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: T2-09-072

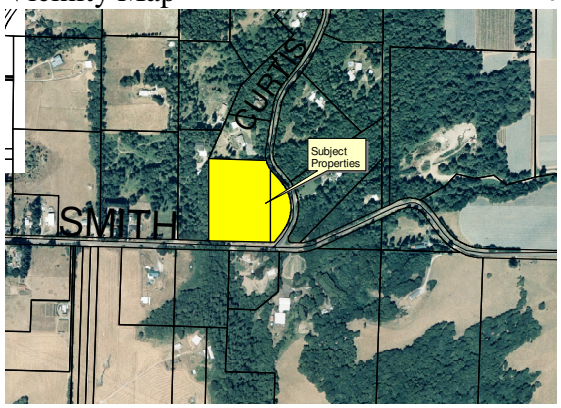
Permit: Property Line Adjustment And Road Rules Variance.

Location: 34601 SE Smith Road
Tax Lots 1800 and 1900, Section 34C, Township 1N, Range 4E, W.M.Tax Account # R944340540 & R944341220

Applicant: Dale Burkholder
PO Box 305
Corbett, OR 97019

Owner: Tract 1: Curtis and Rita Smith
Tract 2: Lenske Properties LLC & The Raymond Smith LLC; Raymond Smith

Vicinity Map



Summary: A Property Line Adjustment between lot 1800 and 1900. A Road Rules Variance to the sight distance standards to allow a driveway access onto SE Curtis Drive.

Decision: Approved.

Unless appealed, this decision is effective Friday, August 6, 2010 at 4:30 PM.

Issued by:

By: _____
Kevin Cook, Planner

For: Karen Schilling- Planning Director
Brian Vincent - County Engineer

Date: Friday, July 23, 2010

Instrument Number for Recording Purposes: 20850075 and 2004024397

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 Kevin Cook, Staff Planner at 503-988-3043, ext. 26782.

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 Friday, August 6, 2010 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): Multnomah County Code (MCC): MCC 35.7790, Property Line Adjustments; MCC 35.3160 Property Line Adjustments in the Rural Residential zone; Chapter 37, Administration and Procedures.

Multnomah County Road Rules (MCRR): MCRR 4.500, Sight Distance; MCRR 16.100 – MCRR 16.400, Variance to the Road Rules.

Copies of the referenced Multnomah County Code (MCC) 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 2 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. The request for a permit extension must be submitted prior to the expiration of the approval period.**

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. This approval is based on submitted materials. The proposed property line adjustment shall be completed as shown and described in the application materials submitted by the applicant and as shown on Exhibit A.3. [MCC 37.0580].

2. No additional lot or parcel shall be created through this process. [MCC 35.7790(A)].

3. The applicant shall complete the procedures provided in the attached "Applicant's Instructions for Finishing a Property Line Adjustment," included as Exhibit B.11 and in the attached "Surveyor's Instructions for Finishing a Property Line Adjustment" included as Exhibit B.12. [MCC 35.7790(D)].

4. Prior to recording the deeds, the property owner, or representative thereof, shall submit copies of the final survey, and legal descriptions to Multnomah County Planning for verification that the adjusted properties conform to the approved Tentative Plan Map. If the submitted documents conform with the approved Tentative Plan Map (ExhibitA.3) and zoning requirements staff will sign the survey and deeds. Multnomah County Planning must review and sign the survey before submittal of the deed(s), surveys, and legal descriptions to County Records Management office at Assessment and Taxation and County Surveying for recording. [MCC 35.7790(D)].

5. Prior to recording the deeds, the existing access drive onto SE Curtis Road shall be closed; closing of the access shall be accordance with the guidelines set forth by the County Right of Way Specialist. Contact Alan Young, Multnomah County Right of Way Specialist (503-988-3043 x83582) to coordinate the closing of the access. [MCC 37.0560(A)(1)].

