



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

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Date: October 7, 2019
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NOTICE OF A TYPE II_x DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

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

CASE FILE NUMBER: LU 19-186071 LDP

GENERAL INFORMATION

Applicant: Sarah Radelet | Strata Land Use Planning
Po Box 90833 | Portland, OR 97290
sarah@stratalanduse.com

Owner: Albert Nguyen
12101 SE Sovereign Dr | Happy Valley, OR 97086

Owner: To Nguyen & Chien Nguyen
10225 SW Broodside Pl | Tigard, OR 97223

Representative: Merry Tran,
Po Box 86765
Portland, OR 97286

Site Address: 13975 SE Schiller St

Legal Description: LOT 13, VICTORYDALE
Tax Account No.: R863200490
State ID No.: 1S2E14AA 02301
Quarter Section: 3544
Neighborhood: Powellhurst-Gilbert, contact at pgnaboard@gmail.com
Business District: Midway, contact info@midwaybusiness.org.
District Coalition: East Portland Community Office, contact Victor Salinas at 503-823-6694.

Plan District: Johnson Creek Basin
Zoning: R5a (Single Family Residential 5,000 with “a” alternative design density overlay)

Case Type: LDP (Land Division Partition)
Procedure: Type Iix, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing a 3-lot land division on this 20,000 sq. ft. site. Proposed Parcels 1 and 2 will measure 6,000 sq. ft. in area and accommodate detached dwelling units. Parcels 1 and 2 will have frontage along SE 140th Ave. Proposed Parcel 3 will be a corner lot (with frontage along SE 140th Ave and SE Schiller St.) and measure 8,000 sq. ft. Duplex development is currently proposed on Parcel 3 as allowed per Zoning Code section 33.110.240.E. The applicant is proposing to protect a 22" diameter Weeping Willow Tree on Parcel 1 in order to meet the Tree Preservation requirements of Zoning Code section 33.630.100.

This partition proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; (2) two or three lots are proposed; and (3) the site is located within a Potential Landslide Hazard (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create 3 units of land (3 parcels). Therefore, this land division is considered a partition.

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

FACTS

Site and Vicinity: The site is vacant and slopes downward from east to west. The site has several mature trees and a large elderberry bush. The site abuts an unimproved dead-end public street along its eastern property boundary (SE 140th Ave) which has a 12 ft. gravel roadway. The site also abuts SE Schiller St. along its southern lot line, SE Schiller St. has a paved roadway with no curbs or sidewalks. The homes surrounding the site are made up of predominantly single-family homes of various types. The home located directly north of the site was constructed in 1958 per City Records. The home located on the lot directly west of the site was constructed in 1953 per City Records. The properties abutting the site to the north and west, along with the lot directly east of the site (across SE 140th Ave) are all oversized lots that are further dividable per the current R5 zoning.

Infrastructure:

- **Streets** –The site has approximately 200 feet of frontage on SE 140th Avenue and approximately 100 feet of frontage on SE Schiller St. The site is vacant. At this location, SE 140th Avenue and SE Schiller St. are classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 1,100 feet from the site at SE Holgate Blvd. via Bus 17.

SE Schiller St. has a 32-foot curb to curb paved surface within a 60-foot right-of-way with parking on both sides. SE Schiller St. does not have any sidewalks or planter areas. There is approximately 14 ft. of right of way located behind the curb.

SE 140th Ave is unimproved with a 12 ft. wide gravel roadway within a 60-foot right-of-way.

- **Water Service** – There is an existing 6-inch CI water main in SE 140th Avenue and SE Schiller St.
- **Sanitary Service** - There are existing 8-inch PVC public sanitary sewer lines in SE 140th Avenue and SE Schiller St.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: The R5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

The "a" overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This land division proposal is not using any of the provisions of the "a" overlay.

The Johnson Creek Basin plan district provides for the safe, orderly, and efficient development of lands which are subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services.

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

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

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 1, 2019**. Eight written responses have been received from notified property owners in response to the proposal (Exhibit F.1-F.8).

Neighborhood comments: The Neighborhood letters expressed concern about the condition of SE 140th Ave since it is an unimproved gravel road with no turnaround where it terminates near the public right of way associated with SE Holgate Ct.

One letter (Exhibit F.1) noted that large vehicles (such as trash trucks) back down SE 140th Ave to gain access back onto SE Schiller St. This letter noted that it hoped the development proposed will improve the condition of SE 140th Ave for additional traffic. This letter also had concerns about the infiltration tests submitted by the applicant and noted that the site appears to have a significant water source. The letter noted the presence of "Wilson Creek" that the letter indicated likely runs under the property. Overall, this letter requested that SE 140th Ave is paved for the length of the site, the letter also expressed concern regarding on-street parking for Parcels 1 and 2, requesting that the driveway for these lots are long enough to accommodate expected occupants. The letter also expressed concerns regarding the status of the existing mail boxes near the corner of SE Schiller St. and SE 140th Ave. The letter requested that these boxes are left alone or replaced. Last, this letter expressed concern regarding the duplex proposed on Parcel 3 since no other duplexes are located on this street.

An additional letter (exhibit F.2) expressed concern about a "significant water issues" running through property. This letter indicated it would be preferable for two news lots on the site instead of three as proposed. This letter also indicated that they wanted to see street improvements on SE 140th Ave with appropriate stormwater management facilities due to the additional traffic generated by the proposed development. Additional comments received (Exhibit F.3) indicated that the intersection of SE Schiller St. and SE 140th Ave is "very dangerous" and provided a photo to highlight this point, this same person indicated (Exhibit F.4) that the applicant should reduce the proposal to 2 lots instead of 3 due to the traffic impact on the neighborhood. Additional comments received (Exhibit F.5) indicated that they thought that anyone building structures on SE 140th Ave would be required to do road improvements.

