



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

EXHIBIT B (Letter from City of Troutdale)

December 13, 2001

Multnomah County
Dept of Sustainable Community Development
501 SE Hawthorne Blvd, Suite 320
Portland, Oregon 97214

RE: In reply to a request about whether a lot identified with State ID number 1N4E31B TL 600 is suitable for the construction or placement of a residential structure.

Pursuant the Troutdale Development Code (TDC) standards for construction on a lot within the R-20 Single Family Residential zoning district, the subject property is not suitable for the construction or placement of a residential structure as the lot is substandard as follows:

1. **TDC 3.014 Lot Size, Dimensional, and Density Standards.**

The subject property is zoned R20 Single Family Residential. The minimum lot size is 20,000 square feet. This site has only 1,560 square feet.

2. **TDC 3.015(B) All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.**

The subject property does not front on a public street or have a "flag" lot driveway fronting on a public street and is not served by City sewer or water.

Should you have questions, please contact me at (503) 665-5175 or via e-mail at emccallum@ci.troutdale.or.us.

Sincerely,

Elizabeth A. McCallum
Senior Planner

104 SE Kibling Avenue • Troutdale, Oregon 97060-2099 • (503) 665-5175
Fax (503) 667-6403 • TTD/TEX Telephone Only (503) 666-7470

COMMUNITY
DEVELOPMENT
DEPARTMENT

Fax: (503) 667-0524

Planning Division

Building Division

Inspection Requests
after 5:00 p.m.
(503) 674-7229

Code Compliance

Parks Division

Fax: (503) 665-1137

Facilities Maintenance