6. The applicant shall coordinate with County Road Engineering for tree and vegetation trimming and/or removal in order to improve sight distance to the south of the proposed driveway location (Exhibit B.14). The property owner shall periodically maintain the vegetation indicated in Exhibit B.14 in coordination the Multnomah County Roads Division. Trees and vegetation shall be trimmed back to maintain a clear area of 10 vertical feet from the ground in order to maintain maximum site distance to the south. Contact Bob Wheatley at 503-988-3043 x22113. [MCRR 16.100 and MCRR 16.225].

7. After the decision is final and prior to building permit sign-off, the property owner shall record the Notice of Decision cover sheet through the conditions of approval with the County Recorder along with a copy of the site plan (Exhibit A.3). The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and a copy filed with Land Use Planning. Recording shall be at the applicant's expense. [MCC 37.0670].

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 (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as '**Staff:**' and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.00 Project Description:

Staff: The applicant seeks to adjust the common property line between the two lots in order to make more efficient use of vacant Tax Lot 1800 for future residential use. The applicant seeks approval for access to the adjusted Tax Lot 1800 through a Road Rules Variance to the access sight distance standards on NE Curtis Dr.

2.00 Property Description & History:

Tract 1 (Tax Lot 1900) is 4.81 acres and contains a single family dwelling. Tract 2 (Tax Lot 1800) is 0.99 acres and is vacant. After the adjustment, Tract 1 and Tract 2 will retain their current land area and Tract 1 will retain the existing single family dwelling. Currently, Tract 2 is located east of Tract 1; after the adjustment Tract 2 will be located north of Tract 1 (Exhibit A.3). Both Lots are zoned Rural Residential (RR) and will remain in the RR zone after the adjustment (Exhibit B.7).

3.00 Comments Received:

3.01 Comments Received from Dennis Griffin, State Archaeologist (Exhibit D.1):

Comments received from the State Archaeologist indicate that cultural remains and/or artifacts could be present in the area and any development should cease upon discovery and notification should follow.

3.02 Comments Received from the Friends of the Columbia River Gorge (Exhibit D.2):

The letter references several sections of the Multnomah County Code applicable in the Columbia River Gorge National Scenic Area.

Staff: The initial Opportunity to Comment mailer for this proposal erroneously included mailings to several organizations and agencies that are normally included for proposals that occur in the Columbia River Gorge National Scenic area. The subject property is not located in the Columbia River Gorge National Scenic Area.

4.00 Lot of Record and Code Compliance:

4.01 35.0005 Definitions -

- Lot of Record

Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws, or (c) complies with the criteria for the creation of new lots or parcels described in MCC 35.7785. 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.)

(c) Separate Lots of Record shall be recognized and may be partitioned congruent with an "acknowledged unincorporated community" boundary which intersects a Lot of Record.

1. Partitioning of the Lot of Record along the boundary shall require review and approval under the provisions of the land division part of this Chapter, but not be subject to the minimum area and access requirements of this district.

2. An "acknowledged unincorporated community boundary" is one that has been established pursuant to OAR Chapter 660, Division 22.

MCC 35.3170 Lot of Record

(A) In addition to the *Lot of Record* definition standards in MCC 35.0005, for the purposes of this district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

(1) July 10, 1958, SR zone applied;

(2) July 10, 1958, F-2 zone applied;

(3) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;

(4) October 6, 1977, RR zone applied, Ord. 148 & 149;

(5) October 13, 1983, zone change from MUF-19 to RR for some properties, Ord. 395;

(6) October 4, 2000, Oregon Administrative Rules Chapter 660 Division 004, 20 acre minimum lot size for properties within one mile of Urban Growth Boundary;

(7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 35.3185, may be occupied by any allowed use, review use or conditional use when

in compliance with the other requirements of this district.

