



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.multco.us/landuse>

NOTICE OF DECISION

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

Case File: T2-2013-2730

Permit: Administrative Decision by the Planning Director for a Measure 49 Dwelling

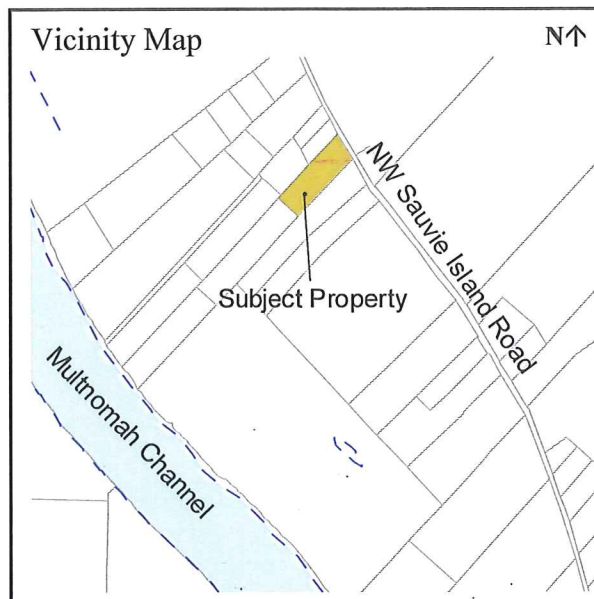
Location: 20303 NW Sauvie Island Road
Tax Lot 1600, Section 07D,
Township 2N, Range 1W, W.M.
R971070300

Applicants: Andrew Stamp
David Eddy

Owners: David Eddy

Base Zone: Exclusive Farm Use

Overlays: None



Summary: Construct a single family dwelling associated with a State of Oregon Measure 49 claim on an Exclusive Farm Use zoned property. The dwelling would be located on the second floor of a shop.

Decision: Approved with Conditions

Unless appealed, this decision is effective Monday, June 17, 2013 at 4:00 PM.

Issued by:

By:


Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Monday, June 3, 2013

Instrument Number for Recording Purposes: #BP18881563

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 Don Kienholz, Staff Planner at 503-988-3043, ext. 29270 or don.d.kienholz@multco.us.

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 Monday, June 17, 2013 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): 37.0560 Code Compliance; 34.0005 Lot of Record; 34.2650 Dimensional Requirements; 34.2690 Access; State of Oregon Measure 49 Final Order E132382; Multnomah County Road Rules (MCRR): 4.000 Access to County Roads.

Copies of the referenced Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR) 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> or <http://web.multco.us/transportation-planning>.

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 four (4) years from the date the decision is final pursuant to MCC 37.0690(C) as applicable. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0695, 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. **Prior to construction of the dwelling, the owner/applicant shall obtain all necessary building permits [MCC 37.0560 & Measure 49 Final Order Condition #13].**
2. **Prior to zoning sign-off for building permits, the owner shall obtain an Access Permit from the Multnomah County right-of-way division. The driveway width shall be between 12-25**

feet. Please contact Alan Young for more information at 503-988-5050 x83582 [MCRR 4.000].

- 3. Prior to zoning sign-off for building permits, the owner shall dedicate 10 feet for road purposes to Multnomah County, and shall furnish deed restrictions committing the property owner to participate in future right of way improvements. Please contact Pat Hinds at 503-988-5050 ext. 83712 to complete the dedication and deed restriction [MCRR 6.000].**
- 4. The statement, in Exhibit B.5 shall be recorded with the Multnomah County Division of Records on the subject parcel prior to zoning approval of the building permit, that the owner and the successors in interest acknowledge the rights of owners of nearby property to conduct agricultural operations and practices [MCC 34.2655 and ORS 215.293].**
- 5. The State of Oregon (DLCD) conditions of approval (Final Order E132382 – Exhibit A.23) are also conditions of approval of this permit [ORS 195.300 to 195.336].**
- 6. Any dwelling located on the subject parcel must be located entirely within the first 600-feet of the Measure 49 subject property as measured from the front property line adjacent to NW Sauvie Island Road [Measure 49 Final Order E132382].**

Note: Once this decision is final, application for building permits may be made with the City of Portland. When ready to have building permits signed off, the applicant shall call the Staff Planner, Don Kienholz, at (503) 988-3043 ext. 29270, for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Portland. Five (5) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee of \$53.00 will be collected. In addition, an erosion control inspection fee of \$77.00 may be required.

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 of Fact

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 is seeking approval of a single family dwelling associated with a State of Oregon Measure 49 Final Order, Election number E132382. The dwelling is proposed to be located on the second floor of a two story shop building.

