



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

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Date: August 3, 2022
To: Interested Person
From: Leah Dawkins, Land Use Services
503-865-6734 or leah.dawkins@portlandoregon.gov

NOTICE OF A TYPE Ix 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 22-101055 RP

GENERAL INFORMATION

Applicant: Kevin Partain, Urban Visions
223 NE 56th Ave
Portland OR 97213
Phone#: 503-421-2967 or e-mail: kevinp@gorge.net

Owners/Agents: Jim Kosta, Sunset Bridge Inc
9516 SE Wyndham Way
Happy Valley OR 97086
Phone#: 971-570-1271

Ernie Jette, Ernie Jette Construction Co
66767 SE 252nd Ave
Gresham, OR 97080-7217
Phone#: 503-380-7593

Surveyor: Daniel Bauer, Marx Associates
PO Box 565
Gresham OR 97030

Site Address: 12327 SE MARKET ST and 12345 SE MARKET ST

Legal Description: TL 5700 0.53 ACRES, SECTION 02 1S 2E; TL 5600 0.65 ACRES, SECTION 02 1S 2E

Tax Account No.: R992021160, R992021310

State ID No.: 1S2E02BC 05700, 1S2E02BC 05600

Quarter Section: 3143, 3243

Neighborhood: Mill Park, contact Trevor Hopper at mill.park.pdx.chair@gmail.com

Business District: Gateway Area Business Association, contact at gabapdxboard@gmail.com
District Coalition: East Portland Community Office, contact at info@eastportland.org
Plan District: None
Other Designations: None
Zoning: RM1 -Residential Multi-Dwelling 1
Case Type: RP- Replat
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant is proposing to replat these two properties, which are under separate tax account numbers, which are separate legal lots of record into different size parcels than their current configuration. Parcel 1 will be 44,625 square feet in area and Parcel 2 will be 6,778 square feet in area. Each parcel will retain on-site parking and an existing residence.

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 **33.675.300, Replat Approval Criteria.**

FACTS

Site and Vicinity: Both properties are 310-ft. deep interior lots on the north side of SE Market Street. Each property contains a single-story house with a driveway providing vehicle access to a garage. Detached accessory structures are on the rear portion of the properties. The majority of Douglas Fir trees on the site are within the rear yard of both properties.

Within this vicinity surrounding this site, properties are developed with single-level single-family houses. A few two-story single-family houses are developed within the neighborhood. An apartment complex is directly to the west of the site. Mill Park Elementary school is further southwest of the site at 1912 SE 117th, which is directly adjacent to a park, Mill Park. RM1-Residential Multi-Family zoning is to the west and east of the site. However, the zoning transitions to R2.5 to the north and R5 to the south, which is a residential single-dwelling zone. Commercial development is developed to the west of the site along SE 122nd Avenue, where the zoning is CE or CM2.

Infrastructure:

The Service Bureaus have provided the following information regarding the existing infrastructure:

- **Streets:** This site abuts the following street:

SE Market Street: SE Market Street is a 50-ft. public right-of-way that is improved with approximately 26-ft. of roadway with a 6-ft. sidewalk (0-5.5-0.5 configuration).

At this location the City's Transportation System Plan classifies SE Market Street as a Neighborhood Collector, Major City Bikeway, City Walkway, Secondary Emergency Response Street, and a Local Service Street for all other modes. The design classification is Community Corridor. A street with a City Walkway classification requires a 12-ft. wide sidewalk corridor.

Portland Bureau of Transportation (PBOT) notes at the time of additional development of the site Title 17 will be triggered, which will require dedications and frontage improvements on SE Market Street. A 6-ft. dedication and construction of a 12-ft. sidewalk corridor with a 4.5-6-1.5 configuration shall be conditions of future building permits per Title 17.88.020.

- **Water Service:** There is a 4-inch water main in SE Market Street. Each house is currently served by this 4-inch water main by a individual water meter within it's

own street frontage. Water records show existing 4" water main is located under the existing sidewalk. The existing water service will require a linear adjustment to relocate it out of new 6-ft. wide sidewalk required by Portland Bureau of Transportation (PBOT) at the time of new development on the site. The meter must be located within the 4.5-ft. furnishing zone adjacent to the curb.

