



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: February 9, 2010
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / kate.green@ci.portland.or.us

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-190202 LDS

GENERAL INFORMATION

Applicant: Michael Basl
2172 Kari Dawn Avenue SE
Salem OR 97306

Property Owners: Kelly H Basl and Jason J Parks
2172 Kari Dawn Avenue SE
Salem OR 97306

Site Address: 528 N Ivy Street

Legal Description: BLOCK 2 LOT 11, RIVERVIEW SUB; BLOCK 2 LOT 10, RIVERVIEW SUB

Tax Account No.: R710800500, R740800490
State ID No.: 1N1E27AB 06700, 1N1E27AB 06701
Quarter Section: 2730

Neighborhood: Boise, Christopher Sahli at 503-807-7905
Business District: North Portland Business Assoc, Jim Schaller at 503-517-9915
North-Northeast Business Assoc, Joice Taylor at 503-445-1321
District Coalition: Northeast Coalition of Neighborhoods, Lauren McCartney at 503-823-4135

Zoning: Multi Dwelling Residential 1000 (R1)
Alternative Design Density overlay (a)
Plan District: Albina Community

Case Type: Land Division-Subdivision (LDS)
Procedure: Type II_x, an administrative decision with appeal to the Hearings Officer

Proposal: The applicant has modified a proposal to divide an 8,640 square foot site*. Instead of dividing the property into 7 lots, the applicant now proposes 6 lots, as follows:

Lot	Lot size (square feet)	Lot width (feet)	Lot depth (feet)	Housing type
1	2,160	40	54	Detached--The existing residence is proposed to be retained. A deck on the south side of the house is proposed to be removed.
2	2,160	40	54	Detached
3	1,134	21	54	Attached (Rowhouse)
4	1,026	19	54	Attached (Rowhouse)
5	1,026	19	54	Attached (Rowhouse)
6	1,134	21	54	Attached (Rowhouse)

Lots 1 and 2 will be oriented toward N Ivy Street, and Lots 3 through 6 will be oriented toward N Cook Street. Due to the narrow width of N Ivy Street, the applicant is petitioning the neighborhood to allow N Ivy Street to become a one-way street, and to allow the section of N Kerby Avenue to become one-way, between N Ivy Street and N Cook Street.

Private easements are proposed to allow for sanitary and stormwater connections to the public combination sewer system in N Ivy Street for Lots 3 through 6.

An existing house is to remain; all other development on the site is to be removed. No trees are identified on the lot.

[*Note: Since the initial land division application was submitted, the applicant has re-established the two originally platted lots that make up the subject site through a separate Lot Confirmation process (PR 09-110764). The pending land division application proposes dividing both those lots, as described above.]

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

- 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones

This partition proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; and (2) 4-10 lots are proposed.

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year (See ORS 92.010).

ANALYSIS

Site and Vicinity: The project site is made up of 2 rectangular parcels with an overall total area of 8,640 square feet. The site is developed with a single dwelling residence, a driveway, and landscaped yard. The site currently has frontage on both N Ivy Street and N Cook Street. N Ivy is a narrow paved street with curbs, and N Cook is developed with curbs, sidewalks, and a paved roadway.

A low 2- foot tall retaining wall is situated along a portion of the south lot line on the N Cook Street frontage; otherwise the site is generally flat.

Most of the surrounding lots are 2,000 to 5,000 square feet in area, and nearly all are developed with single-dwelling residences.

The site is located in an established residential area bordered by a mix of uses and a range of residential, employment, and industrial zoning, as follows:

- North: mix of multi-dwelling and single-dwelling residences along N Fremont
- East: vacant and redeveloping lots with employment zoning along the N Vancouver-N Williams street couplet
- South: single-dwelling residences along N Cook, and an I-405 freeway onramp and the Emanuel Hospital
- West: Boise Eliot Elementary School and employment and industrial zoning beyond N Borthwick

Zoning: The zoning for the property is **Multi-Dwelling Residential 1,000 (R1)** with an **Alternative Design Density (a)** overlay. The site is also located within the boundaries of the **Albina Community Plan District**.

The R1 zone is a medium density multi-dwelling zone. Allowed housing is characterized by one to four story buildings. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses.

The purpose of the Alternative Design Density Overlay Zone is to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

The proposal is within the density standards allowed by right in the R1 zone, and does not include increased density, which could be allowed through the a-overlay provisions.

The Albina Community Plan District regulates new commercial, industrial, and infill residential development to promote affordable housing options. For instance, the Plan District allows onsite parking to be eliminated for residential projects that meet design regulations.

The proposal includes onsite parking, so none of the plan district provisions apply to the pending application.

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

Agency and Neighborhood Review: An original *Notice of Proposal in Your Neighborhood* was mailed on May 29, 2009, and a *Notice of a Revised Proposal in Your Neighborhood* was mailed on **November 4, 2009**.

1. Agency Review: Several agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.

2. Neighborhood Review: A total of eleven written responses have been received from notified property owners. Most of the letters note concerns about the following: density, character of the residential area, scale of proposed buildings, and pedestrian safety. In addition, a neighbor noted a concern about the location of the west lot line, and a boundary dispute.

Staff note: With regard to the character of the residential area and building scale, the current zoning for the site and the surrounding residential area anticipates a greater level of density than presently exists. Most of the adjacent lots are developed with single-dwelling houses (many of which were built in the early 1900s), and do not reflect the density or scale of development now allowed in the R1 zone, or the additional density that could be allowed by the a-overlay and Albina Community Plan District provisions. For instance, in its current configuration, the property could be developed with a multi-dwelling structure with up to 8 units, without a land use review.

Additional information about density is provided in the findings in Criterion A (Lots), and pedestrian safety is addressed in the findings related to Criterion K (Transportation), below.

In response to the neighbor's comments about the location of the west lot line of the land division site, the applicant has indicated the lot boundaries are as shown on the preliminary plan documents. Boundary disputes are outside the city's authority and should be handled privately between the property owners through appropriate legal processes.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

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

The relevant criteria are found in Section **33.660.120 [A-L], Approval Criteria for Land Divisions in Open Space and Residential Zones**. Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Criterion	Code Chapter	Topic	Applicability Findings
A	33.612	Lots	Applicable - See findings below
B	33.630	Trees	Not applicable - No significant trees or trees in excess of 6 inches in diameter located fully on the site.
C	33.631	Flood Hazard Area	Not applicable - The site is not within the flood hazard area.
D	33.632	Potential Landslide Hazard Area	Not applicable - The site is not within the potential landslide hazard area.
E	33.633	Phased Land Division or Staged Final Plat	Not applicable - A phased land division or staged final plat has not been proposed.
F	33.634	Recreation Area	Not applicable - This is not required when the minimum density for the site is less than 40 units.
G	33.635.100	Clearing and Grading	Applicable - See findings below.
G	33.635.200	Land Suitability	Applicable - See findings below.
H	33.636	Tracts and Easements	Applicable - See findings below.
I	33.639	Solar Access	Applicable - See findings below.
J	33.640	Streams, Springs, and Seeps	Not applicable - No streams, springs, or seeps are evident on the site.
K	33.641	Transportation Impacts	Applicable - See findings below.
L	33.651-33.654	Services and Utilities	Applicable - See findings below.