The applicant included a ‘future home’ building envelope as part of the site plan. However, that home site and associated dwelling it is not being reviewed as part of this application.

2.00 Property Description & History:

Staff: The 3.78-acre subject property is located on the west side of Sauvie Island and zoned Exclusive Farm Use (EFU). The property is located in a pocket of properties ranging around 5-acres in size. Most of the properties around the subject property contain a dwelling. For a property zoned EFU to qualify for a dwelling, the owners would need to meet establish a Primary Farm Dwelling and qualify under the farming “Income” test. The property owner of the subject property, who obtained the parcel prior to the zoning being changed to EFU, filed a timely Measure 37 claim with the state and county after the passage of the measure in 2004. Subsequently, Measure 49 was drafted by the legislature and passed by the citizens of the state in 2006. The property owner then filed a timely Measure 49 claim with the state and was granted a Final Order approving a single family dwelling on the property (Exhibit A.23). This application serves as the applicant’s request to utilize the Measure 49 Final Order.

The dwelling is part of a mixed use building consisting of a shop on the lower level and the dwelling on the second floor. If, at some point in the future, the owner or subsequent owner, wishes to replace the dwelling unit with a detached single family dwelling, the dwelling unit on the second floor will need to be completely decommissioned such that it can no longer be used as a dwelling. Decommissioning will be addressed at the time it is proposed.

3.00 Code Compliance:

MCC 37.0560 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit 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.

Staff: There are no known zoning or building code violations on the subject property

Criteria met.

4.00 Base Zone Approval Criteria:

A. MCC 34.2660 DIMENSIONAL REQUIREMENTS

1. **(A) Except as provided in MCC 34.2675, the minimum lot size for new parcels shall be 80 acres in the EFU district.**

Staff: The property is not proposed to be partitioned. Minimal lot size is not applicable.

Criterion met.

2. **(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the size of such lot.**

Staff: NW Sauvie Island Road has inadequate right of way but the proposed home is more than 300-feet from the front property line, providing an adequate yard when taking the Right of Way into account.

Criterion met.

3. **(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: On the applicant's two site plans (Exhibit A.3 and A.26), the proposed residential shop and second floor dwelling is shown to be 20-feet from the closest side yard to the east, 120-feet from the rear yard to the south, 110-feet to the side yard to the west, and roughly 310-feet to the front yard to the north.

Based on the applicant's elevation plans and pictures of the proposed structure (Exhibit A.18 and A.19), it is clear the building is two stories and measures 22-feet in height.

Criteria met.

4. **(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.**

Staff: The proposed residential shop and second floor dwelling is roughly 310-feet from the front property line.

Criterion met.

5. **(E) Structures such as barns, silos, windmills, antennae, chimneys or similar structures may exceed the height requirement if located at least 30 feet from any property line.**

Staff: The only structure proposed under this application is the residential shop with a second story dwelling unit. It is proposed at 22-feet in height.

Criterion met.

6. **(F) Agricultural structures and equine facilities such as barns, stables, silos, farm equipment sheds, greenhouses or similar structures that do not exceed the maximum height requirement may have a reduced minimum rear yard of less than 30 feet, to a minimum of 10 feet,**

Staff: No such structures are proposed.

Criterion met.

B. MCC 34.2655 SINGLE FAMILY DWELLINGS CONDITION OF APPROVAL - PROHIBITION ON CLAIMS ALLEGING INJURY FROM FARM OR FOREST PRACTICES

As a condition of approval of a single family dwelling, the landowner for the dwelling shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Staff: A condition of approval is included requiring the recording of the covenant described above.

Criterion met with condition of approval.

C. MCC 34.2690 ACCESS

All lots and parcels in this district shall abut a public street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles. This access requirement does not apply to a pre-existing lot and parcel that constitutes a Lot of Record described in MCC 34.2675(C).

Staff: The subject property is adjacent to NW Sauvie Island Road. Access will be off of a shared driveway with the property to the west. Additional access findings are made under Finding #6.00 below.

Criterion met.

5.00 Measure 49 Final Order Conditions:

Staff: The State's Measure 49 Final Order (Exhibit A.23) included a summation of the history of the subject parcel and made findings. The State made a finding that when the property was acquired, it was split zoned. The property was zoned Suburban Residential (SR) over the first 600-feet of the property as measured from NW Sauvie Island Road and the remaining area of property was zoned F-2 – an agricultural district. Because of the zoning in place at the time, the State made a finding that the relief granted under Measure 49 to develop a dwelling on the property was only valid on the portion of the parcel that had SR zoning. As such, a condition of approval will require that a dwelling may only be located in the first 600-feet of the parcel as measured from NW Sauvie Island Road.