Another set of comments received (Exhibit F.6) had concerns about the additional density requirements in the City of Portland between close in and outer neighborhoods, noting that close in neighborhoods have local access to services and short commutes and therefore can tolerate more density. This letter noted that the outer neighborhoods had neither. This letter also indicated that SE 140th Ave should be widened to allow 2 lanes of traffic and on-street parking and that any street improvements required along SE 140th Ave should address

stormwater runoff. The letter also indicated that soil and water samples were taken in the summer and should be taken in the winter/spring. An additional letter (Exhibit F.7) expressed concerns about the future height of the new homes on this site, which could restrict views. This letter also noted that on-street parking is a concern, especially if SE 140th Ave is not improved since this letter indicated that were concerns cars will be parking on a very narrow gravel road. This letter expressed concern regarding stormwater management and requested that catch basin are installed to control run off. The last letter received (Exhibit F.8) expressed concern regarding the water testing done at the site since the samples were not taken during the rainy season.

BDS response: The comments received from the Neighbors were passed onto the Portland Bureau of Transportation (PBOT), the Bureau of Environmental Services (BES) and the applicant/owner of the subject property for review. PBOT regulates public street requirements and determines whether street improvements are required in correlation with new development. BES regulates stormwater management. Many of the Neighborhood comments are addressed in the findings associated with this staff report. In regard to PBOT requirements associated with SE 140th Ave and SE Schiller St, please see the findings on pages 8-9 of this report under the Transportation Impact Criteria, (33.641) for details. In addition, please see the findings on pages 11-12 of this report under the findings for Width and Elements of Right of Way Criteria (33.654.120.B&C) for additional details. In regard to stormwater management, please see the findings on page 10 of this report for additional information.

It should be noted, it appears there is approximately 30' between the 12' gravel roadway in SE 140th Ave and the front lot line of Lots 1-3. This unimproved area in the public right of way is currently covered in grass cover. Any lot with driveway access from SE 140th Ave will be required to connect their onsite driveway to the gravel roadway in SE 140th Ave, based on PBOT's requirements. This will provide an additional 30' of driveway area within the existing public right of way to connect to the onsite parking space required on each lot. Therefore, it is estimated that each lot utilizing SE 140th Ave for driveway access will have space for at least two on-street parking spaces within the portion of their driveway connecting onsite parking to the 12' gravel roadway in SE 140th Ave.

In regard to impact on the existing the mail boxes located near the corner of SE Schiller and SE 140th Ave, the sidewalk improvements required where these mail boxes are located will trigger the need for the mail boxes to be re-located. The City of Portland does not regulate mail boxes; however, it is assumed that prior to frontage improvements being constructed along SE Schiller St. the applicant/owner will need to coordinate with the owners of the mail boxes and the Post Office on a new acceptable location for these items.

In regard to density, please see the findings on pages 5-6 of this report. The density proposed is allowed by right per the Zoning Code. In addition, the Zoning code allows duplexes on corner lots in single family residential zones throughout the City of Portland per Zoning Code section 33.110.240.E. In regard to the future height of new homes on these lots, the Zoning Code restricts maximum height in this zone to 30' per Zoning code section 33.110.215 (table 110-3). This requirement will be regulated in association with any future building permits submitted for new development on these lots and is not subject to this review.

In the addition, the letters had indicated the presence of a stream under the site and potential water near the Willow Tree located on Parcel 1. However, based on the applicants Geotechnical Report (Exhibit A.2) no streams were identified on the site. In addition, City staff conducted several site visits on 9/10/19 and 9/24/19 and did not find any signs of a stream, seep, spring or wetland at the site. In addition, BES staff conducted a site visit and could find no sign of a drainageway on the site (see Exhibit E.1).

Overall, as part of this review, staff can only address comments received that are relevant per the applicable approval criteria in the Zoning Code. As indicated above, many of the comments received are addressed in the findings within this report. However, some of the concerns that were submitted, such as density concerns between close in and outer neighborhoods in the

City of Portland were not relevant for the purpose of this review based on the applicable approval criteria.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

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

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

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
J	33.640 - Streams, Springs, Seeps and Wetlands	No streams, springs, seeps or wetlands are evident on the site. The applicants Geotechnical report (exhibit A.2) noted that they did not identify any signs of streams. In addition, City staff did not observe any streams, springs, seeps or wetlands during their site visit. BES staff also did not observe any drainageways (Exhibit E.1).
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.
	33.655 - School District Enrollment Capacity	The proposal is for less than 11 lots or is not in the David Douglas School District.

Applicable Approval Criteria are:**A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.**

Findings: Chapter 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones. Based on the applicant's survey, the site area is 20,000 square feet. The maximum density in the R5 zone is one unit per 5,000 square feet.

Because the site is within the potential landslide hazard area there is no minimum density.

The site has a maximum density of 4 lots. The applicant is proposing 3 lots. Two lots for detached single dwelling development (Parcels 1 and 2) and one lot (Parcel 3) which will allow a duplex (as currently proposed) or detached single dwelling development. Zoning Code section 33.110.240.E allows duplexes on corner lots in the R5 zone if the minimum lot dimension standards are met.

