

**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/landuse>

NOTICE OF DECISION

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

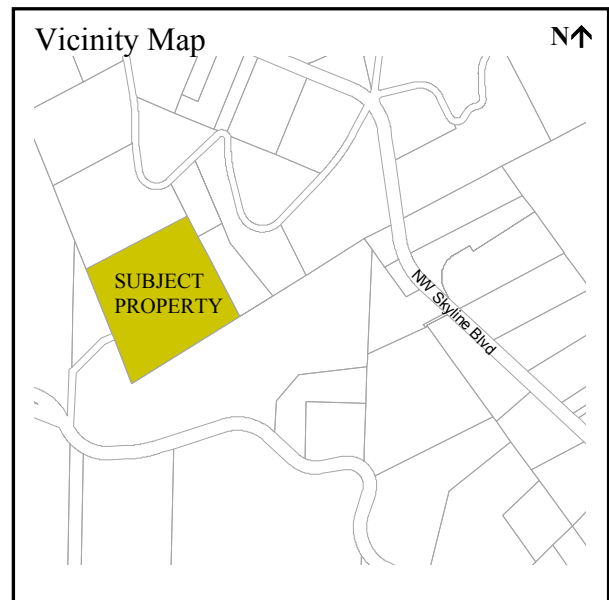
Case File: T2-06-020

Permit: Significant Environmental Concern -
Wildlife Habitat

Location: 9003 NW SKYLINE BLVD
TL 3200, SEC 09A, 1N-1W
SKYLINE AC; LOT 30
Tax Account #R773503100

Applicant: John Sullivan & Janet Ebright
9003 NW Skyline Blvd.
Portland, OR 97231

Owner: John Sullivan



Summary: Application to construct a 5,251 square foot replacement dwelling in a Rural Residential (RR) zone, with a Significant Environmental Concern overlay for wildlife habitat (SEC-h) and a Hillside Development overlay, in the West Hills Rural Plan Area. The proposal also includes the removal of an existing farm building and detached garage.

Decision: Approved, with conditions.

Unless appealed, this decision is effective Wednesday, July 26, 2006, at 4:30 PM.

Issued by:

By: _____
Kenneth Born, AICP, Planner

For: Karen Schilling- Planning Director

Date: Wednesday, July 12, 2006

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's 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 Kenneth Born, AICP, Staff Planner at 503-988-3043 ext. 29397.

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 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 Wednesday, July 26, 2006 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 33.0005(L)(13) - Lot of Record; MCC 33.3155 - Dimensional Requirements; MCC 33.3170 - Lot of Record; MCC 33.3185 - Access; MCC 33.4520 - Application for SEC Permit; MCC 33.4570 - Criteria for Approval of SEC-h Permit - Wildlife Habitat; MCC 33.5515 - Application Information Required; MCC 33.5520 Grading and Erosion Control Standards

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

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 land use permit expires two 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 [MCC 37.0670].

2. The existing residence and sheds shall be removed from the property within three (3) months of occupancy of the new home, as agreed upon by the applicant in the Replacement Dwelling agreement. A copy of that signed agreement shall be submitted to the Land Use Planning office prior to the issuance of building permits. Please note that a statement declaring the property legally contains only one dwelling must be recorded with the Division of Records as a part of that agreement and a copy of that statement must be submitted to this office prior to building permit sign-off [MCC 33.3120(C)].
3. The applicant shall not plant any of the nuisance plants listed in Table 1 of MCC 33.4550(C) anywhere on the subject property and shall control these plants within all cleared areas of the property.
4. The property owner shall maintain the existing density of the forested areas on the property to the north, northwest and northeast of the development area on the property.
5. The property owner shall implement the recommendations described by Don Cushing, PE, with regard to accommodating future runoff from the development in the form of a surface drainage system "so as not to have an adverse affect impact on the neighboring properties, swale or roads" as described in Exhibit A.14.
6. Prior to zoning authorization of a building permit, a Hillside Development Permit must be applied for and approved. [MCC 33.5505]

NOTE:

Once this decision, and other land use decsions 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, Ken Born, at (503)-988-3043 extension 29397 to schedule an appointment.** 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.

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.

FINDINGS: Written findings are contained herein. The Multnomah County Code criteria and Comprehensive Plan Policies are in **bold** font. Staff comments and analysis are identified as **Staff:** and follow Applicant comments identified as **Applicant:** to the applicable criteria. Staff comments include a conclusionary statement in *italic*.