Applicable Approval Criteria are:

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

Findings: Chapter 33.612 contains the lot standards applicable in the Multi-dwelling zones. These density and lot dimension standards ensure that lots are consistent with the desired character of each zone while allowing lots to vary in size and shape provided the planned intensity of each zone is respected.

Density Standards

Density standards match housing density with the availability of services and with the carrying capacity of the land in order to promote efficient use of land, and maximize the benefits to the public from investment in infrastructure and services. These standards promote development opportunities for housing and promote urban densities in less developed areas. Maximum densities ensure that the number of lots created does not exceed the intensity planned for the area, given the base zone, overlay zone, and plan district regulations. Minimum densities ensure that enough dwelling units can be developed to accommodate the projected need for housing.

The total site area shown on the applicant's survey is 8,640 square feet. Site area devoted to streets is subtracted from the total site area in order to calculate the minimum and maximum density. In

this case, no new streets or public street dedications are proposed with this land division, so the lot size for calculating density is 8,640 square feet.

The density requirements for this site are calculated as follows:

Minimum = 8,640 square feet (site area) ÷ one unit per 2,000 square feet of site area (minimum density (per 33.120.205.C.2) = 4.32 (which rounds down to a minimum of 4 units, per 33.930.020.A).

Maximum = 8,640 square feet (site area) ÷ one unit per 1,000 square feet of site area (maximum density from Table 120-3) = 8.64 (which rounds down to a maximum of 8 units, per 33.930.020.B).

The applicant is proposing 6 lots for single dwelling development. When single-dwelling or duplex development is proposed for some or all of the site, the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Table 120-3.

In this zone, there are no minimum lot area requirements for lots designated for attached houses, detached houses, or duplexes. For this reason, it is necessary to condition the minimum and maximum density allowance on each lot in the land division, to avoid further division of lots in the future that could result in non-compliance with the overall density requirements of the site as it exists in this proposal.

Proposed Lots 3 through 6 are intended for attached housing, and are not be of sufficient size to further divide, so the minimum and maximum density for those lots is one unit per lot. Proposed Lots 1 and 2 are intended for detached housing; however, the proposed size of those lots could allow up to 2 units per lot for duplex development. As such, the maximum density for those lots is 2 units per lot, and the minimum density on those lots is one unit per lot. Overall, the minimum and maximum density allowance per lot is as follows:

Allowed Density (Units/Lot)							Total
Proposed Lot	1	2	3	4	5	6	
Minimum	1	1	1	1	1	1	6
Maximum	2	2	1	1	1	1	8

Lot Dimensions

The lot dimensional standards ensure that: (1) Each lot has enough room for development that meets all the requirements of the zoning code; (2) Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible; (3) The multi-dwelling zones can be developed to full potential; and (4) Housing goals for the City are met.

The dimensions of the proposed lots as compared to the required lot dimension standards are shown in the following table (this information is found in 33.612 of the Zoning Code):

	R1 Zone Requirement	Proposed Lots 1 & 2	Proposed Lots 3 & 6	Proposed Lots 4 & 5
Lots for Attached or Detached Houses or Duplexes				
Minimum Lot Area	none	2160	1134	1026
Minimum Lot Width*	none	40	21	19
Minimum Lot Depth	none	54	54	54
Minimum Front Lot Line	10 ft.	40	21	19

*Width is measured from the midpoints of the side lot lines.

With the conditions of approval described above, this criterion is met.

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

The approval criteria of Chapter 33.635 are found in two groups – clearing and grading, and land suitability.

33.635.100 – Clearing and Grading

- A. Existing contours and drainage patterns of the site must be left intact wherever practicable. Where alteration to existing drainage patterns is proposed, it must not adversely impact adjacent properties by significantly increasing volume of runoff or erosion;**
- B. Clearing and grading should be sufficient for construction of development shown on the Preliminary Clearing and Grading Plan;**
- C. Clearing and grading should be limited to areas of the site that are reasonably necessary for construction of development shown on the Preliminary Clearing and Grading Plan;**
- D. Topsoil must be preserved on site to the extent practicable for use on the site after grading is complete; and**
- E. Soil stockpiles must be kept on the site and located in areas designated for clearing and grading as much as is practicable.**

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

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

33.635.200 – Land Suitability

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

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. However, Site Development has noted that the geotechnical engineering report prepared by *Geotech Solutions* describes a deep, uncontrolled fill on the site. Given this site condition, Site Development has noted that stormwater infiltration will not be approved, and foundation and ground preparation for the development on the lots must be in accordance with the recommendations outlined in the noted geotechnical report or as specified by Site Development.

With conditions to ensure the stormwater from the lots can be effectively managed (as further addressed in Section L, below), and to assure the site improvements will be performed in accordance with acceptable engineering methods, as noted above, the new lots can be considered suitable for new development; and this criterion will be met.

H. Tracts and easements. The standards of Chapter 33.636, Tracts and Easements must be met;

33.636.100 Requirements for Tracts and Easements

- A. Ownership of tracts. Tracts must be owned as follows unless otherwise specified in this Title or the land use decision:**
 - 1. The owners of property served by the tract, or by any other individual or group of people. When the tract is owned by more than one person it must be held in common with an undivided interest;**
 - 2. The Homeowners' Association for the area served by the tract;**
 - 3. A public or private non-profit organization; or**
 - 4. The City or other jurisdiction.**

Findings: No tracts are proposed or required for this land division, so criterion A does not apply.

B. Maintenance agreement. The applicant must record with the County Recorder a maintenance agreement that commits the owners or owners' designee to maintain all elements of the tract or easement; however, facilities within the tract or easement that will be maintained by a specified City agency may be recorded in a separate maintenance agreement. The maintenance agreement must be approved by BDS and the City Attorney in advance of Final Plat approval and must be submitted to the County Recorder to be recorded with the Final Plat. For a Planned Development not done in conjunction with a land division, the maintenance agreement must be submitted to the County Recorder to be recorded prior to issuance of the first building permit related to the development.

Findings: The applicant proposes to place sanitary and stormwater lines for Lots 3 through 6 within an easement across private property, to allow for a connection to the public combination sewer in N Ivy Street. The following easements are proposed for sanitary and stormwater services:

- A Private Utility Easement is proposed across portions of Lots 1 and 2 to allow for sanitary and stormwater sewer lateral connections that will serve Lots 3 through 6.
- A Private Utility Easement is proposed across portions of Lots 4 and 5 to allow for sanitary and stormwater sewer lateral connections that will serve Lots 3 through 6.

