



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

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Date: May 29, 2019
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 18-229144 GW UNINCORPORATED MULTNOMAH COUNTY

GENERAL INFORMATION

Applicant: Andrew Jansky | Flowing Solutions Inc.
3305 SW 87th Avenue | Portland, OR 97225
(503)-297-6311 | andrew@flowingsolutions.com

Owner: Stephen and Katherine Schultz
12770 Fielding Road | Lake Oswego, OR 97034
(503)-706-4875 | stephen.schultz@intel.com

Site Address: 12770 SW FIELDING ROAD

Legal Description: TL 1000 1.38 ACRES, SECTION 35 1S 1E
Tax Account No.: R991350030
State ID No.: 1S1E35CD 01000
Quarter Section: 4231 & 4232

Neighborhood: None
Business District: None
District Coalition: None
Plan District: None

Other Designations: Resource Site 117-A: Dunthorpe *Unincorporated Multnomah County, Inventory of Natural Scenic and Open Space Resource for Multnomah County Unincorporated Urban Areas*; Floodplain; Landslide hazard

Zoning: *Base Zone:* Residential 20,000 (R20)
Overlay Zones: Environmental Conservation (c)
Greenway River General (g)

Case Type: GW – Greenway Review

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

Proposal: The applicant is requesting a Greenway Review for the retroactive approval of an existing dock that was constructed approximately 15 years ago. The surface area of the dock is approximately 900 square feet and includes a floating walkway attached to an “L” shaped dock measuring approximately 70 feet in length for the first section and 51 feet for the second section. An existing elevated gangway, measuring 3 feet by 24 feet, connects the floating portion of the dock to the shore. There are no pilings securing the dock. The dock is anchored by two concrete blocks connected to chains attached to the floating elements of the dock. In addition, two chains connected to the walkway are anchored into rocks located on the shore. No additional structures or construction are proposed with this project.

The applicant has stated that the original estimated cost to obtain the dock, in addition to labor and materials associated with the installation of the concrete blocks, anchoring chains, and appurtenances, was approximately \$25,000.00. Pursuant to 33.440.230 – *Landscaping*, the value of the existing dock does not trigger required Greenway landscaping as it does not exceed the monetary threshold. A portion of the existing dock, specifically the stairs and gangway attached to the bank are located in the environmental Transition area and are able to meet the general development standards 33.430.140 E, J, K, N, Q, R, and S. Therefore, Environmental Review is not required. The proposed landing, gangway system, and dock will occur within and riverward of the greenway setback. Greenway Review applies to changes to the land and structures in the water, including excavations and fills, bridges, and docks; therefore, a Type II Greenway Review is required.

Relevant Approval Criteria:

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

- Greenway Review 33.440.350.A and F.

ANALYSIS

Site and Vicinity: The subject property is a triangular shaped property; the narrow portion of the property faces SW Fielding Road while the wider portion of the property faces the Willamette River. The property is accessed from SW Fielding Road, a private road that is accessed via SW Riverside Drive (also known as Highway 43 and SW Macadam Avenue). A dock, retaining wall, and a portion of lawn area exist within and riverward of the 25-foot greenway setback. There is a single-family residence on the property located landward of the Greenway Setback. Surrounding development generally consists of larger, single-family residences located on minimum 12,000 square-foot lots.

Zoning: The R20 zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 12,000 square feet. Newly created lots must have a maximum density of 1 lot per 20,000 square feet of site area. The regulations of this base zone do not apply to this proposal; these provisions are not specifically addressed through this Greenway 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. This proposal meets Environmental Standards and is therefore not addressed through this review.

The Greenway Overlay zones protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along Portland's rivers. The greenway regulations implement the City's Willamette Greenway responsibilities as required by ORS 390.310

to 390.368, as well as the water quality performance standards of Metro's Title 3. The purpose of this land use review is to ensure compliance with the regulations of the greenway overlay zones.

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 5, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation
- Fire Bureau

Life Safety responded with the following comment. Please see Exhibit E.2 for additional details.

Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building.

A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances, specifically City Code & Charter, Title 28 Floating Structures, Chapter 28.06 New Construction.

The Site Development Review Section of BDS responded with the following comment. Please see Exhibit E.5 for additional details.

