

1600 SE 190th Ave, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF DECISION

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

Case File: T2-2017-7544

Permit: Significant Environmental Concern for
Wildlife Habitat and Streams

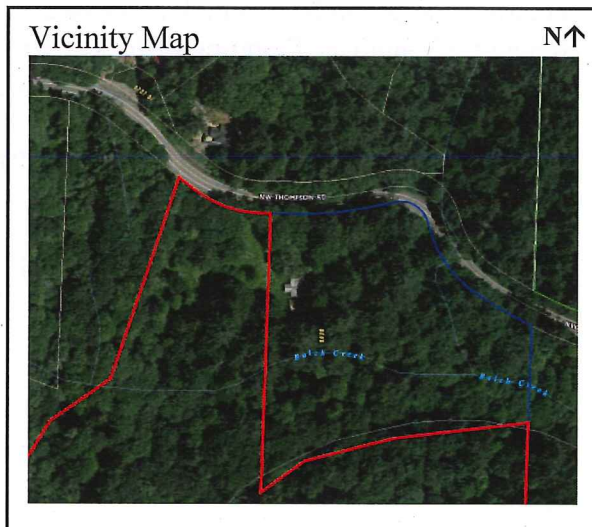
Location: 6626 NW Thompson Road
Tax Lots 100 & 200, Section 25D,
Township 1 North, Range 1 West, W.M.
R961250030, R961250340

Applicant: Donis McArdle

Owners: Craig G. Zanon

Base Zone: Commercial Forest Use – 2 (CFU-2)

Overlays: Significant Environmental Concern for
Streams and Wildlife Habitat




Summary: Request for a replacement dwelling within 100 feet of the existing dwelling after property line adjustment is completed.

Decision: Approved with Conditions

Unless appealed this decision is effective September 25, 2017 at 4:00 PM.

Issued by:

By: 
George A. Plummer, Planner

For: Michael Cerbone, AICP
Planning Director

Date: September 11, 2017

For recording purposes Instrument Number: Recoding instrument number for deed that completes Property Line Adjustment Case T2-2015-4698.

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 George Plummer, Planner at george.a.plummer@multco.us or (503) 988-0202 (8 am to 4 pm Tuesday through Friday).

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 September 25, 2017 at 4:00 PM.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC Chapter 37: Administration and procedures, MCC 33.2200-33.2310: CFU-2. MCC 33.4500-33.4575: Significant Environmental Concern and MCC 33.5520: Erosion Control Standards.

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.multco.us/landuse>

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 property owner shall record the Notice of Decision including the Conditions of Approval (Pages 1 through 4) of this decision and the mitigation site plan labeled Exhibit A.8 with the County Recorder. The Notice of Decision shall run with the land and the conditions shall be met by the current and future property owner(s) unless amended through a later decision by an authorized authority. Proof of recording shall be submitted to Multnomah County Land Use Planning prior to the issuance of any permits. Recording shall be at the applicant's expense. [MCC 37.0670]
2. 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.
3. This land use permit **expires four 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.

4. The Property Line Adjustment, permitted by Case T2-2015-4698, shall be completed prior to County Land Use Planning signing plans for a building permit for the new dwelling. The replacement dwelling shall be located as show on submitted site plans (Exhibit A.7 and A.27). The dwelling or structure shall comply with the standards of the applicable building code, shall have a fire retardant roof; and shall have a spark arrester on each chimney. [MCC 33.2061(A) and C]
5. The property shall ensure that Dark Sky Lighting Standards List in (a) and (b) below are met for exterior lighting. [MCC 33.0570(C) and MCC 33.4575(E)(3)]
 - (a) The light source (bulbs, lamps, etc.) must be fully shielded with opaque materials and directed downwards. "Fully shielded" means no light is emitted above the horizontal plane located at the lowest point of the fixture's shielding. Shielding must be permanently attached.
 - (b) The lighting must be contained within the boundaries of the Lot of Record on which it is located. To satisfy this standard, shielding in addition to the shielding required in paragraph (C)(1) of this section may be required.
6. The property owner shall ensure that a Primary Fire Safety Zone is established according to (a) below and continuously maintained. The property owner shall ensure that a Secondary Fire Safety Zone is established according to (b) below on the ownership and continuously maintained. [MCC 33.2056(D)(1) and (2)]
 - (a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.
 - (b) A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone. The goal of this safety zone is to reduce fuels so that the overall intensity of any wildfire is lessened. Vegetation should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent the spread of fire up into the crowns of the larger trees. Assistance with planning forestry practices which meet these objectives may be obtained from the State of Oregon Department of Forestry or the local Rural Fire Protection District.
7. The property owner shall ensure that submitted mitigation plan (Exhibit A.21) is implemented and annual monitoring for a period of five years after the plants are planted ensuring an 80 percent annual survival rate of any required plantings. The plants shall be planted during the next plant following the first building permit inspection. [MCC 33.4575(D)(1)]
8. The property owner shall ensure that storm water generated by the development be collected and disposed of on-site into a dry well with overflow outfall into a swale planter designed by MiacMahedy-Sexton, PE and installed prior the dwelling final (Exhibit A.23). [MCC 33.4575(E)(2)]
9. The property owner shall ensure that the submitted erosion control plan (Exhibit A.7 and A.21-Sheet 2) is implemented throughout the project. Erosion control Best Management Practices shall

