning septic system and accompanying drainfield will ensure that the single-family residence can remain and that the use intended for the base zone (single-dwelling) can continue without harm to human health or the environment. No public sewer exists within the vicinity of the site; therefore, a functioning septic system is paramount to the intended use on the site.

Further, the septic system and drainfield minimizes, to the extent practicable, impacts to resources and functional values. An alternatives analysis was considered (Pages 3 and 4) and a construction management plan implemented to ensure the septic system and drainfield could be installed, and the use continued, with the least impact to onsite resources.

Therefore, the project minimized the loss of resources and functional values, consistent with allowing those uses generally permitted or allowed in the base zone without a land use review and *this criterion is met.*

E.2. Proposed development locations, designs, and construction methods are less detrimental to identified resources and functional values than other practicable and significantly different alternatives;

Findings: This criterion requires the applicant to demonstrate that alternatives were considered during the design process, and that there are no practicable alternatives that would be less detrimental to the identified resources and functional values.

The applicant provided an alternatives analysis that can be found in the application case file in Exhibit A.2 and is summarized in this report on Pages 3 and 4. The applicant considered three alternative approaches (Option 1: standard system with pipe-in-trench transport line, forest area; Option 2: ATT with pipe-in-trench, pasture area; and Option 3: preferred alternative) in order to conclude that the proposed septic system/drainfield design would result in less detrimental impacts than the other alternatives that were considered.

The applicant chose the alternative that avoided tree removal and resulted in the least amount of disturbance. Further, the specialized system of the preferred alternative allowed the required disturbance to be reduced by half. Therefore, the ATT system placed in the pasture area both provided a solution to the septic issue and minimized impacts to natural resources.

This criterion is met.

E.3. There will be no significant detrimental impact on resources and functional values in areas designated to be left undisturbed;

Findings: This approval criterion requires the protection of resources outside of the proposed disturbance area from impacts related to the project, such as damage to vegetation, erosion of soils off the site, and downstream impacts to water quality and fish habitat from increased stormwater runoff and erosion off the site.

The applicant provided a graphic Construction Management site plan (Exhibit C.3) and the Plan is described on Page 4 of this report. Construction management techniques were utilized by the applicant to minimize impacts to identified resources and functional values designated to be left undisturbed during construction such as silt fence, construction fencing, and designated ingress and egress for machinery and equipment. It is also important to note that the project itself prevented further erosion and impact to resources by repairing/replacing a septic system, that if not corrected, would have continued to have detrimental impacts to onsite resources such as drainageways.

Further, Staff conducted a site visit on November 14, 2018, and observed that disturbance areas were seeded as noted on the Mitigation Plan (Exhibit C.6) and the seed was beginning to germinate. Additionally, all disturbance areas were surrounded by either dense vegetation or existing development, ensuring there will be no soil movement off-site.

Since no impacts to resources designated to be left undisturbed occurred or will occur because of this project, *this criterion is met*

E.4. The mitigation plan demonstrates that all significant detrimental impacts on resources and functional values will be compensated for;

Findings: This criterion requires the applicant to assess unavoidable impacts and propose mitigation that is proportional to the impacts, as well as sufficient in character and quantity to replace lost resource functions and values. The proposed mitigation plan is described on Page 5 of this report and shown graphically on Exhibit C.6. It offset 4,525 square feet of disturbance area and mitigated removal of vegetation (mainly grasses and a garden area) by reseeding with native seed mixes.

Staff conducted a site visit on November 14, 2018, confirming that disturbance areas were seeded and that the seed mix showed significant germination, compensating for any impacts, and *this criterion is met.*

E.5. Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere; and

E.6. The applicant owns the mitigation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation program; or can demonstrate legal authority to acquire property through eminent domain.

Findings: Mitigation for temporary impacts was conducted on the same site as the septic system repair and installation; the applicant owns the onsite mitigation areas.

These criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

Through this Environmental Review, the applicant requests retroactive approval for the installation of a septic system and drainfield within the Environmental Conservation overlay zone. The applicant selected a construction approach that minimized impacts to onsite resources and their functional values. With the proposed mitigation, the above findings have shown that the proposal meets the applicable approval criteria. Therefore, this proposal should be approved, subject to the conditions listed below.

ADMINISTRATIVE DECISION

Approval of an Environmental Review for:

- 4,525 square feet of temporary disturbance to install/replace septic system and drainfield all within the Environmental Conservation overlay zone, and in substantial conformance with Exhibits C.2 through C.6, as approved by the City of Portland Bureau of Development Services on **November 16, 2018.**

Staff Planner: Morgan Steele

Decision rendered by:  **on November**
By authority of the Director of the Bureau of Development Services

Decision mailed: November 20, 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 September 28, 2018, and was determined to be complete on October 23, 2018.

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, 2018.