The density standards are therefore met.

The lot dimensions required and proposed are shown in the following table:

	Min. Lot Area (square feet)	Max. Lot Area (square feet)	Min. Lot Width* (feet)	Min. Depth (feet)	Min. Front Lot Line (feet)
R5 Zone	3,000	8,500	36	50	30
Parcel 1	6,000		60'	100'	60'
Parcel 2	6,000		60'	100'	60'
Parcel 3	8,000		80'	100'	80'

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

The findings above show that the applicable density and lot dimension standards are met. Therefore, this criterion is met.

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

Findings: The regulations of Chapter 33.630 require that trees be considered early in the design process with the goal of preserving high value trees and, when necessary, mitigating for the loss of trees.

To satisfy these requirements, the applicant must provide a tree plan that demonstrates, to the greatest extent practicable, the trees to be preserved provide the greatest environmental and aesthetic benefits for the site and the surrounding area. The tree plan must also show that trees are suitable for preservation, considering the health and condition of the tree and development impacts anticipated. Tree preservation must be maximized, to the extent practicable, while allowing for reasonable development considering the intensity of development allowed in the zone and site constraints, including existing utility easements and requirements for services and streets.

Trees that are healthy, native and non-nuisance species, 20 or more inches in diameter and in tree groves are the highest priority for preservation. Additional considerations include trees

that are slower growing native species, buffering natural resources, preventing erosion and slope destabilization and limiting impacts on adjacent sites.

Some trees are exempt from the requirements of this chapter, if they are unhealthy, a nuisance species, within 10 feet of a building to remain on the site, within an existing right-of-way, or within an environmental zone.

In order to identify which trees are subject to these requirements, the applicant provided a tree survey (Exhibit C.1) that shows the location and size of trees on and adjacent to the site. The applicant also provided an arborist report (Exhibit A.6) that identifies each tree, its condition and suitability for preservation or its exempt status, and specifies a root protection zone and tree protection measures for each tree to be preserved.

Based on this information, two trees, which provide a total of 30 inches of tree diameter are subject to the preservation requirements of this chapter.

The tree proposed for preservation (Tree #1, 22" Willow) is in good condition is a non-nuisance species and is more than 20 inches in diameter. The proposed root protection zones for the trees to be retained will allow for the type of development anticipated in the R5 zone and will not conflict with any existing utility easements, proposed services or site grading.

The applicant proposes to retain all of the trees that are 20 or more inches and 22 inches of the total tree diameter, so the proposal complies with:

Option 1: Preserve all of the trees that are 20 or more inches in diameter and at least 20 percent of the total tree diameter on the site.

In addition, the applicant's arborist report has also identified two trees (tree #3 a 6" Apple and Tree #5 a 19" apple) on the adjacent site to the north that are within 15 feet of potential disturbance area on the proposed lots. In order to protect the off-site trees from construction impacts, the arborist recommends a 6' Root Protection zone (RPZ) for tree #3 (tree #5 will be protected with the RPZ of tree #1), which is reflected on the tree preservation plan.

Based on these factors, no additional mitigation is warranted to satisfy the approval criteria.

In order to ensure that future owners of the parcels are aware of the tree preservation requirements, the applicant must record an Acknowledgement of Tree Preservation Land Use Conditions, at the time of final plat. The acknowledgement must identify that development on Parcel 1 must be carried out in conformance with the Tree Preservation Plan (Exhibit C.1) and the Arborist Report (Exhibit A.6).

With the implementation of the noted conditions, the approval criteria will be met.

At the time of development, the individual parcels must also meet the Title 11-Tree Code provisions, which require a specific amount of site area for tree planting based on the size of the property and the scale of the development. The trees to be retained as part of this review may be applied toward meeting those Title 11 requirements.

D. Potential Landslide Hazard Area. If any portion of the site is in a Potential Landslide Hazard Area, the approval criteria of Chapter 33.632, Sites in Potential Landslide Hazard Areas, must be met.

Findings: A portion of this site is located within the Potential Landslide Hazard Area. The approval criteria state that the lots, buildings, services, and utilities must be located on parts of the site that are suitable for development in a manner that reasonably limits the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site.

In order to evaluate the proposal against this criteria, the applicant has submitted a Landslide Hazard Study of the site and proposed land division and an Engineering Geologic Hazard & Infiltration Test Report prepared by a Certified Engineering Geologist and a Geotechnical Engineer (Exhibits A.2 and A.3).

Site Development, the division of Development Services that makes determinations regarding soil stability, has evaluated the Landslide Hazard Study and concurred with the recommendations. The report indicates that the site is suitable for development and the proposal reasonably limit the risk of landslide potential on the site and other properties in the vicinity given the soil composition, topography, and other risk factors. The Geotechnical report noted "It is our opinion that the referenced property is geotechnically sound and suitable for the proposed lot division and development. Our opinion is based on our landslide hazard review and our assumption that recommendations in this report are followed." (exhibit A.2)

Site Development notes that further geotechnical evaluation may be required for specific building plans at the time of construction plan review.

Based on these factors, this criterion is met.

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

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.

Additionally, where geologic conditions or historic uses of the site indicate that 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 to make the lots suitable for their intended uses and the provision of services and utilities.

Clearing and Grading:

In this case, the site is located in the Potential Landslide Hazard area. Therefore, the clearing and grading associated with preparation of the lots must occur in a way that will limit erosion concerns and assure that the preserved trees on the site will not be disturbed.