be used for this project. Silt/sediment fencing shall be installed prior to any soil disturbance and be maintained through the project until disturbed soil area are reseeded and growing grass or covered with gravel. Silt/sediment fencing shall be inspected regularly and after rain-storms. It is the property owner's reasonability to ensure the silt/sediment fencing is properly install and maintained in in functioning status throughout the project. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils.

Soil disturbing activities within a Stream Conservation Area shall be limited to the period between June 15 and September 15. Re-vegetation/soil stabilization must be accomplished no later than October 15. Spoils pile on-site shall be covered with plastic tarp strong enough to withstand wind and shall be staked anchored in place. The property owner shall verify that all erosion control measures are properly installed and in working order prior to initiating grading activities and throughout the project. [MCC 33.4575(E)(5) and MCC 33.5520]

10. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts results from on-site grading work. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects. The property owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality. [MCC 33.4575(E)(5) and MCC 33.5520]
11. On-site disposal of construction debris is not authorized under this permit. Any spoil materials removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities. This permit does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum-based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects. [MCC 33.4575(E)(5) and MCC 33.5520]
12. The property shall ensure the conditions below in (a) and (b) are met.
 - (a) The planting of any invasive non-native or noxious vegetation as listed in MCC 33.4570(B)(7) and MCC 33.4570(A)(4) is prohibited. A list of native plants can be found in the latest edition of the Metro Native Plant List.
 - (b) Outside storage of hazardous materials as determined by DEQ is prohibited, unless such storage began before the effective date of this ordinance; or, unless such storage is contained and approved during development review.

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.

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 contact George Plummer, planner at george.a.plummer@multco.us or (503) 988-0202 (8 am to 5 pm Tuesday through Friday) for an appointment for zoning review to sign the building permit plans. Please note, Multnomah County Land Use Planning and Multnomah County Transportation Right-of-Way must review and sign off on five sets of the building permits (site plan with erosion control on front of each set) before the applicant submits building plans to the City of Portland. At the time of building permit review, a fee will be collected. In addition, an erosion control inspection fee may be required.

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. Project Description

Staff: Request for a replacement dwelling within 100 feet of the existing dwelling after property line adjustment is completed.

2. Property Description & History

Staff: The 1932 dwelling on Tax Lot 100 was determined to be a lawfully established habitable dwelling through case T2-2015-4069. Property Line Adjustment Case T2-2015-4698 approved an adjustment to the property lines with the proposed dwelling site moves the replacement dwelling location less than 100 feet to the northwest of the existing dwelling on Tax Lot 100. The new dwelling site is currently part of Tax Lot 200, however the site will be part of Tax Lot 100 when the Property Line Adjustment approved by Case is completed through recording with County Records.

3. COMMERCIAL FOREST USE - 2

3.1. Forest Practices Setbacks and Fire Safety Zones

Table 1

Use	Forest Practice Setbacks			Fire Safety Zones
Description of use and location	Nonconforming Setbacks	Front Property Line Adjacent to County Maintained Road (feet)	All Other Setbacks (feet)	Fire Safety Zone Requirements (FSZ)
At least a portion of the replaced or restored dwelling is within 100 ft. of existing dwelling	May maintain current nonconforming setback but shall increase to 30 ft. if less than 30 ft.	30	30	Primary required; Maintenance of vegetation in the Secondary is required to the extent possible

3.1.1. Forest Practices Setbacks

MCC 33.2056: At least a portion of the replaced or restored dwelling is within 100 feet of existing dwelling. The forest practices setbacks are a minimum of 30 feet.

