



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

Chloe Eudaly, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 8, 2017  
**To:** Interested Person  
**From:** Leah Dawkins, Land Use Services  
503-823-7830 / [Leah.Dawkins@portlandoregon.gov](mailto:Leah.Dawkins@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

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

### **CASE FILE NUMBER: LU 16-184947 TR**

#### **GENERAL INFORMATION**

**Applicant:** Emily Roth, Portland Bureau of Parks & Recreation  
1120 SW 5th Ave, Suite 1302 / Portland, OR 97204  
Phone: 503-823-9225

**Owners:** Portland Bureau of Parks & Recreation  
1120 SW 5<sup>th</sup> Ave, Suite 1302  
Portland, OR 97204

Metro	Oregon Dept. of Transportation
600 NE Grand Ave.	9200 SE Lawnfield Rd.
Portland, OR 97232-2736	Clackamas, OR 97015-8685

**Legal Description:** LOT 1, PARTITION PLAT 1991-139; LOT 10, VISTA VIEW ESTATES; LOT 11, VISTA VIEW ESTATES; TL 100 24.21 ACRES, SECTION 28 1N 2E

**Tax Account No.:** R649718300, R868630200, R868630220, R942282070

**State ID No.:** 1N2E28AB 00100, 1N2E28AB 03500, 1N2E28AB 03400, 1N2E28 00100

**Quarter Section:** 2740

**Neighborhood:** Madison South, contact Kimberly Botter at [mkbotter@msn.com](mailto:mkbotter@msn.com)

**Business District:** Parkrose Business Association, contact [parkrosebusinessassociation@gmail.com](mailto:parkrosebusinessassociation@gmail.com)

**District Coalition:** Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

**Plan District:** Rocky Butte Plan District

**Other Designations:** Viewpoint 19-06 – Rocky Butte Panorama, *Scenic Views, Sites, and Drives Inventory*; Resource Site 134, *East Buttes, Terraces, and Wetlands Conservation Plan*; Rocky Butte Scenic Drive Historic District; Potential Landslide Hazard Area; Wildfire Hazard Area

**Zoning:** *Base Zone:* Open Space (OS)  
*Overlay Zones:* Environmental Protection (p), Environmental Conservation (c), Aircraft Landing (h)

**Case Type:** TR – Tree Review

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

**Proposal:**

The applicant is proposing to remove mature trees on Rocky Butte in order to re-establish some of the views described in the City of Portland’s *Scenic Views, Sites, and Drives Inventory*. The applicant is proposing to remove trees to create “window” views of Mt. Hood, Mt. St. Helens, and downtown Portland, rather than the more extensive clearing that would be required to re-establish the panoramic views described in the original inventory from 1988. In summary, the applicant is proposing to remove 46 trees (31 healthy trees subject this review and 15 trees exempted for being dead, dying, or a nuisance species). As mitigation for the proposed tree removal subject to this review, the applicant is proposing to plant 77 native bare-root trees in the tree removal areas. As part of a larger replanting plan for Rocky Butte, 400 trees and 5,200 native shrubs are proposed to be planted.

Because the proposed tree removals include healthy trees more than 6 inches in diameter, the proposal cannot meet the tree removal standards of the Rocky Butte Plan District (33.570.040.C); therefore, the proposed tree removal must be approved through a Type II Tree Review. Although the proposed tree removals will occur within environmental overlay zones, tree removals to maintain a listed viewpoint are exempt from the regulations of 33.430 Environmental Zones.

**Relevant Approval Criteria:**

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

- **33.853.040.A Trees in the Scenic Overlay Zone, Johnson Creek Basin plan district, or Rocky Butte plan district**

## ANALYSIS

**Site and Vicinity:** Rocky Butte is a designated Natural Area located in NE Portland. The natural area and Joseph Wood Hill Park, which is located at the top of Rocky Butte, is owned and managed by Portland Parks and Recreation. There are heavily wooded areas on all sides of the butte as well as single family residential housing located along NE Rocky Butte Road toward the southern portion of the butte. Joseph Wood Hill Park has designated scenic viewsheds which protect the views of the surrounding mountains and notable landscape features from atop Rocky Butte.

**Zoning:** Rocky Butte has been identified as an important natural resource which includes a scenic drive and scenic views from the roadway and from the top of the butte. The regulations relating to Rocky Butte are intended to preserve and enhance the forested areas of the butte, views from the butte, historic architectural elements, and the natural scenic qualities of the butte.

