



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

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Date: May 8, 2020
To: Interested Person
From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 19-267627 LDP

GENERAL INFORMATION

Applicant: Kevin Partain, Urban Visions
223 NE 56th Ave
Portland, OR 97213
kevinp@gorge.net

Owner's Agent: Andre Koshuba, Exceptional Homes By Andre
14237 Bridge Ct
Lake Oswego, OR 97034

Owner: Keystone LLC
14237 Bridge Ct
Lake Oswego, OR 97034

Site Address: 1503 SE KNIGHT ST

Legal Description: BLOCK 2 LOT 2, BROWN'S TRACT
Tax Account No.: R110000180
State ID No.: 1S1E14DB 09400
Quarter Section: 3632

Neighborhood: Sellwood-Moreland, contact chair.landuse.smile@gmail.com.
Business District: Sellwood-Westmoreland, contact at 503-232-3330.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313.

Zoning: R5a (Single Family Residential 5,000 sq. ft. with "a" alternative design density overlay)

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

Proposal:

The applicant is proposing a 2-Lot Land Division on the 5,750 square foot site. The new lots will measure between 2,973 sq. ft.-2,975 sq. ft. in area. The existing house and detached garage are proposed to be demolished. The applicant is proposing attached units on this corner lot as allowed under Zoning Code section 33.110.240.E. New development will be required to be oriented toward different streets to give the structure the overall appearance of a house when viewed from either street. New development on Parcel 1 will be required to be oriented (with main entrance) toward SE Knight St. New development on Parcel 2 will be required to be oriented (with main entrance) toward SE 15th Ave.

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

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

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

FACTS

Site and Vicinity: The site is a corner lot with frontage along SE Knight St. and SE 115th Ave. The existing one-story home on the site was constructed in 1914 and faces SE Knight St. There is an existing detached garage that is oriented toward SE 15th Ave.

Infrastructure:

- **Streets** –The site has approximately 50 feet of frontage on SE Knight St. and approximately 116 feet of frontage along SE 15th Avenue. There is one driveway entering the site from SE 15th Ave that serves the existing house on the site. At this location, both SE Knight St. and SE 15th Ave are classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 210 feet from the site at SE Milwaukie Avenue via Bus 19.

SE 15th Avenue has a 28-foot curb to curb paved surface within a 60-foot right-of-way with parking on both sides. Along the 116-foot wide site frontage the pedestrian corridor includes a 7.5-foot wide planter area, curb, 6-foot sidewalk and a 2-foot wide buffer at the back of the sidewalk (7.5-6-2 configuration).

SE Knight St. has a 28-foot curb to curb paved surface within a 55-foot right-of-way with parking on both sides. Along the 50-foot wide site frontage the pedestrian corridor includes an 8.5-foot wide planter area, curb, 6-foot sidewalk and a 1-foot wide buffer at the back of the sidewalk (8.5-6-1 configuration).

- **Water Service** – There is an existing 6-inch CI water main in SE 15th Avenue. The existing house is served by a 5/8-inch metered service from the 16-inch CI water main SE Knight St.
- **Sanitary Service** - There is an existing 14-inch VSP public sewer line in SE 15th Avenue and an existing 80inch VSP public sewer in SE Knight St.

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

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

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

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

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

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 23, 2020**. One written response has been received from a notified property owner in response to the proposal.

Neighbor response: The letter was concerned about the livability of the single-family neighborhood being impacted by the proposed demolition of the existing single-family detached home and construction of two attached dwelling units on the site in its place. The letter was also concerned about the impact on his property value.

BDS response: The density proposed is allowed by right per the Zoning Code. In addition, the Zoning code allows duplexes on corner lots in single family residential zones throughout the City of Portland per Zoning Code section 33.110.240.E.

In regard to the impact on private property values, that it not applicable to the approval criteria.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

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

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

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630 – Tree Preservation	No trees in excess of 6 inches in diameter are located fully or partially on the site, or the trees are nuisance species or exempt due to poor condition.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.

H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	The proposed development is for something other than single-dwelling detached homes.
J	33.640 - Streams, Springs, Seeps and Wetlands	No streams, springs, seeps or wetlands are evident on the site
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.
	33.655 - School District Enrollment Capacity	The proposal is for less than 11 lots or is not in the David Douglas School District.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33. 610 contains the density and lot dimension requirements applicable in the RF through R5 zones. Based on the applicant's survey, the site area is 5,948 square feet. The maximum density in the R5 zone is one unit per 5,000 square feet.

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

With a condition of approval limiting the development on Parcels 1 and 2 to attached houses, the density standards are met.