Site development takes no exception to the proposed construction. However, the applicant is encouraged to investigate whether the existing conditions can meet the minimum requirements of City of Portland Titles 24 and 28 prior to completion of the land use process.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 5, 2019**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Title 33.440.350 Approval Criteria for Greenway Review

The approval criteria for a greenway review have been divided by location or situation. The divisions are not exclusive; a proposal must comply with all the approval criteria that apply to the site. A greenway review application will be approved if the review body finds that the applicant has shown that all the applicable approval criteria are met.

Findings: The approval criteria which apply, retroactively, to the 900 square-foot dock are found in Section 33.440.350. The applicant has provided findings for these approval criteria and BDS Land Use Services staff has revised these findings where necessary to meet the approval criteria.

A. For all greenway reviews. The Willamette Greenway design guidelines must be met for all greenway reviews.

Findings: The Willamette Greenway Design Guidelines address the quality of the environment along the river and require public and private developments to complement and enhance the riverbank area. A complete description of the Design Guidelines and their applicability is provided in Appendix C of the *Willamette Greenway Plan*.

The Design Guidelines are grouped in a series of eight Issues as discussed below. The Guidelines have been regrouped according to similarity of Issues:

Issue A. Relationship of Structures to the Greenway Setback Area: This issue "applies to all but river-dependent and river-related industrial use applications for Greenway Approval, when the Greenway Trail is shown on the property in the *Willamette Greenway Plan*." These

guidelines call for complementary design and orientation of structures so that the Greenway Setback area is enhanced:

Guidelines:

- 1. Structure Design**
- 2. Structure Alignment**

Issue B. Public Access: This issue “applies to all but river-dependent and river-related industrial use applications for Greenway Approval, when the Greenway Trail is shown on the property in the *Willamette Greenway Plan*.” These guidelines call for the integration of the Greenway Trail into new development, as well as the provision of features such as viewpoints, plazas, or view corridors:

Guidelines:

- 1. Public Access**
- 2. Separation and Screening**
- 3. Signage**
- 4. Access to Water’s Edge**

Issue F. Alignment of Greenway Trail: This issue “applies to all applications for Greenway Approval with the Greenway Trail shown on the property in the *Willamette Greenway Plan*.” These guidelines provide direction for the proper alignment of the greenway trail, including special consideration for existing habitat protection and physical features in the area of the proposed alignment:

Guidelines:

- 1. Year-round Use**
- 2. Habitat Protection**
- 3. Alignment**

Findings: The *Willamette Greenway Plan* does not show the Greenway Trail on this site. *Therefore, Issues A, B, and F are not applicable.*

Issue C. Natural Riverbank and Riparian Habitat: This issue “applies to situations where the river bank is in a natural state, or has significant wildlife habitat, as determined by the wildlife habitat inventory.” These guidelines call for the preservation and enhancement of natural banks and areas with riparian habitat:

Guidelines:

- 1. Natural Riverbanks.** The natural riverbank along the Willamette River should be conserved and enhanced to the maximum extent practicable. Modification of the riverbank should only be considered when necessary to prevent significant bank erosion and the loss of private property, or when necessary for the functioning of a river-dependent or river-related use.
- 2. Riparian Habitat.** Rank I riparian habitat areas, as identified in the wildlife habitat inventory, should be conserved and enhanced with a riparian landscape treatment. Other riparian habitat should be conserved and enhanced through riparian landscape treatments to the maximum extent practical. Conservation however does not mean absolute preservation. Some discretion as to what vegetation should remain and what can be removed and replaced should be permitted. Riparian habitat treatments should include a variety of species of plants of varying heights that provide different food and shelter opportunities throughout the year.

Findings: The subject property is outside the purview of the Willamette River Habitat Inventory and therefore does not have a City designated habitat ranking. Further, while the riverbank currently contains vegetation, it is not in a natural state with an existing dock located riverward and a large residence located on the land. Therefore, since this site does not have a habitat ranking or a riverbank in a natural state, *this issue does not apply.*

Issue D. Riverbank Stabilization Treatments: This Issue “applies to all applications for Greenway Approval.” This guideline promotes bank treatments for upland developments that

enhance the appearance of the riverbank, promote public access to the river, and incorporate the use of vegetation where possible:

Guidelines:

1. Riverbank Enhancement. Riverbank stabilization treatments should enhance the appearance of the riverbank, promote public access to the river, and incorporate the use of vegetation where practical. Areas used for river-dependent and river-related industrial uses are exempted from providing public access

Findings: The proposal does not propose riverbank stabilization treatments and the riverbank currently consists of bedrock and large rock formations overlain with gravel, soil, and vegetation. *Therefore, this issue is not applicable.*

Issue E. Landscape Treatments: This Issue “applies to all applications for Greenway Approval which are subject to the landscape requirements of the Greenway chapter of Title 33 Planning and Zoning of the Portland Municipal Code.” These guidelines call for landscaping treatments that create a balance between the needs of both human and wildlife populations in the Greenway Setback area or riverward of the Greenway Setback:

Guidelines:

1. Landscape Treatments. The landscape treatment should create an environment which recognizes both human and wildlife use. Areas where limited human activity is expected should consider more informal riparian treatments. Areas of intense human use could consider a more formal landscape treatment. The top of bank may be considered a transition area between a riparian treatment on the riverbank and a more formal treatment of the upland.

2. Grouping of Trees and Shrubs. In areas of more intense human use, trees and shrubs can be grouped. The grouping of trees and shrubs allows for open areas for human use and has the secondary value of increasing the value of the vegetation for wildlife.

3. Transition. The landscape treatment should provide an adequate transition between upland and riparian areas and with the landscape treatments of adjacent properties.

Findings: This project site is not subject to the landscape requirements of the Greenway Chapter (33.440). As noted above, the monetary threshold (\$168,550) for triggering landscape requirements on sites with an existing use is not breached in this case. The applicant has stated that the original estimated cost to obtain the dock, in addition to labor and materials associated with the installation of the concrete blocks, anchoring chains, and appurtenances, was approximately \$25,000.00. Pursuant to 33.440.230 – Landscaping, the value of the existing dock does not trigger required Greenway landscaping as it does not exceed the monetary threshold. *Therefore, Issue E is not applicable.*

Issue G. Viewpoints: This issue “applies to all applications for Greenway Approval with a public viewpoint shown on the property in the *Willamette Greenway Plan* and for all applications proposing to locate a viewpoint on the property.” These guidelines provide direction about the features and design of viewpoints, as required at specific locations:

Guidelines:

- 1. Design**
- 2. Facilities**

Issue H. View Corridors: This issue “applies to all applications for Greenway Approval with a view corridor shown on the property in the *Willamette Greenway Plan*.” These guidelines provide guidance in protecting view corridors to the river and adjacent neighborhoods:

Guidelines:

- 1. Right-of-way Protection**
- 2. View Protection**
- 3. Landscape Enhancement**

Findings: The *Willamette Greenway Plan* does not identify viewpoints or view corridors on this site. *Therefore, guidelines G and H do not apply.*

Summary of Issue Findings: The design guidelines in Issues A through H are not applicable. *Therefore, this criterion is not applicable.*

- B. River frontage lots in the River Industrial zone.** In the River Industrial Zone, uses that are not river-dependent or river-related may locate on river frontage lots when the site is found to be unsuitable for river-dependent or river-related uses. Considerations include such constraints as the size or dimensions of the site, distance or isolation from other river-dependent or river-related uses, and inadequate river access for river dependent uses.

Findings: The subject property is not located in the River Industrial overlay zone; *therefore, this criterion is not applicable.*

- C. Development within the River Natural zone.** The applicant must show that the proposed development, excavation, or fill within the River Natural Zone will not have significant detrimental environmental impacts on the wildlife, wildlife habitat, and scenic qualities of the lands zoned River Natural. The criterion applies to the construction and long-range impacts of the proposal, and to proposed remediation measures. Excavations and fills are prohibited except in conjunction with approved development or for wildlife habitat enhancement, riverbank enhancement, or mitigating significant riverbank erosion.

- D. Development on land within 50 feet of the River Natural zone.** The applicant must show that the proposed development or fill on land within 50 feet of the River Natural zone will not have a significant detrimental environmental impact on the land in the River Natural zone.

Findings: The site does not have a River Natural designation and is not located within 50 feet of a River Natural designation. *Therefore, Criteria C and D do not apply.*

- E. Development within the greenway setback.** The applicant must show that the proposed development or fill within the greenway setback will not have a significant detrimental environmental impact on Rank I and II wildlife habitat areas on the riverbank. Habitat rankings are found in the *Lower Willamette River Wildlife Habitat Inventory*.