The Open Space base zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas provide opportunities for outdoor recreation, provide contrasts to the built environment, preserve scenic qualities, protect sensitive or fragile environmental areas, enhance and protect the values and functions of trees and the urban forest, preserve the capacity and water quality of the stormwater drainage system, and provide pedestrian and bicycle transportation connections.

Environmental overlay zones (“c” or “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 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.

The Aircraft Landing ("h") overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.

**Land Use History:** City records indicate there are prior land use reviews for this site:

- LU 91-008539 3-lot partition
- LU 92-009536 Interim resource tree removal
- LU 94-011208 Environmental Tree Review with Adjustment Review

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **November 23, 2016**. The following Bureaus have responded with no issues or concerns:

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

The Bureau of Parks-Forestry Division and Bureau of Environmental Services responded with comments found in the "E" exhibits of this review.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 23, 2016. One written response was received from a notified property owner in response to the proposal. The response noted the following concerns. Staff responses are in *italics*:

- Concern that improving the viewsheds will increase trash and traffic on Rocky Butte.

*Portland Parks and Recreation responded to this letter noting that they do not anticipate that clearing the views will increase traffic to the park. They also noted that Park maintenance staff visits Joseph Wood Hill Park seven days a week to remove trash and graffiti and to provide seasonal landscaping maintenance.*

## ZONING CODE APPROVAL CRITERIA

### APPROVAL CRITERIA FOR TREE REVIEW

#### 33.853.040 Approval Criteria

- A. Trees in the Scenic Overlay Zone, Johnson Creek Basin plan district, or Rocky Butte plan district. A request to remove trees in the Scenic Overlay Zone, Johnson Creek Basin plan district, or Rocky Butte plan district will be approved if the review body finds that the applicant has shown that either criterion A.1 or A.2 is met and criterion A.3 is met:**
- 1. The removal is necessary to allow for reasonable development of the site, including access to the site for construction, required parking, pedestrians, and utilities, and considering the allowed uses and characteristics of the area. Alternative locations and construction methods for structures, utilities and paved areas must be considered to maximize preservation of trees, with emphasis on preservation of trees that are 20 or more inches in diameter and tree groves; or**

- 2. For sites within the Scenic overlay zone or Rocky Butte plan district, the removal is to create or enhance a public view from public property or from a public right-of-way. Consultation with the City Forester is required; and**
- 3. The proposal will continue to meet the purpose of the relevant tree preservation or removal standards. Replacement plantings within the Scenic overlay zone must consist of approved vegetation listed in the Scenic Resources Protection Plan appendix.**

For the purposes of this review, only Criteria A.2 and A.3 apply.

**Findings:**

This review is for the proposed removal of several non-exempt trees in the Rocky Butte Plan District. Removal of these trees must meet the purpose of Tree Removal Standards of Chapter 33.570, Rocky Butte Plan District, or be approved through Tree Review. The purpose statements of the Rocky Butte Plan District and the regulations that limit tree removal within the Rocky Butte Plan District are as follows:

*33.570.010 Purpose*

*Rocky Butte has been identified as an important natural resource which includes a scenic drive and scenic views from the roadway and from the top of the butte. The regulations relating to Rocky Butte are intended to preserve and enhance the forested areas of the butte, views from the butte, historic architectural elements, and the natural scenic qualities of the butte.*

*33.570.040 Tree Removal Purpose*

*The heavily forested slopes of Rocky Butte contribute to the beauty of the area, create a striking landmark as one enters or leaves Portland, and provides the natural setting to complement the historic features of the butte. The purpose of this Section is to allow trees to be removed only when they meet the purpose of the Rocky Butte plan district and this Section. Every effort should be made to locate buildings, easements, parking strips, sidewalks and vehicle areas to preserve the maximum number of trees.*

Tree Removal Standards of 33.570 do not allow the removal of trees 6 inches or more in diameter unless one or more of the following is met:

1. *The tree is located within the footprint or within 10 feet of existing or proposed buildings and structures attached to buildings, such as decks, stairs, and carports, or within 10 feet of a proposed driveway;*
2. *The tree is determined by an arborist to be dead, dying, or dangerous;*
3. *The tree is listed on the Nuisance Plants List;*
4. *The tree must be removed for installation, repair or maintenance of water, sewer, or stormwater services. For new installation of services, tree removal allowed under this provision is limited to a single 10 foot wide utility corridor per site;*
5. *The tree is within a proposed roadway or City -required construction easement, including areas devoted to curbs, parking strips, sidewalks, or vehicle areas; or*
6. *The tree is at least 6 and up to 12 inches in diameter and does not meet any of the other standards of this Subsection, but is replaced with two trees. Replacement plantings must meet Section 33.248.030, Plant Materials.*

**Tree Removal Standards 33.570**

The applicant is proposing to remove a total of 46 trees from the subject site. 15 of these trees have been determined to be dead, dying, or dangerous; or the trees are a nuisance species. These trees meet Standards 2 and 3 for tree removal in the Rocky Butte Plan District.

