



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

FROM CONCEPT TO CONSTRUCTION

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Date: November 17, 2014
To: Interested Person
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NOTICE OF A TYPE IIx 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 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 14-102226 LDP AD

GENERAL INFORMATION

Applicants/Owners: Natalya S and Grigore Cristurean
1824 NE 137th Avenue
Portland OR 97230-4008

Site Address: 1824 NE 137th Avenue
Legal Description: LOT 9 TL 10900, RICHLAND
Tax Account No.: R703304990
State ID No.: 1N2E26DD 10900
Quarter Section: 2844
Neighborhood: Russell / Bonny McKnight at 503-253-6848
Business District: Gateway Area Business Association / Fred Sanchez at 503-256-3910
District Coalition: East Portland Neighborhood Office / Richard Bixby at 503-823-4550
Zoning: Single Dwelling Residential 7,000 (R7)
Aircraft Landing overlay (h)
Plan District: Glendoveer
Case Type: Land Division-Partition (LDP)
Adjustment (AD)
Procedure: Type Iix, an administrative decision with appeal to the Hearings Officer

Proposal: The applicants request a **Land Division-Partition** to divide a 20,625 square foot building into 2 parcels. A two-foot right-of-way dedication is to be provided along the NE 137th Avenue frontage.

Parcel 1 will be approximately 8,595 square feet and the existing house is proposed to be retained on this parcel. Parcel 2 will be a flag lot and approximately 11,010 square feet in size. This parcel is proposed to be developed with a new detached house.

Utilities are proposed via services in NE 137th Avenue. Drywells are proposed to manage stormwater on each parcel.

The applicant also requests an **Adjustment** to reduce the front building setback for the established house, from the required 30 feet to 29 feet, since the location of the front lot line will change due to the right-of-way dedication. No changes are proposed to the house.

This partition proposal is reviewed through a Type Ix procedure because: (1) the site is in a residential zone; (2) 10 or fewer lots are proposed; and (3) a concurrent review (Adjustment, Review) is required (see 33.660.110).

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

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

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

FACTS

Site and Vicinity: The subject site is located along a long block frontage on the east side of NE 137th Avenue, between NE San Rafael Street, 450 feet to the north and NE Halsey Street, 850 feet to the south. The site is approximately 20,625 square foot in area and relatively flat. The west half of the site is developed with a ranch style house and attached garage, which were constructed in 1959. This residence is proposed to be retained. The east side of the property is in use as a yard and many large trees are located throughout this half of the site.

Most of the nearby development, within 400 feet of the site, consists of one and two-story houses located on R7-zoned lots that range in size from 8,000 to 20,000 square feet, with the majority of the lots in the 14,000 to 16,000 square foot range. A Portland Water Bureau storage tank facility is located on a property approximately 270 feet north of the subject site.

Infrastructure:

- **Streets** – The site has approximately 125 feet of frontage on NE 137th Avenue. At this location, NE 137th Avenue is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). It is 50-foot wide right-of-way improved with a 28-foot wide centerstrip of paving, but no curbs or sidewalks. Parking is allowed on each side of the street. There is one driveway entering the site that serves the existing house. Tri-Met provides transit service approximately 800 feet south of the site on NE Halsey Street via Bus Line #77.
- **Water Service** – There is an existing 6-inch CI water main in NE 137th Avenue. The existing house is served by a 3/4-inch metered service from this main. The estimated static water pressure range for this location is 50 psi to 63 psi at the existing service elevations of 266 feet.
- **Sanitary Service** - There is an existing 8-inch PVC public sanitary-only sewer located in NE 137th Avenue. The existing house is served from this line.

Zoning: The site is located in the **Single Dwelling Residential 7,000 (R7)** zone. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households.

The site and surrounding area is within the **Aircraft Landing Overlay Zone (h)**, which limits the height of structures, vegetation, and construction equipment in the vicinity of Portland International Airport.

The site is also within the **Glendoveer Plan District**, which provides regulations that are intended to ensure that the special development patterns are protected and continued under City zoning regulations following annexation.

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

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

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on **August 25, 2014**. Twenty written responses have been received from notified property owners, including two letters from the Russell Neighborhood Association.

The primary concerns raised in the letters include:

- Property Line Adjustment (PLA): Several letters noted that this proposal will allow for a flag lot to be created through a PLA; however, this proposal does not include a PLA (33.667.010). This proposal involves a Land Division and a related Adjustment review.
- Flag lot: Flag lots are only allowed in certain situations, as addressed in the findings for 33.660.120, Criterion A, below.
- Location of pole on flag lot: A neighbor noted that the pole could be located on the north side of the existing house to allow for the preservation of more of the large trees on the site. This alternative pole location could be feasible. However, through there are specific requirements that apply to a flag lot access pole, as outlined in Zoning Code Section 33.610.400.C, these requirements do not call for a particular location of the pole provided the applicable building setback, tree preservation, stormwater management, etc requirements are otherwise satisfied.
- Landscape buffer, setbacks and height limit for flag lot: The R7 zone and Glendoveer PD include standards for on development on a flag lot. These requirements will apply at the time of development on the flag lot and are addressed in Development Standards section of this report.
- Building coverage: The development on each parcel must comply with the standards in Zoning Code Section 33.110.225, unless an alternate building coverage is approved through a subsequent land use review.
- Tree removal, off-site disturbances: The Tree Preservation requirements for the Land Division are addressed in 33.660.120, Criterion B, below. Potential impacts to the trees on neighboring lots are not specifically addressed in that criterion.
- Traffic and sidewalk improvements: Some neighbors raised concerns about the lack of sidewalks; others noted that street-wide sidewalk improvements are preferred instead of incremental site-by-site improvements. These issues are addressed in the findings for 33.660.120, Criterion K and L, below.
- Alterations to the front façade of the existing house: The applicants have indicated that they removed a planter feature from the front of the existing house. Any subsequent changes to the front façade of the existing house must be in conformance with the Adjustment review, as outlined in the findings below.
- Land Division and Adjustment Approval Criteria: These criteria are addressed in the findings throughout this report.
- Commercial, home care uses in the R7 zone: Any future uses on the site will be required to comply with the Use Provisions for Single Dwelling Zones (33.110.110). The applicants have indicated they intend to construct a single family dwelling on the proposed flag lot.

