



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

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Date: December 15, 2021
To: Interested Person
From: Morgan Steele, 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 21-084413 EN

GENERAL INFORMATION

Applicant/Owners: Brianna Johnson & Benjamin Johnson
1117 SW Palatine Street | Portland, OR 97219-7641

Applicants: David Reese & Tim Sellin | Drake'S 7 Dees
5645 SW Scholls Ferry Road | Portland, OR 97225

Site Address: 1117 SW PALATINE STREET

Legal Description: TL 1500 1.38 ACRES, SECTION 33 1S 1E
Tax Account No.: R991331010
State ID No.: 1S1E33AB 01500
Quarter Section: 4128

Neighborhood: Arnold Creek, contact Nancy Mattson at board@arnoldcreek.org
Business District: NONE
District Coalition: Office of Community & Civic Life, contact Shuk Arifdjanov at shuk.arifdjanov@portlandoregon.gov

Plan District: NONE
Other Designations: *Southwest Hills Resource Protection Plan* – Resource Site 122, Arnold Creek; Landslide Hazard Area; Wildland Fire Hazard Area

Zoning: Base Zone: Residential 20,000 (R20)
Overlay Zones: Environmental Conservation (c), Environmental Protection (p)

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

Proposal:

The applicant is requesting approval of an Environmental Review for construction and installation of a patio area and side yard on the west side of an existing single-dwelling residence located in Southwest Portland. The landscaped area will be approximately 40 feet wide by 59 feet long, for a total footprint of 2,370 square feet. The landscaped area will be graded and contained with the proposed retaining walls. The front landscaped area will have a fence near the property line, which abuts the street, to provide privacy to the yard while also maximizing the distance from the Environmental Protection overlay zone.

The applicant proposes approximately 2,370 square feet of permanent disturbance and 950 square feet of temporary disturbance within the resource area of the Environmental Conservation overlay zone. No trees are proposed for removal from the resource area of the Environmental Zone. As mitigation for permanent impacts to the Environmental Zone as well as restoration of temporary disturbance areas, the applicant proposes to plant 22 trees, 113 shrubs, and 128 groundcovers. In all areas proposed for mitigation plantings, invasive species will be removed prior to planting.

Much of the subject site is located within the resource area of the Environmental Conservation and Environmental Protection overlay zones. Because there is work within an Environmental Zone, certain standards must be met to allow work to occur by right. In this case, the applicant is proposing disturbance that exceeds the maximum allowed (33.430.140.A). For this reason, Environmental Review is required.

Relevant Approval Criteria:

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

❖ 33.430.250.E – Other Development

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. This application was submitted on September 7, 2021 and determined to be complete on November 15, 2021.

ANALYSIS

Site and Vicinity: The subject site is in Southwest Portland at the western terminus of SW Palatine Street. The 60,113 square foot lot is developed with a single-dwelling residence located in the southern portion of the site. The site hosts an established community of native plants, but large swaths of the understory are dominated by English ivy, and many of the mature trees are threatened by ivy reaching to the canopy. Himalayan blackberry thrives in sunnier areas of the site. Surrounding development includes single-dwelling residential development to the north, east, west, and south.

Zoning: The zoning designation on the site includes Residential 20,000 (R20) base zone with Environmental Conservation (c) & Environmental Protection (p) overlay zones.

The Residential 20,000 base zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing and provide options for infill housing that is compatible with the scale of the single-dwelling neighborhood. The regulations of this zone will be shown to be met at building permit time and or will be subject to an Adjustment Review.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to preserve the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less significant. The purpose of this land use review is to ensure 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 Resource Site #122 – Arnold Creek in the *Southwest Hills Resource Protection Plan* (1991).

Natural resources typically observed within the project vicinity as detailed in the *Southwest Hills Resource Protection Plan*, Resource Site 122 – Arnold Creek, include the following:

Habitat Classification: Upland coniferous/broadleaf deciduous forest/riverine, upper perennial/Palustrine, Forested Wetland.

Resource Types: Groundwater recharge, forest, open space, perennial and seasonal creeks, wildlife habitat, fisheries, recreation, and scenic resources.

Habitat Rating: 82 (the habitat rating range for all sites is 50 to 86).

Generally, the habitat classifications and resources called out above are reflected on the subject site.

