



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

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

Date: January 5, 2009
To: Interested Person
From: Kim Freeman, Land Use Services
503-823-5663 / kim.freeman@ci.portland.or.us

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

The Bureau of Development Services has approved a proposal in your neighborhood. The 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 08-162281 EN

GENERAL INFORMATION

Applicant: William J. Luyben
14005 NE Marine Dr
Portland, OR 97230-3427

Site Address: 14005 NE MARINE DR

Legal Description: INC RIPARIAN RIGHTS LOT 32, REYNOLDS MTN VIEW PLAT 2
Tax Account No.: R700800670; R700800650
State ID No.: 1N2E14DD 00800; 1N2E14DD 00900
Quarter Section: 2444
Neighborhood: Argay, contact Valerie Curry at 503-256-5579.
Business District: Columbia Corridor Association, contact Land Use at 503-287-8686.
Parkrose Business Association, contact Alison Stoll at 503-823-3156.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Plan District: Columbia South Shore Plan District applies to properties south of NE Marine Drive per Section 33.515.268
Zoning: RFcx – Residential zone with Environmental conservation and Airport Noise overlay zones
Case Type: EN – Environmental Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes to construct a 50 foot by 4 foot wide aluminum ramp and 75 foot by 4 foot wide dock in the Columbia River connecting to an existing 50 foot steel ramp on the river bank (See attached exhibits). The aluminum ramp will fit inside of the steel ramp with rollers to accommodate the fluctuations in river levels. The aluminum ramp will be hinged to the floating dock. Three steel pilings, 12-inch diameter with plastic caps by 60 feet tall, are proposed to anchor the dock structure. The dock will be attached to the piles by pile hoops. The dock will be constructed off site and floated with the ramp to the site via barge, and floating equipment is proposed to be used for installation. The existing riverbank consists of

ivy, blackberry and riprap. There is no proposed access, storage or staging proposed on the riverbank. All construction activities are proposed to occur from a floating barge in the river.

The applicant has applied for approval from the Army Corps of Engineers and the State of Oregon's Division of State Lands with the same proposal described in this notice. This proposal triggers environmental review because disturbance is proposed within 50 feet of an identified water body within the Columbia Corridor and therefore does not meet development standard 33.430.140.F.

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 section 33.430.250.E - other development in the environmental conservation zone.

ANALYSIS

Site and Vicinity: The 7,360 square foot lot is located east of Interstate I-205 and north of NE Marine Drive. This site consists of two lots of the approximately 36 lots on the riverside of the levee. Eighteen lots, including the subject lots, contain single-family development and about nine have docks. South of NE Marine Drive is a large, almost completely developed manufacturing area zoned IG2x (see Exhibit B). The subject property is situated on the riverside of the Multnomah County Drainage District's flood control levee. From NE Marine Drive, the property slopes down to a narrow terrace that contains a house, driveway and yard. An existing steel ramp leads down the riverbank at about a 2:1 slope from the rear yard of the property. The lot to the west is developed with a house, which has a recent approval for a new dock. The lots to the east are owned by the Port of Portland and contain a multi-purpose recreational trail.

Infrastructure: There is no public sanitary and storm sewers in the NE Marine Drive right-of-way, adjacent to the property. The site has an existing septic tank and drainfield.

NE Marine Drive runs parallel to the Columbia River along the levee. The nearest cross street is NE 138th Avenue, which accesses the industrial area to the south. NE Marine Drive is classified as a Neighborhood Collector, while NE Airport Way running roughly parallel to the south is the District Collector, a higher traffic classification.

Environmental Resources: Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less sensitive. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

The application of the environmental zones is based on detailed studies that have been carried out within eight separate areas of the City. The City's policy objectives for these study areas are described in reports that identify the resources and describe the functional values of the resource sites. Functional values are the benefits provided by resources. The values for each resource site are described in the inventory section of these reports.