Some of the concerns, listed below, are outside of the purview of the Land Division or Adjustment review approval criteria. Where possible, other agency resources are provided, which may help to foster further communication between the applicants and neighbors on those issues.

- Tree Code, Title 11: These regulations will be in effect on January 2, 2015, and do not apply at this time.
- Wildlife habitat: Several neighbors raised concerns about nesting birds or other wildlife that live in the trees that will be removed. The Zoning Code notes that “all uses and development must comply with all other applicable City, regional, state, and federal regulations”); however, “(t)hese references do not imply any responsibility by the City for enforcement of regional, state, or federal regulations” (33.10.040). With regard to wildlife, the applicants and neighbors may want to contact Oregon Department of Fish and Wildlife (www.dfw.state.or.us) and United States Fish and Wildlife (www.fws.gov) for guidance about the state and federal requirements that may apply to the trees that are proposed for removal.
- Air quality: Similarly, the Zoning Code does not include specific provisions regarding air quality at this location. The applicants and neighbors may want to contact Oregon

Department of Environmental Quality (www.oregon.gov/deq/pages/index.aspx) for details about any applicable state standards.

- Property values: Property values are market driven and are not an approval criterion.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

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

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

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

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

Findings: Chapter 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones, as well as the provisions that outline when flag lots are allowed. In addition, the proposal must meet the density, lot area, and lot dimension provisions applicable within the Glendoveer Plan District.

The flag lot provisions are as follows:

33.610.400 Flag Lots

The following regulations apply to flag lots in the RF through R5 zones:

B. When a flag lot is allowed. *A flag lot is allowed only when the following are met:*

1. *One of the following are met:*
 - a. *An existing dwelling unit or attached garage on the site is located so that it precludes a land division that meets the minimum lot width standard of Paragraph 33.610.200.D.1. The dwelling unit and attached garage must have been on the site for at least five years; or*
 - b. *The site has dimensions that preclude a land division that meets the minimum lot width standard of Paragraph 33.610.200.D.1;*
2. *Up to three lots are proposed, only one of which is a flag lot; and*
3. *Minimum density requirements for the site will be met.*

C. Flag lot access pole. *The pole portion of the flag lot must meet the following standards. Adjustments are prohibited:*

1. *The pole must connect to a street;*
2. *The pole must be at least 12 feet wide for its entire length; and*
3. *The pole must be part of the flag lot and must be under the same ownership as the flag portion.*

D. Minimum lot area. *Only the area of the flag portion is included when calculating the minimum lot area. The area of the pole portion of the lot is not included.*

E. Minimum lot dimensions.

1. *Flag lots are exempt from the minimum front lot line standard.*
2. *The minimum lot width and minimum lot depth required for each flag lot is 40 feet.*
3. *For the purposes of this subsection width and depth are measured at the midpoints of the opposite lot lines of the flag portion of the lot. All other lot dimension standards must be met.*

F. Vehicle access. *Where it is practical, vehicle access must be shared between the flag lot and the lots between the flag portion of the lot and the street. Factors that may be considered include the location of existing garages, driveways, and curb cuts, stormwater management needs, and tree preservation. Access easements may be used.*

According to city records, the established residence and attached garage have been on the property since 1959. These structures are located near the center of the west half of the property and there is less than 30 feet between the house and the existing north and south lot lines. As such, the location of these structures precludes a land division that meets the minimum lot width standard of 33.610.200.D.1.

The subject site is approximately 20,625 square feet, and with the two-foot (250 square foot) dedication along NE 137th, the site area will be approximately 20,375 square feet. The maximum density is 2 (per 33.530.030, below) and the minimum density is 1 unit (per 33.610.100.E.1). The applicants are proposing 2 parcels, only one of which is a flag lot.

Based on these factors, the thresholds for creating a flag lot have been met.

In addition, the proposed flag lot has an access pole that is at least 12 feet wide and connects to a street. However, due to the location and configuration of the exiting attached garage, a shared access is not feasible.

With regard to lot size and dimensions, both the standard parcel (Parcel 1) and the flag lot parcel (Parcel 2) must comply with the dimensional standards of the Glendoveer Plan District, which are as follows:

Glendoveer Plan District

33.530.030 Minimum Lot Size and Maximum Density

The minimum lot area is 7,500 square feet. The minimum lot width is 70 feet. Maximum density is 1 unit per 7,500 square feet of site area.

33.530.050 Additional Standards for Flag Lots

A. Minimum lot dimensions. *Flag lots are exempt from the minimum front lot line standard. The minimum lot width and minimum lot depth required for each flag lot is 70 feet. For the purposes of this subsection width and depth are measured at the midpoints of the opposite lot lines of the "flag" portion of the lot. All other lot dimension standards must be met.*

Based on the following table, both parcels meet the applicable lot dimensions:

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)	Min. Flag Lot Width** (feet)	Min. Flag Lot Depth** (feet)
R7 Zone	4,200	12,000	40	55	30	40	40
Glendoveer Plan District	7,500	NA	70	NA	NA	70	70
Parcel 1 (existing house)	8,595		110	85	110	NA	NA
Parcel 2 (flag lot)	11,010 (total) 9,777 (flag portion)		NA	NA	NA	125	80

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

** For flag lots: (1) width and depth are measured at the midpoint of the opposite lot lines in the "flag" portion of the lot; and (2) lot area calculations do not include the pole portion of the lot.