The proposed easements may be combined as one easement. As shown on the preliminary plans, the easement(s) includes a 10-foot wide section that straddles the lot line between Lots 1 and 2, and a 10-foot wide section across the rear yard of Lots 4 and 5. The applicant obtained a Plumbing Code Appeal (#6759) to allow the minimum 10-foot wide private easement width to be reduced to two abutting 5-foot wide easements on Lots 1 and 2, to provide a complete easement width of 10 feet. All existing and proposed easements must be shown on the Final Plat.

As stated in Section 33.636.100 of the Zoning Code, a maintenance agreement(s) will be required describing maintenance responsibilities for the easements described above and facilities within those areas. This criterion can be met with the condition that a maintenance agreement(s) is prepared and recorded with the final plat. In addition, the plat must reference the recorded maintenance agreement(s) with a recording block for each agreement, substantially similar to the following example:

"A Declaration of Maintenance agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records."

With the conditions of approval discussed above, this criterion is met.

I. Solar access. If single-dwelling detached development is proposed for the site, the approval criteria of Chapter 33.639, Solar Access, must be met.

33.639.100, Solar Access Approval Criteria

On streets that are within 30 degrees of a true east-west axis, the narrowest lots should be interior lots on the south side of the street and corner lots on the north side of the street.

On streets that are within 30 degrees of a true north-south axis, the widest lots should be interior lots on the east or west side of the street.

Findings: The solar access regulations encourage variation in the width of lots to maximize solar access for single-dwelling detached development and minimize shade on adjacent properties.

In this case, only Lots 1 and 2 are proposed for single-dwelling detached development, and both lots are interior lots (not on a corner) on the south side of N Ivy Street, which has an east-west axis. In

this context there is no preference that any one lot be wider or narrower than the other lot. As such, this criterion is met.

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

The relevant approval criteria of Chapter 33.641 are found in the two paragraphs below.

33.641.020. The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes.

33.641.030. The applicant may meet the criterion in Section 33.641.020, above, by including mitigation measures as part of the land division proposal. Mitigation measures must be acceptable to the City Engineer and may include providing transportation demand management measures, an access management plan, constructing streets or bicycle, pedestrian, or transit facilities on or off the site or other capital improvement projects such as traffic calming devices.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary.

The subject site is currently a through lot, and has approximately 80 feet of frontage on both N Ivy Street and N Cook Street. There is one driveway entering the site from N Cook, which currently provides access to off-street parking for the existing house.

N Ivy is a 16-foot wide right-of-way improved with a substandard 14-ft wide roadway and curbs. It lacks sidewalks on both sides. Parking is not allowed on the street. N Cook is improved with a 32-foot wide paved roadway, curbs, planters, and sidewalks. Parking is allowed on both sides of the street. Both streets are classified as local service streets for all modes in the Transportation Element of the *Comprehensive Plan*. Tri-Met provides transit service approximately 400 feet from the site on N Fremont Street via bus 4.

Neighborhood concerns were raised about increased traffic from the new units impacting pedestrian safety, especially given the narrow width and lack of sidewalks on N Ivy and the frequent use of the street by students traveling to and from the Boise-Eliot Elementary School.

In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development.

In this case, Portland Transportation determined that the 14-foot wide roadway on N Ivy is inadequate to accommodate any additional two-way traffic. To address this, the applicant submitted a petition to change N Ivy to a one-way street from N Commercial on the east to N Kerby on the west; and to change the one-block long segment of N Kerby to one-way southbound from N Ivy to N Cook. The petition was signed and supported by two-thirds of the adjacent N Ivy residents. The Bureau of Transportation - Traffic Operations staff reviewed the petition and support the change to one-way traffic.

With this change to the street circulation, the transportation system will be adequate to accommodate the traffic generated from the potential of 8 dwelling units. Subdividing the site does not increase the density allowed outright on the R1 zoned site. The applicant could build up to 8 multi-family units with just a building permit and create the exact amount of additional vehicle trips. Eight multi-dwelling units can be expected to generate approximately 54 daily vehicle trips with 5.4 trips occurring in the AM and PM peak hours. Given there is an existing single-family dwelling unit on the site, the net increase in daily vehicle trips is 44.

As a condition of final plat approval, the applicant will be charged for the one-way signage and the cost of the installation by the City's Bureau of Maintenance. A work order to Bureau of Maintenance will be placed by the Bureau of Transportation - Traffic Operations staff prior to final plat approval.

With the conditions of approval described above, this criterion is met.

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

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way.

- The water standards of 33.651 have been verified. There is an existing 5/8-inch metered water service which provides water to the residence on site. This service may continue to provide water to the residence, in proposed Lot 1. For Lot 2, the water service is available from the 8-inch water main in N Ivy Street. For Lots 3, 4, 5, and 6, the water service is available from the 8-inch main in N Cook Street. City code requires that new metered water services be installed in the public right of way, adjacent to the properties they are to serve. See Exhibit E-3 for more details.
- The sanitary sewer standards of 33.652 have been verified. There is an existing 8-inch vitrified clay public combination sewer located in N Ivy Street that currently service the existing house (proposed Lot 1). New service branches to the combination sewer main in N Ivy will be required to serve the Lots 2 through 6, and must be constructed at the time of development. Prior to final plat approval, a site plan must show that each lot has a means of access and an individual connection to the public sanitary sewer system, as approved by BES. The applicant has proposed a private utility easement(s) across Lots 1 and 2 and Lots 4 and 5 for the benefit of Lots 3 through 6. The proposed private easement(s) must be shown and labeled over the relevant portions of Lots 1, 2, 4, and 5. A Maintenance Agreement for the easement(s) must be submitted for approval by BDS and the City Attorney and must be recorded with the Final Plat. See Exhibits E-1 and E-5 for more details.
- The technical standards of Chapter 33.653 related to stormwater management have been verified. The findings below for the Stormwater Management Approval Criteria of 33.653.020 incorporate a discussion of how the technical standards have been satisfied by the applicant's stormwater proposal.

33.653.020 Stormwater Management Approval Criteria

- A. If a stormwater tract is proposed or required, an adequate amount of land and an appropriate location must be designated on the Preliminary Plan; and**
- B. The application must show that a stormwater management system can be designed that will provide adequate capacity for the expected amount of stormwater.**

Findings: No stormwater tract is proposed or required, so Criterion A does not apply.

The City of Portland requires that stormwater from development be cleaned and disposed of in a manner that meets the requirements of the City's Stormwater Management Manual. In order to meet this approval criterion, land division proposals must demonstrate an approved method of cleaning (water quality treatment), detention (delayed release), and an approved disposal point.