Two of the trees proposed for removal are healthy trees between 6 inches and 12 inches in diameter. These trees will be replaced with the required mitigation replacement of two trees per tree removed. Standard 6 is met for the removal of these trees except for the replacement size proposed for the tree planting. The applicant has proposed bare-root trees. This has been

addressed below under mitigation for the request to plant bare-root instead of 1.5 inch broadleaf and 5-foot tall conifers.

With allowed mitigation, the removal of the 15 exempt trees and two healthy trees between 6 and 12 inches in diameter meets the tree removal standards provided in 33.570.040.

### **Removal of Healthy Trees Greater than 12 Inches in Diameter**

Of the total 46 trees proposed for removal, 29 trees are 12 inches or greater in diameter. The removal of these 29 trees must meet the approval criteria for Tree Removal in the Rocky Butte Plan District. The trees are proposed for removal in order to enhance the public views from the designated view point on Rocky Butte (as denoted in the City of Portland's *Scenic Views, Sites and Drives Inventory* from 1988) through the clearing of trees to create "window" views. The views have not been maintained over time. In order to re-establish the views as designated in the 1988 Inventory, a significant number of trees would have to be removed. Rather than clear the entire panoramic view as shown in the 1988 Inventory, Portland Parks and Recreation (PP&R) is proposing removing fewer trees in order to maintain the forested aspect of the site and to avoid destabilization of the hillside while still creating scenic viewing opportunities from Rocky Butte.

The purpose of the Rocky Butte Plan District and the subsequent Tree Removal Standards within the Plan District are to preserve and enhance forested areas of the butte, maintain the maximum number of trees and preserve and enhance views from the butte. PP&R is proposing to remove as few trees as possible in order to re-establish viewing opportunities while at the same time maintaining the overall heavily forested nature of Rocky Butte. The applicant notes:

*"The actions proposed by PP&R will continue to protect the natural resources through removal of selected trees and planting of native trees and shrubs. The removal of selected trees will restore views of downtown Portland, Mt. Hood and Mt. St. Helens. PP&R proposes to clear trees to establish "window" views, and not create a panoramic view. This will require a minimum number of trees to be removed and preserve the stability of the slope especially on the west side of Rocky Butte. Removal of invasive species; and native shrub and tree plantings will enhance the natural areas functions.*

Approval Criterion A.2 requires consultation with the City Forester. Urban Forestry noted in their land use response (Exhibit E.6) that the applicant is working with the Urban Forester. The proposed tree removal in question matches the applicant's consultation with the Urban Forester and has been tentatively approved through the Capital Improvement Project (CIP) process.

The applicant has shown that the proposed tree removal meets the purpose of the Rocky Butte Plan District and Tree Removal within the Plan District. Staff finds that the proposed tree removal is justified and minimal enough to meet the purpose of maintaining views and maintaining the forested area of the Butte. Criteria A.2 and A.3 are met.

### **Mitigation**

As mitigation for the tree removal, PP&R proposed to plant has proposed a 1 to 1 replacement for every unhealthy or nuisance tree removed and a 2 to 1 replacement for every healthy non-nuisance tree removed. Of the 29 healthy non-nuisance trees proposed to be removed, 15 trees are 20 inches or more in diameter. Given that one of the purposes of the Rocky Butte Plan District is to preserve and enhance the forested areas of the Butte, staff finds that a higher mitigation of 4 to 1 would be more appropriate to compensate the loss of several large trees. The mitigation sites in question are within Environmental Protection overlays and a 4 to 1 mitigation more closely aligns with planting requirements in Environmental Zones throughout the City. Additionally, PP&R is already proposing to plant a total of 400 bareroot trees as part of a larger planting effort throughout Rocky Butte, so requiring a higher mitigation will not have an undue burden on the applicant. The required mitigation for proposed tree removal will be a total of 135 trees. As a condition of this approval, PP&R will be required to obtain a Zoning Permit for the purposes of planting 135 bareroot trees.