The proposal meets the provisions that allow for a flag lot, and the Glendoveer Plan District density and lot dimensions are met. Therefore, this criterion is met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The applicants provided an arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.3). Twenty-four trees have been identified on the site. One of these, a 14-inch diameter Port Orford cedar (Tree 25), has been noted as exempt because it has a broken top.

The total non-exempt tree diameter on the site is 364 inches. The applicant proposes to preserve 10 trees (Trees 2, 3, 4, 5, 11, 12, 15, 16, 17 and 21), which comprise of 128 inches of diameter, or 35 percent of the total non-exempt tree diameter. This proposal complies with Option 1 of the tree preservation standards, which requires at least 35 percent of the total non-exempt tree diameter on the site to be preserved. The trees to be preserved and the required root protection zones are shown on the applicant's Tree Preservation Plan/Preliminary Landscape Plan (Exhibit C.2).

In order to ensure that future owners of Parcels 1 and 2 are aware that development on must be carried out in conformance with the Tree Preservation Plan, the applicant must record an Acknowledgement of Tree Preservation Land Use Conditions at the time of final plat. With the implementation of this condition, this criterion will be met.

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

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

Clearing and Grading: The site is relatively flat and is not located within the Potential Landslide Hazard Area. Other than minor grading for a new driveway, utilities and the building foundation, at the time of future development, no significant grading will be necessary to make the new parcels developable.

As addressed in Criterion B, above, some trees will be removed for the proposed development on Parcel 2 (flag lot); however, this work will occur outside of the required root protection zones of the trees that are to be retained.

Land Suitability: The site is currently in residential use, and there is no record of any other use in the past. The applicants propose to remove an existing shed from Parcel 2 to ensure that property can be developed. In addition, although the site is currently connected to the public sanitary sewer, there is an old sewage disposal system (cesspool or septic system) on the site. The City has no record that this facility was ever decommissioned.

With conditions requiring documentation of the removal of the existing shed and final inspection for a decommissioning permit, the new parcels can be considered suitable for development and this criterion will be 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.

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.

All of the proposed lots are on the east side of a north-south oriented street, and are considered interior lots (not on a corner). In this context there is no preference that any one lot be wider or narrower than the other lots. As such, this criterion is met.

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

Findings: The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Portland Transportation has reviewed the proposal for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services, and provided the following:

Street Capacity and Levels of Service: The proposal will result in a net increase of 1 single-family residence. This residence can be expected to generate 10 daily vehicle trips with 1 trip occurring in each of the AM and PM Peak Hours. This small increase in peak hour vehicles will not have significant impact on intersection levels of service or street capacity. No mitigation is needed.

Vehicle Access/Loading: The new lot will have a driveway to provide access to parking and loading.

On-Street Parking Impacts: The new lot will have at least one on-site parking space with an additional space between the garage and the property line. Impacts to the on-street parking supply should be minimal.

Availability of Transit: Tri Met Bus Line #23 is available approximately 0.4 miles to the west at NE San Rafael and SE 137th Avenue and Bus Line #77 provides service approximately 800 feet to the south along NE Halsey Street.

Neighborhood Impacts: The site is being developed with a new single-family residence in compliance with the existing R7 zoning.

Safety for All Modes: Give the low vehicle speeds and volumes on NE 137th, cyclists and pedestrians can safely share the roadway.

Portland Transportation has determined that no mitigation is necessary for the transportation system to be capable of safely supporting the proposed development in addition to the existing uses in the area. Therefore, 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 criteria and standards are met as shown in the following table:

<p>33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.</p> <p>The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.</p>
<p>33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.</p> <p>The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1</p> <p>No stormwater tract is proposed or required. BES has review the proposed stormwater management systems for the individual parcels and provided the following comments:</p> <p><i>BES has reviewed the stormwater report from NW Civil Design dated June 26, 2014. The report includes Simplified Approach infiltration test results of 16 inches per hour. The applicant proposes onsite infiltration by means of a drywell for the proposed structure and a filter strip for the driveway. BES has no objections to the proposed stormwater management approach for the purposes of land use review.</i></p> <p><i>The provided plan shows a proposal to connect the existing house’s runoff to new drywells located near each corner of the house. SWMM setbacks from the proposed property lines to the drywells (5 feet) can be met.</i></p> <p><i>Prior to BES approval of the final plat the applicant is required to demonstrate an existing stormwater management system on Parcel 1 that meets SWMM setbacks from the proposed property lines. Permits will need to be finalized if they are necessary. Development Review (DR) permits are typically used for stormwater retrofits.</i></p> <p><i>The Oregon Department of Environmental Quality (DEQ) regulates underground injection control (UIC) facilities to protect groundwater. Drywells and soakage trenches are examples of UICs. It is the applicant’s responsibility to register all on-site UICs with DEQ, as appropriate. To learn more visit DEQ’s website or contact the DEQ UIC Program at 503-229-5945. The SWMM also includes general UIC information.</i></p> <p>With the noted condition regarding the stormwater management system for the existing house, this criterion will be met.</p>
<p>33.654.110.B.1 Through streets and pedestrian connections</p> <p>Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. In this case, the east side of the block on which the subject property is located does not meet the noted spacing requirements, and an east-west oriented street or pedestrian connection should be provided to connect NE 137th Avenue to NE 138th Place.</p> <p>However, as noted in the response from Portland Transportation, given the existing block pattern, a public pedestrian connection in alignment with the southern sidewalk of NE Schuyler Street, which is approximately 125 feet south of the subject site, would align with the adjoining side yard lines for sites facing both 137th Avenue and 138th Place and provide a more straight line pedestrian connection with NE Schuyler Street. As such, no through street or pedestrian connection will be required for this proposal.</p> <p>For the reasons described above, this criterion is met.</p>

33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment

At this location, NE 137th Avenue is a 50-foot wide right-of-way improved with 28 feet of paving, but no curbs or sidewalks. Portland Transportation has noted that “(g)iven the lack of standard street improvements along this entire block, the applicant was granted approval of Public Works Alternative Review (14-151584 PW) to not have to construct street improvements at this time.