(C) Except as otherwise provided by MCC 35.3160, 35.3175, and 35.4300 through 35.4360, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

(D) The following shall not be deemed to be a lot of record:

(1) An area of land described as a tax lot solely for assessment and taxation purposes;

(2) An area of land created by the foreclosure of a security interest.

(3) An area of land created by court decree.

Staff: Tract 1 (Tax Lot 1900) was created in its current configuration by deed (Book 2085, Page 75 of the Multnomah County Deed Records) on October 9, 1961 (Exhibit A.7); the property was zoned F-2 at the time. The F-2 zone had a minimum lot size of 2 acres in 1961 (Exhibit B.4). The 4.81 acre property exceeded the 2 acre minimum lot size when it was created in 1961. *Tract 1 (Tax Lot 1900) is a lot of Record.*

Tract 2 (Tax Lot 1800) was found to be a Lot of Record in a previous Multnomah County decision (Case File T2-08-072). *The subject properties, Tax Lot 1800 and Tax Lot 1900 are Lots of Record.*

4.02 MCC 37.0560 Code Compliance And Applications.

Except as provided in subsection (A), 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.

(A) A permit or other approval, including building permit applications, may be authorized if:

(1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or

(2) It is necessary to protect public safety; or

(3) It is for work related to and within a valid easement over, on or under an affected property.

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: An existing non-permitted driveway is located off of SE Curtis Drive along the existing frontage of Tax Lot 1800 (Tract 2). The driveway is located on the west side of SE Curtis Drive and is 50 feet north of the intersection of SE Curtis Drive and SE Smith Road. The applicant is not proposing to utilize this driveway nor is it being evaluated as part of this

application for a Property Line Adjustment and Road Rules Variance. Condition 5 requires the closing of the non-permitted driveway.

5.00 Property Line Adjustment:

5.01 MCC 35.7790

A property line adjustment is the relocation of a common property line between two abutting properties. The Planning Director may approve a property line adjustment based upon findings that the following standards are met:

(A) No additional lot or parcel shall be created from any parcel by the property line adjustment; and

Staff: Exhibit A.3 indicates that only two Lots are involved in the adjustment; Tract 1 and Tract 2, which share a common property line. Exhibit A.3 indicates that no new lots will be created as a result of the adjustment; further, Condition 2 forbids the creation of additional lots through this property line adjustment.

5.02 (B) Owners of both properties involved in the property line adjustment shall consent in writing to the proposed adjustment and record a conveyance or conveyances conforming to the approved property line adjustment; and

Staff: According to County Assessment and Taxation Records (Exhibits B.1 and B.2) Tract 1 is owned by Curtis and Rita Smith and Tract 2 is owned by (Tax Lot 1900) is owned by Lenske Properties LLC & The Raymond Smith LLC and Raymond Smith. Curtis and Rita Smith, and Raymond Smith have signed the application authorizing the application (Exhibit A.9).

5.03 (C) The adjusted properties shall meet the approval criteria for a property line adjustment as given in the underlying zoning district; and

Staff: The properties meet the approval criteria for a property line adjustment as given in the RR Zone District. See findings under Section 6 below.

5.04 (D) The procedure and forms shall be submitted for obtaining approval of a property line adjustment as provided for by the Planning Director.

Staff: The applicant has completed the Property Line Adjustment Application form. Condition of Approval 3 requires the applicant to finish the Property Line Adjustment according to the referenced forms (Exhibits B.11 and B.12).

6.00 Property Line Adjustment in Rural Residential Zone:

6.01 MCC 35.3160(B)

Pursuant to the applicable provisions in MCC 35.7790, the approval authority may grant a property line adjustment between two contiguous Lots of Record upon finding that the approval criteria in (1) and (2) are met. The intent of the criteria is to ensure that the property line adjustment will not increase the potential number of lots or parcels in any subsequent land division proposal over that which could occur on the entirety of the combined lot areas before the adjustment.