Findings: The subject site is not located in a Rank I or II wildlife Habitat Area; *therefore, this criterion does not apply.*

- F. Development riverward of the greenway setback.** The applicant must show that the proposed development or fill riverward of the greenway setback will comply with all the following criteria:

1. The proposal will not result in the significant loss of biological productivity in the river;

Findings: This proposal contains development riverward of the Greenway setback. Approximately 15 years ago, a 900 square-foot dock was installed and anchored to the shore using concrete blocks. The dock was installed prior to the issuance of Oregon Department of Wildlife's (ODFW) dock guidelines (2016) and prior to National Marine Fisheries Service (NMFS) SLOPES guidelines for docks (2012). The guidelines are intended to cover new or modified docks through the Army Corp of Engineers (ACOE) and Oregon Department of State Lands (DSL) regulatory permit process. A Biological Evaluation, prepared by a professional biologist, was provided for this proposal (Exhibit A.4) and is summarized below:

The [proposed] dock does not alter the productivity of Willamette river and thusly does not need to be modified or removed. Fish forage species such as Daphnia [water fleas] and Corophium are not affected by the structure. The structure does not impede the movement of fish species both up and down stream. The design of the structure does not provide habitat for predatory fish species.

2. The riverbank will be protected from wave and wake damage;

Findings: No changes to the dock are proposed. Docks provide wave attenuation effect to protect the riverbank from wave and wake damage. Further, the bank is generally bedrock and immune to wave damage.

3. The proposal will not:
 - a. Restrict boat access to adjacent properties;
 - b. Interfere with the commercial navigational use of the river, including transiting, turning, and berthing movements;
 - c. Interfere with fishing use of the river;
 - d. Significantly add to recreational boating congestion; and

Findings: The dock is located adjacent to the shoreline in-line with docks which exist upstream and downstream. The dock is in deeper water but not in the channel and will therefore not interfere with commercial navigation or fishing on the river.

4. The request will not significantly interfere with beaches that are open to the public.

Findings: There are no public beaches at or adjacent to the subject site.

Based on the above findings for multiple criteria, *this criterion is met.*

G. Development within the River Water Quality overlay zone setback. If the proposal includes development, exterior alterations, excavations, or fills in the River Water Quality overlay zone setback the following approval criteria must be met:

Findings: The site does not have a River Water Quality designation. *Therefore, this criterion is not applicable.*

H. Mitigation or remediation plans. Where a mitigation or remediation plan is required by the approval criteria of this chapter, the applicant's mitigation or remediation plan must demonstrate that the mitigation will occur on-site or as close to it as possible; that the applicant owns the mitigation site; and that the mitigation plan contains a construction timetable as well as monitoring and maintenance plans.

Findings: Mitigation/remediation is not required by the subject criteria. *Therefore, this criterion is not applicable.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards 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 Greenway Review, the applicant requests retroactive approval of an approximately 900 square-foot dock located within the Greenway overlay zone. The applicant has shown how, although being installed several years ago, the dock has minimized impacts to the Willamette River to the extent practicable. With the condition for conformance with the site plans, the above findings have shown that applicable approval criteria are being met; therefore, this proposal should be approved.

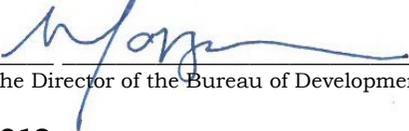
ADMINISTRATIVE DECISION

Approval of a retro-active Greenway Review for the installation of an approximately 900 square foot dock located entirely within the Greenway overlay zone, per the approved site plan, Exhibit C.3, as signed and dated by the City of Portland Bureau of Development Services on **May 23,**

2019. Approval is subject to the following conditions:

- A. A BDS building permit is required for the existing dock.** Plans submitted for permits shall include the following statement, ***"Any field changes shall be in substantial conformance with approved LU 18-229144 GW Exhibit C.3."***
- B.** Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

Staff Planner: Morgan Steele

Decision rendered by:  **on May 23, 2019**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 29, 2019

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 August 29, 2018, and was determined to be complete on January 28, 2019.