The applicants will still be required to dedicate 2-feet of right-of-way and provide completed Waivers of Remonstrance to participate in any future Local Improvement District (LID).”

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

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

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

APPROVAL CRITERIA FOR ADJUSTMENTS

33.805.40 Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. have been met.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicants request an Adjustment to reduce the front setback for the existing house on proposed Parcel 1. The location of the house is not proposed to change; however, due to the two-foot right-of-way dedication required along the site frontage, the house will be 29.8 feet (with two-foot eaves) from the edge of the extended right-of-way for NE 137th Avenue, instead of the 30-feet required by the Glendoveer Plan District building setback regulations (33.530.040).

In order to meet this criterion, the proposed setback must be consistent with the purpose of the Glendoveer Plan District regulations (33.530.010), which are “*intended to ensure that the special development patterns fostered by Ascot zoning and succeeding zoning provisions established by Multnomah County are protected and continued under City zoning regulations following annexation.*”

Based on the project survey (Exhibit C.3), the front façade of the house will be approximately 3 inches closer to the edge of the NE 137th Avenue right-of-way after the required dedication than otherwise allowed. This minor reduction in the front setback is expected to have minimal, if any, effect on the established development, as no additions or alterations are proposed to the front of the existing house, nor are any changes proposed to the current right-of-way improvements.

Given this, the proposal is expected to equally meet the purpose of the setback regulations, and this criterion is met.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site is in the R7 single dwelling residential zone. Since the existing house will remain in its present location, the appearance of the established residential area (as shown on Exhibit B) will not be changed by this setback reduction of 3 inches. Similarly, the livability of

the area is not expected to be affected due to the reduced setback, since, as noted above, there will be no physical change to the location of the house relative to the established street improvements. As such, this criterion is met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is requested, so this criterion does not apply.

D. City-designated scenic resources and historic resources are preserved; and

Findings: The site does not have any city-designated scenic or historic resources, so this criterion does not apply.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: Based on the findings above, no impacts are anticipated from the requested reduction in the front building setback for the existing house. Therefore, no mitigation is warranted, and this criterion is satisfied.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: The site is not within an environmental zone, so this criterion does not apply.

DEVELOPMENT STANDARDS

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.

Future Development: Among the various development standards that will be applicable to this lot, the applicant should take note of:

- **Flag Lots**—The Glendoveer Plan District and the Single Dwelling zone regulations have specific setback, height, and landscaping standards that will apply to Parcel 2 (flag lot parcel). If there are conflicts between the plan district and base zone provisions, the provisions of 33.700.070.E, Hierarchy of regulations apply.

Glendoveer Plan District: 33.530.050 Additional Standards for Flag Lots

B. Setbacks. *Flag lots have required building setbacks that are the same along all lot lines. The required setbacks are 15 feet.*

C. Maximum Height. *The maximum height for all structures on flag lots is 25 feet.*

Single Dwelling Residential: 33.110.240 Alternative Development Options

F. Flag lot development standards. *The development standards for flag lots include specific screening and setback requirements to protect the privacy of abutting residences. The following standards apply to development on flag lots:*

1. *Setbacks. Flag lots have required building setbacks that are the same along all lot lines. The required setbacks are:*

Zone	Setback
R7, R5, R2.5	10 feet

2. *Landscaped buffer area. In the R7 through R2.5 zones, on lots that are 10,000 square feet or less in area, a landscaped area is required around the perimeter of the flag lot to buffer the flag portion from surrounding lots. The pole and the lot lines that are internal to the original land division site, or adjacent to an alley, are exempt from this requirement. The landscaped area must be at least 5 feet deep and be landscaped to at least the L3 standard. It may be reduced where the pole portion meets the flag portion to accommodate a 9-foot driveway. See Figure 110-9.*

3. *Building coverage. Only the area of the flag portion of the flag lot is considered when calculating building coverage. The area of the pole portion of the lot is not included.*
4. *Required outdoor area. The required outdoor area may not extend into the required landscaped buffer area required by F.2.*
5. *Detached garages and accessory structures. Detached garages and accessory structures may project into the flag lot setbacks as allowed in 33.110.250 and 33.110.253. However, these structures may not extend into the landscaped buffer area required by F.2.*

Existing Development: The existing development on the site will remain and be located on Parcel 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 R7 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:

- **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. As discussed above, an Adjustment to the front building setback for the existing house was requested, since the house will be closer to the proposed west lot line along NE 137th Avenue due to the required right-of-way dedication. Otherwise, the existing house will be 10 feet from the proposed south property line, which meets the required side setback for the R7 zone. To ensure the setback standards or any approved Adjustment to the standards continue to be met at the final plat stage, the final plat must be accompanied by a supplemental survey showing the location of the existing building relative to the adjacent new lot lines.
- **Accessory Structures** – In this zone, accessory structures are not allowed on a lot without a primary structure. Therefore, in order for the proposed new lots to meet this standard, all accessory structures on Parcel 2 must be removed prior to final plat, or alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. To ensure that this standard is met, a condition of approval is necessary.
- **T1 Tree Standard** – Residential development has a tree requirement that is currently met on the site. Due to the land division, and associated tree removal, Parcel 1 with existing house will no longer meet this standard. Parcel 1 is 8,595 square feet, therefore 17 inches of tree diameter are required. Prior to final plat approval, the applicant must meet this requirement by either planting 17 caliper inches of trees on Parcel 1 or making the equivalent payment into the City Tree Fund.