If new development were to trigger a public works permit, a main relocation would be required at the expense of the applicant. A main relocation would not be required, for frontage improvements permitted under a PBOT minor improvement permit.

Recommendations prior to development - Water will not review the existing homes when building permits are submitted therefore, linear adjustment fees for the water services addressed as 12327 & 12345 SE Market St should be paid in full as a part of the Replat review to avoid construction delays. Please complete and submit the W-6 form when the linear adjustments are desired.

- * The applicant has chosen to pay for all linear adjustment fees. Please contact our coordinators to schedule the work with construction of the new frontage improvements.

To schedule, contact the Water Bureau Maintenance and Construction Coordinators at 503-823-1526 or wbistateshed@portlandoregon.gov. [Work orders numbers 2209016 & 2209017.](#)

- **On-site Sanitary System:** The existing home with the address of 12327 SE Market at the site was constructed in 1955. City sewer was connected in 1993. In the interim, between 1955 and 1993, the residence was serviced by an onsite septic system, there was no record of this system being decommissioned. Historical plumbing records suggest that the septic/cesspool is located north of the existing house and therefore within 5 feet of the proposed property line readjustment. The septic/cesspool will need to be located and decommissioned.

The existing home with the address of 12345 SE Market Street at one time was connected to a cesspool and City records do not show it was decommissioned. Therefore at the time of development on the property, the cesspool/septic system will need to be located and decommissioned.

- **Sanitary Service** : There is a public 8-inch PVC sanitary sewer in SE Market Street ((BES as-built# 4459).
- **Stormwater Disposal** –There are no public storm-only sewers available to this property.

Public underground injection control (UIC) system (“sumps”) infiltrate stormwater runoff from the public right-of-way in the vicinity of the site. Stormwater from private development cannot be discharged to the public UICs.

If PBOT requires public right-of-way improvements during permit review, then public drainage improvements per the standards of the SWMM and the Sewer and Drainage Facilities Design Manual may be required. Public improvements must meet the Stormwater Hierarchy for runoff from impervious area in the right-of-way and a public works permit would be required. Refer to the SWMM for additional information

Zoning: Residential Multi-Dwelling 1—The RM1 zone is a low-scale multi-dwelling zone that allows multi-dwelling residential development up to a maximum FAR of 1 to 1 and requires a minimum density of 1 unit per 2,500 square feet of site area.

Land Use History: There is no land use history associated to the site with the address of 12345 SE Market Street. City records indicate the following prior land use history for the property with the address of 12327 SE Market Street:

- **LUR 95-00401 MP:** Approval of a Minor Partition creating two lots with conditions.

- **LUR 95-00406 AD:** August 14, 1995 approval of an Adjustment to minimum side setback from 5-ft. to zero ft. for the existing house to be retained on future Parcel 2 for LUR 95-00401 MP.

LUS Staff Comment: A land division has two steps, a preliminary decision and a final plat. A final plat is required to be submitted within three years of the preliminary decision. A final plat was submitted for LUR 95-401 MP but was never completed. LUR95-00401 MP-preliminary decision for a two lot minor partition has expired. LUR 95-00406 AD – adjustment decision was associated to the minor partition and that land use decision has expired.

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. The following Bureaus have responded with no objections, no issues, or no concerns about the proposal:

- Portland Bureau of Transportation
- Fire Bureau
- Life Safety Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 20, 2022**. No written responses have been received from the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

REPLAT

33.675.300 Approval Criteria

A replat will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met:

- A. Lots.** The replatted lots must meet the standards of Chapters 33.605 through 33.615, with the following exceptions:
1. Lot dimension standards.
 - a. Lots and adjusted lots that do not meet the minimum lot area required for new lots are exempt from the minimum lot area requirement if they do not move further out of conformance with the minimum lot area required for new lots, and they meet the following:
 - (1) No portion of the lot or adjusted lot is in an environmental protection, environmental conservation, or river environmental overlay zone;
 - (2) No portion of the lot or adjusted lot is in the special flood hazard area; and
 - (3) The lot or adjusted lot has an average slope of less than 25 percent;
 - b. Maximum lot area. If any of the lots within the replat site are larger than the maximum lot area allowed, the same number of lots in the replat site are exempt from maximum lot area requirements;
 - c. Minimum lot width. Lots and adjusted lots that do not meet the minimum lot width required for new lots are exempt from the minimum lot width requirement if they do not move further out of conformance with the minimum lot width required for new lots, and they meet the following:
 - (1) No portion of the lot or adjusted lot is in an environmental protection, environmental conservation, or river environmental overlay zone;
 - (2) No portion of the lot or adjusted lot is in the special flood hazard area; and
 - (3) The lot or adjusted lot has an average slope of less than 25 percent;