The project site is mapped in the *Inventory and Analysis of Wetlands, Water Bodies and Wildlife Habitat Areas for the Columbia Corridor*, as East Columbia Corridor Site No. 71. Site 71 stretches along the entire Columbia River front between Interstate 5 on the west to the City limits boundary on the east. Resources identified for the Columbia River bank line include riparian strips for fish and wildlife habitat, visual amenities, erosion control, and drainageway functions that include flood storage, desynchronization, drainage sediment trapping, pollution and nutrient retention. However, Site 71 is further described as being highly disturbed and largely developed with single dwellings and marinas. Most of Site 71 is developed as a flood

control levee and is largely unvegetated at this time, although blackberry bushes and English ivy abound. Resources and functional values on the project site include bank stabilization, floodwater containment, and a small riparian area, overgrown with blackberries and ivy.

Zoning: The zoning designation for the site is Residential Farm and Forest (RF) with Environmental Conservation (c) and the Portland International Airport Noise (x) overlay zones.

The RF zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 52,000 square feet. The provisions of this zone allow this use; these provisions are not specifically addressed through this Environmental Review.

The Portland International Airport Noise Impact overlay zone (“x”) reduces the impact of aircraft noise on development within the noise impact area surrounding the Portland International Airport. The zone achieves this by limiting residential densities and by requiring noise insulation, noise disclosure statements, and noise easement. These regulations must be shown to be met at the time of building permit.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to preserve the site’s protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less significant. The purpose of this land use review is to ensure compliance with the regulations of the environmental zones.

The Environmental Conservation zone conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development.

Environmental overlay zones contain resource areas and transition areas. Resource areas contain significant resources and functional values. Transition areas surround the resource areas. Resources and functional values within transition areas are not significant, but they provide a buffer for the significant resources and functional values within the resource area. The transition area is measured as the first 25 feet inward from an environmental zone boundary.

The Columbia South Shore plan district (CSS) regulations encourage the development of the Columbia South Shore as an industrial employment center which is intended to attract a diversity of employment opportunities. The plan district regulations also protect significant environmental and scenic resources and maintain the capacity of the area infrastructure to accommodate future development. Section 33.515.268 notes that the CSS environmental regulations apply to lots or sites which are south of NE Marine Drive.

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

PUBLIC REVIEW COMMENTS

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on December 2, 2008.

1. Agency Review: Several Bureaus and agencies have responded to this proposal. The Bureau of Environmental Services noted that all in-water work should take place during the window defined by the Oregon Department of Fish and Wildlife. The Site Development section of BDS noted that the pile caps should be at least 35.5 feet (NAVD 88), upland storage of the dock should not occur to prevent impacts to on-site septic system, and an erosion control plan must be prepared by a Certified Professional in Erosion and Sediment Control (CEPESC) at the time of building permit application. The Life Safety section of BDS noted that a separate building permit will be required for this proposal. Multnomah County Drainage District noted

that the proposal as shown in the notice is approved by their agency. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.

2. Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

PROJECT ANALYSIS

Impact Analysis and Mitigation Plan: The applicant provided a full description of the proposal as summarized on page 1 of this report. The following discusses developments other than the one proposed, that were considered by the applicant. The following additionally describes the construction management, mitigation, and monitoring strategy, as proposed by the applicant. These are described in detail in the applicant's narrative (Exhibits A.1-A.2 in the Application Case File).

Development Alternatives: The applicant proposes a 300 square foot dock structure with three pilings and a 200 square foot ramp connecting to an existing steel ramp on the riverbank, entirely in the environmental conservation zone. The applicant described two alternatives for the proposed dock, ramp and pilings, as required by Zoning Code approval criterion 33.430.250 E.2:

1. Build a longer ramp to dock with additional pilings: This option would include two 85 foot ramp sections raised above the river with multiple piles placed to support the structure. The coverage of this ramp section would be about 425 square feet. The river end would include a smaller dock with two pilings, and the land end would require excavation in the riverbank to build a concrete pad with hinge. This option would result in additional impacts to the river with installation of pilings, excavation on the riverbank and increased coverage in the river. The alternative was rejected by the applicant because it would be significantly more expensive than the proposed alternative.
2. Propose the ramp and dock structure upstream: This option would require a new ramp to be constructed and cause additional disturbance to the riverbank, since the existing steel ramp would not be used. This option was identified as having greater impacts to the riverbank than using the existing ramp on the site. Because of the cost and impacts the applicant rejected this alternative.