The applicant is proposing bareroot trees for mitigation rather than the standard 1.5 inch caliper broadleaf trees or the 5-foot tall conifers. The applicant gave several reasons for this. The trees will be carried to steep slopes and hauling bareroot trees will be more efficient than using larger containerized plants. Bareroot trees are easier to plant and this allows for planting more trees in more locations. Bareroot stock will adapt to native soils much more quickly than containerized stock and bareroot seedlings have more balanced shoot to root ratios. For the reasons provided, staff finds that using bareroot stock for mitigation is acceptable. Additionally, the proposed species listed in Exhibit A.2 are consistent with the approved vegetation listed in the Scenic Resources Protection Plan.

Staff requested that PP&R provide a planting typical to indicate the location and number of mitigation trees that would be provided in each mitigation area shown on Exhibit C.3. The planting typical provided (Exhibit A.6) did not account for the specific location of mitigation trees to be planted and only provided a general idea of what a 20x20 square foot block of mitigation planting might look like. Therefore, in order to specifically account for all required mitigation trees, a Zoning Permit will be required for the mitigation planting. A planting plan that indicates how many of the 135 mitigation trees will be planted within each mitigation area is required to be submitted with the Zoning Permit. At the time of the permit, the applicant must indicate whether or not the mitigation trees will be tagged for inspection or if a PP&R employee will accompany the BDS Zoning Permit inspector to the site to indicate where mitigation planting has occurred. With these conditions, criterion A.3 is 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.

## **CONCLUSIONS**

Trees on the subject site are required to meet the standards of Chapter 33.570.040, Standards for Tree Removal in the Rocky Butte Plan District, or obtain a Tree Review. The applicant has proposed to remove 46 trees for the purposes of maintaining the protected viewshed from the site and to remove dead and nuisance trees. To mitigate for the proposed removal of 46 trees, the applicant will be required to plant 135 new native trees. As addressed in the findings above, the removal and required mitigation will meet the purpose of the Tree Removal Standards of Chapter 33.570., Rocky Butte Plan District, and should be approved.

## **ADMINISTRATIVE DECISION**

Approval of a Tree Review to remove 46 trees of various sizes and varieties as illustrated and listed on Exhibits C.3 and A.4 and plant bareroot replacement trees, subject to the following conditions:

- A. The applicant shall receive final inspection approval of a Zoning Permit to plant trees as follows:
  1. 135 bareroot native trees shall be planted on the site in mitigation areas provided on Exhibit C.1. Species planted must be of those listed in the Scenic Resource Protection Plan appendix.
  2. A planting plan indicating the specific number, species, and spacing of the 135 mitigation trees within each mitigation area of Exhibit C.3 must be submitted as part of the Zoning Permit application.
  3. Mitigation trees must be planted within 6 months of tree removal. If tree removal occurs is outside of planting season, mitigation trees must be planted during the following planting season between October 1 and March 31.

4. Irrigation for the newly planted trees must be provided per the operating procedures and forest management specifications of Portland Parks and Recreation.
5. For the purposes of inspection, mitigation trees must either be clearly tagged when planted, or a PP&R employee must accompany the BDS inspector to the site to locate mitigation trees for inspection. The applicant shall specify on permit plans which option they have selected.

**Staff Planner: Leah Dawkins**

**Decision rendered by:** Leah M. Dawkins **on February 6, 2107**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: February 8, 2017**

**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 June 8, 2016, and was determined to be complete on November 16, 2016.

*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 June 8, 2016.

*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 16, 2018.**

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

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

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

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

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 22, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday

through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **February 23, 2017 – (the day following the last day to appeal)**. A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. 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:

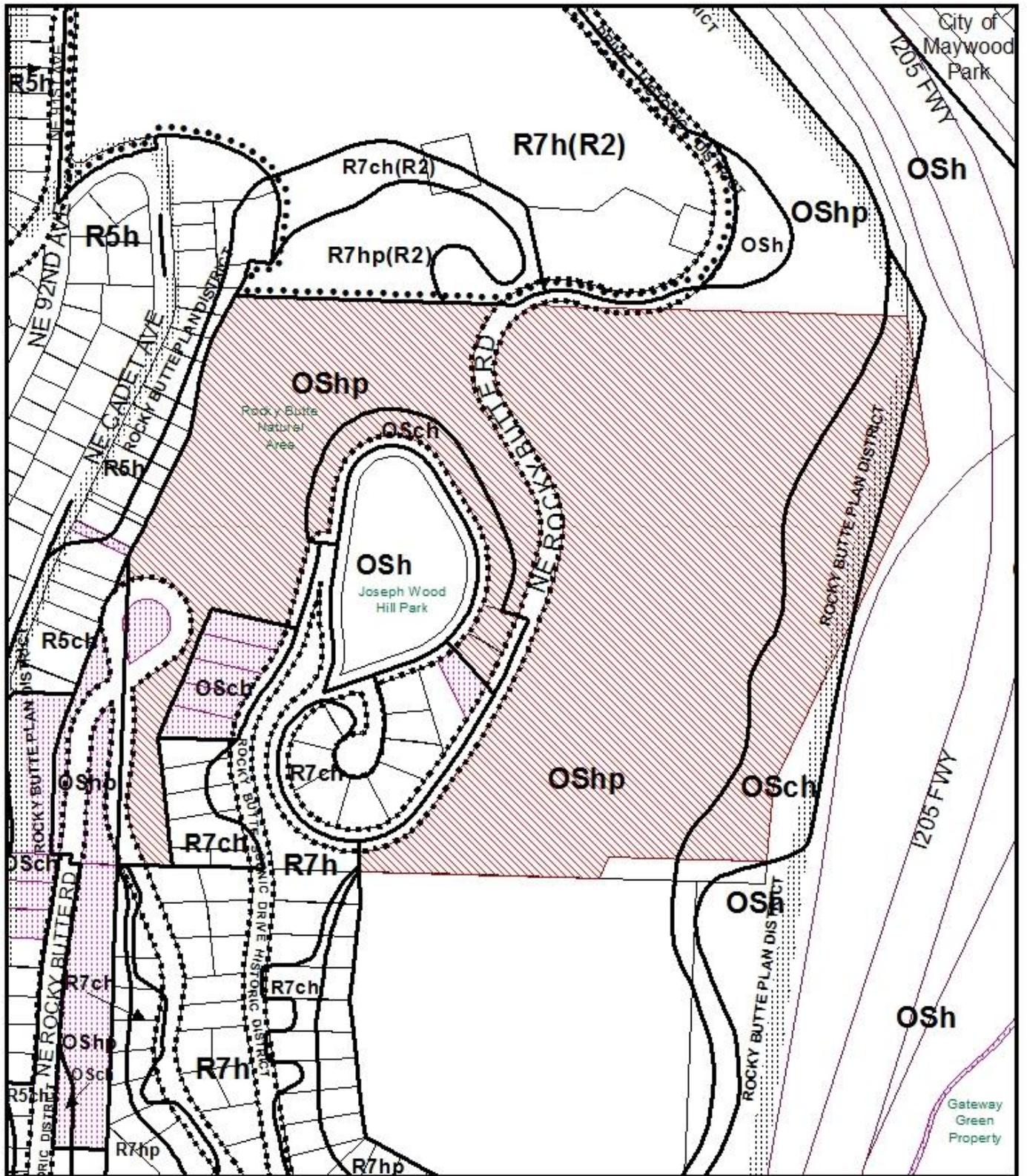
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

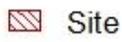
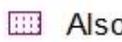
- A. Applicant's Statement
  1. Original Applicant Narrative
  2. Revised Applicant Narrative
  3. Applicant Project Description- Original and Revised
  4. Tree Inventory
  5. Original Site Plans
  6. Planting Plan Typical
  7. Applicant Response to submitted letter
  8. Geotechnical Report
  9. Rocky Butte Natural Area Tax Lots
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Existing Conditions
  2. Tree Removal Plan
  3. Mitigation Area 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
- F. Correspondence:
  1. Nichola and Linda Rigutto, 12/9/16, concerns about traffic and trash at park
- G. Other:
  1. Original LU Application
  2. Incompleteness 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

This site lies within the:  
**ROCKY BUTTE PLAN DISTRICT**  
**ROCKY BUTTE SCENIC DRIVE HISTORIC DISTRICT**

-  Site
-  Also Owned Parcels

File No.	<u>LU 16-184947 TR</u>
1/4 Section	<u>2740</u>
Scale	<u>1 inch = 300 feet</u>
State_Id	<u>1N2E28AB 100</u>
Exhibit	<u>B (Jun 13, 2016)</u>

RECEIVED  
NOV 16 2016  
By



CASE NO. 16-184947  
EXHIBIT C.3