1. **Project Description**

Applicant: *The requested permit is to replace an existing residential dwelling with a new residential dwelling.*

We plan to replace the existing house and two outbuildings with a single structure that has an attached garage. The proposed replacement building, driveway, and landscaped area will closely overlap the footprint of the existing cleared/developed area (Exhibits A.3, A.4).

Staff: The applicant is proposing to replace an existing 2,464 square foot (sf) single family residence and with a new dwelling and attached garage. The new dwelling will result in a new residential footprint of 5,251 sf, a difference of 1,746 sf from the existing residential footprint of 3,505 sf. A 420 sf barn and 576 sf detached garage will be removed as part of this proposal.

2. **Site Characteristics**

Applicant: *The subject property is a generally rectangular, 6.51 acre parcel located in unincorporated Multnomah County, between NW Skyline Boulevard and NW Germantown Road. The northeast side of the property is contiguous with the city limits of the City of Portland. This line is also the limit of Metro's Urban Growth Boundary, meaning the property is just outside the UGB. There is an open, flat to gently sloped area on the east part of the property where the house – constructed in 1951 – is located, along with two outbuildings. We plan to replace the existing house and two outbuildings with a new house/attached garage. The proposed replacement building, driveway, and landscaped area will closely overlap the footprint of the existing cleared/developed area. Other than the developed area of the property; the rest of the land is wooded and sloped.*

Although the property has a street address on NW Skyline Boulevard, there is actually no frontage on this street. Vehicular access to Skyline is through a permanent, 20' wide, shared easement, recorded on the deed. In addition, an unimproved public right of way, name "Road 779" on county maps, provides the lot with street frontage. This short, unused, 30-foot wide right of way connects the southwest side of the property to NW Germantown Road.

The base zone for the property is "Rural Residential" (RR).

There are two "Significant Environmental Concern" (SEC) overlay zones that affect the property, one that protects wildlife habitat and one that protects streams. The Significant Environmental Concern-Habitat (SEC-h) overlay zone is intended to protect wildlife habitat, and is applied to the entire property, as shown on (Exhibit A.7). The Significant Environmental Concern-Streams (SEC-s) overlay is intended to protect the small stream to the east of the property. This SEC-s zone is roughly defined as 300 feet from the stream edge. This zone therefore applies to one edge of the property – a triangular shaped area about 50 feet on each side – at its easternmost corner (Exhibit A.7). Neither the currently developed area of the property (house, outbuildings, and driveway) nor the replacement house with attachment garage does not/will not overlap the stream overlay.

A swath of the property is also in a “Slope Hazard Area” (Exhibit A.7.). The flatter land around the existing structures is not included in this Slope Hazard Area (where the current development is located and where the replacement house will also be located).

Staff: The property is located in the West Hills Rural Plan Area on NW Springville Road, and is zoned Rural Residential (RR). The property contains a slope hazard overlay zone, and a significant environmental concern overlay for habitat and streams (SEC-h and -s). The topography generally slopes downward from northeast to southwest, with steeper gradients occurring in the southern portion of the property. The site contains moderately dense woody vegetation throughout, with cleared areas surrounding the existing building site in close proximity. The property borders the City of Portland along its northeastern property line.

3. Public Comment

MCC 37.0530(B) Type II Decisions

(B) Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses and natural features and resources, and how it will look. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750 feet of the subject Tract. The Planning Director accepts comments for 14 days after the notice of application is mailed and renders a decision. The Planning Director’s decision is appealable to the Hearings Officer. If no appeal is filed the Planning Directors decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County’s final decision and is appealable to LUBA within 21 days of when the decision is signed.

Staff: An opportunity to comment was mailed to property owners within 750-feet of the property lines on June 16, 2006 (Exhibit C.2). The following is a summary of the comments received. *Procedures met.*

Multnomah County Transportation Program

In a memo June 26, 2006, County transportation staff indicated that they do not object to the proposal and will not require any conditions of approval (Exhibit D.1).

Scott Hamersly

A June 25, 2006 letter submitted by Mr. Hamersly, a representative of JMS Properties, LLC, conveys support for the replacement dwelling (Exhibit D.2).

4. Proof of Ownership

MCC 37.0550 Initiation of Action.

Except as provided in MCC 37.0760, Type I - IV applications may only be initiated by written consent of the owner of record or contract purchaser. PC (legislative) actions may

only be initiated by the Board of Commissioners, Planning Commission, or Planning Director.