The Stormwater Management Manual contains a hierarchy of acceptable methods of stormwater treatment and disposal. The hierarchy requires that applicants first explore the use of methods that have a lower potential impact on groundwater, such as on-site surface infiltration swales and infiltration planters. If these methods are not feasible on a site, applicants may move lower on the hierarchy, to methods that inject water deeper into the ground through mechanical devices such as drywells or sumps, or carry it off of the site into storm sewers, drainageways, or other approved disposal points.

In addition to determining appropriate treatment and disposal methods by working through the hierarchy in the Stormwater Management Manual, stormwater facilities must be sized, through engineering calculations, to accommodate the expected amounts of stormwater. In some cases, sizing a stormwater facility necessitates testing the infiltration rate of the soil at the site.

The geotechnical report provided by the applicant describes a deep uncontrolled fill on the site and, therefore, stormwater infiltration will not be approved on this site.

The applicant has proposed the following stormwater management methods (Exhibit C-2), and the Bureaus have responded as follows (Exhibits E-1 and E-5):

- **Lots 2 through 6:** Stormwater from these lots will be directed to individual lined flow-through planters that remove pollutants and suspended solids. The water will drain from the planters to the existing public combination sewer in N Ivy Street. Easements are proposed to accommodate connections to the public line in N Ivy.
- **Lot 1 (the lot with the existing house):** Site Development has noted that the applicant must modify the stormwater system for the existing house to the specifications of Site Development and BES and obtain finalized plumbing permits for the modifications prior to final plat approval. BES has reviewed the Preliminary Site Utility Plan, dated December 7, 2009, prepared by Pinnacle Engineering, which includes a conceptual stormwater system retrofit plan to install two flow-through planters for the existing house on Parcel 1 with overflow to the public sewer in N Ivy Street. BES determined that the plan is acceptable for the purposes of this land use review, although a more detailed plan will be required at the time of permit review.

Prior to final plat approval: 1) all gutters and downspouts on the existing house must be repaired as needed so they are in good working order and all stormwater shall be directed to the new flow-through planter system, 2) required permits to install the stormwater retrofit system must be finalized, and 3) the as-built location of new stormwater facilities must be shown on a supplemental plan after inspections are approved and the permits are finalized.

With the conditions of approval described above, the stormwater management criteria are met.

As shown by the findings above, the Services and Utilities criteria are met.

Right of Way Approval Criteria

Chapter 33.654 contains standards and approval criteria for rights of way. Due to the location of this site, and the type of street that is proposed, some of the criteria are not applicable. The following table summarizes the applicability of each criterion.

Code Section	Topic	Applicability Findings
33.654.110.B.1	Through streets and pedestrian connections	Applicable - See findings below
33.654.110.B.2	Dead end streets	Not applicable - No dead end streets are proposed.
33.654.110.B.3	Pedestrian connections in the I zones	Not applicable - The site is not located within an I zone.
33.654.110.B.4	Alleys in all zones	Not applicable - No alleys are proposed or required.
33.654.120.C.1	Width of the street right-of-way	Applicable - See findings below.
33.654.120.C.3.c	Turnarounds	Not applicable - No turnarounds are proposed or required.
33.654.120.D	Common Greens	Not applicable - No common greens are proposed or required.
33.654.120.E	Pedestrian Connections	Not applicable - There are no pedestrian connections proposed or required.
33.654.120.F	Alleys	Not applicable - No alleys are proposed or required.
33.654.120.G	Shared Courts	Not applicable - No shared courts are proposed or required.
33.654.130.A	Utilities	Applicable - See findings below.

Code Section	Topic	Applicability Findings
33.654.130.B	Extension of existing public dead-end streets and pedestrian connections	Not applicable – There are no existing public dead-end street or pedestrian connections adjacent to the site.
33.654.130.C	Future extension of proposed dead-end streets and pedestrian connections	Not applicable – No street extensions are required to serve abutting sites that are further dividable.
33.654.130.D	Partial rights-of-way	Not applicable – No partial public streets are proposed or required.

Applicable Approval Criteria are:

33.654.110.B.1 Approval criterion for through streets and pedestrian connections in OS, R, C, and E Zones. In OS, R, C, and E zones, through streets and pedestrian connections are required where appropriate and practicable, taking the following into consideration:

- a. Through streets should generally be provided no more than 530 feet apart, and pedestrian connections should generally be provided no more than 330 feet apart. Through street and pedestrian connections should generally be at least 200 feet apart;
- b. Where the street pattern in the area immediately surrounding the site meets the spacing of subparagraph a., above, the existing street pattern should be extended onto the site;
- c. Characteristics of the site, adjacent sites, and vicinity, such as: (1) Terrain; (2) Whether adjacent sites may be further divided; (3) The location of existing streets and pedestrian connections; (4) Whether narrow frontages will constrain creation of a through street or pedestrian connection; (5) Whether environmental overlay zones interrupt the expected path of a through street or pedestrian connection; and (6) Whether existing dwelling units on- or off-site obstruct the expected path of a through street or pedestrian connection. Alternative locations or designs of rights-of-way should be considered that avoid existing dwelling units. However, provision of through streets or pedestrian connections should take precedence over protection of existing dwelling units where the surrounding transportation system will be significantly affected if a new through street or pedestrian connection is not created;
- d. Master street plans for the area identified in Goal 11B of the Comprehensive Plan;
- e. Pedestrian connections should take the most direct route practicable. Users should be able to see the ending of the connection from the entrance point, if possible.

Findings: The site is located on a through lot, which is situated between N Commercial Avenue to the east and N Kerby Avenue to the west. Both these streets are developed with sidewalks, and have a distance of approximately 300 feet between them. Sidewalks are also provided on N Cook Street, and will provide straight-line connections and unobstructed views for users. As noted in the findings for Criterion K, above, N Ivy does not have sidewalks and will be changed to a one-way street due to its narrow width. No concerns about connectivity were noted by *Portland Transportation*.. Based on the foregoing, this criterion is met.

33.654.120.C.1 Approval criterion for width of the right-of-way. The width of the local street right-of-way must be sufficient to accommodate expected users, taking into consideration the characteristics of the site and vicinity, such as the existing street and pedestrian system improvements, existing structures, and natural features.

Findings: As noted in the findings for Criterion K, above, Portland Transportation determined N Ivy is inadequate to accommodate any additional two-way traffic, since it is a substandard 14-foot roadway. However, Portland Transportation also determined that the one-way street circulation plan proposed by the applicant, and supported in a neighborhood petition, will ensure the width of the right-of-way is sufficient to accommodate the potential additional traffic from the proposal. As such, this criterion is met.

Utility Location, Extension of Streets, Partial Rights of Way

33.654.130 Additional Approval Criteria for Rights-of-Way

A. Utilities. Utilities must be located within rights-of-way or utility easements that are adjacent to rights-of-way to the maximum extent practicable. Utility easements up to 15 feet in width may be required adjacent to rights-of-way.