Impact Analysis and Mitigation Plan: A full description of the proposal was provided on page 2 of this report. The following describes unavoidable impacts as well as the proposed construction management plan and mitigation proposal.

Construction Management Plan: Erosion and sediment control measures will be installed prior to any ground disturbing activities at the site, to control erosion and minimize sediment movement off-site. The proposed erosion and sediment control measures include the use of sediment fence downslope of ground disturbing activities. Construction entrances (ingress/egress) will be established prior to construction and maintained for the duration of the project. Disturbance areas will be demarcated with orange construction fencing to ensure impacts to resources to be left undisturbed do not occur.

Unavoidable Impacts: The applicant is proposing to disturb a total of 3,320 square feet of the Environmental Zone for the construction of all elements of the proposal. Of these 3,320 square feet, 2,370 square feet will be permanently disturbed, while the remaining 950 square feet will be temporarily disturbed. Additional unavoidable impacts will include the loss of vegetative cover (albeit invasive species) in the disturbance areas, increased impervious surfaces, and an increase in the potential for surface runoff and erosion. No trees are proposed for removal as a result of this proposal.

Proposed Mitigation: As shown on Exhibit C.5, Mitigation Site Plan, the applicant proposes to provide replanting of temporary disturbance areas and mitigation for permanent impacts to resources by planting 22 trees, 113 shrubs and groundcovers throughout a large portion of the site. The applicant's mitigation plan proposes to replant all temporary disturbance areas, nuisance species removal areas, and a mitigation area within the resource area with a diverse selection of native trees, shrubs, and groundcovers. The proposed plantings consist of native species found on the *Portland Plant List* and are suitable for the mixed forest site conditions.

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 on November 18, 2021. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- PBOT
- Fire Bureau
- Urban Forestry
- Life Safety

- Water Bureau

The Site Development Review Section of BDS responded with the following comment. Please see Exhibit E.6 for additional details.

Site Development Permit

A site development permit is required for the proposed grading per City of Portland Title 24. More information regarding how to apply for a site development permit can be found at <https://www.portland.gov/bds/site-development-permits>. Site development staff take no exception to the proposed site work for the purposes of establishing geotechnical feasibility during the land use review process. Detailed review of the geotechnical and erosion control aspects of the plans will be conducted at the time of site development permit review. Staff conducted a preliminary review of the plan set and provide the following feedback regarding information that will be required to be included on the plan set prior to issuance of the site development permit.

- 1. A construction detail in the area of the lowest wall above the proposed fill slope showing the following will needed to be added to the plan set prior to site development permit approval:

 - *Minimum slope setback between the bottom of the wall footing and the proposed fill slope.*
 - *Wall and fill slope drainage provisions*
 - *Benching and keying of the fill slope*
 - *Maximum finished grade below the wall of 2H:1V*
 - *The detail callout location should be indicated on the proposed development site plan**
- 2. Standard fill slope construction and engineered fill placement and compaction notes will need to be added to the plan set prior to permit approval.*
- 3. Standard erosion control notes will need to be added to the plan set prior to permit approval.*
- 4. Soil special inspection requirements will need to be added to the plan set prior to permit approval. The soil special inspection requirements will include:

 - *Site preparation and grading*
 - *Fill slope benching and keying*
 - *Engineered fill placement and compaction**

Planner Response: Any change to disturbance areas needed to address the Site Development permit requirements must be in substantial conformance with the approved plans or the project will require further Environmental Review.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 18, 2021. One response, in support of the application, was received from the public. The full response can be found in Exhibit F.1.

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

33.430.250.E. Other development in the Environmental Conservation zone or within the Transition Area only. In Environmental Conservation zones or for development within the

Transition Area only, the applicant's impact evaluation must demonstrate that all 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;

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: The proposed outdoor area is accessory to the existing single-dwelling residence, which is a use allowed by right in the base zone without a land use review. In fact, the base zone standards require outdoor areas in most situations to ensure opportunities in the single-dwelling zones for outdoor relaxation or recreation.

The applicant worked with staff to choose a design and layout that is least detrimental to identified resources and functional values. Other alternatives explored included larger disturbance areas and a fence in the middle of the site. And while the preferred alternative does require permanent disturbance within the resource area of the Environmental Conservation overlay zone, it also avoids tree removal and allows for the mitigation and restoration of a large portion of the site outside of the development area and within the Environmental Zone. As shown on Exhibit C.5, 3,630 square feet of site area will be restored by removing invasive species and planting native vegetation. The Preferred Alternative not only satisfies the project purpose, but it also minimizes impact, to the greatest extent practicable, to identified resources and functional values.

