

**MULTNOMAH COUNTY****LAND USE AND TRANSPORTATION PROGRAM**1600 SE 190TH Avenue Portland, OR 97233

PH: 503-988-3043 FAX: 503-988-3389

http://www.co.multnomah.or.us/dbcs/LUT/land_use

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

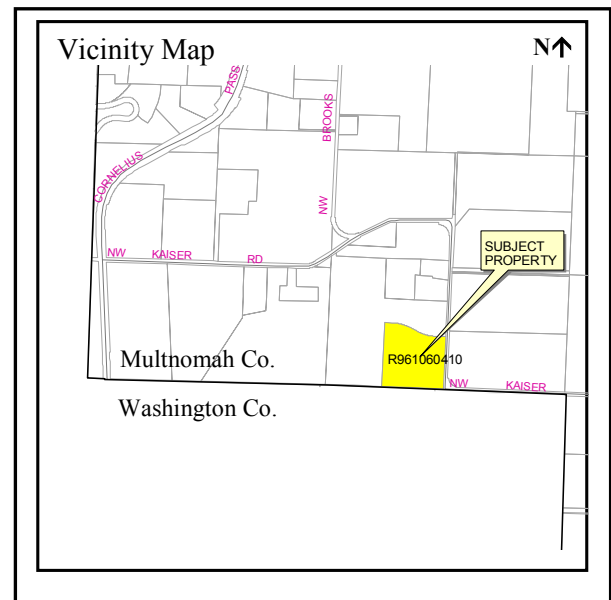
Case File: T2-06-010

Permit: Significant Environmental Concern
(wildlife habitat) permit

Location: 9741 NW Kaiser Road
T1N, R1W, Sec 06D – TL 700

Applicant: Parker Bloser
Richard Brown Architects/

Owner: Garin and Lisa Bougie
9741 NW Kaiser Rd
Portland, OR 97231



Summary: The applicant is proposing to replace the existing single family dwelling on the subject property with a new home. Construction will occur within a Significant Environmental Concern wildlife habitat zoning overlay.

Decision: Approved With Conditions

Unless appealed, this decision is effective March 23, 2006, at 4:30 PM.

Issued by:

By: _____
Adam Barber, Planner

For: Karen Schilling- Planning Director

Date: March 9, 2006

Instrument Number for Recording Purposes: # 2004088897

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Adam Barber, Staff Planner at 503-988-3043.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of **MCC 37.0640**. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals (LUBA) until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is March 23, 2006 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): **MCC 33.0005(L)(13) & 33.2675** - Lot of Record; **MCC 33.0005(H)(1)** – Habitable Dwelling; **MCC 33.2660** - Dimensional Requirements; **MCC 33.2690** - Access; **MCC 33.4520** - Application for SEC Permit; **MCC 36.4570** – Criteria For Approval of SEC-H Permit; **Chapter 37** (Administration and Procedures); **MCC 29.003** – Fire Flow Requirements.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website:

http://www2.co.multnomah.or.us/jsp/Public/EntryPoint?ch=ec7c7845ebd96010VgnVCM1000003bc614acRCRD/land_use/index.shtml

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. This permit does not authorize the establishment of a second dwelling on the parcel (**MCC 33.2630(M)**). The existing dwelling must be removed from the site, or converted to an accessory structure within 3-months of occupancy of the new home as agreed to in the attached replacement dwelling agreement (Exhibit A1).
3. **This land use permit expires four (4) years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 or 37.0700, as applicable. A request for permit extension may be required to be granted prior to the expiration date of the permit.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

- 1. Prior to building permit sign-off, the applicant shall record the Notice of Decision (pages 1-3 of this decision) with the County Recorder. The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and filed with the Land Use Planning Division. Recording shall be at the applicant's expense.**
- 2. Within six months of obtaining final occupancy of the new dwelling, the owner/applicant shall complete the wildlife enhancements proposed in the Wildlife Conservation Plan (Exhibit A2).**
- 3. The applicant shall not plant any of the nuisance plants listed in Table 1 of MCC 33.4570(B)(7) on the subject property.**
- 4. The new home shall be no taller than 35-feet (MCC 33.2660(C)).**
- 5. The applicant shall install an internal NFPA-13D sprinkler system, as required by the Tualatin Valley Fire and Rescue District on January 27th, 2006 (MCC 29.003) – Exhibit A4. The applicant must first receive written authorization from both the Tualatin Valley Fire and Rescue Department and Multnomah County Planning if the applicant decides to install a water supply tank rather than the internal sprinklers for fire flow purposes, as referenced by the Fire District's conditional approval (Exhibit A4).**