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 August 29, 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 waived the 120-day review period, as stated with Exhibit A.6. Unless further extended by the applicant, **the 120 days will expire on: January 28, 2020.**

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 June 12, 2019** 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.

Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

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 **June 12, 2019** 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.

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

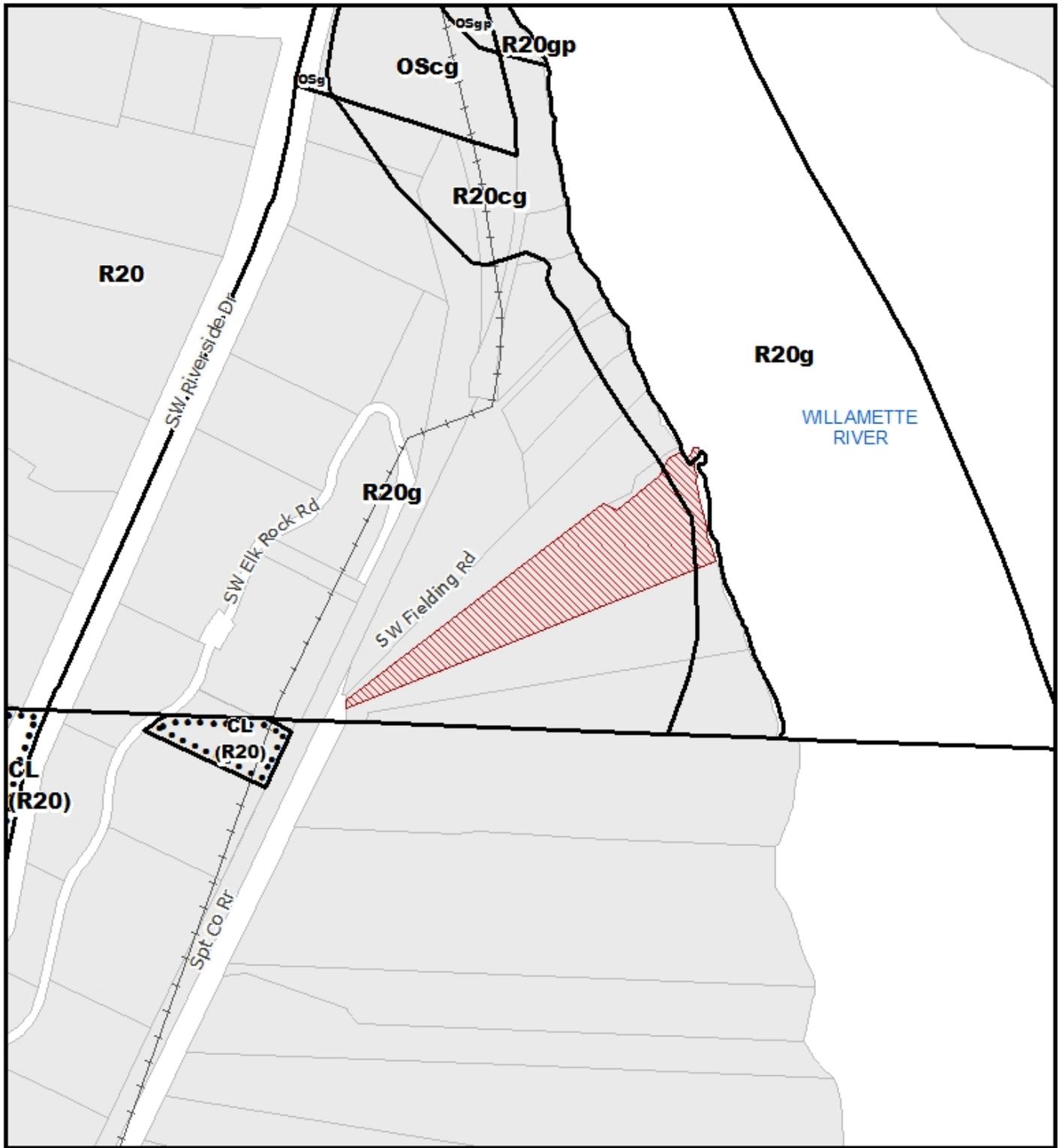
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant's Original Submittal, August 2018
 2. Applicant's Revised Submittal, November 2018
 3. Applicant's Final Submittal, January 2019
 4. Biological Evaluation, January 2019
 5. Land Use Compatibility Statement, March 2018
 6. Extension of the 120-Day Review Period
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Vicinity Map
 2. Tax Map
 3. Site Plan (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Life Safety
 3. PBOT
 4. Fire Bureau
 5. Site Development Review Section of BDS
- 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).