A Preliminary Clearing and Grading Plan was not submitted with the land division application; however, the applicant did submit a Landslide Hazard Report (Exhibit A.2) that describes how clearing and grading should occur on the site to minimize erosion risks. The applicant also provided a Tree Protection Plan (Exhibit C.1) that designates areas on the site where grading should not occur in order to protect the roots of the trees on the site and on the adjacent site that will be preserved and/or protected and an arborist report (Exhibit A.6) that further discusses grading on the site. These reports generally have recommendations regarding site preparation including that undocumented fill must be removed and replaced with structural fill; if construction occurs during wet weather, the exposed soils should be protected. Overall, the Landslide Hazard Study noted that future development on the site must follow the recommendations of the report.

The geotechnical engineer recommended that the amount of grading work occurring on the site be minimized as much as possible. It is anticipated that the grading will primarily involve excavating for the foundations of the new houses and trenching for the utilities but will not include mass grading of the site to alter the existing contours. Following the recommendations of the Landslide Hazard Study will help to limit erosion and sedimentation concerns.

In addition, no clearing and grading will be permitted within the root protection zone of the tree on the site that are required to be preserved. In addition, the applicant's arborist report has also identified two trees (tree #3 a 6" Apple and Tree #5 a 19" apple) on the adjacent site to the north that are within 15 feet of potential disturbance area on the proposed lots. In order to

protect the off-site trees from construction impacts, the arborist recommends a 6' Root Protection zone (RPZ) for tree #3 (tree #5 will be protected with the RPZ of tree #1), which is reflected on the tree preservation plan. Protecting these trees will help limit erosion by assuring that the tree roots will help to hold the soil in place.

As shown above the clearing and grading anticipated to occur on the site can meet the approval criteria. At the time of building permit submittal on the individual lots a clearing, grading and erosion control plan will be submitted to the Site Development Section of the Bureau of Development Services. Site Development will review the grading plan against the applicant's Landslide Hazard Study as well as any additional geotechnical information required at the time of permit submittal to assure that the grading will not create any erosion risks. In addition, the plans will be reviewed for compliance with the applicant's tree protection plan and arborist report. This criterion is met.

Land Suitability: The site is currently vacant 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. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

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

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

In this case, the lots are oriented to an east-west (SE Schiller St.) and north-south (SE 140th Ave) street. Parcel 3 is a corner lot with frontage on both streets and will be wider than the other interior lots. If feasible, this criterion would require Parcel 1 (corner lot) to be narrower than Parcels 2 and 3.

However, the Solar Access Approval Criteria are superseded by other conflicting requirements in the 600's chapters of the Zoning Code, per 33.639.020. The proposed land division layout was in part dictated by the need to provide vehicle access to Parcel 3. PBOT generally requires that driveways be placed at least 25 feet from the intersection, so if proposed Parcel 3 were any narrower, it would be difficult to meet this Title 17 requirement. In addition, duplex development is currently proposed on Parcel 3, the solar access requirements only apply to single dwelling detached development. However, since the applicant is allowed to construct a single family detached home on parcel 3 at the time of development if desired (duplex is not required), planning staff felt it was important to note that this criterion can be met based on the findings noted above based on driveway placement.

Those other requirements supersede 33.639; therefore, the solar access criteria do not apply.

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

Findings: The transportation system must be capable of supporting the proposed development in addition to the existing uses in the area.

Evaluation factors include: safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced and measures to mitigate impacts may be necessary.

The Development Review Section of the Portland Bureau of Transportation (PBOT) has reviewed the application against the evaluation factors and has provided the following findings (see Exhibit E.2):

The applicant provided a written narrative addressing the transportation approval criteria above. The applicant proposes a 3-lot partition on a presently vacant lot. A duplex is proposed of the southern 8,000 square foot Proposed Parcel 3 on the corner, whereas the two northern parcels will each have a single-family home on a 6,000 square foot parcels fronting onto SE 140th Ave. Based upon trip generation estimates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, each proposed parcel is projected to generate one additional morning and evening trip, for approximately ten daily trips for each new parcel. The net addition of four single-family residences added to the transportation system resulting from the development will not adversely impact the operations of area intersections, as the proposed development adds few trips to the transportation network compared to existing volumes and is consistent with the zoning of the property. Therefore, the transportation system is capable of safely supporting the proposed development in addition to existing uses in the area and capable of maintaining acceptable levels of service.

The proposed project will install a City standard 11-ft sidewalk corridor abutting SE Schiller in addition to a new ADA corner; and has elected to pay into the Local Transportation Infrastructure Charge for SE 140th. Due to the low volume and limited number properties which abut the street, minimal traffic allows for safe movement of pedestrians and bicyclists to utilize the street, and connect to larger, more complete pedestrian and bicycle networks on surrounding streets. The site served by Tri-Met bus service #10-*Holgate* located within half mile of the site, which reduce impacts to the neighborhood and decrease dependence on single-vehicle trips. Therefore, the resulting proposed development will not negatively impact transit access or other transportation modes and will enhance pedestrian environment and safety.

