



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

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Date: November 10, 2021
To: Interested Person
From: Timothy Novak, Land Use Services
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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 21-051288 EN

GENERAL INFORMATION

Applicant/Owner: Michael Biggi
11175 SW Ellson Ln
Tigard, OR. 97223
mikebiggi@equitygroup.com | (503) 720-3734

Site Address: 4390 SW 58TH AVE

Legal Description: TL 5200 0.53 ACRES, SECTION 07 1S 1E
Tax Account No.: R991071450
State ID No.: 1S1E07CD 05200
Quarter Section: 2423

Neighborhood: Bridlemile, contact at board@bridlemilepx.org
Business District: None
District Coalition: In care of Office of Community and Civic Life, contact Shuk Arifdjanov at shuk.arifdjanov@portlandoregon.gov.

Plan District: None
Other Designations: Resource Site #124, *Fanno Creek & Tributaries Conservation Plan (1991)*

Zoning: R20p, c – Residential 20,000 with the Environmental Protection (p) and Conservation (c) overlay zones

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

Proposal:

The applicant proposes to develop the lot with a single-dwelling residence and associated improvements, including on-site stormwater management facilities. The lot was previously approved for development along with three other lots that share the same driveway access off of

SW 58th Ave. That review, LU 15-243056 EN AD, included a mitigation plan for all four lots, including the subject lot, which has been completed. This proposal limits disturbance to within the area that was approved under the previous review and doesn't propose any tree removal. As such, this application is not proposing additional mitigation, except for plantings to meet the standards of 33.430.180 for the proposed 4-inch stormwater outfall that will direct stormwater to Columbia Creek, which runs through the Southeast corner of the lot.

Per 33.730.130.B.4.a, because the date of the final decision of LU 15-243056 EN AD is more than three years old, development of a new single-dwelling residence on the site requires another review. All conditions of approval of the 2015 LU Review continue to apply.

The entirety of the lot is within the Environmental Conservation (c) and Environmental Protection (p) overlay zones. Certain environmental standards must be met to allow the work to occur by right. In this case, the proposed work doesn't meet all the standards of 33.430.140 General Development Standards. Specifically, the project doesn't meet 33.430.140.A & C. 33.430.140.A limits the maximum disturbance area allowed on the site and in this case limits it almost exclusively to the transition area. 33.430.140.C requires that the permanent disturbance area be located at least 50 feet from the top of bank of any identified water body within a protection zone on lots zoned R10, R20, or RF; the southeastern corner of the proposed disturbance area is approximately 32 feet from top of bank of the neighboring stream that runs through the site. Since not all of the development standards of 33.430.140 can be met, a Type II Environmental 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:

- **33.430.250.E** Other Development in the Environmental Conservation zone or within the Transition Area only.

ANALYSIS

Site and Vicinity: The site is the last of four lots to be developed as part of a coordinated project reviewed and approved under LU 15-243056 EN AD. All the lots are accessed via a shared driveway accessed off of SW 58th Ave. SW Hamilton Street, a neighborhood corridor, is about 200 feet south of the subject property. The nearest commercial corridor is SW Beaverton-Hillsdale Highway, about 1/3 mile south. There is a 15-foot-wide Water Main Easement along the east property line and a 10-foot-wide sewer main easement along the west property line. Most of the vicinity is developed with medium to low density single-family housing. Tree canopy coverage is light to moderate in those areas, except along the waterways and open spaces, where environmental overlays protect the canopy and tree density is high. The same is true for the subject site, which was cleared and graded for development with the adjacent lots in accordance with LU 15-243056 EN AD under permit #17-239906 SD; the grading conformed and was limited to the approved limits of disturbance. The mitigation approved in the 2015 EN review, which encompassed the mitigation for the development of all four lots, was reviewed, inspected, and received final approval under permit #17-229117 ZP.

A significant part of the approved 2015 mitigation plan was the protection and enhancement of wetlands to the SW of the subject lot that was facilitated through plantings and a realignment and rezoning of the wetlands from Environmental Conservation "c" overlay to Environmental Protection "p" overlay. The wetlands are hydrologically connected to Columbia Creek, which runs through the SE corner of the subject lot. The vicinity as a whole is on the south slope of a ridge in the West Hills. The ridge has multiple creeks, like Columbia Creek, that run into the main stem of Fanno Creek near Beaverton-Hillsdale Highway, where it runs west and then meanders in a general southerly direction, entering the Tualatin River about 6.9 miles away, as the crow flies. The site is in the Fanno Creek mainstem subwatershed, one of eight subwatersheds that make up the 31.65 square miles of the greater Fanno Creek Watershed.