(1) The following dimensional and access requirements are met:

(a) The relocated common property line is in compliance with all minimum yard and

minimum front lot line length requirements;

Staff: The minimum yard and minimum front lot length requirements in the RR zone are as follows:

MCC 35.3155(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Front
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: After the adjustment, Tract 1 would be approximately 427 feet by 420 feet with over 800 feet of street frontage. After the adjustment, Tract 2 would be approximately 370 feet by 109 feet with over 100 feet of street frontage. *The criterion is met.*

6.02 (b) If the properties abut a street, the required access requirements of MCC 35.3185 are met after the relocation of the common property line; and

Staff: MCC 35.3185 states, "All lots and parcels in this district shall abut a street, or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles, except as provided for Lots of Record at MCC 35.3170(B)." After the adjustment, both tracts will continue to maintain at least 50 feet of frontage along a public road. The proposed driveway access location for Tract 2 is the subject of the Road Rules Variance and is addressed in Section 7 below. *The criterion is met.*

6.03 (2) At least one of the following situations occurs:

(a) The lot or parcel proposed to be reduced in area is larger than 5 acres prior to the adjustment and remains 5 acres or larger in area after the adjustment, or

(b) The lot or parcel proposed to be enlarged in area is less than 10 acres in area prior to the adjustment and remains less than 10 acres in area after the adjustment.

Staff: Both Tracts will retain approximately the same area as the currently have. Both Tracts are currently less than 10 acres in area and would remain less than 10 acres after the adjustment. *The criterion is met.*

7.00 Road Rules Variance:

7.01 Description and Background:

Staff: The applicant is proposing a new access onto NE Curtis Drive. The access would be located on reconfigured Tract 2 (Lot 1800), as it would appear after the proposed property line adjustment. The access is proposed adjacent to the northern property line (Exhibit A.11).

Multnomah County Road Rules (MCRR) Section 4.500 states, "all new access points to roads under the County's jurisdiction must have a minimum sight distance equal to the standards in the Design and Construction Manual and AASHTO's A Policy on Geometric Design of Highways and Streets."

On February 2, 2010 Timothy, R. Turner, P.E. of TRT Engineering Inc. evaluated the sight distance for the proposed driveway and found that the location does not meet the AASHTO sight distance standard of 350 feet, assuming a 35 MPH speed limit along the adjacent stretch of road. The applicants have filed an application for a variance to the sight distance standard.

7.02 MCRR 16.100 Variance Requirements

A. Multnomah County Code 29.507 provides for a variance by the County Engineer from County standards and requirements when written documentation substantiates that the requested variance is in keeping with the intent and purpose of County Code and adopted rules, and the requested variance will not adversely affect the intended function of the County road system or related facilities. A variance approval may include mitigation measures as conditions of approval.

Staff: The proposed driveway location provides the most sight distance possible along the existing frontage 200 feet to the south and 380 feet to the north (Exhibit A.11), the sight distance can be further improved by the removal of brush and tree limbs and the limbing up of trees on the inside curve of the right of way looking south from the proposed driveway location (Condition 6). *The criterion is met.*

7.03 B. All requests for a variance to these Road Rules that are part of a development that requires approval of that development as a "land use decision" or "limited land use decision," as defined in ORS 197.015, shall be submitted to the County Engineer at the time that application for the land use review is submitted to the applicable planning office having land use jurisdiction. The County Engineer' decision on the variance to these Road Rules shall not become effective until the date that the associated land use decision becomes effective.

Staff: The application for a Property Line Adjustment was submitted on December 22, 2009 and the Road Rules Variance was submitted on April 13, 2010. The two applications are being processed simultaneously. Both applications were deemed complete on April 13, 2010.

7.04 C. For properties within unincorporated areas of Multnomah County for which Multnomah County has not contracted for planning and zoning services, the Hearings Officer shall be the final County decision maker for all applications for variances to these Rules that are in conjunction with applications for development classified as a "Type III" or an appeal of a "Type II" land use permit application under MCC Chapter 37 or the corresponding code parts in MCC Chapter 38, as applicable.