Staff: Multnomah County Assessment and Taxation records shows John Sullivan as the owner of the subject lot (Exhibit B.1). John Sullivan has signed the General Application Form (Exhibit A.1) and thus authorized action on the property. *This criterion has been met.*

5. A Dwelling is Allowed in the Rural Residential Zoning District

MCC 33.3120 Allowed Uses

(C) Residential use consisting of a single family dwelling constructed on a Lot of Record;

Staff: The proposed replacement dwelling is allowed in the zoning district. *This criterion has been met.*

6. The Proposed Dwelling Meets the RR Dimensional Requirements

MCC 33.3155 Dimensional Requirements

(A) Except as provided in MCC 33.3160, 33.3170, 33.3175 and 33.4300 through 33.4360, the minimum lot size for new parcels or lots shall be five acres. For properties within one mile of the Urban Growth Boundary, the minimum lot size shall be as currently required in the Oregon Administrative Rules Chapter 660, Division 004 (20 acre minimum as of October 4, 2000).

Staff: No new parcels are a part of this proposal. *This criterion has been met.*

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: As seen on the submitted site plan (Exhibit A.3), the proposed dwelling meets all the required setbacks. Also as seen on the dwelling elevation plans (Exhibits A.5, A.6), the dwelling is under the 35-foot maximum height limit. *This criterion has been met.*

7. The Property is a Lot of Record

MCC 33.0005(L)(13) – Lot of Record

Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof which when created and when reconfigured (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(a) "Satisfied all applicable zoning laws" shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(b) "Satisfied all applicable land division laws" shall mean the parcel or lot was created:

1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or
2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or
3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in *recordable form* prior to October 19, 1978; or
4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and
5. "Satisfied all applicable land division laws" shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See *Date of Creation and Existence* for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)

Staff: The subject property is subdivision Lot 30 of Skyline Acres which was platted in 1908 (Exhibit A.13). The property when created (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws when created. The subject property is a lot of record. *This criterion has been met.*

7. **Significant Environmental Concern for Wildlife Habitat**

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

(B) Development standards:

- (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: *Requirement met as the proposed replacement building, driveway, and landscaped area will closely overlap the footprint of the existing cleared/developed area (Exhibit A.3).*

Staff: The proposed development is to occur in an area previously disturbed, and primarily cleared of natural vegetation resulting from the existing residential use. The placement of the dwelling in this location is consistent with this standard. *This criterion has been met.*

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

Applicant: *Requirement not met due to existing physical characteristics of the property. The current, established location for the existing and proposed replacement building is greater than 200 feet from the public road (Exhibit A.3).*

Staff: Staff concurs. The proposed development is approximately 955 feet from NW Skyline Boulevard, a road under the jurisdiction of the City of Portland at this location. NW Skyline Blvd. is capable of providing reasonable practical access to the building site pursuant to the recorded right of way easement linking the development site to NW Skyline Blvd. *This criterion has not been met.*

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

Applicant: *Requirement not met as the current, established easement-road serving both the existing and proposed replacement building is greater than 500 feet (Exhibit A.4).*

Staff: Staff concurs. The 30 foot wide right-of-way easement road serving the development is approximately 1,219 ft long, and connects NW Skyline Blvd. to the development through Tax Lots 2700, 2900 and 3100. The driveway which links the residence to the easement is approximately 120 feet. *This criterion has not been met.*

(4) 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.

Applicant: *Requirement met as the neighbors do not have access roads within 200 feet (Exhibit A.3).*

Staff: The driveway location of the adjacent property to the east is within 40 feet from the property boundary. The proposed driveway accessing the replacement dwelling is located within 86-feet of the eastern property boundary (Exhibit A.4). *This criterion has been met.*

(5) 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.

Applicant: *Requirement met, the development is within 300 feet of the property boundary (Exhibit A.4).*

Staff: Staff concurs. The neighboring property to the northeast contains developed areas within 15 feet of the property boundary. The proposed replacement dwelling is 113.4 feet from the front property line (Exhibit A.3). *This criterion has been met.*

(6) Fencing within a required setback from a public road shall meet the following criteria:

(a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.

(b) Wood and wire fences are permitted. The bottom strand of a wire fence shall be barbless. Fences may be electrified, except as prohibited by County Code.

(c) Cyclone, woven wire, and chain link fences are prohibited.

(d) Fences with a ratio of solids to voids greater than 2:1 are prohibited.