Note:

Once this decision becomes final, applications for building permits may be made with the City of Portland. **When ready to have building permits signed off, call the Staff Planner, Adam Barber, at (503)-988-3043 to schedule an appointment for plan signoff.** Multnomah County must review and sign off building permit applications before they are submitted to the City of Portland. Six (6) sets each of the site plan and building plans are required at the building permit sign-off along with the \$77 erosion control inspection fee.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

DECISION OF THE PLANNING DIRECTOR

Findings of Fact

1.0 Summary of Request

Staff: The applicant is proposing replacement of the existing single family dwelling at 9741 NW Kaiser Road. The dwelling was constructed in 1940 according to the Multnomah County Tax Assessment Department. The replacement dwelling will be positioned in the same location on the property as the existing dwelling as is illustrated within the submitted development plans (Exhibit A5) and described within the applicant's narrative (Exhibit A6). The subject property is zoned Exclusive Farm Use (EFU) with a Significant Environmental Concerns (Wildlife Habitat) zoning overlay.

Construction will occur within a Significant Environmental Concern zoning overlay for Wildlife Habitat and therefore requires an approved Significant Environmental Concern (SEC) permit. Evaluation of the SEC permit standards is the purpose of this land use decision.

2.0 Vicinity and Property Description

Staff: The 9.94-acre subject property is located on the southwest side of the West Hills, roughly $\frac{3}{4}$ of a mile southeast of the Cornelius Pass Road/NW Kaiser Road intersection. A property vicinity map is presented as Exhibit A7. The property is accessed by NW Kaiser Road near a 90-degree bend in the road along the eastern side of the property. In addition to replacing the existing dwelling, the applicant is also proposing relocation of the driveway access point 76-feet to the north, away from the road bend, to improve access safety.

The property ranges in topographic elevation between 480 and 390 feet above Mean Sea Level with the construction area situated roughly at a 455 feet elevation within the north-central third of the property. The property uniformly slopes to the southwest and is located within the Rock Creek watershed.

The majority of the property is open pasture land with the exception of a stand of mature evergreen trees southeast of the home and a small orchard in the northeast corner of the site. An aerial photo of the subject property taken in August of 2002 is presented as Exhibit A8.

3.0 Noticing Requirements

Upon receipt of a complete application, notice of the application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750-feet of the subject tract (MCC 37.0530(B)).

Staff: Notice of the application was sent in accordance with **MCC 37.0530(B)** on February 14th, 2005. Written comments were submitted by Alison Winter, Multnomah County Transportation Planning Specialist. Mrs. Winter indicated "*The relocated driveway will require closure of the old driveway approach and an Access/Encroachment permit from Multnomah County.*" And that "*...any increase in drainage from the site to the right of way will require review and a permit from Multnomah County.*" Complying with these requirements has been incorporated as a

condition of approval to this decision. A copy of the letter is included as Exhibit A3 to this decision. No other comments on this application were submitted.

4.0 Lot of Record

MCC 33.2675 and 33.0005(L)(13) state, a Lot of Record, for the purposes of this district is a parcel, lot, or group thereof which when created and when reconfigured satisfied all applicable zoning and land division laws.

Staff: The 9.94 acre subject property is a Lot of Record created on October 6th of 1971 when F-2 zoning regulations required a 2-acre minimum lot size (Book 817, Page 892).

5.0 Ownership Authorization

Staff: Proof of record of the tract and the representative's authorization must be demonstrated to process any land use application (**MCC 37.0590(A) & (C)**). Signatures provided by Garin and Lisa Bougle, owners, are provided on the General application form included as Exhibit A9. These signatures provide adequate authorization for the County to process this development request.