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 and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development

	Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

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

- Fire Bureau: The applicant must meet the requirements of the Fire Bureau in regards to fire apparatus access, fire flow/water supply, hydrant spacing, turning radius, addressing, driving surfaces, aerial fire department access roads, and sprinkler permitting. These requirements are based on the technical standards of Title 31 and the 2010 Oregon Fire Code.
- Urban Forestry: Forestry has noted that street trees are not required at this time, since the street does not have curbs or sidewalks and Portland Transportation is not requiring street improvements.

CONCLUSIONS

The applicants have proposed a 2-parcel partition, as shown on the attached preliminary plan (Exhibit C.1). The applicants also requested an Adjustment to reduce the front building setback for the existing house, as shown on the front building elevation (Exhibit C.4).

The primary issues identified with this proposal are:

- Glendoveer Plan District and flag lot provisions
- Tree preservation
- Right-of-way dedication and waivers of remonstrance for future sidewalk improvements
- Stormwater management for the existing residence
- On-site sanitary system decommissioning
- Shed removal or covenant
- Fire Bureau requirements
- TI tree provisions for the existing house

Neighborhood comments and concerns are identified on Page 3 and relevant issues have been addressed in the findings throughout this report.

As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions.

ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the front building setback to 29.8 feet for the existing house on Parcel 1, as illustrated on Exhibit C.4.

Approval of a Preliminary Plan for a 2-parcel partition that will result in one standard parcel and one flag lot parcel, as illustrated with Exhibit C.1, subject to the following conditions:

A. Supplemental Plan. Four copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use, BES, and Fire 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;
- If BES requires, the location of stormwater facilities for the existing house.
- If Fire requires, a fire apparatus access lane with a turning radius of 28 feet inside, 48 feet outside.
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for NE 137th Avenue. The required right-of-way dedication must be shown on the final plat.
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 Conditions C.9 and C.10 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 shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.

Utilities

2. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning of the existing sanitary sewer system on the site.
3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.
4. The applicant shall meet the requirements of the Fire Bureau for ensuring fire hydrant spacing complies with the Fire Code. Spacing and the number of hydrants must be the requirements of Appendix C of the Portland Fire Code.
5. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire department access. Alternately, if applying the exception, the applicant will be required to install residential sprinklers in the new house on Parcel 2 and an Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

Existing Development

6. The applicants must remove the sheds on Parcel 2. The applicants must submit before and after photos of the removal (with the same perspective). Prior to removal of these structures, tree protection must be installed in accordance with the approved Tree Preservation Plan, per Condition D.1. Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval.

7. The applicant must meet the requirements of BES for the stormwater systems on the existing house to remain on Parcel 1. Specifically, the gutters and downspouts must direct water to an approved disposal point that meets setback requirements from the new lot lines. If modifications to the system are required by BES, the applicant must obtain finalized permits for this work prior to final plat approval.
8. The applicant must meet the tree requirement on Parcel 1 with the existing house by either planting 17 caliper inches of trees on the lot or making the equivalent payment into the City Tree Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval.

Required Legal Documents

9. If the Fire Bureau requires an Acknowledgement of Special Land Use Conditions form, the acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.
10. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcels 1 and 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The Acknowledgment 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. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.2) and the applicant's arborist report (Exhibit A.3). Specifically, Trees 2, 3, 4, 5, 11, 12, 15, 16, 17 and 21 are required to be preserved, with the root protection zones indicated on Exhibit C.2. Tree protection fencing is required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.
2. The applicant must meet the addressing, fire department access, turning radius, driving surface, and aerial fire department access road requirements of the Fire Bureau for Parcel 2, the flag lot. The location of the address sign must be shown on the building permit.
3. If the applicant opted for an exception to the Fire Code for residential sprinklers or obtained approval through a Fire Code Appeal that approved sprinklers, the residential construction plans shall include the sprinkler review at the time of development.

Staff Planner: Kate Green

Decision rendered by: _____ **on November 12, 2014.**
By authority of the Director of the Bureau of Development Services

Decision mailed November 17, 2014

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 January 8, 2014, and was determined to be complete on July 7, 2014.

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 January 8, 2014.

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 entire 120-day review period (Exhibit A.4). Unless further extended by the applicant, **the 120 days will expire on: July 6, 2015.**

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 December 1, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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. 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 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

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 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.**

Recording concurrent approvals. The preliminary land division approval also includes concurrent approval of an Adjustment review. This concurrent approval must be recorded by the Multnomah County Recorder before any building or zoning permits can be issued.

A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with the concurrent land use review. The applicant, builder, or their representative may record the final decisions on these concurrent land use decisions 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.

Expiration of concurrent approvals. The preliminary land division approval also includes concurrent approval of an Adjustment review. For purposes of determining the expiration date, there are two kinds of concurrent approvals: 1) concurrent approvals that were necessary in order for the land division to be approved; and 2) other approvals that were voluntarily included with the land division application.