On-street Parking Impacts: PBOT has been made aware of area neighborhood concerns regarding on-street parking impacts. For *Local Service* streets, the City's Public Right-Of-Way (ROW) document recommends a 56-ft ROW (including a BES Stormwater planter) to accommodate a 26-ft wide roadway with parking on both sides. The applicant's survey demonstrates the current 12-ft wide gravel roadway is placed slightly off-set to the east, within an existing 60-ft wide ROW. This current roadway presently serves five properties, with the proposal adding two lots to this street segment. The applicant proposes a shared driveway for the duplex on the corner lot, which will leave 40-ft on both sides of SE Schiller for on-street parking, or approximately four spaces. For the two parcels on SE 140th, each lot will provide an off-street parking space, and retain approximately 164-ft of on-street parking space available abutting the lots. Altogether, approximately 11 on-street parking spaces will be available, which maximizes on-street parking adjacent to the site and minimizes potential conflicts. Although unimproved, the limited traffic, low-volume nature of the street is consistent with a shared street environment in which a narrower roadway forces all users to a shared space which facilitates slower speed, eye contact, and safer environment. Likewise, residents are permitted to park within the unimproved portion of the existing ROW, outside of the roadway. However, if neighbors are having on-street parking issues, Parking Control would be the appropriate division to navigate neighborhood parking issues. Therefore, PBOT has no safety concerns with the existing roadway configuration.

Standard sidewalk corridor improvements will be required on SE Schiller St. to serve the proposed development (see criterion L. 33.654). This criterion is met.

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

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.

The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.

33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.

The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.

33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1

No stormwater tract is proposed or required. Therefore, criterion A is not applicable.

The applicant has proposed the following stormwater management methods:

- **Public Street Improvements:** As a condition of this land use approval, PBOT requires the applicant to improve the frontage of SE Schiller St. to City standards (discussed earlier in this report). A new sidewalk is required, but the curb already exists. BES has indicated that the sidewalk must be constructed so that it will slope towards the planter strip, allowing the stormwater runoff from the sidewalk to be deposited in a vegetated area, which meets the requirements of the Stormwater Management Manual.
- **Parcels 1-3:** Stormwater from these lots will be directed to individual drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells.

BES noted the following:

Staff reviewed the project's stormwater report from Sarah Radelet (July 26th, 2019) and Hydro Geo Environmental Inc (May 6th, 2019) and Landslide Hazard Study (LHS) from Terra Dolce Consultants (June 5th, 2019). The LHS includes infiltration test results of 15 - 18 inches per hour and concludes that onsite infiltration of stormwater runoff is not anticipated to contribute toward slope instability or landslide risk; therefore, the applicant proposes to infiltrate runoff from the development via infiltration facilities that can meet minimum setbacks as established in the facility design standards and Table 2-1 of the SWMM. The applicant has submitted sufficient documentation to show that infiltration will occur in native soils and infiltration facilities will be installed below the level of fill.

Based on the forgoing, these criteria and standards are met.

33.654.110.B.1 Through streets and pedestrian connections

Generally, through streets should be provided no more than 530 feet apart and pedestrian connections should be provided no more than 330 feet apart. Through streets and pedestrian connections should generally be at least 200 feet apart. The block on which the subject property is located meets the noted spacing requirements.

PBOT provided the following comment (Exhibit E.2):

The site is located on an intersection of established rights-of-way, within a developing grid pattern of an emerging neighborhood with many redundant connections surrounding the property. The subject site is located at an intersection of established rights-of-way, therefore

additional connections are not practical at this location.

The site is within the Portland Master Street Plan for the Southeast District, and no new street connections are shown at this location. Therefore, the proposal is consistent with the master street plan.

For the reasons described above, this criterion is met.

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

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

At this location, the City's Transportation System Plan (TSP) classifies both SE Schiller St and SE 140th Ave as *Local Service* for all modes. SE Schiller is improved with a 32-ft wide paved roadway within an approximate 60-ft wide ROW, in which there is approximately 14-ft of Right-of-Way (ROW) behind the curb. SE 140th Ave has a 12-ft gravel roadway within a 60-ft wide ROW and is lacking a curb and sidewalk.

In this case, PBOT has determined that sidewalk improvements must be made on SE Schiller St. in order to meet City standards ensure that safe pedestrian travel is possible to and from the proposed development.

For *Local Service* streets in the R-5 zone, the City's *Pedestrian Design Guide* requires an 11-ft wide pedestrian corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and 0.5-ft frontage zone. Neither frontage meets City standards for providing a pedestrian corridor.

Therefore, PBOT is requiring the following:

SE Schiller St.: Construct the abutting the pedestrian corridor to meet City standards above, with excess corridor width given to the frontage zone, plus the upgrading the corner to comply with current ADA Standards.

NE 140th Ave: For an unimproved *Local Service* traffic street within the R-5 zone, the City's public right-of-way document recommends a 56-ft ROW to accommodate a 26-ft wide roadway with parking on both sides, and 15-ft sidewalk corridors on each side, consisting of a 0.5-ft curb, 8-ft stormwater facility, 6-ft sidewalk, and 0.5-ft frontage zone. (*If a public stormwater management facility is not required within the pedestrian corridor, as determined by BES, the 8-ft stormwater facility may be reduced to a 4-ft furnishing zone.*)

Given the subject property is located on a *Local Service* traffic street and proposes a three-lot partition, the subject site and existing ROW conditions qualifies under PCC 17.88.090, implemented by Admin Rule TRN-1.26, for the payment into the Local Transportation Infrastructure Charge (LTIC).

Therefore, the applicant has two options to meet PBOT frontage requirements: 1) pay into the LTIC; or 2) construct frontage improvements for the entire width of the subject property to City Standards.

The applicant has indicated payment into the LTIC payment for the SE 140th Ave frontage. Payment and executed storm and street waivers of remonstrance (for participation in future street and storm sewer improvements) shall be completed at time of Final Plat approval.