6.0 Code Compliance (MCC 37.0560)

The County shall not make a land use decision, or issue a building permit approving development, including land divisions and property line adjustments, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.

Staff: Staff is not aware of any active complaints or violations that are associated with the subject property.

7.0 Exclusive Farm Use (Allowed Use)

MCC 33.2620(L) Alteration, restoration or replacement of a lawfully established habitable dwelling. (1) In the case of a replacement dwelling, the existing dwelling must be removed, demolished or converted to an allowable nonresidential use within three months of the completion of the replacement dwelling.

MCC 33.0005(H)(1) Habitable dwelling – An existing dwelling that:

- (a) Has intact exterior walls and roof structure;**
- (b) Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;**
- (c) Has interior wiring for interior lights; and**
- (d) Has a heating system.**

Staff: Replacement of a lawfully established, habitable dwelling is an allowed use in the Exclusive Farm Use zoning district (**MCC 33.2620(L)**). The existing dwelling was constructed in 1940 according to the County's Assessment and Taxation records for the parcel. Staff finds the existing dwelling was lawfully established since neither building permits or land use permits were required to construct a home at that time. The land owners have signed an agreement confirming the existing dwelling will be decommissioned in accordance with **MCC 33.2620(L)**. A copy of that agreement is presented as Exhibit A1.

Staff has reviewed recent photos of the existing home's interior and exterior and has confirmed the existing dwelling is in fact "habitable" as defined by Multnomah County Code. Copies of the photos are contained in the permanent case record. In summary, staff finds the existing lawfully established habitable dwelling is eligible for replacement. This standard is met.

8.0 Dimensional Requirements (MCC 33.2660(C))

Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Staff: The new home will meet the minimum yard dimensional setbacks outlined above as demonstrated within the development plans (Exhibit A5). Structural elevations of the new home have not yet been submitted by the applicant because the exact home design has not yet been determined. This approval is conditioned such that the structure shall not exceed a 35-foot height maximum.

9.0 Significant Environmental Concern Permit (Wildlife Habitat)

9.1 MCC 33.4520 - Application for SEC Permit

An application for an SEC permit for a use or for the change or alteration of an existing use on land designated SEC, shall address the applicable criteria for approval, under MCC 33.4560 through 33.4575.

Staff: The alteration of the existing residential use proposed will be evaluated by MCC 33.4560 through 33.4575 within this decision.

9.2 MCC 33.4520 (A) An application for an SEC permit shall include the information listed in MCC 33.4520(A)(2)(a)-(f):

Staff: The applicant's plans, presented in Exhibit A5, contain the necessary information. This standard is met.

9.3 Criteria for Approval of SEC-h Permit -Wildlife Habitat (MCC 33.4570)

(A) In addition to the information required by MCC 33.4520 (A), an application for development in an area designated SEC-h shall include an area map showing all properties which are adjacent to or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass:

(1) Location of all existing forested areas (including areas cleared pursuant to an approved forest management plan) and non-forested "cleared" areas;

Applicant: "See accompanying Land Use Planning Division aerial site photo."

Staff: Location of all existing forested areas within the area referenced by this standard is visible in an aerial photo presented as Exhibit A8.

9.4 Location of existing and proposed structures (MCC 33.4570(A)(2));

Applicant: "See accompanying Land Use Planning Division aerial site photo."

Staff: The development plans presented as Exhibit A5 show the location of all existing and proposed structures.

9.5 Location and width of existing and proposed public roads, private access roads, driveways, and service corridors on the subject parcel and within 200 feet of the subject parcel's boundaries on all adjacent parcels (MCC 33.4570(A)(3));

Applicant: "See accompanying Land Use Planning Division aerial site photo."

Staff: The development plans presented as Exhibit A5 illustrate the location of all existing driveways on the subject site. The relocated driveway is also shown.

9.6 Existing and proposed type and location of all fencing on the subject property and on adjacent properties and on properties entirely or partially within 200 feet of the subject property (MCC 33.4570(A)(4)).

