



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

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Date: May 17, 2010
To: Interested Person
From: Sue Donaldson, Land Use Services
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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 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 10-106499 LDP AD

GENERAL INFORMATION

Applicant: Steve Buckles,
Reppeto & Assoc
12730 SE Stark St
Portland, OR 97233

Owner: Frederick G Shervey,
Po Box 86320
Portland, OR 97286

Site Address: 12235 SE Ellis St

Legal Description: TL 2100 0.14 ACRES, SECTION 14 1S 2E
Tax Account No.: R992143210
State ID No.: 1S2E14CB 02100
Quarter Section: 3643

Neighborhood: Powellhurst-Gilbert, contact John McDonald at 503-753-4226.
Business District: None
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Johnson Creek Basin
Other Designations: none

Zoning: R1a – *Medium Density Multi-dwelling with Alternative Design Density Overlay (a).*

Case Type: LDP AD – *Land Division Partition and Adjustment*
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal:

Applicant is proposing a two-lot land division on a 6000 sq. ft. site. Parcel 1 will be 2,818 sq. ft. and Parcel 2 will be 3,164 sq. ft. Front street lot lines will be 26.34 ft (Parcel 1) and 33.62 ft. (Parcel 2). The existing house will remain on Parcel 2. In order to meet the minimum density of 3 for this site, Parcel 2 will be allocated one additional unit that will be applied to future development on that lot. Two plum trees at the rear of the property are proposed to be

preserved. This proposal includes an Adjustment review to reduce the side setback on the west side of the existing house from 3 feet to two feet for a length of 10 feet to accommodate an eave extension on the house to remain. Because a two lot partition is proposed that also includes a concurrent land use review (adjustment) it is assigned a Type IIX procedure (see 33.660.110).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The approval relevant criteria are in 33.660.120 Approval Criteria for Land Divisions in Open Space and Residential Zones and for adjustments in 33.805.040 Approval Criteria.

ANALYSIS**Site and Vicinity:**

The site is 6000 sq. ft., relatively flat and developed with house and detached garage. The house will remain (on Parcel 2) and its garage will be removed to create space for the new detached house on Parcel 1. There are two plum trees at the east and west corners near the back property line. On the east side of the site there is a detached house. This pattern continues along SE Ellis to the east. On the west side of the site there is a commercial building (apparently in use as a church). The property on the north side of the site is developed with an office use. The site is close to the intersection of SE 122nd Ave and SE Harold Street. There are commercial properties on the west side of SE 122nd Ave that have large paved parking areas next to the street. North and west of the site there is evidence of new residential attached and detached residential development.

Zoning:

The site is within the Johnson Creek Plan District but not within the South Sub-district. The main purpose of the district is to encourage appropriate development on lands with physical constraints such as steep hazardous slopes, flood plains, wetlands, significant natural resources or lack of infrastructure. The site is not within the Johnson Creek floodway or in the mapped flood risk area and there are no significant natural resources or features on it. Other District regulations allow for transfer of development rights from environmentally sensitive land, allow bonus density in some cases and protect the Springwater Corridor. None of the Plan District regulations or alternative development options apply to the proposed development.

The site is zoned R1a, which is a medium density multi-dwelling zone allowing approximately 43 units per acre. The *a* overlay refers to Alternative Design Density Zone which is intended to preserve existing housing and encourage new development that is compatible with the positive quality of the surrounding neighborhoods. The applicant has not proposed to use the bonus density for design review option.

The area in the vicinity of the site is a mix of development types that transitions from single dwelling residential to multi-dwelling and commercial. SE 122nd Ave. is flanked on both sides with R1 zoning that transitions to R2 (low density multi-dwelling residential) further to the west.

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **March 15, 2010**. Bureaus responses are discussed in the report under the applicable approval criteria

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 15, 2010. No written responses have been received in response to the proposal.