Staff: A portion of the proposed dwelling is within 100 feet. The proposed location for the replacement dwelling is 60 feet from the Thompson Road right-of-way and more than 100 feet from all the other property lines, meeting the minimum 30 foot setback. *Forest practices setbacks minimum are met.*

3.1.2. Fire Safety Zones

MCC 33.2056(D)(1): Primary Fire Safety Zone

(a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.

(b) On lands with 10 percent or greater slope the primary fire safety zone shall be extended down the slope from a dwelling or structure as follows:

(2) Secondary Fire Safety Zone

A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone. The goal of this safety zone is to reduce fuels so that the overall intensity of any wildfire is lessened. Vegetation should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent the spread of fire up into the crowns of the larger trees. Assistance with planning forestry practices which meet these objectives may be obtained from the State of Oregon Department of Forestry or the local Rural Fire Protection District.

Staff: The downslope area within 30 feet of the dwelling is less than 10 percent, the Primary Fire Safety Zone is a minimum for 30 feet around the entire dwelling, measured from the dwelling/garage outer-walls out 30 feet. A condition will require that a Primary Fire Safety Zone be established and perpetually maintained as described under MCC 33.2056(D)(2)

A Secondary Fire Safety Zone must be established on the property 100 feet wide measured from 30 feet from the outer walls of the dwelling/garage. A condition will require that a Secondary Fire Safety Zone be established and perpetually maintained as described under MCC 33.2056(D)(2). *These Standards are met through implementing a condition of approval.*

3.2. Development Standards for Dwellings and Structures

MCC 33.2061 All dwellings and structures shall comply with the approval criteria in (B) through (D) below except as provided in (A). All exterior lighting shall comply with MCC 33.0570.

(A) For the uses listed in this subsection, the applicable development standards are limited as follows:

(2) Replacement or restoration of a dwelling.

* * *

(c) Replacement or restoration of a dwelling that is not located within the footprint of the original dwelling but it is located where at least a portion of the replacement

dwelling is within 100 feet of the original dwelling: Shall meet the development standards of MCC 33.2061(C).

* * *

(C) The dwelling or structure shall:

(1) Comply with the standards of the applicable building code...

* * *

(3) Have a fire retardant roof; and

(4) Have a spark arrester on each chimney.

MCC 33.0570(C) Dark Sky Lighting Standards The following standards apply to all new exterior lighting supporting a new, modified, altered, expanded, or replaced use approved through a development permit and to all existing exterior lighting on property that is the subject of a development permit approval for enlargement of a building by more than 400 square feet of ground coverage.

(1) The light source (bulbs, lamps, etc.) must be fully shielded with opaque materials and directed downwards. "Fully shielded" means no light is emitted above the horizontal plane located at the lowest point of the fixture's shielding. Shielding must be permanently attached.

(2) The lighting must be contained within the boundaries of the Lot of Record on which it is located. To satisfy this standard, shielding in addition to the shielding required in paragraph (C)(1) of this section may be required.

Staff: The proposal is to replace the existing dwelling on Tax Lot 100 after completion of the Property Line Adjustment approved through Case T2-2015-4698. The new dwelling will be located within a 100 feet of the existing original dwelling. The dwelling is not a mobile home, so it will need to meet the standards of the applicable building code. A condition will require that the Property Line Adjustment approved through Case T2-2015-4698 be completed prior to County Land Use Planning building permit sign-off. A condition will require that the dwelling to meet applicable building code, have a fire retardant roof; and have a spark arrester on each chimney. A condition of approval will require that exterior lighting meet the dark sky lighting standard list under MCC 33.0570(C). *These Standards are met through implementing a condition of approval.*

3.3. Lot of Record

MCC 33.2075(A): In addition to the Lot of Record definition standards in MCC 33.0005, for the purposes of this district a Lot of Record is either:

(1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990,

Staff: The property was created through LE 15-92 and considered a legal lot record. It was later approved for a Property Line Adjustment (PLA) in Case T2-2015-4698. The dwelling will be located in an area added to the property through the PLA. *This standard is met.*

4. SIGNIFICANT ENVIRONMENTAL CONCERN FOR WILDLIFE HABITAT

Development standards:

- 4.1. MCC 33.4570(B)(1): Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.**

Staff: The proposed dwelling location is in an area that is currently covered with blackberries without trees, thus is a non-forested "cleared area." *This standard is met.*

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

Staff: The proposed dwelling is about 60 feet from NW Thompson a public road which is capable of providing reasonable practical access to the developable portion of the site.