The following conditions of approval are taken directly from the State's Measure 49 Final Order and are treated as approval criteria.

1. **Each dwelling must be on a separate lot or parcel, and must be contained within the property on which the claimant is eligible for Measure 49 relief. The establishment of a dwelling based on this home site authorization must comply with all applicable standards governing the siting or development of the dwelling. However, those standards must not be applied in a manner that prohibits the establishment of a dwelling, unless the standards are reasonably necessary to avoid or abate a nuisance, to protect public health or safety, or to carry out federal law.**

Staff: The State of Oregon granted Mr. Eddy one dwelling on an existing parcel as a result of his Measure 49 claim. The subject property was included in the Measure 49 Final Order and is therefore eligible for development of one dwelling under the provisions of Measure 49. The applicant is proposing one dwelling on an existing parcel; No land division is proposed. As proposed, the applicant's request meets the standards of the condition of approval.

Criterion met

2. **This home site authorization will not authorize the establishment of a dwelling in violation of a land use regulation described in ORS 195.305(3) or in violation of any other law that is not a land use regulation as defined by ORS 195.300(14).**

Staff: No land use regulations described in the above statutes are violated as a result of this approval.

Criterion met.

3. **A claimant is not eligible for more than 20 home site approvals under Sections 5 to 11 of Measure 49 regardless of how many properties a claimant owns or how many claims a claimant has filed. If the claimant has developed the limit of twenty homes sites under Measure 49, the claimant is no longer eligible for the home site approval that is the subject of this order.**

Staff: The applicant is seeking to establish one homesite on an existing parcel. No additional dwellings or land divisions are proposed.

Criterion met.

4. **The number of lots, parcels or dwellings a claimant may establish under this home site authorization is reduced by the number of lots, parcels and dwellings currently in existence on the Measure 37 claim property and contiguous property in the same ownership, regardless of whether evidence of their existence has been provided to the department. If, based on the information available to the department, the department has calculated the number of currently existing dwellings to be either greater than or less than the number of dwellings actually in existence on the Measure 37 claim property or contiguous property under the same ownership, then the number of dwellings a claimant may establish pursuant to this home site authorization must be adjusted according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49. Statements in this final order regarding the number of lots, parcels or dwellings currently existing on the Measure 37 claim property and contiguous property are not a determination on the current legal status of those lots, parcels or dwellings.**

Staff: The Measure 49 claimant and owner does not own any adjacent properties.

Criterion met.

5. **Temporary dwellings are not considered in determining the number of existing dwellings currently on the property. The claimant may choose to convert any temporary dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site pursuant to a home site approval. Otherwise, any temporary dwelling is subject to the terms of the local permit requirements under which it was approved, and is subject to removal at the end of the term for which it is allowed.**

Staff: There are no temporary dwellings on the subject Measure 49 property.

Criterion met.

6. **A home site approval only authorizes the establishment of a new dwelling on the property on which the claimant is eligible for Measure 49 relief. No additional development is authorized on contiguous property for which no Measure 37 claim was filed.**

Staff: The claimant and owner, David Eddy, is only seeking approval for a dwelling on the subject property.

Criterion met.

7. **The claimant may use a home site approval to convert a dwelling currently located on the property on which the claimant is eligible for Measure 49 Relief to an authorized home site. If the number of dwellings existing on the property on which the claimant is eligible for Measure 49 relief exceeds the number of home site approvals the claimant qualifies for under a home site authorization, the claimant may select which existing dwellings to convert to authorized home sites.**

Staff: There are no existing dwellings on the Measure 49 property.

Criterion met.

8. **The claimant may not implement the relief described in this Measure 49 Home Site Authorization if a claimant has been determined to have a common law vested right to a use described in a Measure 37 waiver for the property. Therefore, if a claimant has been determined in a final judgment or final order that is not subject to further appeal to have a common law vested right as described in Section 5(3) of Measure 49 to any use on the Measure 37 claim property, then this Measure 49 Home Site Authorization is void. However, so long as no claimant has been determined in such a final judgment or final order to have a common law vested right to a use described in a Measure 37 waiver for the property, a use that has been completed on the property pursuant to a Measure 37 waiver may be converted to an authorized home site.**

Staff: The claimant did not elect to pursue a common law vested right under Measure 49.

Criterion met.

9. **A home site approval does not authorize the establishment of a new dwelling on a lot or parcel that already contains one or more dwellings.**

Staff: There are no existing dwellings on the subject property.

Criterion met.