ZONING CODE APPROVAL CRITERIA**APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES**

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

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

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

Applicable Approval Criteria are:

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

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

Density Standards

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

In multi dwelling zones when single-dwelling or duplex development is proposed for some or all of the site, the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Table 120-3. The maximum density in the R1 zone is one unit per 1000 sq. ft. of site area. The minimum density is one unit per 1450 sq. ft. of site area. However, in the R1 zone if the site area is less than 10,000 sq. ft. the minimum density

is one unit per 2000 sq. ft. (33.120.205). This provision applies to this site because the total site area, shown on the applicant's survey, is 6000 square feet. PBOT will require a 2-foot wide public street dedication along the 20 foot frontage of the site, which will amount to 120 square feet. Public street dedications are subtracted from the total site area in the multi-dwelling zones so the total site area is 5880 sq. ft. Therefore the maximum density on the site is $5880/1000 = 5.88$, which is rounded up to six units and the minimum density is $5880/2000 = 2.94$ which is rounded up to three units. The applicant is proposing two parcels to be developed with single dwelling residences, which does not meet the minimum density requirement. Because the existing house will remain on Parcel 2 the additional unit needed to meet the minimum density of three for the site as a whole must be met on that parcel at the time it is redeveloped. Because there is no minimum lot area requirement for lots designated for duplexes or detached and attached houses in the R1 zone, it is necessary to condition the minimum and maximum density allowance on each lot in the land division. This is to avoid further division of lots in the future that could result in non-compliance with the overall density requirements of the site as it exists in this proposal. Therefore a condition of approval will allocate minimum and maximum density requirements for both parcels. Due to the size and dimensions of the new lots they could be divided for either attached houses or duplexes. Neither one of the parcels could accommodate more than two units, so the maximum density that could be achieved in the future, based on the approved lot configuration, is four units. Because the minimum density for the site is three and the house on Parcel 2 will remain, that lot will be assigned the additional one unit in the event that it is redeveloped in the future.

Lot Dimensions

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

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

The applicant proposes to leave the existing detached house on the site and build another one on the newly created lot. Therefore the standards below apply:

R1 Zone	Requirement	Proposed Lot 1	Proposed Lot 2
Lots for Detached Houses & Duplexes			
Minimum Lot Area	none	2818 sq. ft.	3164 sq. ft.
Minimum Lot Width*	25 ft / 10 ft	28.21 ft	31.76 ft.
Minimum Lot Depth	none	100 ft	100 ft.
Minimum Front Lot Line	25 ft.	26.34 ft	33.62 ft.

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

As shown in the table above both parcels meet the Lot Dimension standards for detached houses in the R1 zone.

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

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

The applicant has submitted an arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (*Exhibit A.3*). There is an English holly on the site that was not evaluated because it is on the City's nuisance species list. There are two non-exempt trees on the site with a total diameter of 28.5 inches. The applicant proposes to preserve both of these trees, thereby meeting Option 1 of the tree

preservation standard, which requires at least 35 percent of the total tree diameter on the site to be preserved.

Tree #	Species	Diameter (inches)	Significant? (Table 630-1)	Exempt? (per 33.630.030)	To be retained?	RPZ (Root Protection Zone)
1	Native Plum (Prunus sp)	10.5 in.	no	no	yes	Radius = 8 ft.
2	Native Plum (Prunus sp)	8 in.	No	No	Yes	Radius = 8 ft.

This criterion is met, subject to the condition that development on Parcels 1 and 2 is carried out in conformance with the applicant's arborist report (*Exhibit A.3*) and the Preliminary Plan which shows the designated root protection zones for both trees (*Exhibit C.8*).

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

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

33.635.100 – Clearing and Grading

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

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

In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lot developable and the existing house will remain on Parcel 2, which will further limit site disturbance. There are two trees required to be preserved at the back of the site in areas where new development is not proposed. The Preliminary Plan (*Exhibit C.7*) shows that the RPZ does not encroach into areas to be developed. This criterion is met with a condition of approval requiring the trees to be preserved as shown on the Preliminary Plan.

33.635.200 – Land Suitability

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

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site is relatively flat and contains no known geological hazards. Although the site is currently connected to the public sanitary sewer, there is an old septic cesspool on the site. According to City records, has not been decommissioned and the location of the cesspool is not known. The property owner submitted a Disclaimer for Existing On-Site Sewage Disposal System when a building permit was submitted for an addition to the house (10-101437 RS – see *Exhibit A.7*). No additional decommissioning requirements are required. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

H. Tracts and easements. The standards of Chapter 33.636, Tracts and Easements must be met; 33.636.100 Requirements for Tracts and Easements

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

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

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

Findings: A 3 ft by 32 ft Easement for a gas line is proposed on Parcel 1 for the benefit of Parcel 2. This existing gas line serves the house that will remain on Parcel 2. The *Zoning Code* does not regulate easements for private utilities except that they must be shown on the final plat and noted as a no-build zone. A maintenance agreement is not required but is advisable to ensure that the easement area is maintained and protected. . This criterion can be met with the condition that the easement must be shown on the final plat and described as to purpose and any development restrictions.