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: February 20, 2019.**

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

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

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

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

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on December 4, 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 **December 4, 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 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:

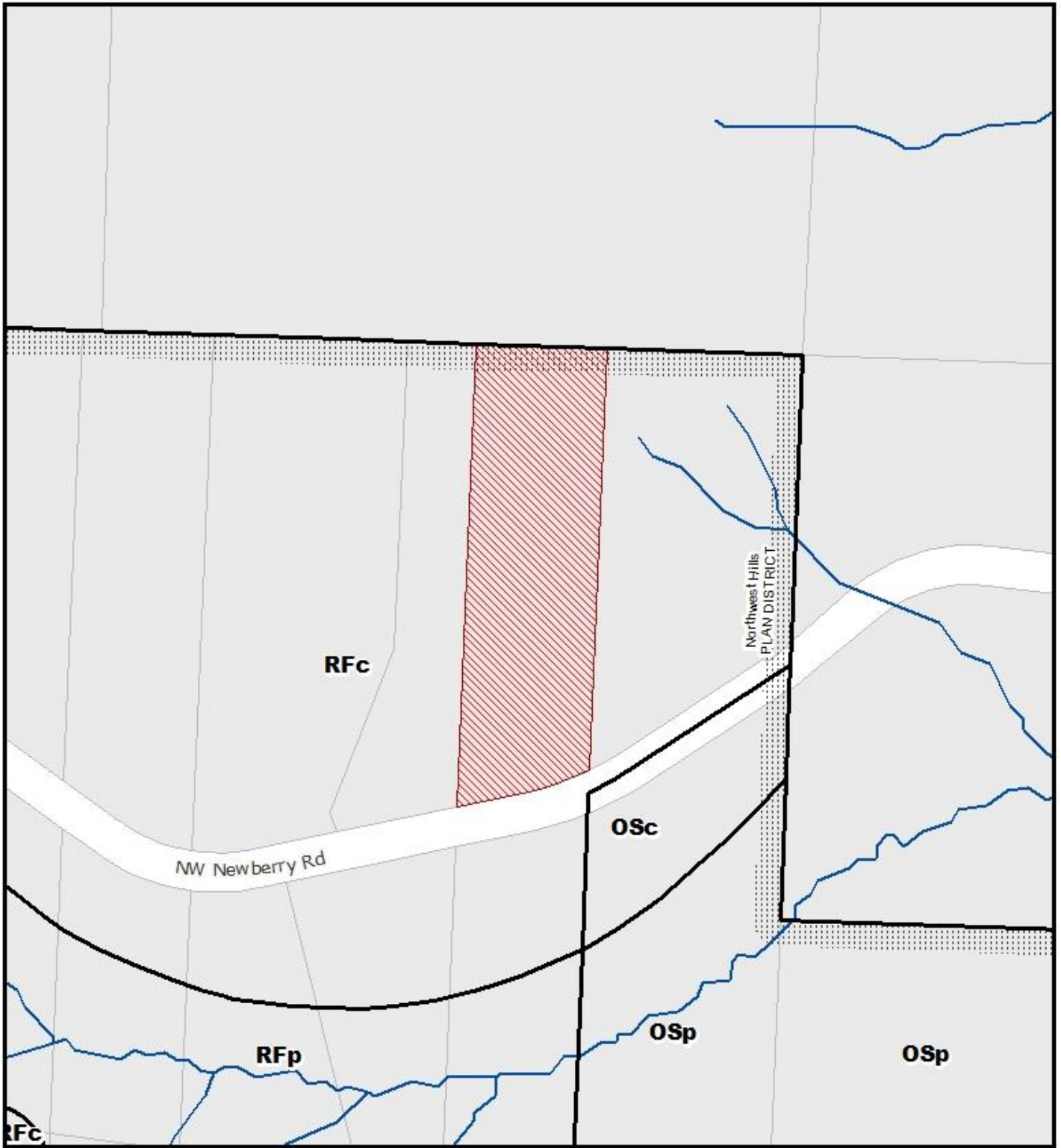
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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


EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicant's Narrative & Site Plans, September 2018
 - 2. Applicant's Revised Narrative, October 2018
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions
 - 2. Proposed Development (attached)
 - 3. Construction Management
 - 4. Construction Management Plan South
 - 5. Construction Management Plan North
 - 6. Mitigation
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Fire Bureau
 - 3. Urban Forestry
 - 4. Water Bureau
 - 5. Fire Bureau
 - 6. Site Development Review Section of BDS
 - 7. Bureau of Parks, Forestry Division
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU Application
 - 2. 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 
 NORTH