(e) Fencing standards do not apply in an area on the property bounded by a line along the public road serving the development, two lines each drawn perpendicular to the principal structure from a point 100 feet from the end of the structure on a line perpendicular to and meeting with the public road serving the development, and the front yard setback line parallel to the public road serving the development.

Applicant: *We have existing fencing which will be removed. We will not be installing fencing (Exhibit A.4)*

Staff: No new fencing is proposed and therefore this standard has no bearing on the proposal. The applicant has indicated that all existing fencing will be removed. *This criterion has been met.*

(7) 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:

Scientific Name	Common Name
<i>Chelidonium majus</i>	Lesser celandine
<i>Cirsium arvense</i>	Canada Thistle
<i>Cirsium vulgare</i>	Common Thistle
<i>Clematis ligusticifolia</i>	Western Clematis
<i>Clematis vitalba</i>	Traveler's Joy
<i>Conium maculatum</i>	Poison hemlock
<i>Convolvulus arvensis</i>	Field Morning-glory
<i>Convolvulus nyctagineus</i>	Night-blooming Morning-glory
<i>Convolvulus sepium</i>	Lady's nightcap
<i>Cortaderia selloana</i>	Pampas grass
<i>Crataegus sp. except C. douglasii</i>	hawthorn, except native species
<i>Cytisus scoparius</i>	Scotch broom
<i>Daucus carota</i>	Queen Ann's Lace
<i>Elodea densa</i>	South American Water-weed
<i>Equisetum arvense</i>	Common Horsetail
<i>Equisetum telemateia</i>	Giant Horsetail
<i>Erodium cicutarium</i>	Crane's Bill
<i>Geranium roberianum</i>	Robert Geranium
<i>Hedera helix</i>	English Ivy
<i>Hypericum perforatum</i>	St. John's Wort
<i>Ilex aquafolium</i>	English Holly
<i>Laburnum watereri</i>	Golden Chain Tree
<i>Lemna minor</i>	Duckweed, Water Lentil

Scientific Name	Common Name
<i>Loentodon autumnalis</i>	Fall Dandelion
<i>Lythrum salicaria</i>	Purple Loosestrife
<i>Myriophyllum spicatum</i>	Eurasian Watermilfoil
<i>Phalaris arundinacea</i>	Reed Canary grass
<i>Poa annua</i>	Annual Bluegrass
<i>Polygonum coccineum</i>	Swamp Smartweed
<i>Polygonum convolvulus</i>	Climbing Binaweed
<i>Polygonum sachalinense</i>	Giant Knotweed
<i>Prunus laurocerasus</i>	English, Portugese Laurel
<i>Rhus diversiloba</i>	Poison Oak
<i>Rubus discolor</i>	Himalayan Blackberry
<i>Rubus laciniatus</i>	Evergreen Blackberry
<i>Senecio jacobaea</i>	Tansy Ragwort
<i>Solanum dulcamara</i>	Blue Bindweed
<i>Solanum nigrum</i>	Garden Nightshade
<i>Solanum sarrachoides</i>	Hairy Nightshade
<i>Taraxacum officinale</i>	Common Dandelion
<i>Utricularia vulgaris</i>	Common Bladderwort
<i>Urtica dioica</i>	Stinging Nettle
<i>Vinca major</i>	Periwinkle (large leaf)
<i>Vinca minor</i>	Periwinkle (small leaf)
<i>Xanthium spinosum</i>	Spiny Cocklebur
<i>various genera</i>	Bamboo sp.

Applicant: *To enhance the area we will remove a field of the following nuisance plants: Rubus laciniatus; Evergreen Blackberry.*

Staff: The applicant has verified that no nuisance plants listed in the table above will be planted. This approval is conditioned such that none of the nuisance plants listed in the table can be planted anywhere on the property and must be kept from the cleared areas of the site. *With the condition, this criterion is met*

8. The Project Requires a Wildlife Conservation Plan

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

(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

Staff: The applicant has submitted a Wildlife Management Plan as development will not occur within 200-feet of a public road as required (without approved Wildlife Management Plan) by MCC 33.4570(B)(2). Few trees or other significant wildlife habitat will be removed for construction. The applicant has decided to place the replacement dwelling and attached garage atop the existing building footprint. By using the existing building footprint as proposed, the majority of the property will be left unaffected by the development providing a larger, uninterrupted wildlife corridor through the property. Staff finds the proposal to cluster the structures as proposed will have less of an impact on the overall wildlife habitat of the site than any other configuration.