Findings: Utilities are defined in the Zoning Code as telephone, cable, natural gas, electric, and telecommunication facilities. Any easements that may be needed for private utilities that cannot be accommodated within the right-of-way can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

General Information about Development Standards and Approval Criteria. The Zoning Code contains two types of regulations: Development standards and Approval criteria.

Approval criteria, such as those listed earlier in this report, are administered through a land use review process. Approval criteria are regulations where the decision-maker must exercise discretion to determine if the regulation is met. Public notice is provided and public comments received that address the approval criteria are addressed in the decision.

Development Standards: Development standards are clear and objective regulations (for example: building setbacks; number of required parking spaces; and maximum floor area). Compliance with development standards is reviewed as part of the administrative permitting process and is not considered to be discretionary reviews. Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Section 33.120.270.D of the Zoning Code allows reduced side setbacks (3-feet from property lines) for detached houses in the multi-dwelling zones on lots that are at least 25 feet wide. This allowance only applies to the setbacks that are interior to the site. The setbacks around the perimeter of the land division site are that of the base zone. This proposal is eligible to use these provisions. **To take advantage of this allowance the reduced side setbacks must be shown on a supplemental survey for the land division at the time of final plat approval.**

Existing development that will remain after the land division. The existing development on the site will remain and be located on Lot 1. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R1 zone. Per 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the zoning code, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see section on Other Technical Standards for Building Code standards.)

In this case, there are several Zoning Code standards that relate to existing development on the site:

- **Minimum Setbacks** – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new lot lines. Alternatively, existing buildings must be set back from the new lot lines in conformance with an approved Adjustment or other Land Use Review decision that specifically approves alternative setbacks. The existing house is shown to be 2 feet from the new south property line for Lot 1. The applicant has noted that the house will be modified to meet the required building setback. To ensure the existing house meets the setback standard, prior to final plat approval, the applicant must provide a supplementary survey

to demonstrate the house on Lot 1 is in compliance with 33.120.220, Setbacks, and finalize any permits required for alterations to ensure the house will comply with those setback requirements.

- Required Off-Street Parking - A paved parking pad provides parking for the existing house on Lot 1. As a result of this land division, the parking space for the existing house will be located on a different lot, and will no longer be available to Lot 1. The Portland Zoning Code does not require off-street parking on sites that are less than 500 feet from a transit street with 20-minute peak-hour bus, streetcar, or light rail service. Tri-Met provides transit service approximately 400 feet from the site on NE Fremont via bus number 4. Bus number 4 provides peak-hour service meeting this requirement. As a result, no replacement parking is required for Lot 1. However, if onsite parking is provided, it must meet the location and size requirements of the R1 zone and Chapter 33.266, Parking and Loading. Any replacement parking must be identified on the Supplemental Plat.
- Main Entrances in the Multi-Dwelling Zones - In this zone, at least one main entrance must be within 8 feet of the longest street facing façade of the dwelling unit. The house that will remain on Lot 1 currently has street frontage on both N Cook and N Ivy. As a result of the land division, the house will no longer have frontage on N Cook, and must continue to meet or be modified to meet this standard on the front of the house that is oriented toward N Ivy. Prior to final plat approval, the applicant must provide front building elevations to demonstrate the house on Lot 1 will continue to be in compliance with 33.120.231.C, or finalize a building permit to make modifications to ensure the house will comply with the main entrance requirements for a detached house in the R1 zone.
- Accessory Structures - In this zone, accessory structures are not allowed on a lot or tract without a primary structure. Therefore, in order for the proposed new lots to meet this standard, the accessory structure (shed) on proposed Lot 3 must be removed prior to final plat. Based on the size of the structure, it appears as though a demolition permit would not be required. Documentation of removal of the shed can be provided on the supplemental plan. To ensure that this standard is met, a condition of approval is necessary.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

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

Bureau	Code Authority	Topic	Contact Information
Water Works	Title 21	Water availability	503-823-7404 http://www.water.ci.portland.or.us/
Environmental Services	Title 17; 2008 Stormwater Manual	Sewer availability Stormwater Management	503-823-7740 http://www.bes.ci.portland.or.us/
Fire Bureau	Title 31 Policy B-1	Emergency Access	503-823-3700 http://www.fire.ci.portland.or.us/
Transportation	Title 17, Transportation System Plan	Design of public street	503-823-5185 http://www.trans.ci.portland.or.us/
Development Services	Titles 24 -27, Admin Rules for Private Rights of Way	Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 http://www.bds.ci.portland.or.us

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

- The applicant must meet the requirements of the Fire Bureau in regards to fire apparatus access and aerial access. Since N Ivy Street does not meet the minimum code requirement of 20 feet, the applicant will be required to provide internal fire suppression sprinklers on Lots 1 and 2. The applicant will also be required to provide a note on the plat and record an Acknowledgement of Special Land Use Conditions regarding the sprinkler requirement for those lots. In addition, the height of structures on Lots 1 and 2 shall be limited to 30 feet, measured to the gutter line. At the time of the building permit review, the applicant must provide a fire accessway for structures on Lots 3, 4, 5, and 6 to the satisfaction of the Fire Bureau, or the height of the new structures shall be limited to 30 feet, measured to the gutter line. If these conditions cannot be met, an appeal providing an alternative method must be approved. These requirements are based on the technical standards of Title 31, the International Fire Code, and the 2007 Oregon Fire Code. Complete details are included in Exhibit E-4.

CONCLUSIONS

The applicant has proposed a 6-lot subdivision, as shown on the attached preliminary plan, Exhibit C-1. As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are:

- Supplying private easements and maintenance agreements for sanitary and stormwater sewer connections to serve Lots 3 through 6.
- Providing signage and sign installation costs to change sections of N Ivy Street and N Kerby Avenue to one-way.
- Removing existing structures.

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

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 6-lot subdivision, which will result in 2 lots for detached housing or duplexes and 4 lots for attached or detached housing, with a private easement(s) for sanitary and stormwater facilities, as illustrated with Exhibit C-1, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for (Land Use Review, Site Development) review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The proposed interior side setbacks for all of the lots if the reduced setback provisions of Section 33.120.270.D.1 are intended to be used.
- The as-built location of the new on-site stormwater management facilities on Lot 1 shall be shown on a supplemental plan after required inspections are approved and permits are finalized.
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. Private sanitary and stormwater sewer easement(s), for the benefit of Lots 3, 4, 5, and 6 shall be shown and labeled over the relevant portions of Lots 1, 2, 4 and 5.
2. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.6 and C.7 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of

Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records.”

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

Streets

1. The applicant must provide for the purchase and installation of one-way signs, as required by Portland Transportation.