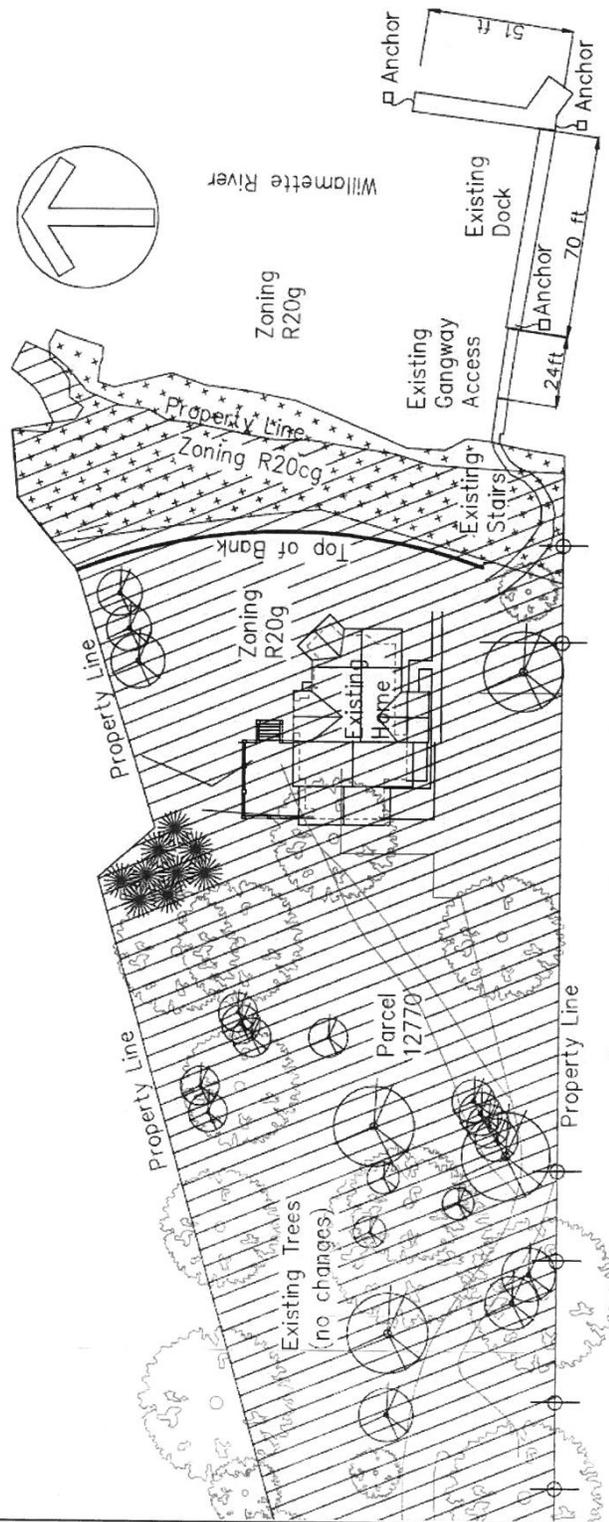
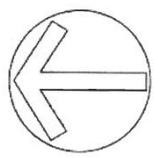
ZONING 
NORTH

 Site

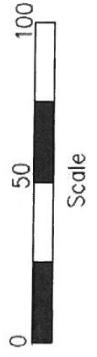
File No.	<u>LU 18-229144 GW</u>
1/4 Section	<u>4231,4232</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E35CD 1000</u>
Exhibit	<u>B Sep 04, 2018</u>

5/14/2019

Approved
 City of Portland - Bureau of Development Services
 LU # 18-229144 6w Date 5.23.19
 Planner [Signature]
 * Approval for Environmental Review only. Not a building permit.
 Additional zoning requirements may apply.



LU 18-229144 GW



LU 18-229144 6w
 CASE NO. 18-229144 6w
 EXHIBIT C. 3