Zoning: The zoning on the site includes a single-dwelling 'R20' base zone designation, with Environmental Conservation 'c' and Protection 'p' zone overlays. (see zoning on Exhibit B).

The R20 base zone designation is intended to preserve land for low-density housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for low-density single-dwelling housing and provides options for infill housing that are compatible with the scale of a single-dwelling neighborhood with a maximum density of one lot per 20,000 square feet.

Environmental Overlay Zones ('c' & 'p') 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 be sensitive to the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less sensitive. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

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 *Fanno Creek and Tributaries Conservation Plan* as Site 124. As noted above, Columbia Creek, a tributary of Fanno Creek, runs through the SE corner of the property before converging with a 2nd tributary and finally entering Fanno Creek approximately 200 feet to the south. Also noted above is that a rezoning occurred under the 2015 EN Review on portions of the lot to the south to better protect wetlands that were identified on the site. Habitat in Site #124 includes the stream and associated wooded riparian and upland areas. These habitat resources are part of the larger contiguous wooded riparian area that bounds the creek, giving the site's habitat ranking a relatively high value.

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

LU 15-243056 EN AD - Approval of an Environmental Review for Modification of the environmental conservation ("c") and protection ("p") zones to increase the amount of resource area within each zone, construction of four houses, improvement of one access driveway to the four lots, installation of utilities and construction of five (5) stormwater treatment facilities, and construction of five stormwater outfalls, one for each lot and one for the entrance driveway. Approval of an Adjustment Review for Maximum Lot Size to increase the area of Lot 1 to 29,029 square feet. The conditions of LU 15-243056 EN AD continue to apply to the development proposed in this review. The scope of disturbance and mitigation approved under LU 15-243056 EN AD included the subject lot and was reviewed, permitted, and received final inspection under permits 17-239906 SD and 17-229117 ZP.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **September 10, 2021**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

The Bureau of Environmental Services responded with a request for additional information regarding the extent of work activities proposed within the 10-foot wide sewer easement that runs along the western lot line of the subject property. The building foundation's footing and associated excavation was proposed within the easement, which BES would not allow. To address the issue, the applicant changed to a different house plan that is four feet, two inches narrower, and which will keep all excavation and improvements outside of the easement. BES

affirmed that the narrower footprint, which will remove all encroachments from the easement, satisfied their requirements and withdrew their objection(s) to approval. Please see Exhibit E.1 for the complete response. A condition of approval will be added to this decision to ensure that the temporary disturbance within the easement, as shown on the proposed site plan (Exhibit C.2), is consistent with the BES restrictions and regulations.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 10, 2021. 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 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 are found in Section 33.430.250.E. The applicant has provided findings for these approval criteria and referred to the findings from the original EN approval under LU 15-243056 EN AD. BDS Land Use Services staff has referenced and when needed updated or revised these findings or added conditions as 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 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. The base zone of the site is Residential 20,000 (R20), a single-dwelling zone that allows household living uses by right. In this case, the base zone would allow 4,731.5 square feet of building coverage at the project site, according to Table 110-4 of the Zoning Code, and a height sufficient for a three-story house (30 feet).

The conceptual building footprint that the applicant shows in exhibits C.2 through C.6 is approximately 1,200 square feet, much less than would otherwise be allowed. While building coverage within the disturbance area limits shown in the above-referenced exhibits may be expanded to include a larger house or ADU, the disturbance area limits and tree removal are consistent with and do not expand beyond what was approved under LU 15-243056 EN AD (Exhibit G.2); no additional tree removal is proposed. The minor changes to the limits of disturbance at its southern end are the result of moving the stormwater planter so that it abuts the driveway rather than the original 2015 proposal, which had the planter shown as an island of disturbance about ten feet beyond the primary disturbance area. The minor revision in this proposal creates a more compact and contiguous disturbance area and eliminates the need to pass through undisturbed area to maintain the stormwater planter, thus further minimizing impacts and the potential loss of functional values and resources on the subject lot as compared to the previously approved disturbance limits.