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

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)
Original lot before division in R5 zone	4,500	NA	NA	NA	NA
Original lot before division	5,948		50'	118.6'	50'
New attached housing lots meet R2.5 Zone dimensions	1,600	NA	36	40	30
Parcel 1	2,973		50	59.3'	50'
Parcel 2	2,975		59.3	50'	59.3'

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

Attached Houses on Corner Lots

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

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

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

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

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

Additionally, where geologic conditions or historic uses of the site indicate that a hazard may exist, the applicant must show that the proposed land division will result in lots that are suitable for development. The applicant may be required to make specific improvements to make the lots suitable for their intended uses and the provision of services and utilities.

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

Land Suitability: The site is currently in residential use, and there is no record of any other use in the past. Although the site is currently connected to the public sanitary sewer, there may potentially be an old septic system/cesspool on the site (staff was unable to verify due to office closure). Prior to final plat, the applicant must meet the requirements of the Site Development Section of the Bureau of Development Services for determining whether or not an old cesspool/septic system is located on the site. If one is located, the facility must be decommissioned prior to final plat approval.

The applicant has proposed to remove the existing house and garage and redevelop the site. In order to ensure that the new lots are suitable for development, a permit must be obtained and finalized for demolition of all structures on the site and sewer capping prior to final plat approval.

With the conditions described above, the new lots can be considered suitable for development, and this criterion is met.

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

Findings: The transportation system must be capable of supporting the proposed development in addition to the existing uses in the area.

Evaluation factors include: safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced and measures to mitigate impacts may be necessary.

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

The applicant provided a narrative responding to each evaluation factor. Staff concurs with the applicant's findings. The existing roadway and sidewalk networks are complete in this area. Connectivity meets City standards. The area is served by multiple transit lines and multiple bicycle routes. In the vicinity of the site, SE 15th Ave, SE 17th Ave, SE Milwaukie Ave, SE McLoughlin Blvd., SE Holgate Blvd, and the Springwater Corridor are all designated as City Bikeways or Major City Bikeways. The closest transit service to the site is TriMet Service Route 19 approximately 210 feet east on SE Milwaukie St. The 19 travels eastward through Westmoreland and Woodstock to Mt Scott. Westward service is provided to the Central City and then northeast to MLK, Sandy, the Portland Providence Medical Center and the Gateway Transit Center. Approximately 500 feet east of the site, TriMet service route 70 operates on SE 17th Ave. This route provides service southward to the Milwaukie City Center and northward to the Lloyd District, Broadway, and the industrial area surrounding Columbia Blvd and NE 33rd Ave. Both of these routes provide service 7 days a week and provide numerous transfer opportunities to other bus lines, MAX, and the streetcar.

Based on information in the City's database on Portland Traffic Deaths and Injuries since 2008, there have been no fatal or injury crashes on SE 15th Ave. between SE Ellis St. and SE Duke St. There have also be no fatal crashes SE Knight Street between SE Milwaukie Ave and the terminus of SE Knight St at easterly bluff. One injury crash resulting in an injury to a person walking did happen at the intersection of SE Knight St. and SE Milwaukie Ave. While this is a higher than ideal crash rate, it does not rise to the level of safety concern which should limit development in conformance with the base zone.

The site is well served by transit and is mapped as being exempt from vehicle parking per 33.266.110.B.1. No on-site parking is required, but onsite parking is proposed. The applicant have proposed a shared driveway accessed via SE 15th Ave. The use of a single curb cut to serve both lots will retain the maximum amount of curb space for on-street parking.

To staff's knowledge, PBOT has not identified any level of service concerns with this segment in the TSP or other planning documents. It is believed this segment functions well for travel via all modes and has capacity to absorb the anticipated vehicle trips from one additional residential lot.

No off-site mitigation is required for the proposed development. Any sidewalk panels which are damaged or destroyed during construction will be required to be replaced.

These criteria are met.

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

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

<p>33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.</p>
<p>The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.</p>
<p>33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.</p>
<p>The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards – See Exhibit E.1</p>
<p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable.</p> <p>The applicant has proposed the following stormwater management methods:</p> <ul style="list-style-type: none"> • Parcels 1 and 2: Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells. \ <p>These standards and criteria are met.</p>
<p>33.654.110.B.1 Through streets and pedestrian connections</p>
<p>Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart.</p> <p>The block on which the subject property is located meets the noted spacing requirements.</p> <p>The site is within the Portland Master Street Plan for the Southeast District and is consistent with the master street plan.</p> <p>For the reasons described above, this criterion is met.</p>
<p>33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment</p>
<p>In reviewing this land division, PBOT relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. PBOT has indicated that the existing streets are both currently improved to City standards. PBOT has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided.</p> <p>PBOT had the following comment:</p> <p>SE Knight St: For a Local Service street outside of a pedestrian district, the City's</p>

Pedestrian Design Guide recommends an 11-ft pedestrian corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and a .5-ft frontage zone. The existing conditions along SE Knight St. exceed these requirements. **No right-of-way improvements or property dedication will be required in relation to the future development for this frontage.** If any sidewalk panels are damaged or destroyed during construction, they will need to be replaced.