Applicant: "See accompanying Land Use Planning Division aerial site photo."

Staff: No new fencing is proposed. A portion of the existing split rail fence running along the north side of the driveway entrance will be relocated to the north side of the new driveway entrance. The location of all existing fencing on the subject property is illustrated in Exhibit A5 and A8.

9.7 Development standards (MCC 33.4570(B)).

(1) Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.

Applicant: "We meet this standard as the new house would be built on the same cleared area of the existing house."

Staff: The new home will be located in the same location as the existing home, that being a cleared area northwest of a mature tree stand. This standard is met.

9.8 Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site (MCC 33.4570(B)(2)).

Applicant: "Our proposed development is at the same site as the existing which puts it approximately 277 feet into the site from Kaiser Road. We think that a brand new development with its adjacent septic field in the horse pasture that is within the 200 ft. limit from the road would cause far more disruption to wildlife habitat than redeveloping in the existing house area."

Staff: Staff agrees with the applicant that the selected location will have the least amount of impact to the site's wildlife habitat. The reason is that the new home will be located within the portion of the property most impacted by existing residential development. Although this standard is not met, the applicant has submitted a conservation plan instead of complying with this standard as allowed by **MCC 33.4570(C)(2))**. The wildlife conservation plan is evaluated within finding 9.14 of this report.

9.9 The access road/driveway and service corridor serving the development shall not exceed 500 feet in length (MCC 33.4570(B)(3)).

Applicant: "The new access road into the existing driveway extends into the property about 190' so we are within the 500' limit."

Staff: Staff concurs. This standard is met.

9.10 The access road/driveway shall be located within 100 feet of the property boundary if adjacent property has an access road or driveway within 200 feet of the property boundary (MCC 33.4570(B)(4)).

Applicant: "We can't meet this criterion for two reasons. Putting our access road close to the south property boundary would place it too close to the dangerous 90° curve on Kaiser Road. An access road close to the north end of the property would damage an existing orchard (agricultural use). As it is we are planning to move the existing access road 76' north of its current position to get it farther away from the 90° curve on Kaiser."

Staff: After discussing the existing driveway access point with the County's Transportation Planning Specialist, Alison Winter, it has become evident that moving the driveway access point north would improve safety of that access point. Staff supports the submittal of a conservation plan in exchange for meeting this development standard because public safety is paramount. Although this standard is not met, the applicant has submitted a conservation plan instead of complying with this standard as allowed by **MCC 33.4570(C)(2))**. The Wildlife Conservation Plan is evaluated within finding 9.14 of this report.

9.11 The development shall be within 300 feet of the property boundary if adjacent property has structures and developed areas within 200 feet of the property boundary (MCC 33.4570(B)(5)).

Applicant: "Our proposed development is 277' from Kaiser Rd. – so that it meets this criterion. See accompanying site plan and aerial photo."

Staff: Staff concurs. This standard is met.

9.12 Fencing within a required setback from a public road shall meet the criteria of MCC 33.4570(B)(6).

Applicant: "We plan to relocate existing fence to the north of the new access road to reclose the existing horse pasture in that area after being cut through by the new driveway. We also plan to re-fence across the existing driveway after it has been reverted to vegetation..The split-rail fence running between the property and Kaiser Road already exists and will simply be replaced where it was cut through by the old driveway. This will not be new fencing as we will relocate existing

fencing that is now used in areas where it will be removed for revegetation requirements. This fence is 52" high which is necessary to keep horses that have escaped from pasture from jumping out onto the highway."

Staff: No new fencing is proposed. A 155-foot¹ long section of the existing split rail fence running along the north side of the driveway entrance will be relocated to the north side of the new driveway entrance. A portion of this fence line will fall within the required setbacks from a public road. Staff believes the relocated fence section should be treated as a non-conforming structure that can be relocated without having to meet current development standards for new fencing. The location of all existing fencing on the subject property is illustrated in Exhibit A5 and A8.

9.13 The following nuisance plants shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property (MCC 33.4570(B)(7)).

Staff: The applicant has indicated that no nuisance plants will be planted on the subject property. This has been incorporated as a condition of approval.