Proposed Construction Management Plan (CMP): The applicant proposes to construct the new ramp, dock and pilings off-site and float them to the site on a barge. The pilings will be installed with a vibratory hammer and crane from the barge. The crane will not project above the height restriction set by the FAA for structures within the 'h' overlay. All materials will remain on the barge and no storage of materials or access is proposed from the riverbank due to the location of the septic tank and drain field. Additional in-water requirements may be required by the joint permit review of Department of State Lands and Army Corps of Engineers, which is currently under review. The applicant does not propose to store the ramp and dock structures on the upland during the winter months, thus protecting the septic tank and drain field.

Applicant-Identified Development Impacts: The applicant has identified about 500 square feet of permanent disturbance area associated with the proposed development. The impact area is within the Columbia River. There is no ground disturbance proposed with the installation of the hinge pin. The riverbank is dominated by invasive species. The impacts to the aquatic environment will be minimal with the installation of the three pilings. A small sediment plume will likely be created with the installation of these piles, and is anticipated to dissipate quickly. All work is proposed to occur during the in-water work window as defined by the Oregon Department of Fish and Wildlife.

Proposed Mitigation: The applicant does not propose any mitigation.

Proposed Monitoring Plan for Mitigation: The applicant does not propose any monitoring.

ZONING CODE APPROVAL CRITERIA

33.430.250 Approval Criteria for Environmental Review

An environmental review application will be approved if the review body finds that the applicant has shown that all of the applicable approval criteria are met. When environmental review is required because a proposal does not meet one or more of the development standards of Section 33.430.140 through .190, then the approval criteria will only be applied to the aspect of the proposal that does not meet the development standard or standards.

Findings: To install the pilings, dock and ramp structures, the development occurs within 50 feet of the Columbia River, and the proposal does not meet Development Standard 33.430.140.F.1. The approval criteria that apply to the proposed new development are found in Section 33.430.250 E. The applicant has provided findings for these approval criteria and BDS Land Use Services staff have revised these findings or added conditions, where necessary to meet the approval criteria.

33.430.250.E. Other development in the Environmental Conservation zone or within the Transition Area only. In Environmental Conservation zones or for development within the Transition Area only, the applicant's impact evaluation must demonstrate that all of the following are met:

- 1. Proposed development minimizes the loss of resources and functional values, consistent with allowing those uses generally permitted or allowed in the base zone without a land use review;**

Findings: Boat docks are allowed in the base zone as accessory structures, according to 33.110 of the Zoning Code. The primary structure on the site is a single-family home.

The dock is proposed within waters of the state and the property owner is required to obtain a lease from the Department of State Lands and permit approval through DSL and the Army Corps of Engineers. The applicant has applied for each of these approvals concurrently with this land use review process. As discussed earlier in this report, the proposed structures are small in area and impact is minimized with the proposed CMP described on Page 4. The proposed aluminum ramp will attach to an existing steel ramp on the site with rollers allowing the ramp and dock to rise up and down with the tides and river flow fluctuations. The three pilings will be installed using a crane and vibratory hammer located on a barge in the river. The same barge will be used to install the ramp and dock once the pilings are in place.

Because the project will not disturb upland areas, will utilize an existing ramp, and will have minimum impact on the aquatic environment, there should be no loss of resources and functional values on the site. *Therefore this criterion is met.*

- 2. Proposed development locations, designs, and construction methods are less detrimental to identified resources and functional values than other practicable and significantly different alternatives;**

Findings: On page 4 of this report, alternatives considered by the applicant were summarized. The alternatives primarily consist of variations on size and location of the proposed dock and ramp structures.