10. **Because the property is located in an exclusive farm use zone, the owner must comply with the requirements of ORS 215.293 before beginning construction.**

Staff: ORS 215.293 states:

215.293 Dwelling in exclusive farm use or forest zone; condition; declaration; recordation. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.283 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

A condition of approval requiring the recording of a covenant noting the above shall be included.

Criterion met with condition of approval.

11. **If an owner of the property is authorized by other home site authorizations to subdivide, partition, or establish dwellings on other Measure 37 claim properties, Measure 49 authorizes the owner to cluster some of all of the authorized lots, parcels, or dwellings that would otherwise be located on land in an exclusive farm use zone, a forest zone, or a mixed farm and forest zone on a single Measure 37 claim property that is zoned residential use or is located in an exclusive farm use zone, a forest zone or a mixed farm and forest zone but is less suitable for farm and forest use other than the Measure 37 claim properties.**

Staff: Staff is not aware of the applicant applying for Measure 37 or Measure 49 relief on any other property.

Criterion met.

12. **If the claimant transferred ownership interest in the Measure 37 claim property prior to the date of this order, this order is rendered invalid and authorizes no home site approvals. Provided this order is valid when issued, a home site approval authorized under this order runs with the property and transfers with the property. A home site approval will not expire, except that if a claimant who received this home site authorization later conveys the property to a party other than the claimant's spouse, or the trustee of a revocable trust in which the claimant is the settler, the subsequent owner of the property must establish the authorized dwellings within 10-years of the conveyance. A dwelling lawfully created based on a home site approval is a permitted use.**

Staff: David Eddy is still the owner of the subject Measure 49 property, therefore the Final Order is still valid.

Criterion met.

13. **To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, this home site authorization will not authorize the use of the property unless the claimants first obtain that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a permit as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies, and restrictions on the use of the subject property imposed by private parties.**

Staff: The subject application is for the land use review of the Measure 49 claim for a dwelling. Building permits will be required prior to construction of the dwelling.

Criterion met.

6.00 Transportation Standards – EP FILE WITH RACHEL, JOANNA WILL GET INFO 5/29

MCRR 4.000 Access to County Roads

MCRR 4.100 Required Information: Applicants for a new or reconfigured access onto a road under County Jurisdiction may be required to provide all of the following:

- A. Site Plan;**
- B. Traffic Study-completed by a registered traffic engineer;**
- C. Access Analysis-completed by a registered traffic engineer;**
- D. Sight Distance Certification from a registered traffic engineer; and**
- E. Other site-specific information requested by the County Engineer**

Staff: The subject site is adjacent to NW Sauvie Island Road, where access is proposed to come from.

The road is classified as a Rural Local road. The new access is shown on the applicant's site plan (Exhibit A.3). All required information has been submitted.

MCRR 4.200 Number: Reducing the number of existing and proposed access points on Arterials and Collectors and improving traffic flow and safety on all County roads will be the primary consideration when reviewing access proposals for approval. One driveway access per property will be the standard for approval. Double frontage lots will be limited to access from the lower classification street. Shared access may be required in situations where spacing standards cannot be met or where there is a benefit to the transportation system.

Staff: The subject property is served by one driveway.

MCRR 4.300 Location: All new access points shall be located so as to meet the access spacing standards laid out in the Design and Construction Manual.

Staff: There are no spacing requirements for residential uses for roads classified as a Rural Local facility.

MCRR 4.400 Width: Driveway and Accessway widths shall conform to the dimensions laid out in the Design and Construction Manual.

Staff: For a Single Family Residential use, a new or reconfigured driveway must be 12-25 feet wide. The new driveway will be 12-25 feet wide.

MCRR 4.500 Sight Distance: 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.

Staff: Multnomah County Road Rules Section 4.500 states that access points to roads under the County's jurisdiction must have a minimum sight distance equal to the standards in the County Design and Construction Manual or AASHTO's A Policy on Geometric Design of Highway and Streets. The county has reviewed the sight distance at the proposed driveway location and finds that the sight distance is adequate.

MCRR 5.000 Transportation Impact

MCRR 5.100 To determine if a Transportation Impact is caused by a proposed development, the County Engineer will determine the number of new trips generated by a site by one of the following methods:

- A. Calculations from the most recent edition of the Institute of Transportation Engineers' Trip Generation (ITE); or
- B. A site development transportation impact study conducted by a professional engineer registered in the State of Oregon and accepted by the County.

MCRR 5.200 The County Engineer will use the information obtained pursuant to sub-section 5.100 and/or the frontage length of the subject property to determine the pro-rata share of the requirements set forth in Section 6.000.