(3) The wildlife conservation plan must demonstrate the following:

(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: *The replacement building, driveway, and landscaped area will closely overlap the footprint of the existing developed area. We will work with the builder to mitigate the injury/loss of trees on the edge of the existing developed area. A small number of trees that are close to the house are illustrated in Exhibits A.3 and A.4. Because of their close proximity the two following conditions during the building process may put these trees at risk for removal. We intend to keep the trees unless one of the following two conditions apply: (1) Per Fire District, Fire Flow Requirements, it is recommended to maintain a defensible space of 30 feet around the house. (2) If proximity causes a safety hazard during construction prohibiting the builder from fencing-off these trees at the drip-line.*

Staff: The replacement dwelling and attached garage will be placed in a nearly level cleared area void of tree cover (Exhibit A.3).

(b) 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.

Applicant: We will not exceed one acre as the replacement building, driveway, and landscaped area will closely overlap the footprint of the existing developed area (Exhibit A.3).

Staff: Less than one acre of undisturbed vegetation will be disturbed in the construction of the replacement dwelling and attached garage. *This criterion has been met.*

(c) 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.

Applicant: We have 20' of 3' high vertical 8" cedar board existing fencing which will be removed. We will not be installing new fencing (Exhibit A.4).

Staff: No new fencing is proposed. The applicant has indicated that the removal of all existing fencing is part of this proposal. *This criterion has been met.*

(d) 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.

Applicant: We will not need to establish a clearing as the replacement building, driveway, and landscaped area will closely overlap the footprint of the existing clearing (Exhibits A.3). To enhance the area we will remove a field of the following nuisance plants: Rubus laciniatus; Evergreen Blackberry (Exhibit A.10).

Staff: The applicant is not creating newly cleared areas as part of this proposal. The trees to be removed (Exhibit A.4) currently lie on the fringe of a non-forested "cleared" area, as defined by MCC 33.4570(A)(1). This means that the area where these trees are located does not have at least 75 percent crown closure, or 80 square feet of basal area per acre, of trees 11 inches DBH or an area which is being reforested pursuant to Forest Practice Rules of the Department of Forestry. *This criterion has been met.*

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

Applicant: We will not disturb stream riparian areas (Exhibit A.4).

Staff: No riparian areas will be disturbed. The development is located over 400 feet (west of) the nearest tributary. *This criterion has been met.*

9. Conclusions

Based on the findings, narrative, and other information provided herein, this application, as conditioned, satisfies the applicable approval criteria required for a Significant Environmental Concern permit for Wildlife Habitat.

10. Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

‘D’ Comments Received

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	General Application Form	02/15/06
A.2	2	Application Narrative	02/15/06
A.3	1	Site Plan	02/15/06
A.4	1	Grading Plan	06/15/06
A.5	1	Elevation Drawings (Left and Rear Side)	06/13/06
A.6	1	Elevation Drawings (Front, Partial Left and Right, and Right Side)	06/13/06
A.7	1	Aerial Photograph w/ SEC and Slope Hazard Overlay	02/15/06
A.8	1	Topographic Survey	02/15/06
A.9	1	Aerial Photograph (Portland Maps – 1:200)	02/15/06
A.10	1	Aerial Photograph showing location of proposed Wildlife Conservation Plan mitigation measures	02/15/06
A.11	1	Aerial Photograph (Portland Maps – 1:700)	02/15/06
A.12	13	Service Provider Forms <ul style="list-style-type: none"> a. Fire District Review Access b. Fire District Review Fire Flow Requirements c. Certification of Water Service d. Certification of On-Site Sewage Disposal e. Storm Water Certificate 	02/15/06
A.13	13	Deed Information <ul style="list-style-type: none"> a. Map of Skyline Acres recorded October 13, 1908 	02/15/06
A.14	1	Storm Plan	06/08/06
‘B’		Staff Exhibits	Date
B.1	1	A&T Property Information	N/A
B.2	1	Zoning Map	N/A
B.3	3	Site Visit Photos	06/21/06
‘C’		Administration & Procedures	Date
C.1	1	Complete Letter – Day 1	03/20/06

C.2	4	Opportunity to Comment	03/20/06
C.3	28	Administrative Decision	04/25/06
'D'		Comments Received	Date
D.1	1	Multnomah County Transportation Planning	06/26/06
D.2	2	Scott Hamersly	06/25/06