Because the applicant has considered the alternatives and identified an approach that minimizes the detrimental impacts on resources and values, *this criterion is met.*

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

Findings: The applicant's proposed construction management plan (CMP) is described on page 4 of this report. The CMP will be effective because it provides a realistic proposal to install the structures from a barge in the river and it is apparent that the applicant has carefully thought through the potential impacts of construction activities on the property. The proposed CMP will provide protection for the resources and values in areas designated to be left undisturbed for these reasons. There is no proposed disturbance of the riverbank. *Therefore, with a condition for construction to occur from a barge with no ground disturbance on land this criterion is met.*

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

Findings: This criterion requires the applicant to assess unavoidable impacts and propose mitigation that is proportional to the impacts, as well as sufficient in character and quantity to replace all lost resource functions and values. Impacts resulting from this proposal include temporary and relatively insignificant impacts associated with pile driving that will temporarily disturb sediments in the Columbia River. There will be no impacts to the riverbank with the new development connecting directly to the existing steel ramp. Because the project will have no upland impacts in the Environmental Conservation overlay zone, and no significant long-term impacts to the aquatic environment, this criterion is met.

5. Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere; and

6. The applicant owns the mitigation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation program; or can demonstrate legal authority to acquire property through eminent domain.

Findings: Significant detrimental impacts were not identified for this project; therefore, mitigation will not be required. These criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to install a 50-foot by 4-foot wide aluminum ramp and a 75-foot by 4-foot wide dock with three pilings in the Columbia River connecting to an existing 50 foot steel ramp on the river bank. The installation of the structures will be conducted by barge with no storage or disturbance occurring on upland areas. The applicant proposes to work within the in-water work window between November 1st and February 28th, as permitted by US Army Corps of Engineers in consultation with the National Marine Fisheries Service.

The applicant has shown that the proposal meets the applicable approval criteria, with conditions for a building permit. There will be no significant detrimental impacts from this development; therefore, no mitigation is required. For these reasons, this proposal should be approved.

ADMINISTRATIVE DECISION

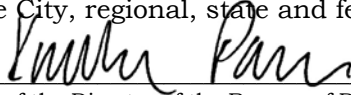
Approval of an Environmental Review for construction of

- 300 square foot dock with,
- Three 60 foot long steel pilings driven to a depth of 25 feet, and
- A 200 square foot steel grate ramp,

all within the Environmental Conservation overlay zone, and in substantial conformance with Exhibits C.3, C.4, and C.5, as modified, signed, and dated by the City of Portland Bureau of Development Services on **January 2, 2009**. Approval is subject to the following conditions:

- A. All permits:** Copies of the stamped Exhibits C.3 through C.5 from LU 08-142042 EN, shall be included within all plan sets submitted for permits (building, grading, Site Development, erosion control, etc.). These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall include the following statement, ***"Any field changes shall be in substantial conformance with approved Exhibits C.3 through C.5."***
- B.** Construction and installation of the dock and pilings, and placement of the aluminum ramp must occur from a floating barge in the river per Exhibit C.5.
- C.** Failure to comply with this approval may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

Note: In addition to the requirements of the Zoning Code, all uses and development must comply with all other applicable City, regional, state and federal regulations.

Decision rendered by:  **on (January 2, 2009.)**
By authority of the Director of the Bureau of Development Services

Decision mailed: January 5, 2009

Staff Planner: Kim Freeman

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

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

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on September 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 did not waive or extend the 120-day review period.

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 January 20, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., 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 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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 final decision.

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

- *Unless appealed,* The final decision may be recorded on or after **January 21, 2009 – (the day following the last day to appeal).**

- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

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

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

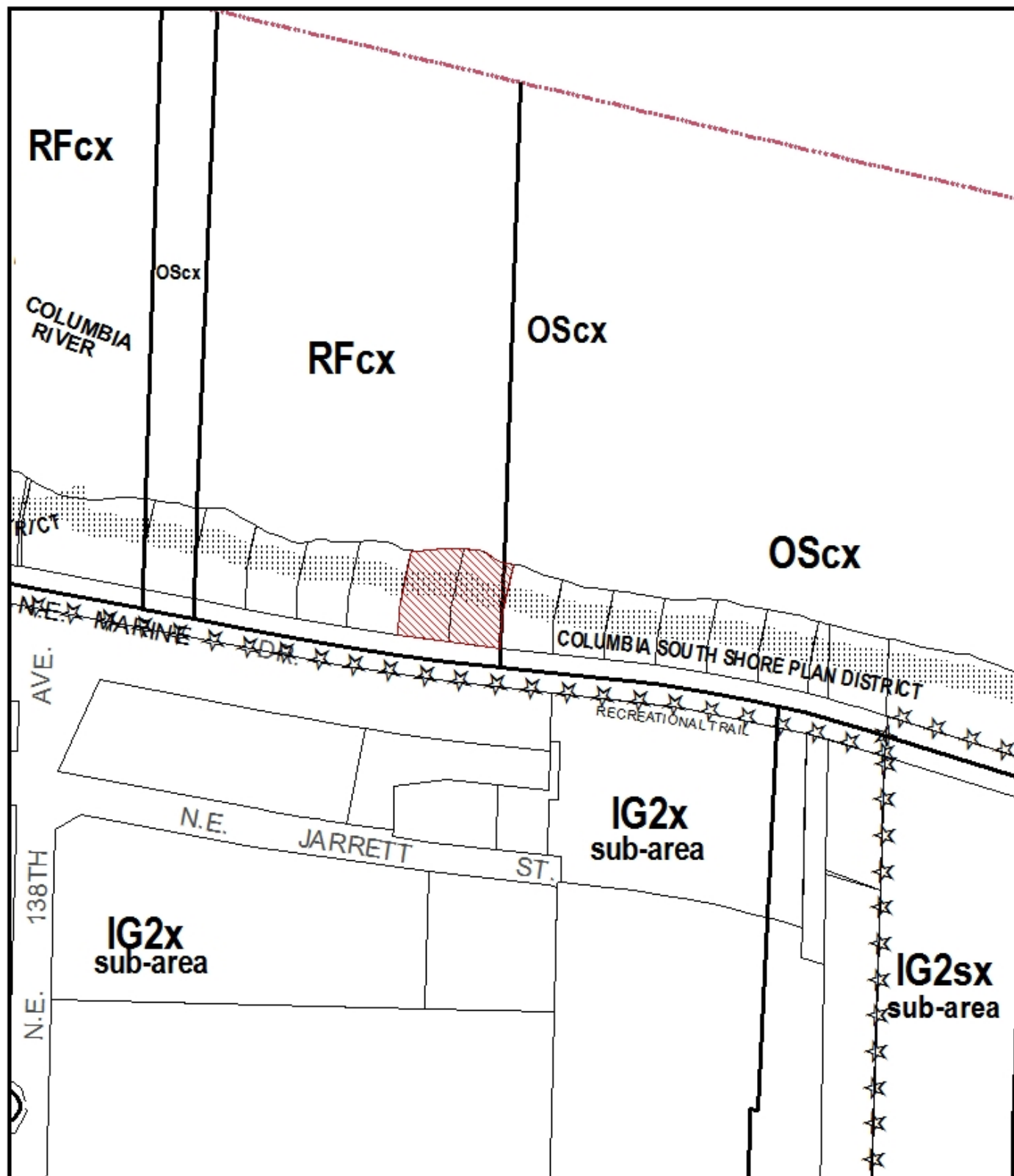
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. September 12, 2008 Narrative and Plans
 - 2. Geotechnical Report November 24, 2008
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions Site Plan
 - 2. Existing Conditions Cross Section
 - 3. Proposed Development Site Plan (attached)
 - 4. Proposed Development Cross Section (attached)
 - 5. Construction Management Plan (attached)
 - 6. Remediation Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:

1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety Review Section of BDS
 8. Multnomah County Drainage District
- F. Correspondence: None
- G. Other:
1. Original LU Application
 2. Site History Research
 3. Incomplete Letter
 4. Land Use Compatibility Statements for state and federal permits