9.14 Wildlife Conservation Plan. An applicant shall propose a wildlife conservation plan if one of two situations exist (MCC 33.4570(C)).

(1) The applicant cannot meet the development standards of Section (B) because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use; or

(2) The applicant can meet the development standards of Section (B), but demonstrates that the alternative conservation measures exceed the standards of Section (B) and will result in the proposed development having a less detrimental impact on forested wildlife habitat than the standards in Section (B).

Applicant: "Our proposed development plan meets most of the measures set forth in section (B) but we hope to show that in the areas where we do not meet these standards that we will actually be improving on them.

Our proposed development is at the same site as the existing which puts it approximately 277 feet into the site from Kaiser Road. We think that a brand new development with its adjacent septic field in the horse pasture that is within the 200 ft. limit from the road would cause far more disruption to wildlife habitat than redeveloping in the existing house area.

"We can't meet (the access road) criteria for two reasons. Putting our access road close to the south property boundary would place it too close to the dangerous 90° curve on Kaiser Road. An access road close to the north end of the property would damage an existing orchard (agricultural use). As it is we are planning to move the existing access road 76' north of its current position to get it farther away from the 90° curve on Kaiser."

Staff: The applicant has submitted conservation measures because development will not occur within 200-feet of a public road and the driveway access point will be located more than 100-feet

¹ This is a rough approximation of the fence section length to be relocated, as measured from the applicant's development plan. Because the fence section curves on the plan, obtaining an exact length measurement was impractical using a linear hand scale.

from a property boundary as required by **MCC 33.4570(B)(2)** and **(MCC 33.4570(B)(4))**, respectively. The applicant has chosen to not meet these two development standards because he believes the proposed development has the least impact on the site's wildlife habitat will improve safety of the driveway access point. Staff agrees with the applicant on this issue.

Staff believes the conservation measures greatly exceed the development standards of the SEC wildlife habitat district for many reasons. First, the new home will be located in the same general area as the existing home meaning the most damaged portion of the site will be utilized for the new dwelling, thus maximizing preservation of the un-disturbed portions of the site. In this way, the development itself acts as a conservation measure of sorts.

Secondly, the applicant is proposing to plant native grasses, shrubs and trees across roughly 20,000 square feet of the site which equals twice the disturbed area (Exhibit A2). Staff finds this action will exceed the development standards because the basic development standards do not require any site revegetation.

Finally, by locating the new home in the same cleared spot as the existing home, no impact to the forested portion (i.e. most valuable portion) of the wildlife habitat will result. Again, the development in itself functions as a conservation measure in this case. Staff finds the proposal exceeds the standards of Section (B) and will result in the proposed development having a less detrimental impact on forested wildlife habitat than the standards in Section (B).

9.15 The wildlife conservation plan must demonstrate the following (MCC 33.4570(C)(3)).

(a) That measures are included in order to reduce impacts to forested areas to the minimum necessary to serve the proposed development by restricting the amount of clearance and length/width of cleared areas and disturbing the least amount of forest canopy cover.

Applicant: "We plan to restrict our development to existing cleared areas only. None of the large old fir trees on the site will not be disturbed."

Staff: The development has been located in the existing residential clearing to avoid all forested portions of the site. No removal of trees is proposed and therefore the project will disturb the least amount of forest canopy cover possible. Although the conservation plan can not further reduce the amount of forest cover impacted by the project (i.e. no impact), the conservation plantings will ultimately contribute to the sites canopy cover. This standard is met.

9.16 That any newly cleared area associated with the development is not greater than one acre, excluding from this total the area of the minimum necessary accessway required for fire safety purposes (MCC 33.4570(C)(3)(b)).

Applicant: "The maximum cleared area of the site will be approximately 10,000 SF which is well within the acre limit."

Staff: No trees will be "cleared" for this development. Less than one quarter of one acre will be disturbed during construction. This standard is met.

9.17 That no fencing will be built and existing fencing will be removed outside of areas cleared for the site development except for existing cleared areas used for agricultural purposes (MCC 33.4570(C)(3)(c)).