SE 15th Ave: For a Local Service street outside of a pedestrian district, the City's *Pedestrian Design Guide* recommends an 11-ft pedestrian corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and a .5-ft frontage zone. The existing conditions along SE 15th Ave. exceed these requirements. **No right-of-way improvements or property dedication will be required in relation to the future development for this frontage.** If any sidewalk panels are damaged or destroyed during construction, they will need to be replaced.

Since both sidewalk corridors currently exceed City standards and do not require reconstruction, the corner also does not require reconstruction.

This criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-way's can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review. 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 development standards of Title 11 can be met, and those 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.

Future Development

- Garages can be no wider than 50% of the width of the front façade of the house, per 33.110.253.D.3.a
- Attached Houses on Corner Lots-- special requirements apply to development on new lots created using the provisions of Section 33.110.240.E.
 1. The address and main entrance of each house must be oriented to a separate street frontage.
 2. Development on Parcel 1 must be oriented toward the SE Knight Street and development on Parcel 2 must be oriented toward SE 15th Avenue.
 3. The height of the two units must be within 4 feet of each other
 4. The exterior finish material must be the same, or visually match in type, size and placement.
 5. The predominant roof pitch must be the same.
 6. Roof eaves must project the same distance from the building wall.
 7. Trim must be the same in type, size and location.
 8. Windows must match in proportion and orientation.

Existing development that will remain after the land division. The applicant is proposing to remove all of the existing structures on the site.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 11 –Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

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

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements and aerial access at the time of development. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a 2-parcel partition, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: Demolition of existing house and detached garage.

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

ADMINISTRATIVE DECISION

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

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

Existing Development

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

2. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system/cesspool on the site if determined necessary.

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

1. Parcels 1 and 2 may only be developed with attached house on a corner (currently Zoning Code section 33.110.240.E).
2. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Staff Planner: Shawn Burgett

Decision rendered by: S Burgett **on May 5, 2020**
By authority of the Director of the Bureau of Development Services

Decision mailed May 8, 2020

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 20, 2019, and was determined to be complete on January 30, 2020.

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 December 20, 2019.

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. **The 120 days will expire on: 5/29/20.**