Existing Development

2. The applicant must remove the accessory structure (shed) on proposed Lot 3. Documentation of removal must be shown on the required supplemental plan.
3. The applicant must provide building elevations of the existing house, or obtain a finalized building permit for modifications to the house that will remain on proposed Lot 1, which demonstrate compliance with the following standards in relation to the proposed new lot configuration:
 - 33.120.231.C (standards for Main Entrances in the Multi-Dwelling zones);
4. The applicant must obtain final approval of required permits to install a stormwater system retrofit for the existing house on Lot 1, unless otherwise approved by Site Development.
5. The applicant must show the as-built location of the new on-site stormwater management facilities on Lot 1 on a supplemental plan.

Required Legal Documents

6. A Maintenance Agreement shall be executed for the Private Sewer and Stormwater Management Easement area described in Condition B.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.
7. The applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Lot 1 and Lot 2 to contain internal fire suppression sprinklers. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

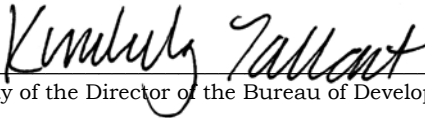
D. The following conditions are applicable to site preparation and the development of individual lots:

1. Foundation and ground preparation shall be in accordance with the recommendations of the Geotechnical Engineering Report dated October 27, 2009 prepared by Geotech Solutions (an addendum to the report will be required to clarify whether surcharge will be required in addition to granular pads), or as specified by Site Development.
2. The minimum and maximum density for the lots in this land division are as follows:

Lot	Minimum Density	Maximum Density
1	1	2
2	1	2
3	1	1
4	1	1
5	1	1
6	1	1

3. The height of structures on Lots 1 and 2 must be limited to 30 feet, measured to the gutter line; and internal fire suppression sprinklers must be installed in new units on Lots 1 and 2 to the satisfaction of the Fire Bureau.
4. The applicant must provide a fire accessway for structures on Lots 3, 4, 5, and 6 to the satisfaction of the Fire Bureau, or the height of the new structures must be limited to 30 feet, measured to the gutter line.

Staff Planner: Kate Green

Decision rendered by:  **on February 5, 2010.**

By authority of the Director of the Bureau of Development Services

Decision mailed February 9, 2010.

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

Procedural Information. The application for this land use review was submitted on December 12, 2008, and was determined to be complete on May 26, 2009.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on December 12, 2008.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A-6, and the review period will expire on June 29, 2010.

Note: 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 23, 2010**, at 1900 SW Fourth Ave. Appeals may be filed Tuesday through Friday on the first floor in the Development Services Center

until 3 p.m. After 3 p.m. and on Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 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.ci.portland.or.us.

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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301 or phone 1-503-373-1265 for further information.

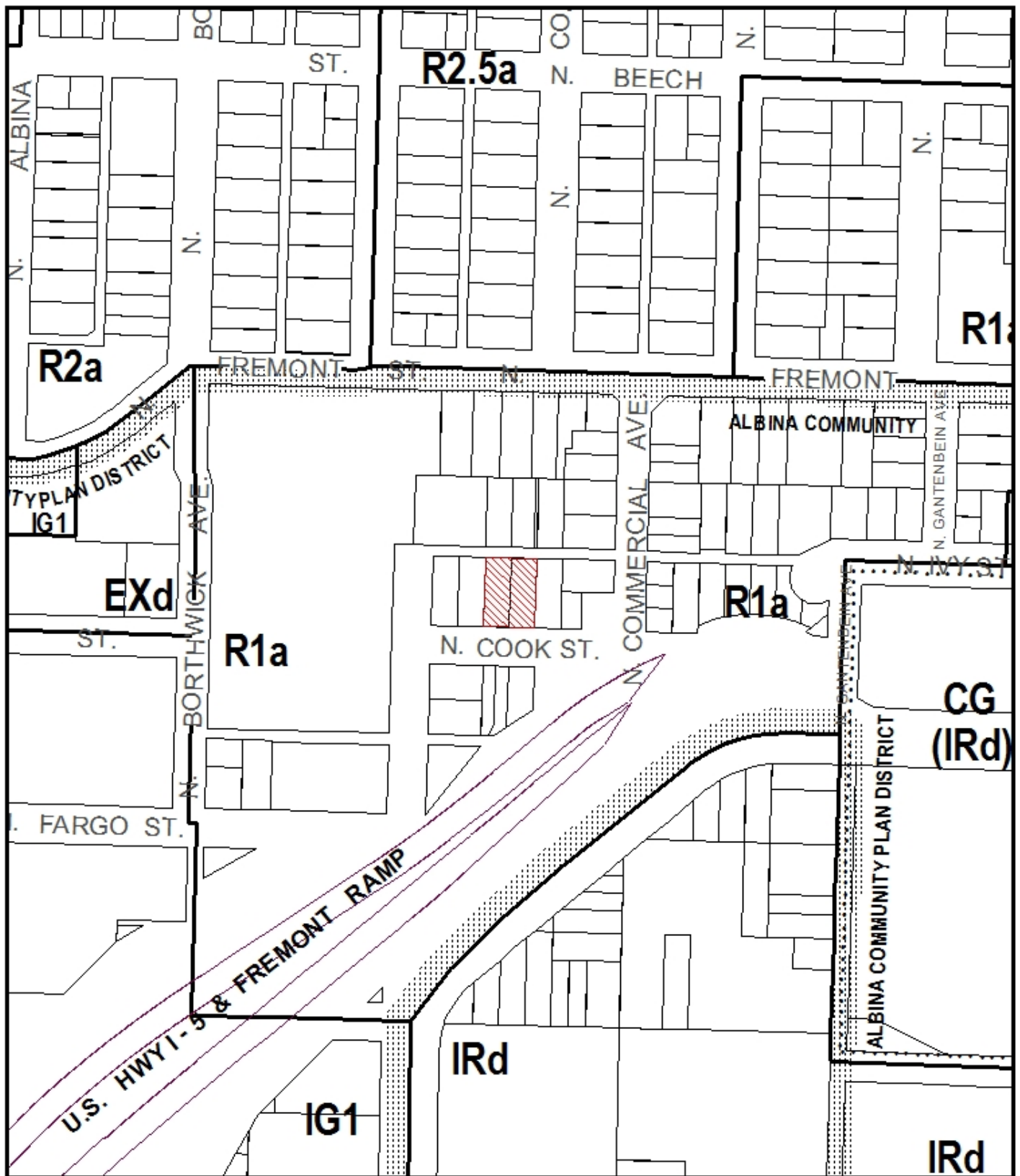
Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity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

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

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).