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

Staff: The proposed driveway accessing the dwelling is about will be about 100 feet long. *This standard is met.*

- 4.4. MCC 33.4570(B)(4): For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:**

- (a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or drive-way approach within 200 feet of that side property line; or**
- (b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing access road/driveway on the opposite side of the road.**

Staff: There is no adjacent property on the same side of the road has an existing access road or drive-way approach within 200 feet of that side property line. There is no the opposite side of the road within 100 feet of the property. Thus driveway does not have to meet either of these standards. *This standards are not applicable.*

- 4.5. MCC 33.4570(B)(5): The development shall be within 300 feet of a side property line if adjacent property has structures and developed areas within 200 feet of that common side property line.**

Staff: There is no development within 200 feet of common side yard property line on adjacent properties. Thus the dwelling location does not need to meet this standard. *This standard is not applicable.*

- 4.6. MCC 33.4570(B)(6): Fencing within a required setback from a public road shall meet the following criteria**

Staff: No fencing is proposed. *This standard is met.*

5. SIGNIFICANT ENVIRONMENTAL CONCERN FOR STREAMS

5.1. Criteria for Approval of SEC-Streams

MCC 33.4575(D): For the protected stream resources, the applicant shall demonstrate that the proposal:

- (1) Will enhance the fish and wildlife resources, shoreline anchoring, flood storage, water quality and visual amenities characteristic of the stream in its predevelopment state, as documented in a Mitigation Plan. A Mitigation Plan and monitoring program may be approved upon submission of the following:**
 - (a) A site plan and written documentation which contains the applicable information for the Stream Conservation Area as required by MCC 33.4575(C);**
 - (b) A description of the applicant's coordination efforts to date with the requirements of other local, State, and Federal agencies;**
 - (c) A Mitigation Plan which demonstrates retention and enhancement of the resource values addressed in MCC 33.4575(D)(1);**
 - (d) An annual monitoring plan for a period of five years which ensures an 80 percent annual survival rate of any required plantings.**

Staff: The proposed replacement dwelling will be further from the stream. The existing dwelling is about fifty feet from the stream, while the proposed dwelling location is about 150 feet from the stream. The proposed mitigation plan (Exhibit A.21) includes removal of invasive species such as English ivy, Himalayan blackberry, and English holly. Then plant 40 native trees and 10 native shrubs. The mitigation plan enhances the fish and wildlife resources, shoreline anchoring, flood storage, water quality and visual amenities characteristic of the stream in its predevelopment state. The proposed mitigation plan will enhance the fish and wildlife resources, shoreline anchoring, flood storage, water quality and visual amenities characteristic of the stream and its riparian area. A condition of approval will require the mitigation plan be implemented and annual monitoring for a period of five years ensuring an 80 percent annual survival rate of any required plantings. *This standard can met through implementing conditions of approval.*

5.2. Design Specifications

5.2.1. MCC 33.4575(E): The following design specifications shall be incorporated, as appropriate, into any developments within a Stream Conservation Area:

- (1) A bridge or arched culvert which does not disturb the bed or banks of the stream and are of the minimum width necessary to allow passage of peak winter flows shall be utilized for any crossing of a protected streams.**

Staff: No bridge is proposed. *Standard not applicable.*

- (2) All storm water generated by a development shall be collected and disposed of on-site into dry wells or by other best management practice methods which emphasize groundwater recharge and reduce peak stream flows.**

Staff: A storm water generated by a development shall be collected and disposed of on-site into a dry well with overflow outfall into a swale planter designed by MiacMahedy-Sexton, PE

(Exhibit A.23). A condition will require the storm water plan be implemented. *This standard can met through implementing conditions of approval.*

- (3) Any exterior lighting associated with a proposed development shall be placed, shaded or screened to avoid shining directly into a Stream Conservation Area.**

Staff: A condition of approval will require exterior lighting associated with a proposed development shall be placed, shaded or screened to avoid shining directly into a Stream Conservation Area. *This standard can met through implementing conditions of approval.*

- (4) Any trees over 6" in caliper that are re-moved as a result of any development shall be replaced by any combination of native species whose combined caliper is equivalent to that of the trees removed.**