These findings, supplemented by the findings for criterion E.1 in the 2015 decision (Exhibit G.2), demonstrate that *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 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 located onsite. The subject site has already been impacted by the clearing and grading and tree removal approved under LU 15-243056 EN AD (Exhibit G.2) and carried out under permit #17-239906 SD (Exhibit G.3). The findings from the 2015 decision evaluated the impacts of alternatives and approved the proposed location, design, and construction methods that continue to be proposed in this review. With the implementation of the submitted construction management plan (Exhibit C.6), detrimental impacts to resources and functional values on the site will not expand beyond those that have already occurred under the approved LUR and SD permit noted above.

As this alternative proposes no additional detrimental impacts, supplemented by the findings for E.2 in the 2015 decision, *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: These approval criteria require the protection of resources outside of the proposed disturbance area from impacts related to the proposal, such as damage to or loss of vegetation, compromises to slope stability, the erosion of soils downhill and downstream and the resultant impacts to water quality and fish habitat on and off site.

The construction management plan (Exhibit C.6), in combination with notes in the applicant's narrative addendum (Exhibit A.3.b) and supplemented by the findings for criterion E.3 in the original 2015 decision (Exhibit G.2) indicate how construction can be carried out within the designated limits of disturbance and that erosion and encroachment beyond those limits will be restrained and prevented by the installation of tree protection and silt fencing; in addition, the Site Development Review Section of BDS will review the building permit application for full compliance with Title 10 and the associated erosion control measures.

Trees outside of the limits of disturbance, as shown on the Tree Protection Plan (Exhibit C.4), can be protected utilizing the prescriptive path detailed in PCC 11.60.030. In addition, the applicant's arborist provided an evaluation of the project on the Tree Protection Plan and provided further tree protection requirements to ensure that none of the protected trees sustain injury during construction. To ensure that protected trees avoid injury, conformance with the arborist recommendations listed on C.4 will be a condition of approval.

With the above-mentioned conditions, *this criterion will be 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.

As noted above, compensation for the unavoidable impacts to resources and functional values associated with development of the subject property was reviewed and approved in LU 15-243056 EN AD. The approved mitigation was implemented and received final inspection approval under permit #17-229117 ZP. Impacts not reviewed in the 2015 LUR decision include the stormwater

outfall, which as proposed, meets the standards of 33.430.180, including those standards for replanting and mitigation.

Condition C.1 of LU 15-243056 EN AD requires that the land owner(s) obtain a Zoning Permit to document maintenance and replacement of required mitigation plantings; City records do not show that this condition has been met. As a condition of approval for this decision, the applicant will be required to receive final inspection approval of a Zoning Permit to meet that condition prior to final inspection approval of a building permit for the residential development on the subject lot.

With the above condition, *this criterion will be 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 significant detrimental impacts has been conducted on the two adjacent sites with the identified wetlands, as approved under LU 15-243056 EN AD. Compliance with conditions of land use approval run with the land and the maintenance and replanting inspection noted above (Condition C.1 of LU 15-243056 EN AD) is the obligation of the current landowners of the four lots included in that 2015 review. As such, as part of the Zoning Permit application required to meet Condition C.1 of the 2015 decision, the applicant will be required to get authorization to carry out the final monitoring and replanting. In doing so, the applicant will demonstrate that this criterion is met.

With a condition requiring the signatures of all applicable property owners on the zoning permit application required to meet Condition C.1 of LU 15-243056 EN AD, *this criterion will be 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 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.

It is worth noting that the conceptual building footprint can be expanded to the south within the approved disturbance area and within the limits of the setbacks and building coverage limitations of the base zone. The 2015 approval included both a house and detached ADU on the lot and this decision does not preempt development allowed under the base zone, provided that the limits of disturbance and restrictions related to disturbance and improvements within the public utility easements are observed.