Staff: The application for a Road Rules Variance is associated with a Property Line Adjustment Application, which is a Type II application. If either application is appealed, the Hearings Officer will be the decision maker for the final County decision.

7.05 MCRR 16.200 General Variance Criteria:
In order to be granted a variance, the applicant must demonstrate that:

A. Special circumstances or conditions apply to the property or intended use that do not apply to other property in the same area. The circumstances or conditions may relate to the size, shape, natural features and topography of the property or the location or size of physical improvements on the site or the nature of the use compared to surrounding uses;

Staff: The applicant's engineer, Timothy, R. Turner, P.E. evaluated a potential alternative location further south along S.E. Curtis Road and concluded that no safer alternative exists along S.E. Curtis Road (Exhibit A.14). Staff has also visited the site and concurs with this analysis, owing to the curve of the road along the frontage, steeper grade differential between the property and the road as one travels south. Additionally, the further south a driveway

would be located, the greater the potential for conflicts with existing turning movements between S.E. Curtis Road and S.E. Smith Road.

Staff further investigated the possibility of requiring shared access with the existing access located on Smith Road that currently serves the dwelling on Tract 1 (Tax Lot 1900); the idea being that a new driveway could then split off from within the existing Tax Lot 1900 and serve a reconfigured Tax Lot 1800. A shared access drive would be difficult to construct because the new driveway would necessarily need to be located down a very steep embankment into the vicinity of the existing stream and within the Significant Environmental Concern for Streams overlay (Exhibits B.7, B.8, B.9, and B.10). If the driveway were located upland and around the existing house, it would need to cross the existing sanitary drainfield and would likely cause the drainfield to fail (Exhibit B.10).

The combination of these site constraints creates special circumstances that do not apply to the other residential properties on SE Curtis Drive. *The criterion is met.*

7.06 B. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and extraordinary hardship would result from strict compliance with the standards;

Staff: Based upon the findings in 7.05 above, strict adherence to the sight distance standard in MCRR 4.500 would result in an extraordinary hardship due to the inability to obtain vehicular access to the property from a public road, which in turn would make it difficult to develop the RR zoned property with a single family dwelling. The RR zone district allows the development of a single family dwelling as a permitted use. *The criterion is met.*

7.07 C. The authorization of the variance will not be materially detrimental to the public welfare or injurious to other property in the vicinity, or adversely affect the appropriate development of adjoining properties;

Staff: The only element of this criteria applicable is the potential detriment to site distance. This is evaluated further in Section 7.09 below. The variance to the sight distance standard is conditionally approved based upon continued maintenance of the clear vision area referenced in 7.09 below (see condition 6). *As conditioned, the criterion is met.*

7.08 D. The circumstances of any hardship are not of the applicant's making.

Staff: The property owner did not create the property's unique physical constraints described in Section 7.05 above. *The criterion is met.*

7.09 MCRR 16.225 Access Variance Standards:
Exceptions to access standards may be made by the County Engineer when spacing or other safety considerations make non-standard access acceptable. In addition to the variance requirements of Section 16.200 of these Rules, the applicant will be required to demonstrate that the proposed variance will not negatively impact the safety or capacity of the transportation system for a variance to be granted. The following are examples of variances that may be considered along with specific criteria that must be addressed before such a variance can be granted.

C. Sight Distance:
If it is not feasible to provide enough sight distance to meet County/AASHTO standards, the site's access must be located so as to provide the most sight distance possible. The County Engineer may require additional measures to mitigate sub-standard sight distance.