With these requirements, three additional dwellings can be safely served by this existing street without having any significant impact on the level of service provided.

This criterion is met, subject to the following conditions:

Prior to Final Plat Approval: The applicant shall pay the Local Transportation Infrastructure Charge for SE 140th Ave and execute street and stormwater waivers of remonstrance.

At time of Building permit for Proposed Parcel 3 (corner lot): The applicant shall construct standard improvements behind existing curb, plus the corner abutting SE Schiller, under a Public Works Permit.

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

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

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

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review. 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 11 can be met, and those 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.

Existing development that will remain after the land division. The site is currently vacant, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R5 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

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

Bureau	Code Authority and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 11 –Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

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

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements; installing a new hydrant if fire hydrant spacing is not met; ensuring adequate hydrant flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement or applying the Fire Code exception is applicable and recording an Acknowledgement of Special Land Use Conditions that requires the provision of internal fire suppression sprinklers; fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1. Please note: The applicant submitted Fire Flow documentation that shows minimum fire flow requirements can be met (Exhibit A.8)
- The applicant must meet the requirements of Urban Forestry for street tree planting in the new planter strip adjacent to Parcel 3 along SE Schiller St. prior to building permit approval in correlation with the Public works permit required to construct these improvements.

Fee required for loss of street tree planting locations. 1 street tree is required for every 25 linear feet, per lot. New lot lines proposed are not evenly dividable by 25. Prior to lot division there is room for 12 street trees. After the proposed lot division, there will only be room for 11 trees. A fee for a 1.5" diameter tree is required for the permanent loss of 1 available planting space. Prior to final plat approval. This requirement is based on the standards of Title 11.

CONCLUSIONS

The applicant has proposed a 3-parcel partition, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions.

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

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 3-parcel partition that will result in two standard lots and one corner lot that can accommodate duplex development as illustrated with Exhibit C.1, subject to the following conditions:

A. The final plat must show the following:

1. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.5-C.6 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "An Acknowledgement of Special Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records."

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

Streets

1. The applicant must provide the required payment of the Local Transportation Infrastructure Charge (LTIC) that applies to the frontage of SE 140TH Ave and execute street and stormwater waivers of remonstrance and comply with all other applicable City Code provisions, administrative rules, and policies to the satisfaction of the Portland Bureau of Transportation.

Utilities

2. The applicant shall meet the requirements of the Fire Bureau demonstrating adequate hydrant spacing and installing a new fire hydrant if applicable. The applicant must contact the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.
3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.
4. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new houses if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

Required Legal Documents

5. If required per condition B.3 or B.4 above, the applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development to contain internal fire suppression sprinklers. The acknowledgement shall be referenced on and recorded with the final plat.
6. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcel 1. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.

Other requirements

7. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees – Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.

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

1. Development on Parcel 1 shall be in conformance with the Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.6). Specifically, trees number 1 is required to be preserved, with the root protection zones indicated on Exhibit A.6.

In addition, arborist oversight is required on Parcel 1 if new development is proposed within the RPZ of tree number 3 (located on adjacent lot to the north) that exceed the prescriptive path of Title 11 as specified in the Arborist report (A.6) and shown on Exhibit C.1.

Tree protection fencing is required along the root protection zone of the trees to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur if it meets the Tree Protection Specifications of 11.60.030.

2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontage of SE Schiller St. in association with new development on Parcel 3.
3. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.
4. If required, the applicant will be required to meet any requirements identified through a Fire Code Appeal/install residential sprinklers in the new dwelling units. Please refer to the final plat approval report for details on whether or not this requirement applies.

Staff Planner: Shawn Burgett

S. Burgett

Decision rendered by: _____ **on October 3, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed October 7, 2019

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 June 28, 2019, and was determined to be complete on July 29, 2019.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 28, 2019.

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 extended the 120-day review period 30 days (exhibit A.9). **The 150 days will expire on: 12/26/19.**

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 10/21/19** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