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative-revised proposal
 - 2. Geotechnical Engineering Report
 - 3. Stormwater Drainage Report
 - 4. Neighborhood Contact Letters-mailing receipts
 - 5. Street Petition
 - 6. 120-day waiver
 - 7. Narrative-initial proposal
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Preliminary Plan (reduced copy-attached)
 - 2. Preliminary Site Utility Plan (reduced copy-attached)
 - 3. Initial Plan Submittal
- D. Notification information:
 - 1. Mailing List-revised proposal
 - 2. Mailed Notice-revised proposal
 - 3. Mailing List-initial proposal
 - 4. Mailed Notice-initial proposal
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. BDS/Site Development
 - 6. BDS/Life Safety
 - 7. Bureau of Parks, Forestry Division
- F. Correspondence:
 - 1. Zannah Martell, 6/17/2009, re: property boundary/claim of adverse possession
 - 2. Monica Ranes, 6/24/2009: re: substandard N Ivy, traffic, pedestrian access, parking, curbcuts, density
 - 3. Zannah Martell and Chuck Sve, 6/25/2009, re: substandard N Ivy, traffic, pedestrian access, parking, density, scale and compatibility of development
 - 4. Melvin Oden-Orr (representing Susannah Martell), 6/26/2009, re: property boundary dispute
 - 5. Wendy Ann Wright, 6/29/2009, re: substandard N Ivy, no sidewalks, traffic, density, safety and livability of neighborhood
 - 6. Ellen Cusick, Land Use Chair: Boise Neighborhood Association, 6/29/2009, a-overlay, scale of proposed townhouses, density, N Ivy, traffic
 - 7. Petition from neighbors at 527 N Ivy, 3235 N Kerby, 551 N Cook, 544 N Ivy, 522 N Ivy, 537 N Ivy, 3317 N Commercial, 6/29/2009, re: requesting applicants provide copies of design plans for site
 - 8. Brenda Peterson & Ben Fowler, 6/29/2009, re: scale and density of proposed development, narrow width of N Ivy
 - 9. Ryan Takas, 6/29/2009, re: substandard N Ivy, lack of sidewalks, density
 - 10. Zannah Martell, 12/2/2009, re: property boundary/claim of adverse possession
 - 11. Zannah Martell, 12/2/2009, re: copy of 6/2009 email about property boundary dispute
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Letter to applicant re: incomplete application
 - 4. Emails to/from applicant re: stormwater management, plumbing code appeal, change in project representative, property boundary, street petition, agency responses, preliminary plans
 - 5. Site photos



ZONING



Site



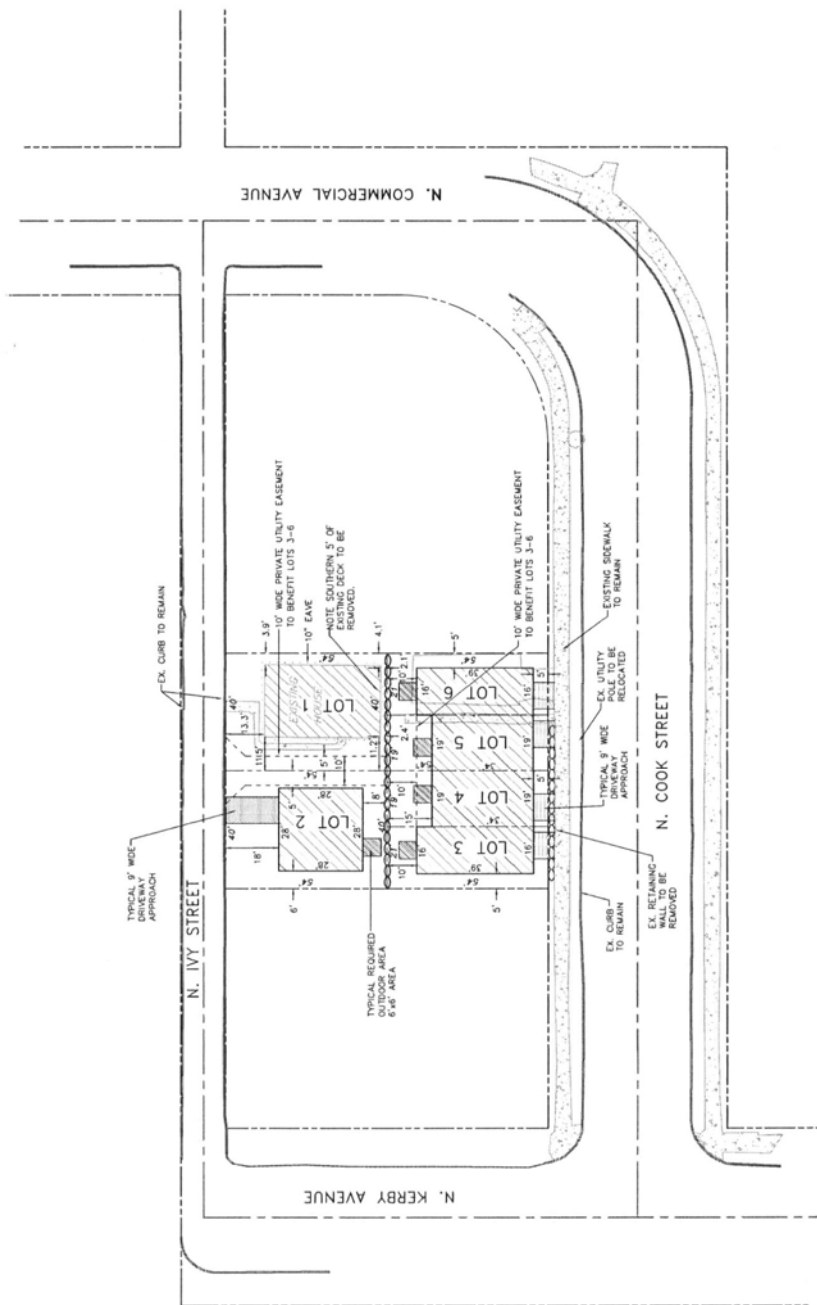
NORTH

This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

File No.	LU 08-190202 LDS
1/4 Section	2730
Scale	1 inch = 200 feet
State_Id	1N1E27AB 6700
Exhibit	B (Nov 02,2009)

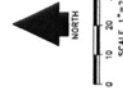
LU 08-190202 LDS

Exhibit C.1



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING LINE
- EXISTING CURB
- EXISTING SIDEWALK
- PROPOSED EASEMENT
- EXISTING RETAINING WALL