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

 Site

This site lies within:
Columbia South Shore Plan District



File No.	LU 08-162281 EN
1/4 Section	2444
Scale	1 inch = 200 feet
State_Id	1N2E14DD 800
Exhibit	B (Dec 31, 2008)

Approved

City of Portland - Bureau of Development Services

LU # 08-162281 EN

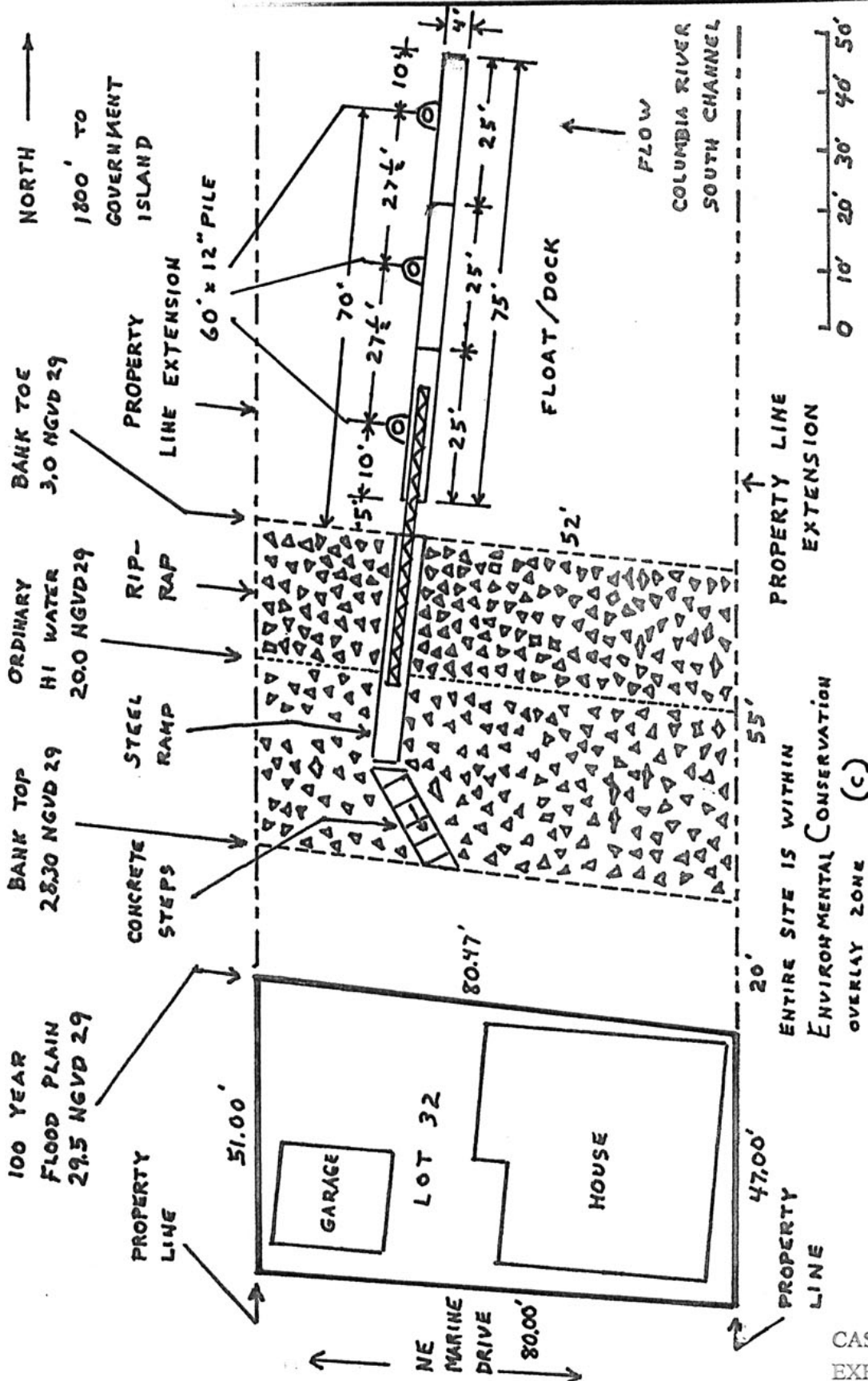
Planner

**Freeman*

Date

1/2/09

* Approval for Environmental Review only. Not a building permit.
Additional zoning requirements may apply.