Staff: According to Timothy, R. Turner, P.E. of TRT Engineering Inc. the AASHTO sight distance standard for this section of road way is 350 feet in each direction. The proposed driveway location does not allow for this much distance to the south where 200 feet of sight distance is available (Exhibit A.14). The proposed driveway location provides the most sight distance possible along the existing frontage 200 feet to the south and 380 feet to the north (Exhibit A.11), the sight distance can be further improved by the removal of brush and tree limbs and the limbing up of trees on the inside curve of the right of way looking south from the proposed driveway location (Condition 6). Limbing up the trees on the inside curve will render non-standard access acceptable. The County Engineer has concurred with the recommended safety improvements (Exhibit B.13) in the form of vegetation maintenance as conditioned in Condition 6. *As conditioned, the criteria are met.*

8.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Property Line Adjustment and Road Rules Variance in the Rural Residential zone. This approval is subject to the conditions of approval established in this report.

9.00 Exhibits

'A' Applicant's Exhibits
'B' Staff Exhibits
'C' Procedural Exhibits
'D' Comments Received

Exhibits are available for review in Case File T2-09-072 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	Property Line Adjustment Application Form	12/22/2009
A.2	1	Certification of Water Service	12/22/2009
A.3	1	Proposed Property Line Adjustment Plan	12/22/2009
A.4	4	Certificate of On-Site Disposal (Land Feasibility Approval)	12/22/2009
A.5	1	Vicinity Map	1/26/2010
A.6	4	Deed History	1/26/2010
A.7	1	Warranty Deed, Book 2085, Page 75 of the Multnomah County Deed Records	1/26/2010
A.8	5	Fire District Access Review Form	2/2/2010
A.9	1	Application Form Signed by all property owners	4/13/2010
A.10	1	General Application form for Road Rules Variance	4/13/2010
A.11	1	Site Plan depicting proposed driveway location for adjusted Tract 2	2/2/2010
A.12	1	Applicant's Narrative for Road Rules Variance	4/13/2010
A.13	2	1st Traffic Engineer Analysis by Timothy, R. Turner, P.E., TRT Engineering INC.	2/2/2010
A.14	2	2nd Traffic Engineer Analysis by Timothy, R. Turner, P.E., TRT Engineering INC.	2/19/2010

'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Information for Tract 1 (Tax Lot 1900)	12/22/2009
B.2	2	A&T Property Information for Tract 2 (Tax Lot 1800)	12/22/2009
B.3	1	A&T Tax Map with Property Highlighted	12/22/2009
B.4	1	1962 Zoning Map showing earliest zoning	12/22/2009
B.5	1	1977 Zoning Map showing zoning in effect prior to 10/6/1977	12/22/2009

B.6	1	Email from Alan Young verifying access permit issuance to Tax Lot 1700 to the north	2/9/2010
B.7	1	Tax Lot Map with Aerial Photograph and SEC-s overlays	4/15/2010
B.8	1	Site Photograph looking south towards the stream embankment	5/6/2010
B.9	1	Site Photograph looking down the steep embankment towards the stream	5/6/2010
B.10	1	Site Photograph looking north towards the drainfield area and the existing dwelling	5/6/2010
B.11	1	Applicant's Instructions for completing a Property Line Adjustment	7/7/2010
B.12	1	Surveyor's Instructions for completing a Property Line Adjustment	7/7/2010
B.13	3	Email from Brian Vincent, County Engineer, indicating concurrence with the proposed Road Rules Variance	7/12/2010
B.14	1	Site map with area of vegetation removal and maintenance labeled	7/12/2010

'C'	#	Administration & Procedures	Date
C.1	3	Incomplete Letter	1/21/2010
C.2	2	Second Incomplete Letter	4/21/2010
C.3		Complete Letter (Day 1 is April 13, 2010)	5/10/2010
C.4	2	Opportunity to Comment	5/11/2010
C.5	1	Applicant's Acceptance of 180 Day Clock	1/26/2010

'D'	#	Comments Received (if needed)	Date
D.1	1	Dennis Griffin, Ph.D., RPA, State Archaeologist	5/21/2010
D.2	2	Friends of The Columbia River Gorge	5/25/2010