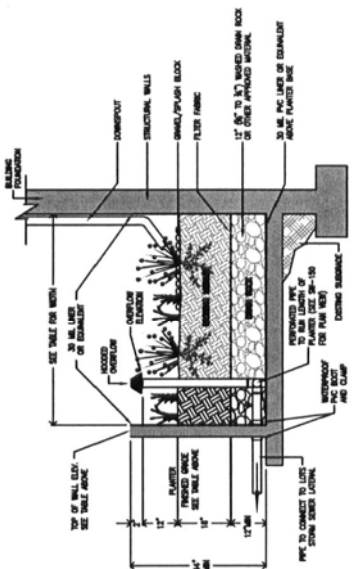


ORDER # J. STORMO DATE J. STORMO PREPARED BY J. STORMO DATE 10-14-09		PLANS PREPARED FOR: MICHAEL BASI 2172 KARI DAWN AVENUE SE SALEM, OREGON 97306 PHONE (503) 574-0200		 Pinnacle Engineering & Construction 17757 10th Ave SE, Suite 100 Bellevue, WA 98006 TEL: (206) 338-4405 FAX: (206) 338-4401 E-MAIL: info@pinnacleeng.com LICENSE: 6/30/2010		528 NORTH IVY STREET PORTLAND, OREGON		PRELIMINARY SITE DIMENSION PLAN BAS001 SHEET NO. 1 of 2	
---	--	--	--	--	--	--	--	---	--

DISCUSSION

UNIVERSITY OF PORTLAND
PORTLAND, OREGON

PLANTER	WIDTH	LENGTH	PLANTER AREA	PLANTED SQUARE FEET	TOP OF WALL ELEV.	OVERFLOW PIPE ELEV.
"A"	5.0'	8.0'	40.0 S.F.	168.00'	147.00'	143.50'
"B"	5.0'	8.0'	40.0 S.F.	168.00'	146.00'	143.50'
"C"	3.0'	25.0'	75.0 S.F.	183.00'	146.00'	143.50'
"D"	2.0'	27.0'	54.0 S.F.	164.50'	145.50'	143.00'
"E"	5.0'	11.0'	55.0 S.F.	165.00'	145.00'	141.50'
"F"	5.0'	11.0'	55.0 S.F.	164.00'	145.00'	141.50'
"G"	2.0'	27.0'	54.0 S.F.	164.50'	145.50'	143.00'

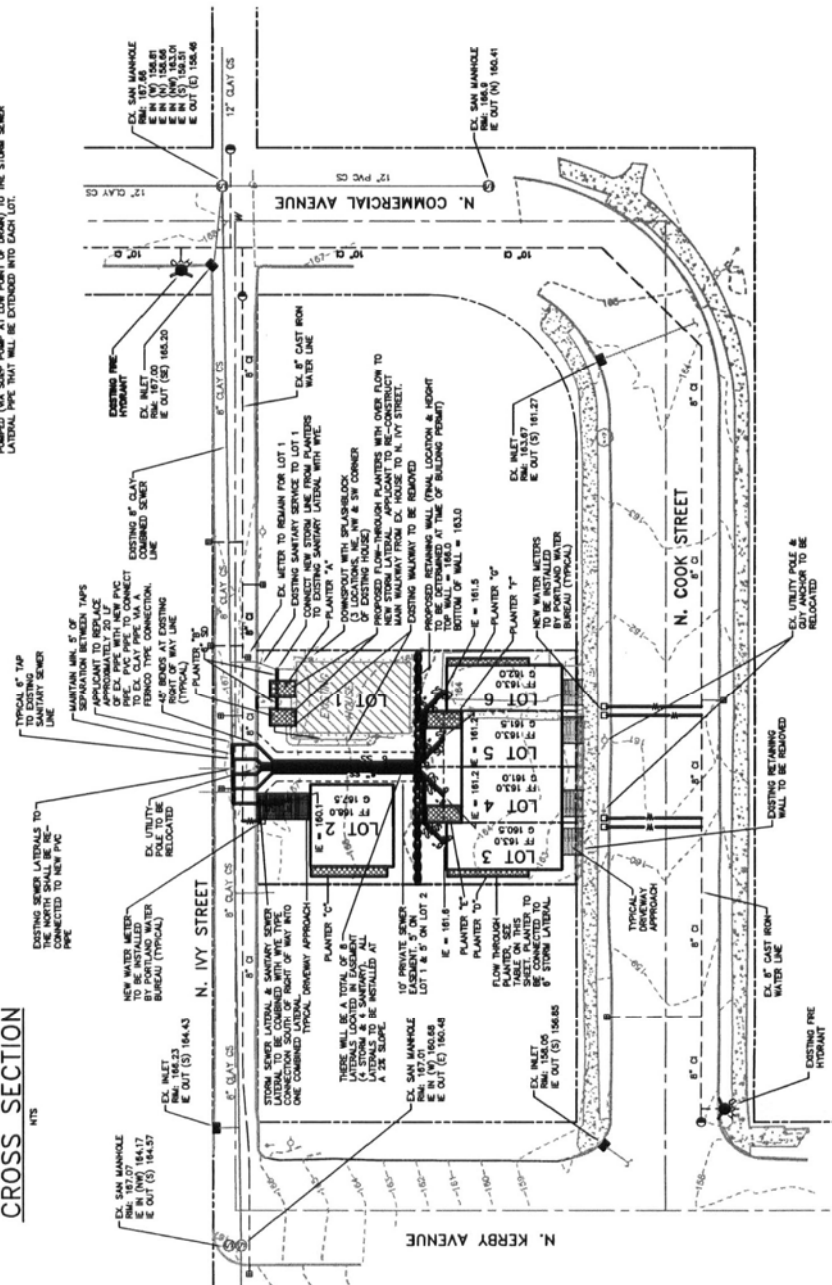
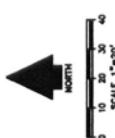


FLOW-THROUGH PLANTER
TYPICAL SECTION

NTS

LEGEND

- | | | |
|------------------------|--|--|
| EXISTING PROPERTY LINE | PROPOSED SANITARY SINK | PROPOSED RETAINING WALL |
| PROPOSED LOT LINE | PROPOSED STORM SINK | EXISTING FIRE HYDRANT |
| PROPOSED BUILDING LINE | EX. SANITARY MANHOLE | PROPOSED BUILDING FINISHED FLOOR ELEVATION |
| EXISTING CURB | (COULDED SINK) | PROPOSED GARAGE FINISHED FLOOR ELEVATION |
| EXISTING SIDEWALK | PROPOSED WATER LINE (COULDED SINK) | PROPOSED RETAINING WALL |
| EXISTING EASEMENT | PROPOSED WATER METER | |
| | EXISTING WATER LINE | |
| | EXISTING UTILITY POLE | |
| | EXISTING FIRE RETAINING WALL | |
| | EXISTING FIRE HYDRANT | |
| | PROPOSED BUILDING FINISHED FLOOR ELEVATION | |
| | PROPOSED GARAGE FINISHED FLOOR ELEVATION | |
| | PROPOSED RETAINING WALL | |



COMMON TRENCH
CROSS SECTION

NTTS

**528 NORTH IVY STREET
PORTLAND, OREGON**

PRELIMINARY SITE UTILITY PLAN

JOB NO. **PAS001**

SHEET NO.

22

BE AWARE: BATTERED WOMEN

1101151 000000

MICHAEL BASL

2172 KARI DAWN AVENUE SE

SALEM, OREGON 97304

PHONE (803) 576-0200