MCRR 5.300 Except where special circumstances require the County Engineer to make an alternate determination, any new construction or alteration which will increase the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10

trips in the peak hour shall be found to have a Transportation Impact. A minimum increase of 10 new trips per day is required to find a transportation impact.

Staff: The Multnomah County Road Rules defines a Transportation Impact as the affect of any new construction or alteration which will increase the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10 trips in the peak hour [MCRR 3.000]. A minimum increase of 10 new trips per day is required to find a transportation impact.

According to the ITE Manual, 8th Edition, a Single Family Residential use generates 10 trips per day. The property is currently vacant. Therefore, a transportation impact will be caused by the proposed development since trips generated by the site will be increased by more than 20 percent.

MCRR 6.000 Improvement Requirements

MCRR 6.100 Site Development: The owner of the site or the applicant for a proposed development, which is found to cause a Transportation Impact will be responsible for improvements to the right-of-way as follows:

A. Dedication Requirement***

Staff: The County standard right of way width for a Rural Local facility is 60 feet. The applicant is required to dedicate 10 feet in order to achieve a proportional share of this standard. This right of way will be used to improve the roadway to serve growing travel demand, which in part will be generated by this proposed action.

B. Frontage Improvement Requirements***

Staff: Construction of frontage requirements are not required for this project except for the 20 foot wide paved approach for the proposed driveway as described below. A non-remonstrance agreement, or “deed restriction” will be required however committing the property owner to participate in standard rural local road improvements along the site’s frontage that are not completed as a part of the site’s required interim improvements to meet rural local road standards which includes improvements to the road to meet these standards. Contact Pat Hinds at (503) 988-5050 Ext. 83712 to complete the deed restrictions.

In addition to the deed restriction, the driveway serving the site must have a 20-ft wide paved approach to NW Sauvie Island Road, a county road. This paved approach will be measured from the edge of pavement of Sauvie Island Road. It must not create any drainage problems along the County Road. This paved approach will help to protect the County Road from debris from the new driveway, and will improve the safety of this access. An access permit will need to be obtained as part of this process. Please contact Alan Young at (503) 988-3582 regarding this requirement.

7.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Administrative Decision by the Planning Director for review of the Measure 49 Final Order to establish a new single family dwelling in the EFU zone. This approval is subject to the conditions of approval established in this report.

8.00 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

Exhibit #	# of Pages	Applicant Exhibits
A.1	1	General Application and Owner Signature
A.2	7	February 15, 2013 Narrative Written by Andrew Stamp, P.C.
A.3*	1	Full Property Site Plan
A.4	38	February 15, 2013 Summary and Narrative by David Eddy
A.5	1	City of Portland Waste Disposal Plumbing Checksheet
A.6	1	Well Log for Subject Property
A.7	1	Fire Service Agency Review Form
A.8	1	Police Services Review Form
A.9	1	Single Family Residence Covenant – Improvements Could be For Duplex
A.10	1	Full Sized City of Portland Waste Disposal Plumbing Check sheet
A.11	1	Full Size Well Log
A.12	1	Full Size Fire Service Agency Review Form
A.13	1	Full Size Police Services Review Form
A.14	1	Single Family Residence Covenant – Improvements Could be For Duplex
A.15	1	Storm Water Certificate
A.16	1	Sauvie Island Drainage District Company Letter
A.17*	2	Floor Plans for Shop on Main Floor, Dwelling on Second Floor and Applicant’s Structure Description
A.18*	1	Pictures of Shop/Dwelling Building Elevations
A.19	1	Shop/Dwelling Elevation Plans
A.20	29	Deed History for Subject Parcel
A.21	18	Copy of Applicant’s Measure 37 Claim Filed by Andrew Stamp, P.C.
A.22	7	Copy of Multnomah County Board of County Commissioners Order No. 07-049 Relating to Measure 37 Relief For Mr. Eddy
A.23	10	Applicant’s Copy of State of Oregon Measure 49 Final Order # E132832 Granting Relief To Subject Parcel

A.24	7	Applicant's Copies of Historic Zoning Maps For Subject Parcel
A.25	1	Applicant's Site Photos
A.26	1	Applicant's Full Sized Site Plan Sheet 1
A.27	1	Applicant's Full Sized Site Plan Sheet 2
'B'	#	Staff Exhibits
B.1	2	A&T Property Information
B.2	1	A&T Tax Map with Property Highlighted
B.3	1	March 18, 2013 Complete Letter
B.4	6	April 9, 2013 Opportunity to Comment and Mailing List
B.5*	1	Covenant On Farm Practices Nearby