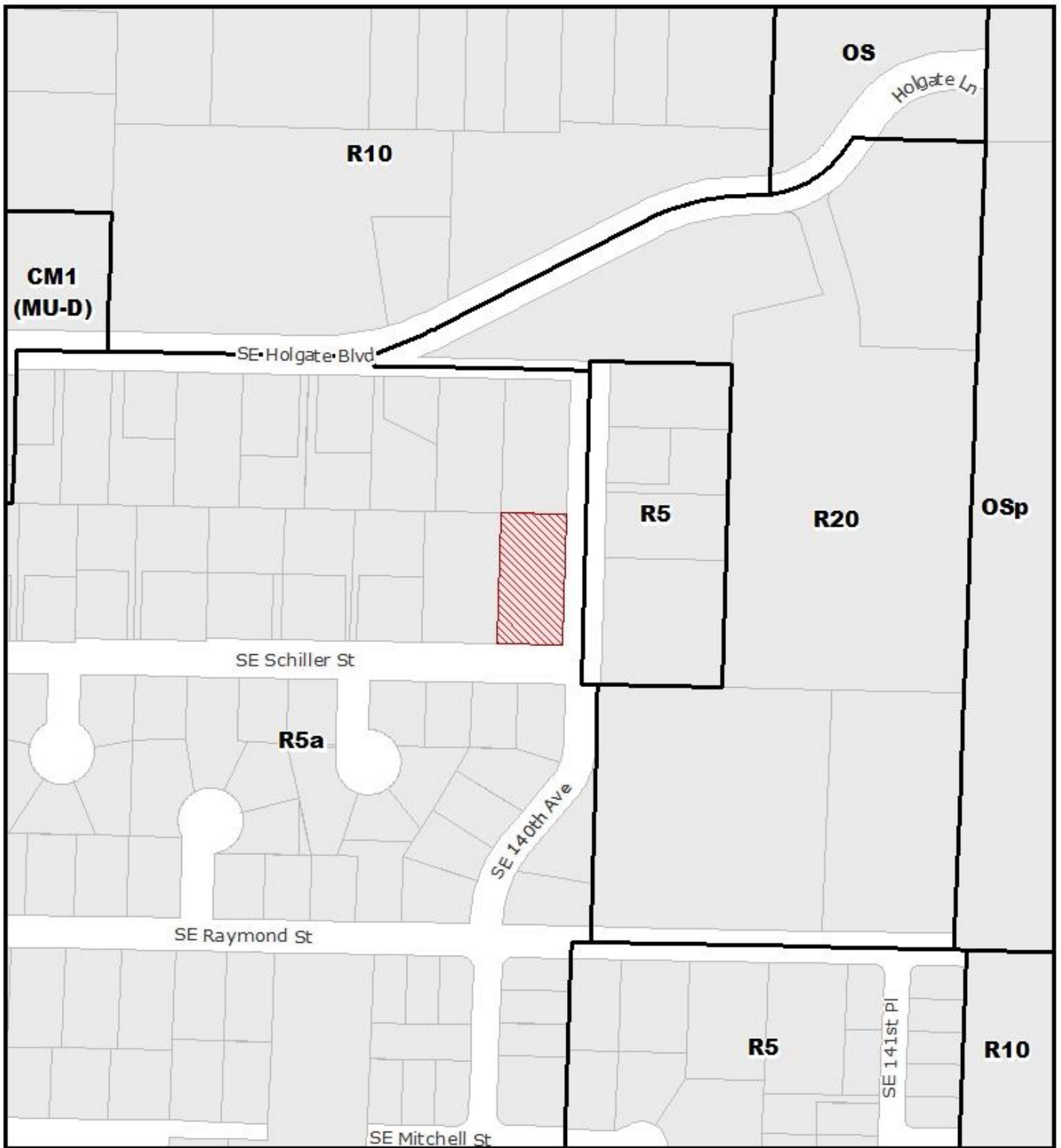
Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity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

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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicants Narrative
 - 2. Geotechnical Engineering Report and Landslide Hazard Study
 - 3. Engineering Geologic Hazard & Infiltration Test Report
 - 4. Expedited Land Division Acknowledgement
 - 5. Early Neighborhood Notification documentation
 - 6. Arborist report
 - 7. SIM form dated 7/26/19
 - 8. Fire Flow
 - 9. 30-day extension to 120-day clock
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing conditions survey
- 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
- F. Correspondence:
 - 1. Robert L. & Caren R. White, 4620 SE 140th Ave. Letter dated 8/15/19.
 - 2. Robert L. White, 4620 SE 140th Ave. Letter dated 8/20/19
 - 3. Bill & Diana Jungck, 4770 SE 140th Ave. E-mail received 8/21/19: junbd@comcast.net
 - 4. Diana Jungck, 4770 SE 140th Ave. E-mail received 8/29/19: junbd@comcast.net
 - 5. Bill & Diana Jungck, 4770 SE 140th Ave. E-mail received 8/27/19
 - 6. Alex Korobeinikov, 4640 SE 140th Ave. Email received 9/2/19: Kalex9@gmail.com
 - 7. Bill Jungck, 4770 SE 140th Ave. E-mail received 9/2/19: pmxbill@comcast.net
 - 8. Bill Christianson, 4645 SE 140th Ave. E-mail received 9/3/19:
billchristianson6878@comcast.net
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter dated

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

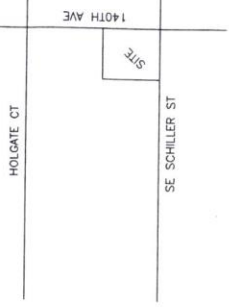


ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 JOHNSON CREEK PLAN DISTRICT

 Site

File No.	LU 19-186071 LDP
1/4 Section	3544
Scale	1 inch = 200 feet
State ID	1S2E14AA 2301
Exhibit	B Jul 03, 2019