2. Regular lot lines. As far as is practical, all lot lines must be straight and the side lot lines of a lot or parcel must be at right angles to the street on which it fronts, or be radial to the curve of a curved street.
3. Maximum density. If the replat brings the replat site closer to conformance with maximum density requirements, the replat does not have to meet maximum density requirements;
4. Lots without street frontage. If the replat consolidates lots that do not have street frontage with lots that have street frontage, the replat does not have to meet minimum density and maximum lot area requirements;
5. Through lots. If any of the existing lots within the replat site are through lots with at least one front lot line abutting an arterial street, then the consolidated or reconfigured lots may be through lots;
6. Split zoning. If any of the existing lots within the replat site are in more than one base zone, then the consolidated or reconfigured lot may be in more than one base zone.

Findings: The subject property is in the RM1 zone, so the replatted lot(s) must meet the standards in Chapter 33.612 or one of the noted exceptions, above.

The proposed replatted lot(s), identified as Parcel 1 and Parcel 2, meet the lot dimension standards of the RM1 zone as shown in the following table (this information is found in Table 612-1 of the Zoning Code):

RM1 Zone (Table 612-1)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Lot Line (feet)
Multi-Dwelling Structures / Multi-Dwelling Development	4,000	33	70	30
Attached Houses / Attached Duplexes	1,600	15	none	15
Detached Houses / Duplexes	1,600	25	none	25
Triplexes / Fourplexes	2,000	33	50	30
Parcel 1	6,778	82.6	82	82.66
Parcel 2	44,625	310	166	83.34

The reconfigured lots do not change the ability to meet minimum density on the site. Both Parcels 1 and 2 meet the standards for multi-dwelling lots, therefore minimum density will apply at the time of redevelopment per 33.612.100.B. Each parcel continues to have street frontage along SE Market Street

As noted herein, the proposed replatted lot(s) meet the standards of Chapter 33.612. None of the exceptions are applicable. Therefore, this criterion is met.

B. Development standards. If existing development is in conformance with the development standards of this Title, the development must remain in conformance after the replat. If existing development is not in conformance with a development standard of this title, the replat will not cause the development to move further out of conformance with the standard unless an adjustment is approved.

Findings: The applicant provided a narrative(Exhibit A.1 & A.4) addressing this criterion and supplemental survey with proposed replat (Exhibit A.14 & C.2). An existing house will continue to be retained on each parcel after the replat. The house with the address, 12327

SE Market Street, is located on Parcel 2 and the reconfigured lot will be less in area, width, and depth, which impact specific Title 33 development standards, such as building coverage, floor area, setbacks, parking and tree density requirements for the existing house. To ensure that the driveway and on-site parking space was completely located on Parcel 2 and tree density continue to be met for the house on Parcel 2, the applicant applied for a zoning permit. A zoning permit, 21-113770 ZP was obtained, inspected and finalized to relocate the driveway and on-site parking space for the existing house and to plant trees to meet tree density requirements for the existing house on its new configured lot. The applicant provided a supplemental survey (Exhibit A.14 & C.2) demonstrating the Title 33 development standards will continue to be met for each existing house on each separate Parcel, Parcel 2 and Parcel 1. The replat will not cause the existing houses on their reconfigured lots to move further out of conformance with Title 33 development standards. This criterion is met.

C. Conditions of land division approvals. The replat must meet one of the following:

1. All conditions of previous land division approvals continue to be met or remain in effect; or
2. The conditions of approval no longer apply to the site, or to development on the site, if the lots are reconfigured.

Findings: There are no previous valid land division approvals for this site, therefore this criterion does not apply.

D. Conditions of other land use approvals. Conditions of other land use approvals continue to apply, and must be met.

Findings: The previous land use approvals have expired, therefore are not applicable. This criterion does not apply.

