

March 16, 2025

Rithy Khut, Planner
Multnomah County
Land Use Planning Division
land.use.planning@multco.us

RE: Application for Community Service Condition Use, Lot of Record Verification, Significant Environmental Concern for Streams (SEC-s), Design Review, and Erosion and Sediment Control (ESC) permits (Case #T3-2024-0007)

Please accept the following answers to your letter of November 20, 2024. Please declare the application as **complete**.

1) **Procedures – Erosion and Sediment Control (ESC).**

We are not requesting an Erosion and Sediment Control (ESC) permit at this time.

2) **Procedures – Adjustment/Variance.**

The retaining wall has been moved outside of the setback. An unidentified structure does not exist in the front yard.

3) **Narrative.**

The narrative has been amended to include all the proposed accessory structures.

4) **Site Plan.**

The engineering and architectural site plans match.

5) **Dimensional Requirements and Development Standards - Septic Review Certification.**

The septic review certification has been provided.

6) **Dimensional Requirements and Development Standards – Storm water/drainage control.**

The project has been modified to ensure that the new development will not create more than 500 square feet of impervious surface.

7) **Lot of Record.**

The lot was created by a recorded deed (attached) on January 24, 1973 (Book 906 Page 1072) as a lot. A lot confirmation has been presented.

**303 NW Uptown Terrace #1B
Portland, Oregon USA 97210
peter@finleyfry.com**

March 16, 2025

8) **Significant Environmental Concern for Streams (SEC-s).**

The site's development has no material effect on the identified stream and does not discharge any new water into the stream. The applicant cannot inspect and/or enhance the stream as the stream runs through property not owned by the applicant.

9) **Design Review/Off Street Parking and Loading.**

The site is 20,400 sf and requires a minimum of 3,060 sf (15%) to be landscaped. The minimum requirement is met and exceeded with 9,262 sf (45%) of landscaping proposed. This calculation includes the entire site of which 30% is a mowed lawn with trees.

The landscaping is directly attributable to the development around the building and parking areas also exceed 15% if the rear lawn area is excluded from the site area.

Sightlines to/from the street for the emergency vehicles shall be preserved and for this reason no landscaping is proposed at or near the street lot line. In lieu of landscaping on the street, the development is preserving the existing landscaped area to the north and protecting existing mature trees.

10) **Transportation Planning Review**

Oregon Department of Transportation (ODOT) that owns and operates the state highway determined that the proposal is acceptable.

Sincerely,



Peter Finley Fry