Staff: The proposed development includes the removal of four living trees with over 6" in caliper and a combined diameter at breast height of 69 inches. The mitigation plan includes planting 40 native trees with a combined diameter of 80 inches. *This standard can met through implementing conditions of approval.*

- (5) Satisfaction of the erosion control standards of MCC 33.5520.**

Staff: The application submittal includes an erosion control plan with narrative addressing the standards of MCC 33.5520 (Exhibit A.7 and A21). The standards of MCC 33.5520 are met by the submitted Sheet 2 "Grading and Clearing Plan." A condition will require that the "Grading Plan be implemented. *This standard can met through implementing conditions of approval.*

- (6) Soil disturbing activities within a Stream Conservation Area shall be limited to the period between June 15 and September 15. Re-vegetation/soil stabilization must be accomplished no later than October 15. Best Management Practices related to erosion control shall be required within a Stream Conservation Area.**

Staff: A condition of approval will require this standard be met. *This standard can met through implementing conditions of approval.*

- (7) Demonstration of compliance with all applicable state and federal permit requirements.**

Staff: There are no state or federal permit that staff knows of for the proposed development. *This standard is not applicable.*

5.2.2. MCC 33.4575(F) For those Stream Conservation Areas located within Metro's jurisdictional boundaries, the following requirements apply in addition to (C) through (E) above:

- (1) The planting of any invasive non-native or noxious vegetation as listed in MCC 33.4570(B)(7) and MCC 33.4570(A)(4) is prohibited. A list of native plants can be found in the latest edition of the Metro Native Plant List.**
- (2) Outside storage of hazardous materials as determined by DEQ is prohibited, unless such storage began before the effective date of this ordinance; or, unless such storage is contained and approved during development review.**

Staff: A condition of approval will require this standard be met. *This standard can met through implementing conditions of approval.*

6. Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for approval of a replacement dwelling in the Commercial Forest Use -2 zone and the Significant Environmental Concern for Wildlife Habitat and Streams. This approval is subject to the conditions of approval established in this report.

7. Exhibits

'A' Applicant's Exhibits

'B' Staff Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	Application form	4/21/17
A.2	17	Narrative	4/21/17
A.3	1	Applicant's Exhibit List	4/21/17
A.4	1	Site Plan Existing Conditions (Applicant's Exhibit 1)	4/21/17
A.5	1	Site Plan Topographic Survey (Applicant's Exhibit 1A)	4/21/17
A.6	1	Site Plan Topographic Survey blowup of development area (Applicant's Exhibit 1A)	4/21/17
A.7	1	Grading and Erosion Control Plan (Applicant's Exhibit 1B)	4/21/17
A.8	1	Mitigation Plan (Applicant's Exhibit 1C)	4/21/17
A.9	1	Stormwater Management Plan (Applicant's Exhibit 1D)	4/21/17
A.10	5	Case T2-2015-4069 Habitable Dwelling Determination approval (Applicant's Exhibit 2)	4/21/17
A.11	1	LE 15-92 Property Line Adjustment approved map signed by Gary Clifford County Land Use Planner (Applicant's Exhibit 3)	4/21/17
A.12	1	T2-2015-4698 Property Line Adjustment approval Page 1 (Applicant's Exhibit 4)	4/21/17
A.13	6	Fire Service Agency Review sign by District Official (Applicant's Exhibit 5)	4/21/17
A.14	1	Storm Water Certificate (Applicant's Exhibit 6)	4/21/17
A.15	11	Septic Review Certifications (Applicant's Exhibit 7)	4/21/17
A.16	1	Conditions and Restrictions (Applicant's Exhibit 8)	4/21/17
A.17	5	Elevation drawings and floor plans of a dwelling (Applicant's Exhibit 9)	4/21/17

A.18	1	Aerial Photo of the site (Applicant's Exhibit 10)	4/21/17
A.19	1	Photo of driveway access to Thompson Road looking east and looking west	4/21/17
A.20	1	Google Earth Aerial Photo of the site	4/21/17
A.21	32	SWCA Environmental Consultants Report and Mitigation Plan	4/21/17
A.22	3	Site Plan with Storm Water Control System location stamped by MiaMahedy-Sexton, PE	8/16/17
A.24	2	Storm Water Control System Plans stamped by MiacMahedy-Sexton, PE	8/16/17
'B'	#	Staff Exhibits	Date
B.1	2	County Assessment Property Information	
B.2	1	County Assessment Tax Map with Property Highlighted	