For the reasons stated above, *these criteria are met.*

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

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

The Construction Management Plan shown on Exhibit C.4 will be effective because it provides realistic limits to disturbance while containing the necessary elements (e.g., sediment fencing, work area demarcation, designated stockpile areas) to effectively protect resources and functional values outside of designated disturbance areas. Further, the Arborist Report (Exhibit A.4) details extra protections that will be taken to ensure trees in the vicinity of the work area will not be negatively impacted.

Additionally, Exhibit C.4 shows grading, staging, and stockpiling within the right-of-way. Any work activities within the right-of-way will be subject to review and permitting by the Portland Bureau of Transportation and/or Bureau of Environmental Services. Approval of this Environmental Review does not include approval of permits required for work in the right-of-way by other bureaus.

With conditions for handheld equipment only outside of the designated disturbance areas, and for conformance with Title 11 and the Arborist Report (Exhibit A.4), *this criterion can be met by the proposal.*

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

Findings: This criterion requires the applicant to assess unavoidable impacts and propose mitigation that is proportional to the impacts, as well as sufficient in character and quantity to replace lost resource functions and values. The proposed Mitigation Plan is described on page 3 of

this report. It will offset 2,370 square feet of permanent disturbance area in the resource area of the Environmental Conservation overlay zone.

The mitigation plan will compensate for impacts at the site for the following reasons:

- ❖ Mitigation plantings will be installed in temporary disturbance areas in addition to 3,630 square feet of site area outside of the proposed development.
- ❖ The mitigation plantings will improve wildlife habitat in areas that have been affected by invasive vegetation.
- ❖ The plantings will aid with pollution and nutrient retention and removal, sediment trapping and erosion control.

Further, the proposed Mitigation Plan will be installed and maintained under the regulations outlined in Section 33.248.040.A-D (Landscaping and Screening). To confirm installation of the required plantings, the applicant will be required to have the plantings inspected upon installation. Then, to confirm establishment of the required plantings, the applicant will be required to submit two monitoring and maintenance reports over a two-year monitoring period to document survival and, if needed, replacement.

With conditions to ensure that plantings required for this Environmental Review are installed, maintained, and inspected, *this criterion can 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 will be conducted on the same site as the proposed development; the applicant owns the proposed onsite mitigation area.

These criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards 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.

The site plans indicate a 4-foot-tall privacy fence located in between the public right-of-way and the proposed outdoor area, within the front setback (first 20 feet) of the site. The applicant is aware that the maximum height for a fence within the front setback is 3.5 feet (33.110.275) and any fence that exceeds that threshold requires approval through an Adjustment Review.

CONCLUSIONS

The applicant proposes to install an outdoor area adjacent to the existing single-dwelling residence which includes components such as retaining walls, permeable pavers, and a fence. The applicant considered alternative locations and designs to determine that the proposed outdoor area was practicable and would minimize impacts to the resource area of the Environmental Zone. Although impacts to onsite resources were unavoidable, the applicant proposes mitigation plantings, as well as invasive species removal to mitigate for impacts to resources and functional values. The applicant and the above findings have shown that the proposal meets the applicable approval

criteria with conditions. Therefore, this proposal should be approved, subject to the following conditions.

ADMINISTRATIVE DECISION

Approval of an Environmental Review for:

- 2,370 square feet of permanent disturbance and 950 square feet of temporary disturbance for the installation of an outdoor patio and its components including a fence, retaining walls, permeable pavers, and associated other development.

all within the Environmental Conservation overlay zone, and in substantial conformance with Exhibits C.2 through C.5, as approved and signed by the City of Portland Bureau of Development Services on **December 11, 2021**. Approval is subject to the following conditions:

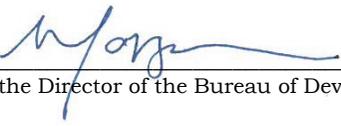
- A. A BDS construction permit may be required for development.** The Conditions of Approval listed below, shall be noted on appropriate plan sheets submitted for permits (building, Zoning, grading, Site Development, erosion control, etc.). Plans shall include the following statement, ***"Any field changes shall be in substantial conformance with approved LU 21-084413 EN Exhibits C.2 through C.5."***
- B.** Temporary construction fencing shall be installed according to tree protection measures in Title 11 Tree Code, chapter 11.60 and as directed by the October 2021 Arborist Report (Exhibit A.4). Further, the temporary construction fencing shall be placed along the Limits of Disturbance for the approved development, as denoted by the orange construction fence depicted on Exhibit C.4, Construction Management Plan.
1. No mechanized construction vehicles are permitted outside of the approved "Limits of Construction Disturbance" delineated by the temporary construction fence. All planting work, invasive vegetation removal, and other work to be done outside the Limits of Construction Disturbance, shall be conducted using handheld equipment.
- C.** The Construction Permit review shall include inspection of a mitigation plan for a total of 22 trees, 113 shrubs, and native ground covers, in substantial conformance with Exhibit C.5, Mitigation Plan. Any plant substitutions shall be selected from the *Portland Plant List* and shall be substantially equivalent in size to the original plant. Conifers must be replaced with conifers.
1. Permit plans shall show:
 - a. Permit plans shall show the general location of the trees, shrubs and ground covers required by this condition to be planted in the mitigation area and labeled as "new required landscaping". The plans shall include a "typical," scalable planting layout for each planting zone, and shall illustrate a naturalistic arrangement of plants and should include a planting table listing the species, quantity, spacing and sizes of plants to be planted.
 - b. The applicant shall indicate on the plans selection of either tagging plants for identification or accompanying the BDS inspector for an on-site inspection.
 2. Plantings shall be installed between October 1 and March 31 (the planting season).
 3. Prior to installing required mitigation plantings, non-native invasive plants shall be removed from all areas within 10 feet of mitigation plantings, using handheld equipment.
 4. If plantings are installed prior to completion of construction, a temporary orange, 4-foot high construction fence shall be placed to protect plantings from construction activities.
 5. All mitigation and restoration shrubs and trees shall be marked in the field by a tag attached to the top of the plant for easy identification by the City Inspector; or the applicant shall arrange to accompany the BDS inspector to the site to locate mitigation plantings for inspection. If tape is used it shall be a contrasting color that is easily seen and identified.
 6. After installing the required mitigation plantings, the applicant shall request inspection of mitigation plantings and final the BDS Site Development Permit.

D. The landowner shall monitor and maintain the required plantings for two years to ensure survival and replacement as described below. The landowner is responsible for ongoing survival of required plantings during and beyond the designated two-year monitoring period. The landowner shall:

1. Submit two monitoring and maintenance reports for review and approval to the Land Use Services Division of the Bureau of Development Services containing the monitoring information described below. Submit the first report within 12 months following the final inspection approval of the Zoning Permit required under Condition C. Submit a second report 12 months following the date of the first monitoring report. Monitoring reports shall contain the following information.
 - a. A count of the number of planted trees that have died. One replacement tree must be planted for each dead tree (replacement must occur within one planting season).
 - b. The percent coverage of native shrubs and ground covers. If less than 80 percent of the mitigation planting area is covered with native shrubs or groundcovers at the time of the annual count, additional shrubs and groundcovers shall be planted to reach 80 percent cover (replacement must occur within one planting season).
 - c. A list of replacement plants that were installed.
 - d. Photographs of the mitigation area and a site plan, in conformance with approved Exhibit C.5, Mitigation Plan, showing the location and direction of photos.
 - e. An estimate of percent cover of invasive species (English ivy, Himalayan blackberry, reed canarygrass, teasel, clematis) within 10 feet of all plantings. Invasive species must not exceed 15 percent cover during the monitoring period.

E. 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 December 11, 2021**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 15, 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 September 7, 2021, and was determined to be complete on November 15, 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 September 7, 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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: March 15, 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 December 29, 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 **December 29, 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 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, September 2021
 2. Narrative, November 2021
 3. Geotechnical Report
 4. Arborist Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Existing Conditions Site Plan
 2. Proposed Development Site Plan
 3. Proposed Development Enlargement Site Pan (attached)
 4. Construction Management Site Plan (attached)
 5. Mitigation Site Plan (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation
 3. Water Bureau
 4. Fire Bureau
 5. Life Safety
 6. Site Development Review Section of BDS
 7. Bureau of Parks, Forestry Division
- F. Correspondence:
 1. Leslie Hamilton, November 19, 2021
- 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).