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

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

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

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

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Small land divisions involving only a few dwelling units may not require a formal transportation impact study, while it might be required for larger projects (**Title 17** includes technical standards describing when a more formal study is required).

Vehicle Access- As discussed above under Lots, the garage which provides parking for the existing house will be demolished and the new lot for that house (Parcel 2) will no longer have a parking space. However, the site is well served by transit- SE 122nd and SW Harold are both transit streets with bus routes, so the site meets the parking exemption requirements.

The site has approximately 60 feet of frontage on SE Ellis St., which is classified as a local service street for all modes in the *Transportation System Plan* (TSP).

SE Ellis St is improved with a 32-foot paved roadway within a 50-foot wide public right-of-way. Parking is allowed on both sides of the street. The street has a curb but there is no sidewalk or planter strip. The City standards require a 6-foot wide sidewalk separated from the curb by a

4-foot wide planter strip with 0.5-foot buffer zone at the back of the sidewalk. Improvements must be made in order to ensure that safe pedestrian travel is possible within the proposed development, along the frontages of both parcels. Improvements will include street trees to be planted along both parcels (*see Exhibit E.6 and Other Technical Requirements* at the end of the report).

Dedication In order to create enough room for the improvements a 2-foot street dedication will be needed. As a condition of the final plat approval, sufficient dedication will be required to meet the City standards for pedestrian corridor improvements (see Exhibit E.2b). The final determination of the exact dedication will be made during the final plat process.

Sidewalk improvements must be made along the entire frontage of Parcel 2 as a condition of final plat approval. Sidewalk improvements along the entire frontage of Parcel 1 will be required as a condition of development on that parcel. PBOT has commented that these improvements will require an “over the counter” permit. Also the existing driveway approach may need to be reconstructed in order to build the new driveway on Parcel 1. This will be determined at the time of permitting.

With availability of transit and conditions of approval requiring the improvements and dedication discussed above, two additional dwellings can be safely served by this existing street without having any significant impact on the level of service provided.

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

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

- The water standards of 33.651 have been verified. Water is available to serve the proposed development from the existing 4 inch water main in SE Ellis St. City. Title 21 requires that the water service connection be located along the frontage of the lot to be served. Water service connections are not allowed by means of an easement. The water line that provides service to the existing home on Parcel 2 appears to be located within the new lot frontage.
- A pressure Regulating Valve must be installed on Parcel #1 at the time of development because the estimated static pressure range for this location is 75 psi to 95 psi (at elev. 217 ft). See Exhibit E-3 for more details.
- The sanitary sewer standards of 33.652 have been verified. There is an existing 8-inch PVC public sanitary sewer located in SE Ellis St. BES has responded that the existing house is served by the branch 199 feet east of a manhole in SE 122nd Ave. A new service branch to the main line will be required to service Parcel 1 at the time of development. See Exhibit E-1 for more details.
- The technical standards of Chapter 33.653 related to stormwater management have been verified. The findings below for the Stormwater Management Approval Criteria of 33.653.020 incorporate a discussion of how the technical standards have been satisfied by the applicant's stormwater proposal.

33.653.020 Stormwater Management Approval Criteria

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

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

In order to meet this approval criterion, land division proposals must demonstrate an approved method of cleaning stormwater from the development (water quality treatment), detention (delayed release), and an approved disposal point as required by the City's *Stormwater Management Manual*.

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

Stormwater facilities must be sized, through engineering calculations, to accommodate the expected amounts of stormwater. In some cases, sizing a stormwater facility necessitates testing the infiltration rate of the soil at the site.