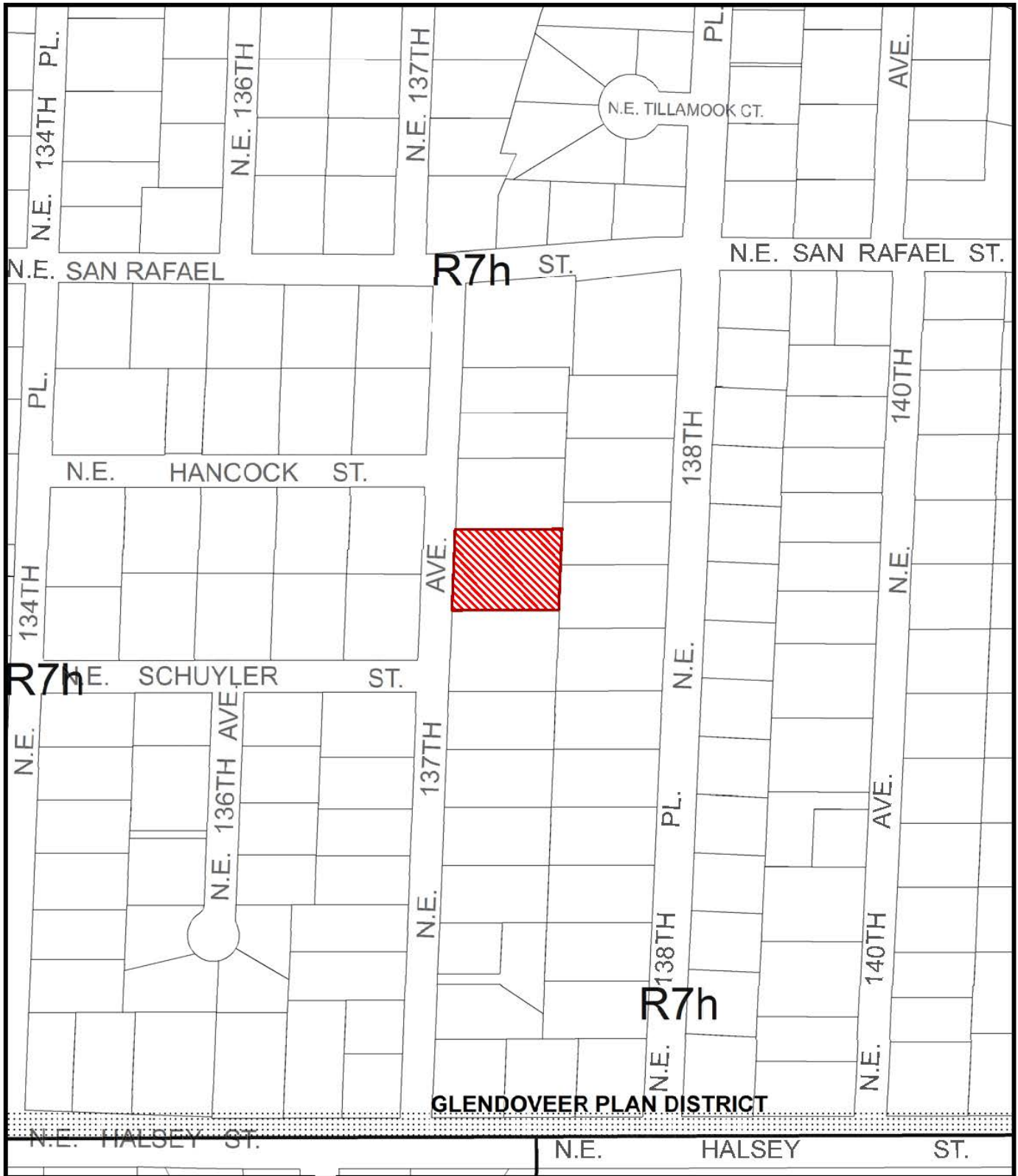
The following approval was necessary for the land division to be approved: Adjustment review. This approval expires if:

- The final plat is not approved and recorded within the time specified above, or
- Three years after the final plat is recorded, none of the approved development or other improvements (buildings, streets, utilities, grading, and mitigation enhancements) have been made to the site.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Supplemental Narrative: response to completeness review letter and Adjustment Review
 - 2. Infiltration Test
 - 3. Arborist Report
 - 4. 120-day timeline extension
 - 5. Response to neighborhood letters
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Preliminary Plan (reduced copy attached)
 - 2. Tree Preservation Plan (reduced copy attached)
 - 3. Site Survey-Existing House setbacks
 - 4. Front Elevation-Existing House (reduced copy attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Environmental Services
 - 2. Portland Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development/BDS
 - 6. Urban Forestry/Parks
- F. Correspondence:
 - 1. Sharla Pitts, August 27, 2014, concerns re: flag lots
 - 2. Wes Whitson, August 28, 2014, concerns re: flag lots, privacy, traffic, parking, sidewalks,
 - 3. S Parker, September 3, 2014, concerns re: tree removal
 - 4. Debbie Bakos, September 3, 2014, concerns re: trees
 - 5. Randall Miller, September 10, 2014, concerns re: sidewalk improvements, privacy, limits on height and screening for development on flag lot
 - 6. Ron Glanville, Russell Neighborhood Association Chair, information re: neighborhood meeting
 - 7. James Fisher, September 16, 2014, concerns re: commercial uses in the residential zone
 - 8. Rosemarie F Heltzel, September 17, 2014, concerns re: traffic
 - 9. Terri Heltzel, September 17, 2014, concerns re: traffic
 - 10. Jean Johnston, September 21, 2014, concerns re: property line adjustment, Glendoveer PD standards
 - 11. Jean Johnston, September 21, 2014, concerns re: trees, wildlife, property values,
 - 12. Anonymous, September 22, 2014, concerns re: property line adjustment, trees, habitat, air quality, Land Division and Adjustment approval criteria, Tree Code
 - 13. Yvonne Isaacson, September 22, 2014, concerns re: traffic
 - 14. Ron Glanville, Russell Neighborhood Association Chair, via email September 22, 2014 and postal deliver September 24, 2014 (mis-labeled August 24, 2014), concerns re: property line adjustment, Glendoveer PD regulations, Land Division and Adjustment approval criteria, Tree Code
 - 15. C Wells, August 24, 2014, concerns re: trees
 - 16. Dale Carper, September 24, 2014, concerns re: property line adjustment, flag lots, trees
 - 17. Dale Carper, September 24, 2014 (mis-labeled August 24, 2014), concerns re: trees, wildlife
 - 18. Richard and Darlene Bensin, September 24, 2014, concerns re: trees, wildlife, property values
 - 19. Richard and Darlene Bensin, September 24, 2014, concerns re: alterations to the front façade of the existing house, Glendoveer PD standards, trees
 - 20. Jerry Van Doozer, October 10, 2014, re: concerns about wildlife in trees
- G. Other:
 - 1. Original and revised LU Applications
 - 2. Letter to applicants re: incomplete application