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

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

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

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the

proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

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

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

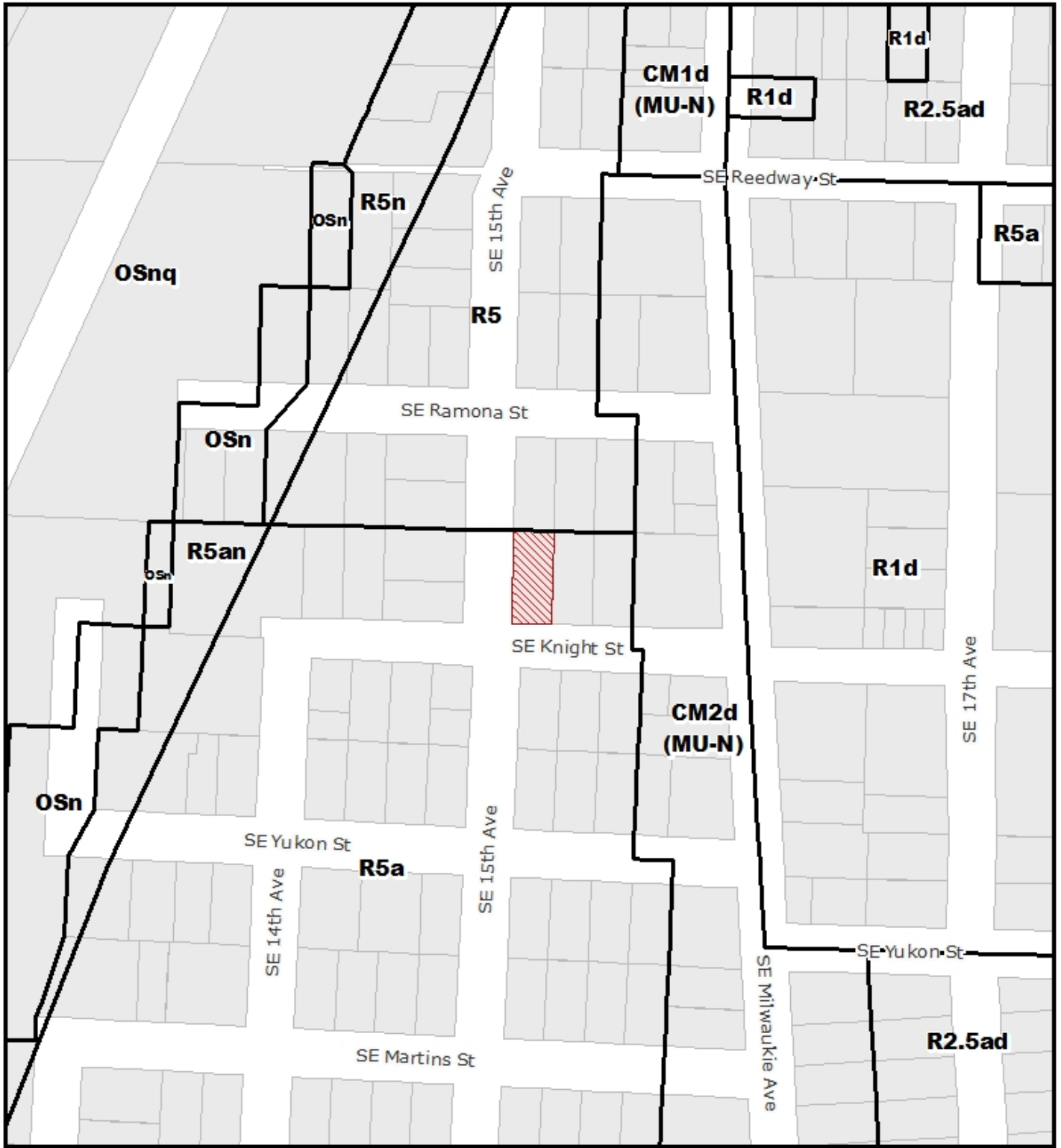
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director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


EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Fire Flow
 - 3. Stormwater report
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety
- F. Correspondence:
 - 1. John Bussey, 1515 SE Knight Portland, OR 97202, Letter dated 2/10/20
- 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

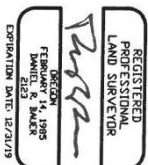
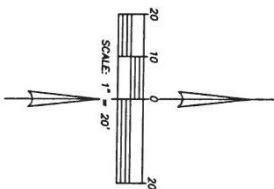
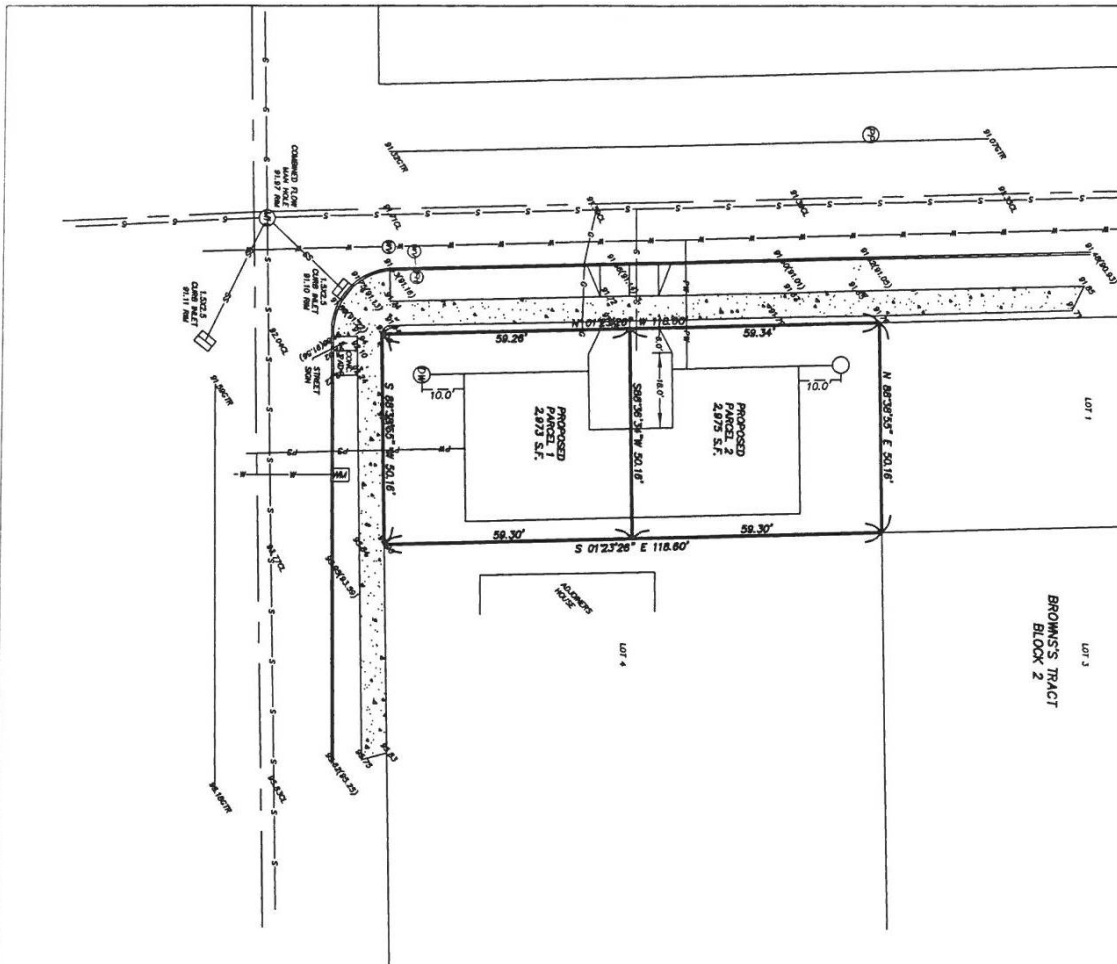
File No.	LU 19 - 267627 LDP
1/4 Section	3632
Scale	1 inch = 163 feet
State ID	1S1E14DB 9400
Exhibit	B Dec 26, 2019