The applicant has proposed on-site infiltration. BDS has reviewed results of the simple infiltration testing that the applicant provided and confirmed that on-site infiltration of stormwater is feasible. The Bureaus have responded as follows (Exhibits E-1 and E-5)

- **Parcel 1** Stormwater from this lot will be directed to a soakage trench that will treat the water and slowly infiltrate it into the ground. This parcel has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from the proposed house. Site Development has indicated that the soakage trench on the east side of the parcel is acceptable.
- **Parcel 2 (the lot with the existing house):** The applicant has provided photographs of existing downspouts and splash blocks. Site Development has commented that the splash blocks may not meet the minimum 5-foot property line setback as required. In addition they will have to be relocated in order to discharge into vegetated areas that are at least 5-feet from property lines and 10 feet from structures on adjacent properties. These modifications must be approved prior to final plat approval. If a plumbing permit is required to modify the system or install subsurface stormwater facilities, that permit must be finalized prior to final plat approved. As a requirement of Final Plat approval the Supplemental Plan must show the approved stormwater system for the existing house.

With the conditions of approval described above, the stormwater management criteria are met. As shown by the findings above, the Services and Utilities criteria are met.

Right of Way Approval Criteria

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

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

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

Applicable Approval Criteria are:

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

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

Findings: The site is located SE Ellis and SE Harold Streets which are 270 feet apart. The site is also 170 feet from the corner of SE Ellis St and SE 122nd Ave., so no additional connectivity is required. The applicant will be required to construct sidewalk improvements along the SE Ellis St frontage and dedicate enough right-of-way width to accommodate the improvements, to be determined during the final plat process. This criterion is met

33.654.130 Additional Approval Criteria for Rights-of-Way

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

Findings: Utilities are defined in the Zoning Code as telephone, cable, natural gas, electric, and telecommunication facilities. Any easements that may be needed for private utilities that cannot be accommodated within the right-of-way can be provided on the final plat. A utility easement is shown on Parcel 1 for the benefit of Parcel 2. Therefore this criterion is met.

B. Extension of existing public dead-end streets and pedestrian connections. Existing public dead-end streets and pedestrian connections adjacent to the site must be extended onto the site as needed to serve the site.

Findings: There are no public dead-end streets or pedestrian connections adjacent to the site that should be extended to serve the site. This criterion is met.

ADJUSTMENTS

As discussed earlier in this report, under 33.612.A *Lots*, partitioning the site will create a 3-foot setback on the west side of the site, which is an internal lot line. In the multi-dwelling zones, under alternative development options (33.120.170.D) lots created for detached houses can have setbacks of 3 feet on internal lot lines if the lots are at least 25 feet wide.. This provision applies to the lot line between Parcel 1 and Parcel 2 because single dwelling lots are proposed and the lots are wider than 25 feet. However, there is an eave extension on the west side of the house that extends one foot into the 3-foot setback for a length of 10-feet. Minor extensions into setbacks are allowed under certain conditions (33.120.220.D. *Extensions into setbacks*) but they must be at least 3 feet from the property line. An adjustment is therefore required to allow a side setback of 2 feet for the eave extension on the existing house.

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the zoning code regulations may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

33.805.40 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F., below, have been met. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

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

Findings: The purposes of the setback standards in multi-dwelling zones that are relevant to this adjustment are to:

- maintain light, air, separation for fire protection, and access for firefighting;
- reflect the general building scale and placement of multi-dwelling development in the City's neighborhoods;
- promote a reasonable physical relationship between residences;
- promote options for privacy for neighboring properties;
- provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and \

Approving the adjustment will equally meet the purpose of the regulation because:

- The slight eave overhand will not limit access to light and air and will not interfere with fire access
 - The house has a simple design with little ornamentation. Removing the eave would have a more detrimental visual impact than keeping it
 - The eave will have no impact on privacy since it does not now limit or affect views from windows.
 - The zone is intended for a more built-up character and houses relatively close together are typical of higher density zones. In addition, this is the last residential lot at the west end of Ellis St. and there are commercial uses on the west side of the site. Therefore 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. Allowing the adjustment for the 10 foot section of eave will ensure that the character of the house is preserved and will continue to fit into the neighborhood. Many of the older houses on the street are built close to property lines and do not meet current development standards. From the sidewalk, the eave extension is barely noticeable and seems consistent with the design of the house. The new house on Parcel 1 will have a 5-foot rather than the allowed 3-foot setback, so there will be more space between the buildings than the Zoning Code requires. This criterion is met because allowing the eave to remain on the house will not change the livability or appearance of the neighborhood.