THIS SITE LIES WITHIN THE:
 NORTHWEST HILLS PLAN DISTRICT
 FOREST PARK SUBDISTRICT
 MILLER CREEK SUBAREA

 Site
 Stream

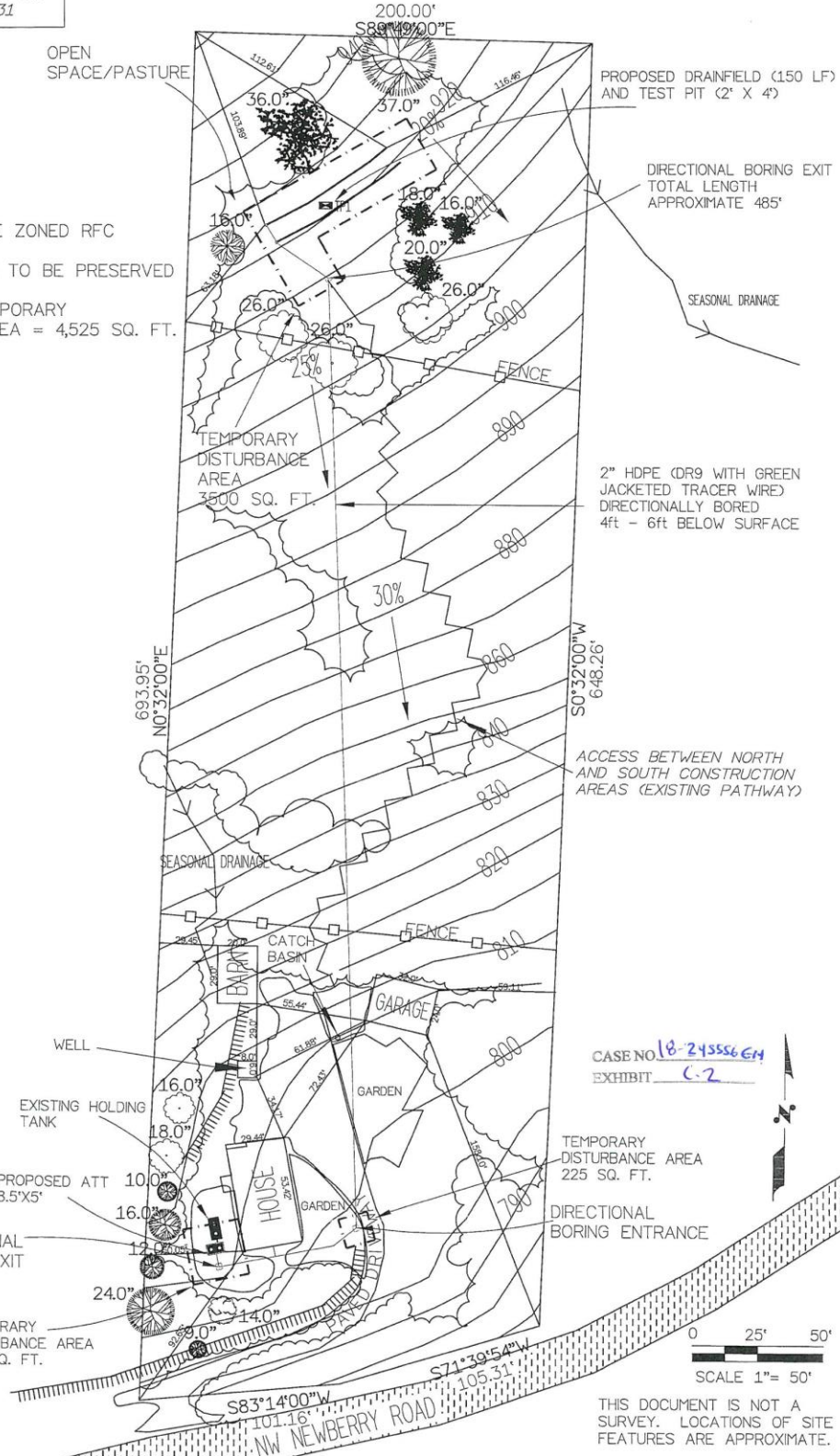
File No.	LU 18-245556 EN
1/4 Section	1814,1914
Scale	1 inch = 200 feet
State ID	1N1W05AA 200
Exhibit	B Oct 02, 2018

14715 NW NEWBERRY RD
PORTLAND, OR 97231

NOTE:

ENTIRE SITE ZONED RFC
ALL TREES TO BE PRESERVED
TOTAL TEMPORARY
DISTURBANCE AREA = 4,525 SQ. FT.

City of Portland - Bureau of Development Services
Case No. 18-24556-6H
Date 10/16/18
Approval for Construction if Building permit requirements may apply.



<p>503-353-9691 360-735-1109 www.emsmgmsys.com</p> <p>4080 SE International Way Suite B112 Milwaukie, OR 97222</p> <p>ENVIRONMENTAL MANAGEMENT SYSTEMS, INC.</p>	CHECKED: <i>KK</i>	JOHNSON, KEN	18-0125
	DRAWN: <i>RH</i>	T:1N, R:1W, NE 1/4 NE 1/4 SECT:5, TL200	10/19/2018
PROPOSED DEVELOPMENT PLAN			2 OF 6