Applicant: "The owner has an agricultural tax deferral and the existing split-rail fences currently serve to create horse pasturage. We intend to leave in place the existing fences since they serve an agricultural purpose. To the north of the new access road we want to relocate a portion of an existing fence (see site plan) so that the horse pasture north of the new access road can still be used."

Staff: No new fencing is proposed. A 155-foot long section of the existing split rail fence running along the north side of the driveway entrance will be relocated to the north side of the new driveway entrance. The location of all existing fencing on the subject property is illustrated in Exhibit A5 and A8. All existing fencing on the property is used for agricultural purposes, that being the containment of horses.

9.18 That revegetation of existing cleared areas on the property at a 2:1 ratio with newly cleared areas occurs if such cleared areas exist on the property (MCC 33.4570(C)(3)(d)).

Applicant: "Since we would like to clear approximately 10,000 SF of land doing the work for our proposal, we plan to revegetate the property on the large triangle of land to the south of the new access road (see Site Plan). Existing fencing would be removed in this area except the fence running between the property and Kaiser Road. Native grasses, shrubs and trees will be planted across roughly half of this area (20,000 SF). This will provide a sort of naturally vegetated bridge linking the forested area of the Bougié property to the heavily wooded site on the property to the southeast. (See Site Plan and aerial photo)."

Staff: No areas will be cleared of forest cover for this project. The applicant is not proposing removal of any trees. The applicant is revegetating the site at a 2:1 of disturbed areas which far exceeds the minimum conservation measure requirements. This standard is met.

9.19 That revegetation and enhancement of disturbed stream riparian areas occurs along drainages and streams located on the property (MCC 33.4570(C)(3)(e)).

Applicant: "The revegetation described in (3d) would occur alongside the drainage ditch running between Kaiser Road and the property and should greatly enhance the naturalness of this area."

Staff: The project will not disturb stream riparian areas and in fact, no natural drainages or streams are located on the property. The applicant will be enhancing the 20,000 square foot area towards the southeastern portion of the property in order to create a vegetative gradation from the heavily forested property to the southeast, through the proposed conservation area into the mature evergreen tree stand southeast of the home. Staff believes the enhancement area proposed by the applicant will result in a more contiguous wildlife habitat flow for the area than would occur if the planting occurred anywhere else on the property. No other location on the property appears to be better suited for the site enhancement. Staff finds this standard is met.

10.0 Fire Flow Requirements

Staff: Multnomah County Code Section 29.003 requires a fire official review of new dwellings to determine if adequate water amount and pressure (fire flow) is available at the building site. If not available, the Fire District can require alternative fire fighting methods.

The Tualatin Valley Fire and Rescue District reviewed the applicant's development plans on January 27th, 2006 and determined the fire flow potential at the building site was inadequate. As a result, the Fire District has issued a conditional approval requiring either 1). The installation of a water supply tank or 2). The installation of a internal NFPA-13D sprinkler system (Exhibit A4). The applicant has agreed to install an internal NFPA-13D sprinkler system in order to meet the Fire District requirements for fire flow (Exhibit A4). This requirement has been incorporated into a condition of this approval.

Conclusion

Considering the findings and other information provided herein, this application, as conditioned, satisfies applicable Multnomah County Zoning Ordinance requirements. The replacement dwelling shall be constructed as indicated in the plans approved by this decision, as further indicated in the **Scope of Approval** section of this report.

Exhibits

All materials submitted by the applicant, prepared by County staff, or provided by public agencies or members of the general public relating to this request are hereby adopted as exhibits hereto and may be found as part of the permanent record of this application. Exhibits referenced herein are enclosed, and a brief description of each is listed below:

<u>Label</u>	<u>Description</u>
A1	Replacement Dwelling Agreement
A2	Wildlife Conservation Plan
A3	Memo from Alison Winter, Multnomah County Transportation Planning Specialist
A4	Fire Flow Forms and Conditions of Approval
A5	Development Plans
A6	Applicant's Narrative
A7	Vicinity Map
A8	2002 Aerial Photo
A9	General Application Form