- 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 proposed so this criterion does not apply.

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

Findings: This criterion does not apply because there are no identified City-designated scenic resources or historic resources on the site

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

Findings: The impacts of this adjustment are negligible so no mitigation is needed. This criterion is met.

- 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: This criterion does not apply because the site is not in an environmental zone.

Summary This adjustment to allow a 2 foot setback for the eave on the north side of the existing house on Parcel 2 meets the applicable criteria and therefore can be approved.

DEVELOPMENT STANDARDS

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

Parcel 2 has met the requirements for an exemption for one on-site parking space per 33.266.110.B.3 *Exceptions for sites well served by transit* as discussed below:

- The applicant has provided an example of a building footprint for Parcel 1 that meets all applicable setback requirements and is oriented towards the street. However, on Parcel 2, the existing house will no longer be able to meet side setback standards and it will no longer have a parking space. In multi-dwelling zones, under *Alternative Development Options* (33.120.170.D), for land divisions that create lots for detached houses, a 3-foot setback is allowed on internal lot lines if the lot is at least 25 feet wide.. This provision applies to this site because single dwelling lots are proposed and the lots are greater than 25 feet wide. However, there is an eave along the north 10 feet of the house that extends one foot beyond the 3 foot setback. This encroachment is not allowed by right and must be approved through an adjustment review. The Adjustment Approval Criteria are discussed at the end of the report and shown to be met.
- One parking space is required for each parcel. Parcel 2 will no longer have a parking space because the garage will be demolished. The new house on Parcel 1 will have one parking space. The Zoning Code requires one off-street parking space per residential units in all zones but here is an exception to the requirement if there is peak hour transit service

within 500 feet of the site (as defined by the Zoning Code (33.266.110.B.3 *Exceptions for sites well served by transit*). The applicant is proposing to use this exception to for Parcel 2 and has submitted information to verify that there is 20 minute peak hour service via TriMet buses #10 and #71 (*Exhibit A.9*).

- With the two exceptions discussed above the plans submitted have demonstrated that the proposed lot(s) can accommodate a reasonably sized house and garage while meeting the development standards of the zoning code.

33.120.270.D Alternative Development Options Detached Houses

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

Existing development that will remain after the land division.

33.120.280.B.3 Accessory Structures General Standards

- The existing house on the site will remain and be located on Parcel 2. This will leave the garage, an accessory structure, on Parcel 1. Accessory structures are allowed on a site only in conjunction with a primary building and may not exist on a site prior to the construction of the primary structure. If this occurs as a result of a land division, as in this case, the applicant may execute a covenant with the City that requires the owner to remove the structure if, within two years of final plat approval, a primary structure has not been built and completed a final inspection. The covenant must meet the requirements of 33.700.060.
- At this time the applicant has not indicated that a covenant will be executed. Therefore the garage must be demolished. This will require the demolition permit to be finalized prior to final plat approval.

Conformance with Development Standards.

- The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R1 zone. Per 33.700.015, if a proposed land division will cause conforming development(the existing house) 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*.) One adjustment to a side setback was requested and approved. Therefore this criterion is met

OTHER TECHNICAL REQUIREMENTS

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

Bureau	Code Authority	Topic	Contact Information
Water Works	Title 21	Water availability	503-823-7404 http://www.water.ci.portland.or.us/
Environmental Services	Title 17; 2008 Stormwater Manual	Sewer availability Stormwater Management	503-823-7740 http://www.bes.ci.portland.or.us/
Fire Bureau	Title 31 Policy B-1	Emergency Access	503-823-3700 http://www.fire.ci.portland.or.us/

Bureau	Code Authority	Topic	Contact Information
Transportation	Title 17, Transportation System Plan	Design of public street	503-823-5185 http://www.trans.ci.portland.or.us/
Development Services	Titles 24 –27, Admin Rules for Private Rights of Way	Building Code, Erosion Control, Flood plain, Site Development & Private Streets	503-823-7300 http://www.bds.ci.portland.or.us.