VICINITY MAP
NOT TO SCALE

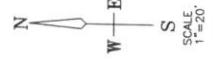
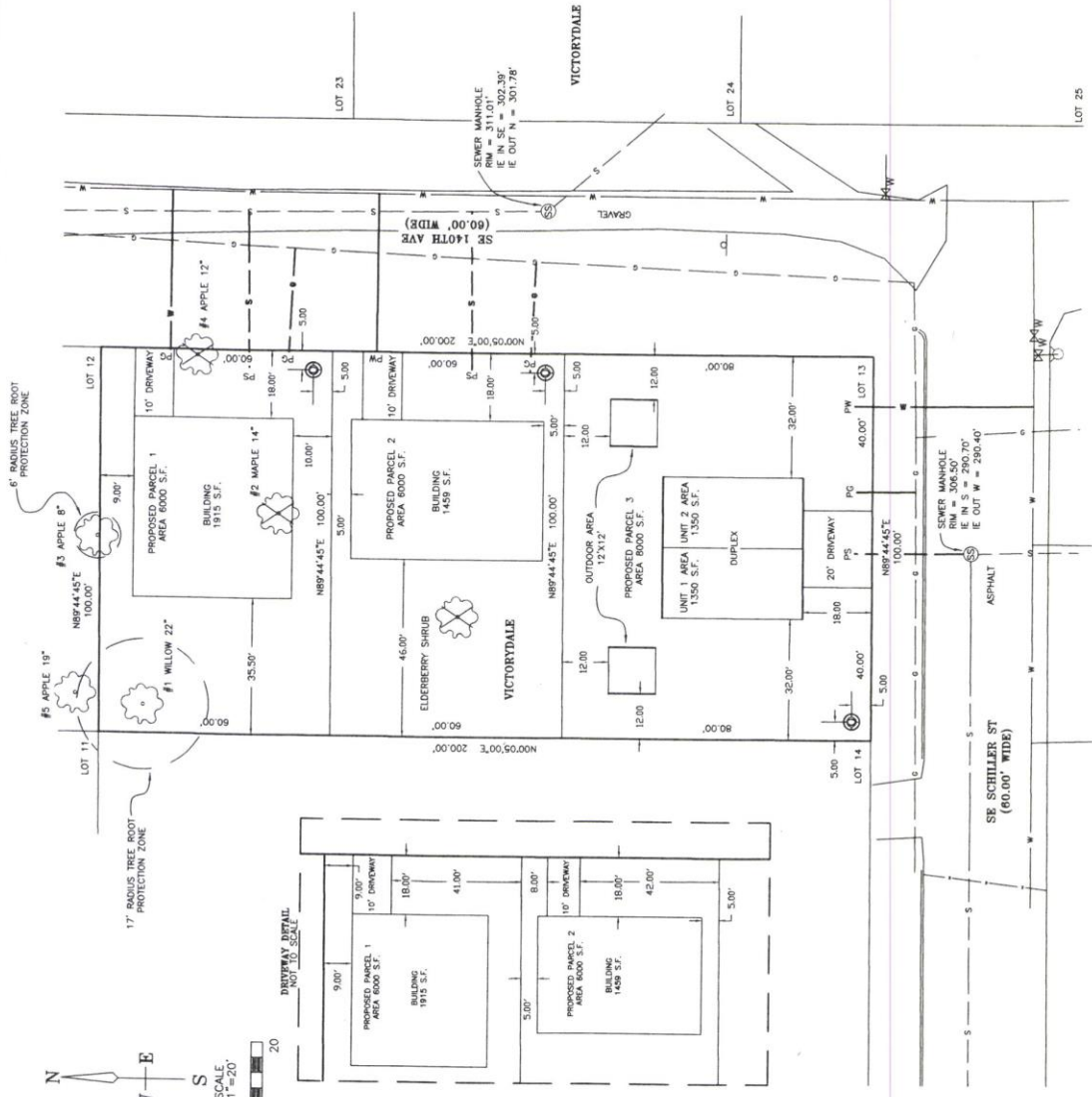


- SYMBOLS**
- ⊕ = POWER POLE
 - ⊕ = WATER VALVE
 - ⊕ = GAS VALVE
 - ⊕ = SANITARY SEWER MANHOLE
 - ⊕ = FIRE HYDRANT
 - W — = WATER LINE
 - G — = GAS LINE
 - E — = ELECTRIC LINE
 - S — = SANITARY SEWER
 - ⊕ = DECIDUOUS TREE
 - ⊕ = TO BE REMOVED
 - PW = PROPOSED WATER LINE
 - PG = PROPOSED GAS LINE
 - PS = PROPOSED SANITARY SEWER
 - D — = SIGN "HEAD END"
 - S.F. = SQUARE FEET
 - ⊕ = DRIVELL

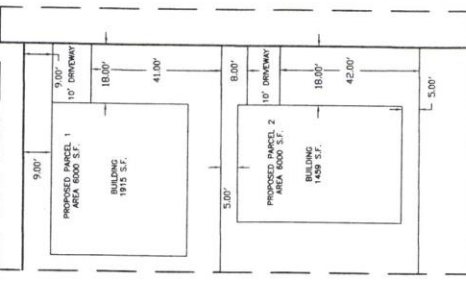
NOTE:
ELEVATION DATUM IS BASE OF CITY OF PORTLAND
BENCHMARK #1242 LOCATED AT THE NE CORNER OF
LOT 11 AT THE INTERSECTION OF SE SCHILLER ST
ELEVATION = 227.69'

CONTOUR INTERVAL = 1'
TREE # PER ARBORIST REPORT
LOCATE TICKET NUMBER 1912121

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald Scott Sorenson
OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
69310
RENEWAL DATE 6/30/20



DRIVWAY DETAIL
NOT TO SCALE



<p>Ferguson Land Surveying, Inc. 846 SE 106TH AVE. PORTLAND, OR 97216 Phone (503) 408-0601 Fax (503) 408-0602 www.FergusonLandSurveying.com</p>	<p>PROPOSED CONDITIONS LOT 13, "VICTORYDALE" SITUATED IN THE NE 1/4 OF SECTION 15, T.15S, R.2E, W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>	<p>CLIENT: ALBERT NGUYEN 13975 SE SCHILLER ST PORTLAND, OR</p>	<p>DATE: JUNE 21, 2019</p>	<p>JOB NO. 19-050 DRAFTED 06/21/19</p>
		<p>REVISIONS</p>	<p>REVISIONS</p>	<p>REVISIONS</p>

CASE NO. 19-186071
EXHIBIT C-1

LU 19-186071 LDP