E. Services. The replat does not eliminate the availability of services to the lots, and the reconfigured lots are not out of conformance with service bureau requirements for water, sanitary sewage disposal, and stormwater management.

Findings: The applicant provided a narrative addressing this approval criteria (Exhibit E and site utility plan).

Water Service:

The Water Bureau has reviewed this proposal for impacts on water service (Exhibit E.3). The Water Bureau comments are summarized below:

- **Parcel 2** – The existing house may continue to use the existing water service.
- **Parcel 1** - The existing house may continue to use the existing water service.

The availability of water service will continue to be met. The replat does not eliminate water service or move the site out of conformance with Title 21 requirements. The Portland Water Bureau can support the Replat review. Future development on the site will be subject to Title 21 requirements as discussed under Infrastructure on page 2 and 3 of this decision.

On-Site Sanitary Sewage Disposal:

The Site Development Section of BDS has reviewed the proposal for impacts on site sewage (Exhibit E.5.): Septic Disposal System Decommissioning is required when: A property line adjustment is proposed that would result in an abandoned system being located on a different lot or within five (5) feet of the adjusted property line; Or the structure originally serviced by the system is to be demolished; Or a new building permit that will result in foundations being located 10-feet or closer to the abandoned system. Based upon the reference materials provided by the applicant for this land use review, the above conditions

for requiring a cesspool decommission would be triggered for one of the properties. The proposed reconfigure lots proposed impacts Parcel 2, the site with the address of 12327 SE Market Street, since the site area is being reduced. A decommissioning permit, 21-113793 SE, was obtained by the applicant to locate and decommission the on-site sewage disposal system. The 21-113793 SE permit, for the address of 12327 SE Market Street, was obtained and received all inspections and a final. The Site Development Section of BDS representing the Multnomah County Sanitarian has no objections to the proposed replat proposal.

Sanitary & Stormwater Management Services:

The Bureau of Environmental Services (BES) has reviewed the proposal for impacts on sanitary sewer and stormwater management services (see Exhibit E.1 & E.1a for specific details) and BES comments are summarized below:

- **Sanitary:** Existing Development on Parcel 1 and Parcel 2: The lots have access to sewer in SE Market Street. According to City records and the submitted survey (Exhibit A.14 & C.2), the existing structures are currently connected to sanitary sewer via laterals located within the frontage of each property. This location does not appear to conflict with the replatted property lines. Therefore, the property does not move out of conformance with BES requirements for sanitary service and does not change the availability of sanitary service to the lots.

- **Private On-site Stormwater Management:**

Parcel 1: According to the submitted survey, the existing structure on proposed Parcel 1 discharges stormwater to a drywell located on the property it serves. This location does not appear to conflict with the replatted property lines; therefore, the property does not move out of conformance with BES stormwater management requirements.

Parcel 2: According to the submitted survey (Exhibit A.14), the existing structure on Parcel 2 discharges stormwater from downspouts to splashblocks. Based on the location of the downspout and splashblock on the eastern side of the existing structure, and the proposed replatted lot configuration, it appears that the property will move out of conformance with stormwater management requirements because setbacks from the property line will not be met. Splashblocks should discharge 2 feet from slab on grade, 6 feet from foundations with basements, 5 feet from property lines and 10 feet from all neighboring structures. For guidance on appropriately routing downspouts to the ground surface via splashblocks, refer to the Downspout Extensions information on page 3-59 of the 2020 Stormwater Management Manual. BES required prior to replat approval, the applicant is required to retrofit the existing eastern downspout according to SWMM standards.

The applicant provided a revised supplemental existing conditions survey submitted on 06.20.22 (Exhibit C.2) and photos of modifying downspouts (Exhibit A.20) and BES reviewed this new information. BES staff notes the submitted materials indicate that the downspouts on the east side of the house located on Parcel 2 have been moved to the north side of the house where they can meet setbacks from the proposed new property line. BES has no further objections to approval of the Replat application. Based on this additional information, BES has determined that sufficient information has been provided to demonstrate a feasible stormwater management plan for this project

BES does not object to approval of the Replat application. Future development on the site will be subject to BES standards and requirements during the permit review process

Other Service Bureaus:

The other relevant service bureaus have responded with no objections or no concerns with this replat proposal (See Service Bureau comments under Exhibits E).