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

The applicant must meet the requirements of Urban Forestry for street tree planting along the frontages of both lots. Street trees will be reviewed during building permit application for the new house. Street trees must be planted along the frontage of Parcel 2 after street improvements are complete and before final plat. Street tree planting inspection will be required before trees are planted. For Parcel 1 this will be after street improvements are complete. See Exhibit E.6 for more details.

A complete Life Safety plan review will be required at the time of building permit submission. See Exhibit E7 regarding fire-rated construction for eaves less than three feet to a property line.

The applicant must meet the requirements of the Fire Bureau regarding building heights over 30 feet and the width of aerial fire apparatus access roads and their proximity to buildings (see Exhibit E.4). These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1

CONCLUSIONS

The applicant has proposed a two lot partition, as shown on the attached preliminary plans (Exhibits C.8 and C.9). As discussed in this report, the relevant standards and approval criteria have been met or can be met with conditions. The primary issues identified with this proposal are: street improvements, a side setback adjustment for eaves, transit service exemption and the stormwater system for existing house. With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the side setback on Parcel 2 to allow the eave on the existing house to extend to within two feet of the west property line.

Approval of a Preliminary Plan for a two-lot partition that will result in two lots for detached houses or duplexes as illustrated in **Exhibits C.8** and **C.9**, subject to the following conditions:

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

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- The approved stormwater system for the existing house to remain on Parcel 2.
- The proposed interior side setbacks for both if the reduced setback provisions of *Section 33.120.270.D.1* are to be used.
- Dimensions of existing structures or other features and their distances from property lines
- The 3-foot by 32-foot Gas Easement on Parcel 1 for the benefit of Parcel 2, annotated as to purpose and development restrictions that apply within the easement area.
- Any other information specifically noted in the conditions listed below.

C. The Final Plat must show the following:

1. A utility easement for the gas line on Parcel 1 for the benefit of Parcel 2, if required by the gas provider.
2. Street dedication sufficient to meet City standards for pedestrian corridor improvements.

D. The following must occur prior to Final Plat approval:**Streets**

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of SE Ellis St. The applicant must obtain an approved Right Of Way permit from the Bureau of Transportation Engineering and Development Review to install the required sidewalk and planter strip. The improvements along the frontage of Parcel 2, where the existing house will be retained, must be constructed prior to final plat approval. The improvements along the frontage of Parcel 1 may constructed at the time of new development on the lot.

Existing Development

2. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 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.
3. The applicant must meet the requirements of Site Development for the stormwater systems on the existing house to remain on Parcel 2. Specifically, the gutters and downspouts must function properly, and they 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 Site Development, the applicant must obtain finalized plumbing permits for this work prior to final plat approval.
4. The applicant must plant street trees in the planter strip adjacent to Parcel 2 after street improvements are complete. Street trees will be chosen from the City's approved street tree list. Tree size requirements for residential sites are to be 2-inch caliper. The applicant may contact Urban Forestry at 503.823.4018 prior to tree selection to discuss the species of trees that are permitted and to obtain a planting permit. Urban Forestry must inspect and approve the newly planted trees prior to final plat approval.
5. The applicant must meet the requirements of Life Safety for fire rating eaves less than 3-feet from a property line prior to final plat approval

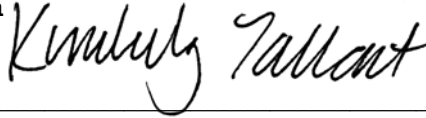
Other requirements**D. The following conditions are applicable to site preparation and the development of individual lots:**

1. Development on Parcels 1 and 2 shall be in conformance with the applicant's arborist report (*Exhibit A.3*). Specifically, trees numbered 1 and 2 are required to be preserved, with the root protection zones indicated on *Exhibit C.8*. Tree protection fencing is required along the root protection zone of the tree on Parcel 1 and on Parcel 2. 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 provide a fire accessway to the satisfaction of the Fire Bureau or the height of the new structures shall be limited to 30 feet, measured to the gutter line.
3. The minimum and maximum density for the lots in this land division are as follows:

Lot	Minimum Density	Maximum Density
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1	1 unit	2 units
2	2 units	2 units

Staff Planner: Sue Donaldson



Decision rendered by: _____ **on May 12, 2010**

By authority of the Director of the Bureau of Development Services

Decision mailed May 17, 2010

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

Procedural Information. The application for this land use review was submitted on January 26, 2010, and was determined to be complete on March 11, 2010.