CONCLUSIONS

The applicant proposes to construct a new single-dwelling residence with attached garage, driveway, stormwater planters, and a stormwater outfall to Columbia Creek where it passes through the southeast corner of the property. The applicant proposes to meet the development standards of 33.430.180 when installing and mitigating for the outfall. Disturbance and the associated mitigation for impacts were reviewed and approved under LU 15-243056 EN AD and subsequently permitted and carried out under permit #s 17-239906 SD and 17-229117 ZP. Because more than three years had elapsed since approval of the 2015 EN Review, the applicant was required to request another review for the disturbance area and proximity to the stream. The applicant has demonstrated that the current proposal continues to be in

conformance with the 2015 decision and that with conditions, will remain in conformance and meet all of the relevant approval criteria. As such, this application should be approved.

ADMINISTRATIVE DECISION

Approval of a house and associated improvements within the approved disturbance area, per the approved site plans, Exhibits C.1 through C.6. Associated improvements includes, but are not limited to a garage, vehicle area, and stormwater management facilities. Development at this site continues to be subject to the conditions of approval of LU 15-243056 EN AD. As well, this decision of approval is subject to the following conditions:

A. A BDS Zoning Permit is required for inspection of required monitoring and replanting of mitigation plantings, as required under Condition C.1 of LU 15-243056 EN AD. A separate BDS construction permit will be required for development. The Conditions of Approval listed below, shall be noted on appropriate plan sheets submitted for permits (building, Zoning, grading, Site Development, erosion control, etc.). Plans shall include the following statement, *"Any field changes shall be in substantial conformance with approved LU 21-051288 EN, Exhibits C.2 through C.6."*

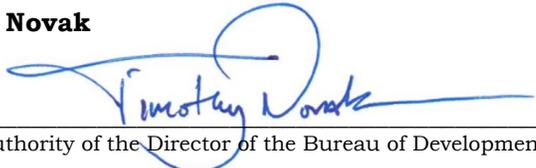
Building Permits [or Construction Permits] shall not be issued until a BDS Zoning Permit to fulfill Condition C.1 of LU 15-243056 EN AD is issued.

Building Permits [or Construction Permits] shall not be finalized until the BDS Zoning Permit to fulfill Condition C.1 of LU 15-243056 EN AD is finalized.

B. In addition to the Construction Management practices shown on Exhibit C.6, the following practices shall be observed and implemented:

1. Tree Protection fencing, consisting of six-foot high chain link fence secured with eight-foot metal posts shall be installed along the approved limits of disturbance shown on Exhibit C.5, Construction Management Plan, prior to any ground disturbing activities associated with the development of the site. All measures provided for sediment control, including sediment fencing, shall be placed inside of the tree protecting fencing at that time as well.
2. No mechanized construction vehicles are permitted outside of the approved "Limits of Construction Disturbance" delineated by the tree protection fence.
3. All construction activities shall be in accordance with the Arborist Recommendations on the Tree Protection Plan (Exhibit C.4) and with 11.60.030 Tree Protection Specifications.
4. All proposed work within the temporary disturbance area shown on Exhibit C.2 shall be reviewed and approved by the Bureau of Environmental Services (BES).

Staff Planner: Timothy Novak

Decision rendered by:  **on November 8, 2021**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 10, 2021

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 May 26, 2021, and was determined to be complete on September 3, 2021.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on May 26, 2021.

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 requested that the 120-day review period be extended 21 days, as stated with Exhibit G.5. Unless further extended by the applicant, **the 120 days will expire on: January 22, 2022.**

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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on November 24, 2021. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIx decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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 **November 24, 2021** by the Bureau of Development Services.

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

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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. Original Submittals
 - 2. 08/10/2021 Submittals
 - a. Narrative
 - b. Plan Set
 - 3. 09/03/2021 Submittals
 - a. Response to 2nd Incomplete Letter
 - b. Narrative Addendum
 - c. Revised Plans
 - 4. Revised Plans (09/08/2021)
 - 5. Revised Plans (09/09/2021)
 - 6. Presumptive Approach Calculator (PAC) Stormwater Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions Plan
 - 2. Proposed Development Plan
 - 3. Proposed Development Plan with Trees
 - 4. Tree Protection Plan (attached)
 - 5. Preliminary Utility Plan
 - 6. Construction Management 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. Fire Bureau
 - 4. Site Development Review Section of BDS
 - 5. Bureau of Parks, Forestry Division
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. HO Decision – LU 15-243056 EN AD
 - 3. Approved Plan Set, 17-239906 SD
 - 4. Approved Plan Set, 17-229117 ZP
 - 5. 120-Day extension request form

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).