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



Site



NORTH

This site lies within the:
GLENDOVEER PLAN DISTRICT

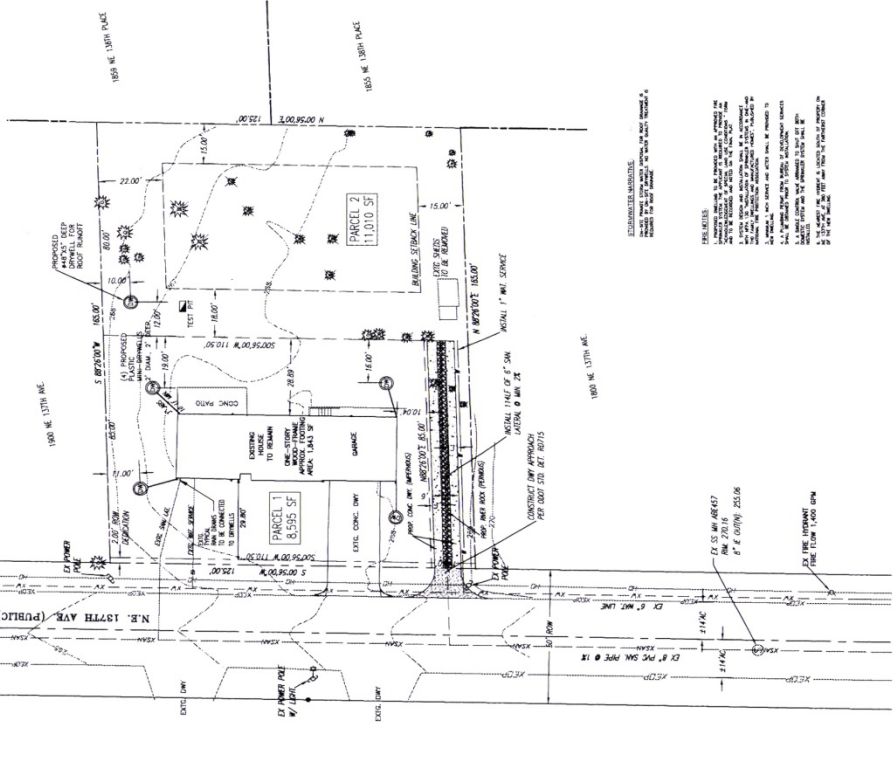
File No. LU 14-102226 LDP,AD
 1/4 Section 2844
 Scale 1 inch = 200 feet
 State_Id 1N2E26DD 10900
 Exhibit B (Aug 20,2014)

2-PARCEL PARTITION

ADDRESS: 1824 NE 137TH AVE., PORTLAND, OR 97230
 PROPERTY ID # R254729

LEGEND

---	EXISTING RIGHT OF WAY	---W	EXISTING WATER LINE
---	EXISTING LOT LINE	---S	EXISTING SAN. SEWER LINE
---	PROPOSED LOT LINE	---	EXISTING SAN. SEWER MANHOLE
---	CENTER LINE	---	PROPOSED DRINKWELL
---	EXISTING CONTOUR LINE	---	EXISTING POWER POLE
---	EDGE OF EXISTING PAVEMENT	---	EXISTING POWER P/W LIGHT
---	EDP	---	EXISTING GAS LINE
---	EXISTING OVERHEAD LINE	---	EXISTING TREE TO BE REMOVED



EXISTING WATER MANHOLES
 SHOWN ON THIS PLAN ARE THE EXISTING WATER MANHOLES AS SHOWN ON THE RECORD PLANS FOR THE PROJECT. THE LOCATION OF THESE MANHOLES IS SUBJECT TO THE RECORD PLANS FOR THE PROJECT.

EXISTING UTILITIES
 SHOWN ON THIS PLAN ARE THE EXISTING UTILITIES AS SHOWN ON THE RECORD PLANS FOR THE PROJECT. THE LOCATION OF THESE UTILITIES IS SUBJECT TO THE RECORD PLANS FOR THE PROJECT.

EXISTING TREES TO BE REMOVED
 SHOWN ON THIS PLAN ARE THE EXISTING TREES TO BE REMOVED AS SHOWN ON THE RECORD PLANS FOR THE PROJECT. THE LOCATION OF THESE TREES IS SUBJECT TO THE RECORD PLANS FOR THE PROJECT.