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 26, 2010.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 10, 2010.**

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

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

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

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 28, 2010** at 1900 SW Fourth Ave. Appeals may be filed Tuesday through Friday on the first floor in the Development Services Center until 3 p.m. After 3 p.m. and on Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Low-income

individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7617 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.ci.portland.or.us.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301 or phone 1-503-373-1265 for further information.

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

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

Recording concurrent approvals. The preliminary land division approval also includes concurrent approval of an **Adjustment to side building setback standards** for Parcel 2. This other 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 these concurrent land use reviews. 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. 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 approvals were necessary for the land division to be approved: Adjustment to reduce side setback to three feet. 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.

All other concurrent approvals expire three years from the date rendered, unless a building permit has been issued, or the approved activity has begun. Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

EXHIBITS

Not Attached Unless Indicated

A. Applicant's Statement

1. Project Narrative
 - a. Land Division criteria
 - b. Adjustment Criteria
2. Neighborhood Contact letter and verification dated January 11, 2010
3. Tree Assessment dated January 5, 2010
4. Response to incomplete application letter dated March 9, 2010
5. Stormwater Drainage Calculations dated April 1, 2010
6. Photographs of splash blocks (existing house)
7. On-site cesspool disclaimer
8. Photos of house – with overhanging eaves
9. Frequent Transit Service verification

B. Zoning Map (*attached*)

C. Plans/Drawings:

1. Existing Conditions, tree survey and lot layout
2. Plans for proposed houses
3. Eave detail (fire rating)
4. Existing Conditions dated Jan 26, 2010
5. Proposed site Plan, dated Jan 26, 2010
6. Proposed Utilities and Stormwater Plan, dated Jan 26, 2010
7. Existing Conditions, dated March 9, 2010
8. Proposed Site Plan, dated March 9, 2010 (*attached*)
9. Proposed Utilities and Stormwater Plan, dated March 9, 2010 (*attached*)

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

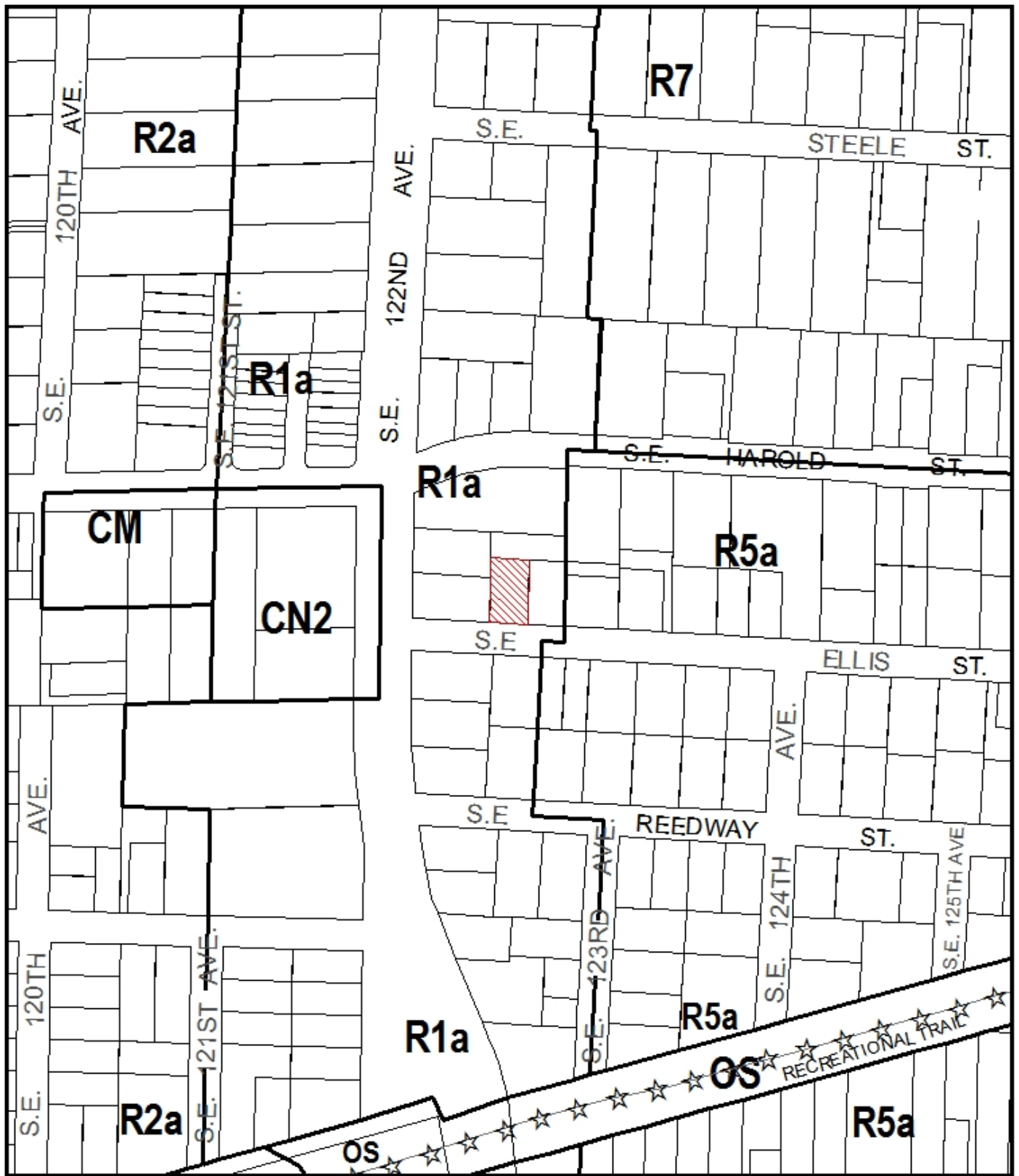
1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Bureau of Parks, Forestry Division
7. Life Safety Plans Examiner