PROPOSED DEVELOPMENT PLAN

DRAWN 9-10-08

WILLIAM LUYDEN

14005 NE MARINE DRIVE

PORTLAND, OR 97230

503-252-1195

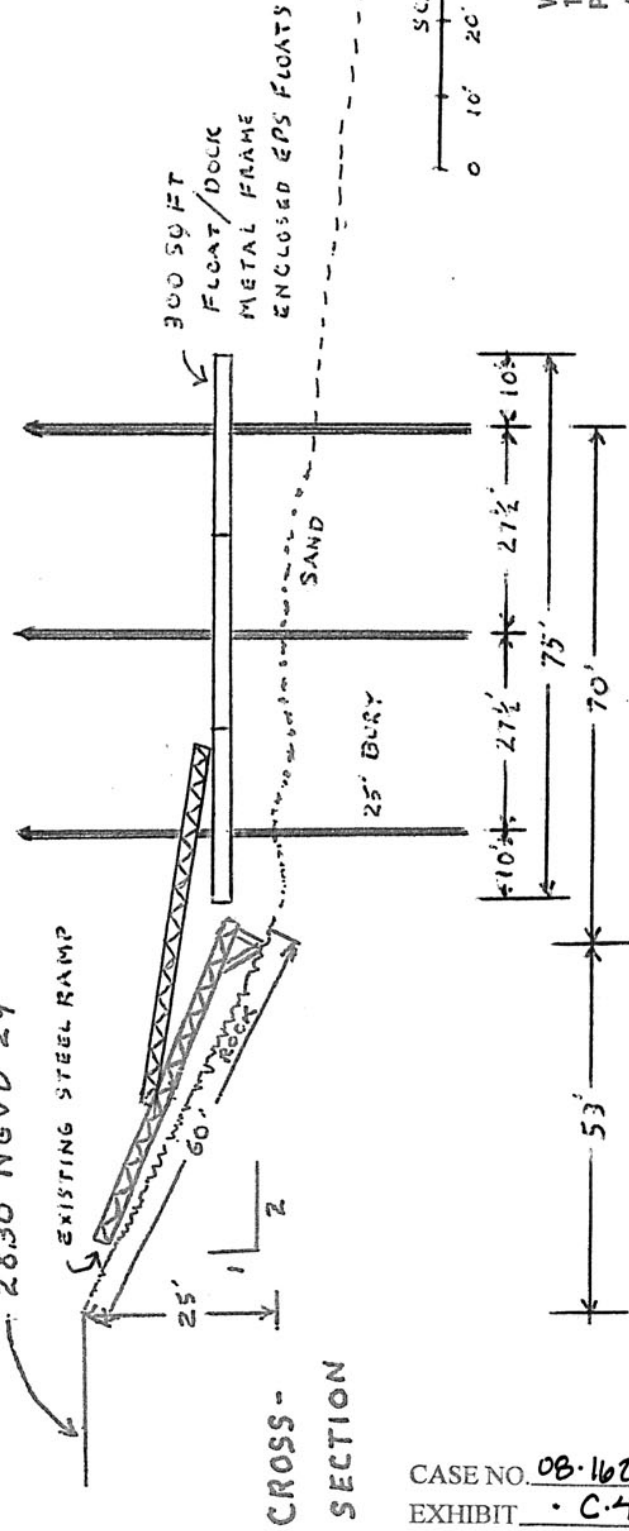
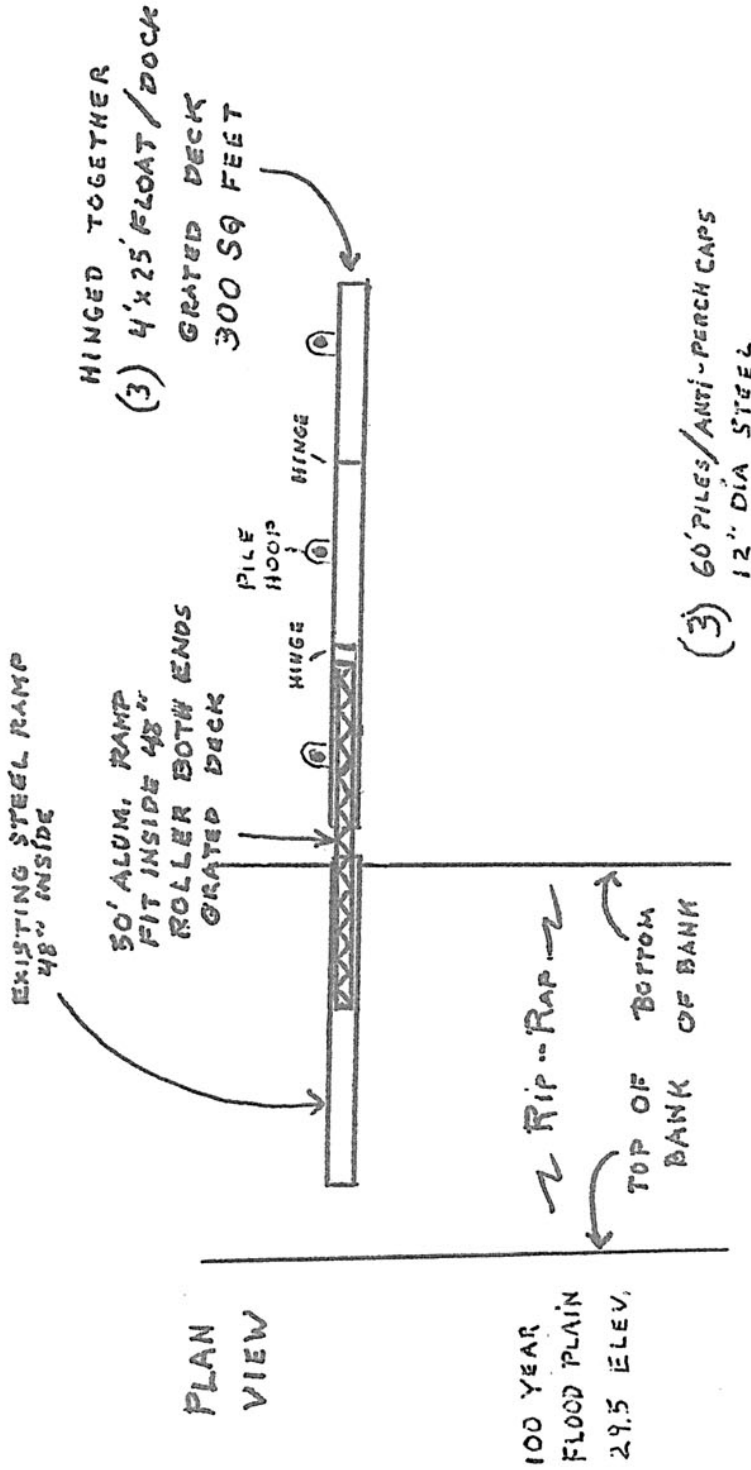
LU 08-162281 EN

CASE NO. 08-162281 EN
EXHIBIT C-3

Approved
City of Portland - Bureau of Development Services
LU # 08-162281EN

Planner K. Freeman Date 1/2/09

* Approval for Environmental Review only. Not a building permit.
Additional zoning requirements may apply.



SCALE
0 10' 20' 30' 40' 50'

William J. Luyben
14005 NE Marine Dr
Portland, OR 97230
503-252-1195

PROPOSED DEVELOPMENT PLAN

CASE NO. 08-162281EN
EXHIBIT C.4

LU 08-162281EN

* Approval for Environmental Review only. Not a building permit.
Additional zoning requirements may apply.

LU 08-162281 EN