- SHEET INDEX:**
1. PRELIMINARY LAND DIVISION PLAN SITE AND UTILITY PLAN
 2. LANDSCAPE PLAN

APPLICANT/OWNER:
 CRISTUREAN GRIGORE &
 CRISTUREAN NATALYA
 1824 NE 137TH AVE.,
 PORTLAND, OR 97230
 T: 503-830-5746

APPLICANTS CONTACT:
 NW CIVIL DESIGN, LLC
 9715 NE 100TH WAY
 VANCOUVER, WA 98662
 CONTACT: DAVID POPESCU P.E.
 T: 360-607-4654
 F: 360-885-8366
 email: david@nwcivildesign.com

LAND SURVEYOR:
 MICHAEL LEE MANWELL
 2847 SE 14TH AVENUE
 GRESHAM, OR 97080
 T: 503-663-5270

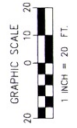
LAND USE:
 LOT SIZE: 1.12 AC
 ZONING: R7
 LEGAL DESCRIPTION: "RICHLAND", LOT 9 & 14, T10900
 SEC 1/4, S1/4, E1/4, E1/4, T10900
 CITY OF PORTLAND, MULTNOMAH CO., OREGON

DEVELOPMENT SUMMARY:
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: 2 SINGLE FAMILY PARCELS

EXISTING STRUCTURES:
 ONE (1) APPROX. 1,843 SF -
 TO BE DEMOLISHED

CONSTRUCTION TYPE: WOOD FRAME

MAXIMUM & MINIMUM NUMBER OF LOTS
 GROSS AREA: 20,603 SF
 MAXIMUM DENSITY R7 (GLENDORER PLAN DISTRICT): 1 unit/7,500 SF
 NE MAX OF LOTS: 20603 / 7500 = 2.75, ROUND DOWN --2 LOTS
 NE MIN OF LOTS: 20603 x 0.8 = 16,482
 16482 / 7500 = 2.19 --2 LOTS



VICINITY MAP
 N.T.S.



REVISION/DATE	DESCRIPTION	BY	DATE

PROJECT NAME: 2-PARCEL PARTITION
 PRELIMINARY LAND DIVISION PLAN
 SITE AND UTILITY PLAN
 APPLICANT/OWNER:
 CRISTUREAN GRIGORE & CRISTUREAN NATALYA
 1824 NE 137TH AVE,
 PORTLAND, OR 97230
 T: 503-830-3746

NW CIVIL DESIGN, LLC
 CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT
 9715 NE 100TH WAY, VANCOUVER, WA 98662
 PH: 360-607-0854, FAX: 360-885-8366

SHEET 1 OF 2
 BASE/DWG

PRELIMINARY, SUBJECT TO REVIEWS AND REVISIONS, NOT FOR CONSTRUCTION

14.102226 Exhibit C.1

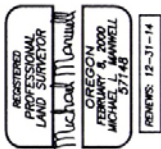
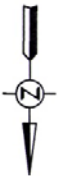
BUILDING FACADE DIAGRAM

PORTION OF LOT 9, "RICHLAND"
SITUATED IN THE SE 1/4 OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE 2 EAST, W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: NOVEMBER 4, 2014 SCALE: 1/4" = 1' HOZ.
1/4" = 1' VERT.

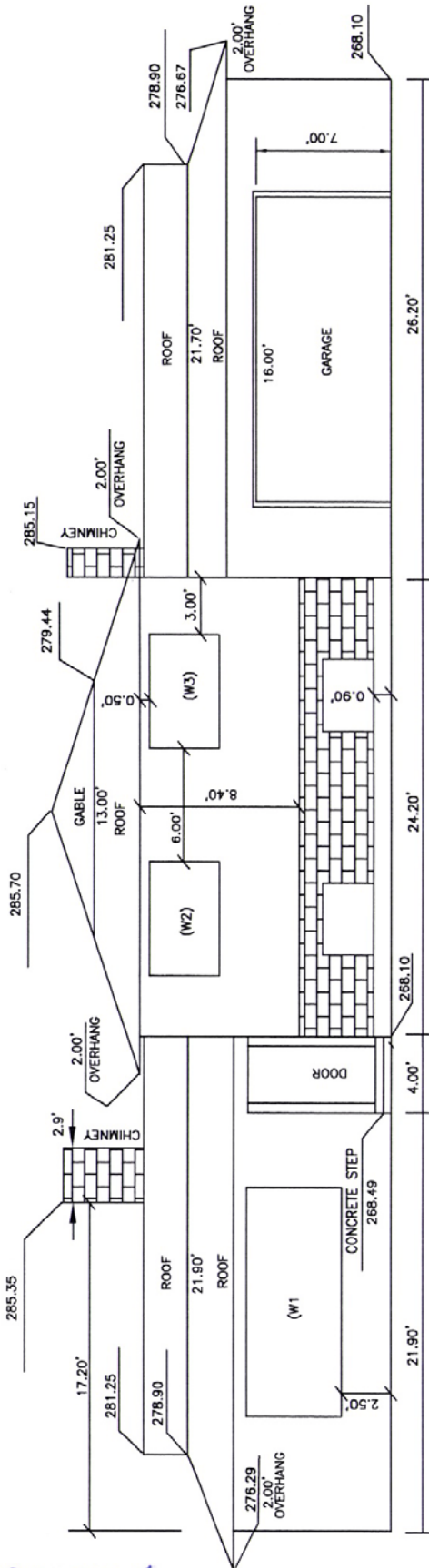
NOTES:

- ELEVATION DATA BASED UPON CITY OF PORTLAND BENCH MARK NO. 810 LOCATED AT 140TH AND HALSET N.E. CORNER CURB RETURN, ELEV. 273.17



LEGEND

- (W1) WINDOW 10.0' X 5.0'
- (W2) WINDOW 6.0' X 3.7'
- (W3) WINDOW 6.0' X 3.7'
- (W4) WINDOW 3.8' X 2.6'
- (W5) WINDOW 3.8' X 2.6'



14.102226

reduced copy
Exhibit C.4

MICHAEL LEE MANWELL
Professional Land Surveyor
 2847 SE 18TH CIRCLE
 GRESHAM, OREGON 97060
 (503) 661-5270
 Email: mmanwell@aol.com