F. Correspondence:

None

G. Other:

1. Original LU Application
2. Site History Research
3. Incomplete Letter
4. Aerial Photo of Site and Vicinity



ZONING



Site



NORTH

This site lies within the:
JOHN SON CREEK BASIN PLAN DISTRICT

File No. LU 10-106499 LDP AD

1/4 Section 3643

Scale 1 inch = 200 feet

State_Id 1S2E14CB 2100

Exhibit B (Jan 27, 2010)

PROPOSED SITE PLAN

DATE: MARCH 9, 2010 SCALE: 1"=10'
FOR: FREDERICK SHERVEY

FOR: **FREDERICK SHERVEY**

NOTES

1. THERE IS NO OFF-STREET PARKING PROPOSED FOR THE EXISTING HOUSE ON PARCEL 2.
2. THERE IS A PROPOSED 10' x 20' DRIVEWAY AND GARAGE PROPOSED FOR THE NEW HOUSE ON PARCEL 1.
3. A SETBACK ADJUSTMENT TO 3.0 FEET IS BEING APPLIED FOR THE NEW PROPERTY LINE TO THE WEST SIDE OF THE EXISTING HOUSE ON PARCEL 2.
4. AS OF MARCH 2, 2010, NO SPLASH BLOCKS HAVE BEEN INSTALLED AT THE HOUSE.
5. THE PROPOSED STREET SIDEWALK IMPROVEMENTS WILL DRAIN INTO THE PROPOSED PLANTER AND VEGETATED FILTER STRIP.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1988
STEVEN P. BUCKLES
2231
RENEWABLE E: 12/31/11

LEGEND

C = CENTERLINE

GC = CONCRETE CURB
CQA = CONCRETE DRIVEWAY APPROX
CDA = DOWNSPOUT
DS = EDGE OF CONCRETE
EC =
M.C.D.R. = MULTNOMAH COUNTY DEED RECORDS
PPL = PROPOSED PROPERTY LINE
RPZ = ROOT PROTECTION ZONE
SB = SPLASH BLOCK
SD = STORM DRAINAGE LINE
SF = SQUARE FEET

REMOVED:

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
Fax: (503) 408-2370

DATE: MAR. 9, 2010	FILE: S09068--SITE.C
DRAWN BY: SPD	JOB NO. S09068

LU 10-106499 LDP AD
Exhibit # **C8**