The Services Bureau requirements will not move out of conformance and services will not be eliminated for these replatted Parcels. This criterion is met.

DEVELOPMENT STANDARDS

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

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 replat 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 OAR 340-071-185 -Department of Environmental Quality -On-site wastewater treatment system
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2020 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 and 2016 City of Portland Fire Code
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 may be included in the Administrative Decision on this proposal.

Fire Bureau Requirements (Title 31 & Fire Bureau Policy: Any future development on Parcel 1 or Parcel 2 will be required to meet all applicable Fire Code requirements at the time of permit review and development.

CONCLUSIONS

Each house is located on its own separate tax lot, which are legal lots of record. The applicant is proposing to replat these two legal lots of record into a different lot configuration, as shown as Parcel 1 and Parcel 2. The proposed replatted lots, Parcel 1 and 2, meet the lot dimension standards for an RM1 zone lot.

The existing development will continue to remain on the site. The supplemental survey submitted shows each house on its new lot configuration will not go further out of conformance with Title 33 development standards.

The stormwater management system for the existing house on Parcel 2, with the address of 12327 SE Market Street, was retrofitted to maintain stormwater management on its new lot

configuration. The on-site sanitation system for the existing house on Parcel 2 was located and decommissioned. No City Bureaus raised objection to the proposal.

As discussed above, the requested replat has been reviewed and shown to be able to meet all the requirements as laid out in Section 33.675.300.

ADMINISTRATIVE DECISION

Approval of a replat to create two parcels by reconfiguring two historic lots of records, as illustrated by Exhibit C.1, signed and dated July 28, 2022.

Decision rendered by:  **on July 28, 2022**
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) August 03, 2022

Staff Planner: Leah Dawkins

About this Decision. This land use decision is **not a permit** for development. **THE SIGNED PARTITION PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION (10/26/2022), OR THIS DECISION WILL BECOME NULL AND VOID.** Permits may be required prior to any work. Contact Permitting Services at 503-823-7357 for information about permits.

Procedural Information. The application for this land use review was submitted on January 5, 2022, and was determined to be complete on April 15, 2022.

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 5, 2022.

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 requested that the 120-day review period be extended by 60 days (Exhibit A.16). Unless extended further the state timeline will end on October 12, 2022.

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that only digital copies of material are available. Additional information about the City

of Portland and city bureaus is available at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available <https://www.portland.gov/code/33>.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative addressing approval criteria
 - 2. Replat Plat Survey and Supplemental Survey
 - 3. Title Report
 - 4. Applicant's response to incomplete letter submitted 04.13.22
 - 5. Revised land use application form submitted on 04.13.22
 - 6. Ernie Jette Construction signing authority document submitted on 04.13.22
 - 7. Sunset Bridge signing authority document submitted on 04.13.22
 - 8. Deeds submitted on 04.13.22
 - 9. Multnomah County Surveyors checksheet and survey comments submitted on 04.13.22
 - 10. Replat Supplemental Survey submitted on 04.13.22
 - 11. Replat Survey submitted 04.13.22
 - 12. 04.15.22 E-mail from applicant with new information
 - 13. Replat supplemental survey submitted on 04.15.22
 - 14. Replat supplemental survey submitted 04.19.22
 - 15. E-mail from appl dated 04.13.22 requesting not to deem application complete
 - 16. Extension to 120-day State timeline submitted on 06.02.22
 - 17. E-mail dated 06.20.22 from applicant in response to outstanding issues
 - 18. Revised Existing Conditions Supplemental Survey submitted 06.20.22
 - 19. Revised Replat Survey submitted 06.20.22
 - 20. Photos of modified stormwater system(downspouts) for BES submitted 06.20.22
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Replat Final Plat Survey signed and dated (Attached)
 - 2. Supplemental Survey with existing conditions
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services (BES)
 - a. BES Land Use Response Addendum dated 06.21.22
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - a. Revised Water Bureau response
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original Land Use Application form
 - 2. Incomplete Letter
 - 3. Revised Land Use Application form submitted by applicant with signatures of owners
 - 4. Outstanding Issues Memo to applicant dated 05.24.22
 - 5. Following e-mail dated June 13, 2022 with revised Water Bureau response
 - 6. Outstanding Issues Memo to applicant dated 06.27.22

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).