**SUPPLEMENTAL PLAN
EXISTING CONDITIONS, TREE SURVEY AND TENTATIVE PLAN
FOR A PROPOSED PARTITION PLAT,
LOT 2, BLOCK 2, BROWN'S TRACT**

SITUATED IN THE S.E. 1/4 OF SECTION 14, T.1S., R.1E., W.M.
MULTNOMAH CO., OREGON

MARY ASSOCIATES
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PORTLAND, OR 97233
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DATE DRAWN: DECEMBER 13, 2019
DRAWING NO. 190905UPP
ACCOUNT NO. 19090



ZONING
R3 - RESIDENTIAL 5000
SITE SIZE
5,848 SQUARE FEET
PARCEL DATA
LOT 2, BLOCK 2, BROWN'S TRACT

BENCHMARKS
BENCHMARK IS CITY OF PORTLAND BENCHMARK NO. 2852
S.E. CORNER, SE INCH 15' S. OF
ELEVATION IS 101.800; CITY OF PORTLAND DATUM

NOTES & LEGEND

- [Symbol] * DENOTES WATER METER.
 - [Symbol] * DENOTES CURB INLET, SIZE AS NOTED.
 - [Symbol] * DENOTES MANHOLE.
 - [Symbol] * DENOTES POWER POLE.
 - [Symbol] * DENOTES WATER VALVE.
 - [Symbol] * DENOTES FINE HYDRANT.
 - [Symbol] * DENOTES BOARD FENCE.
 - [Symbol] * DENOTES BOARD FENCE.
 - [Symbol] * DENOTES CHAIN LINK FENCE.
 - [Symbol] * DENOTES CHAIN LINK FENCE.
 - [Symbol] * DENOTES WATER LINE.
 - [Symbol] * DENOTES SINKER LINE.
 - [Symbol] * DENOTES STORM SINKER LINE.
 - [Symbol] * DENOTES GAS LINE.
 - [Symbol] * DENOTES GUTTER ELEVATION (ELEVATION IS AT THE DECIMAL POINT)
 - [Symbol] * DENOTES TOP CURB/GUTTER ELEVATION
 - [Symbol] * DENOTES OVERSINK ELEVATION (ELEVATION IS AT THE DECIMAL POINT)
 - [Symbol] * DENOTES SPOT ELEVATION AT TBM NOTED.
 - [Symbol] * DENOTES SPOT ELEVATION (ELEVATION IS AT THE DECIMAL POINT)
 - [Symbol] * DENOTES SQUARE FEET.
 - [Symbol] * DENOTES PROPOSED DRYWELL.
 - [Symbol] * DENOTES PROPOSED WATER LINE.
 - [Symbol] * DENOTES PROPOSED SINKER LINE.
- NOTE: UTILITIES ARE LOCATED AS SHOWN PER FIELD TICS OR CITY OF PORTLAND AS BUILT DATA. ACTUAL LOCATION SHOULD BE UNDERGROUND UTILITIES ARE SHOWN AS MARKED.

LN 19-267627 LOP