Department of Community Services
Land Use Planning Division
www.multco.us/landuse

Multnomah County

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: T2-2016-6368

Permit: Replat

Location: 15446 NW Cornelius Pass Road
Tax Lot 1100, Section 30BB, Township 2 North, Range 1 West, W.M.
Tax Account #R289603470

- and -

Tax Lot 1800, Section 30BB, Township 2 North, Range 1 West, W.M.
Tax Account #R289603230

- and -

Tax Lot 1900, Section 30BB, Township 2 North, Range 1 West, W.M.
Tax Account #R289603270

- and -

Tax Lot 1000, Section 30BB, Township 2 North, Range 1 West, W.M.
Tax Account #R289603350

Vicinity Map N↑

Applicants: Conkraft Construction Inc.

Owners: Barbara Pavis and Michael Pavis

Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Streams (SEC-s)
Significant Environmental Concern for Wildlife Habitat (SEC-h)
Hillside Development and Erosion Control (HD)

Summary: The applicant is requesting a replat to consolidate eleven subdivision lots into one Lot of Record in Block 10 of the Folkenberg plat.

Decision: Approved with Conditions

Unless appealed, this decision is effective Wednesday, April 26, 2017, at 4:00 PM.

Issued by:

By: _____
Rithy Khut, Planner

For: Michael Cerbone, AICP
Planning Director

Date: Wednesday, April 12, 2017

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 Rithy Khut, Staff Planner at 503-988-0176.

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 Wednesday, April 26, 2017 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 37.0560 Code Compliance and Applications, MCC 33.0005 Definitions, MCC 33.3125 Review Uses, MCC 33.3170 Lot of Record, MCC 33.3185 Access, MCC 33.7794 Consolidation of Parcels and Lots, MCC 33.7797 Replatting of Partition and Subdivision Plats, MCC 33.7935 Easements, MCC 33.7950 Water System, MCC 33.7955 Sewage Disposal, and MCC 33.7960 Surface Drainage

Copies of the referenced Multnomah County Code (MCC) can be obtained by visiting our website at https://www.multco.us/landuse/.

Conditions of Approval

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.

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 land use permit expires two years from the date the decision is final pursuant to MCC 37.0690(A) 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.
2. The property owner(s), or representatives thereof, shall retain a surveyor to complete the "Finishing a Land Division" instructions (Exhibit B.10). [MCC 33.7797(D)(6)]
3. Before the Subdivision Plat/Replat is submitted to the Multnomah County Surveyor's Office, two (2) blue-line copies of the plat are to be filed with the Planning Director. The Planning Director will determine whether the plat conforms with this decision, and the conditions of approval contained herein. At such time, as the plat complies with this decision, a letter of zoning compliance will be provided to the Multnomah County Surveyor. [MCC 33.7797(D)(1) and MCC 33.7860]

4. The replat of a portion of a recorded plat shall not act to vacate any recorded covenants or restrictions. [MCC 33.7797(C)]
5. The property owner(s) or representative(s) thereof shall provide a five-foot utility easement along the front property line abutting a street and the easement shall not be placed within one foot of a survey monument location noted on a subdivision or partition plat. [MCC 33.7935(A)]
6. The property owner(s), or representatives thereof shall provide a storm water easement for drainage way, channel or stream or provide evidence that no drainage way, channel or stream exists on the property. [MCC 33.7935(B)]
7. After the Planning Director and County Surveyor have signed off on the Partition Plat, the property owner(s) shall record the plat with the County Recorder's Office. [MCC 33.7797(D)(6)]
    - Please note that state law requires that property taxes be paid before a plat can be recorded.
    - Please also note that the County Surveyor has a separate process and fee for their review. The County Recorder also has rules and a fee for recording documents.
8. No building permits shall be issued, nor shall any of the parcels be sold, transferred, or assigned until the final plat is signed by the Planning Director and County Surveyor and has been recorded with the Multnomah County Recorder's Office. The Final Plat shall show all new lots and parcels and conform to Chapter 92 of Oregon Revised Statutes. [MCC 37.0560]

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 requesting a replat to consolidate eleven subdivision lots into one Lot of Record in Block 10 of the Folkenberg plat.

2.00 Property Description & History (if needed):

Staff: The subject properties, Folkenberg lots, 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, and, 13, total 1.49 acres and are located along NW Folkenberg St and 7th Ave near NW Cornelius Pass Road. The properties are located within the Rural Residential (RR) zoning district in the West Hills Rural Area. All of the properties have a Significant Environmental Concern for Wildlife Habitat (SEC-h) overlay over the properties. The western properties, Lot 1, 2, and 3, have a Significant Environmental Concern for Streams (SEC-s) overlay over the properties. The north and eastern properties, Lot 7, 8, 9, 10, and 11, have a Hillside Development and Erosion Control (HD) overlay over the properties.

The subject properties have had multiple owners since 1983, with the current owners, Barbara and Michael Pavis acquiring the property on August 17, 2015. The properties currently have a mixture of open space and sparsely spaced trees. There are no structures or buildings on the properties and they are currently vacant.

3.00 Code Compliance and Applications Criteria:

3.01 § 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.

(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: There are no active code compliance issues associated with the properties. One of the subject properties, tax lot 1000, had a previous code compliance case (UR-2016-5097) that has been closed and as such, the County has the authority to issue this land use decision. *This criterion is met.*

4.00 Lot of Record Criteria:

4.01 § 33.0005 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 33.7785. 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.

* * *

§ 33.3170 LOT OF RECORD

(A) In addition to the Lot of Record definition standards in MCC 33.0005, 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 33.3185, 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 33.3160, 33.3175, and 33.4300 through 33.4360, 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: The subject lots are all part of Block 10 of the Folkenberg Subdivision, originally platted in June 17, 1911 (Exhibit B.6). The subject subdivision lots have not been altered and are in same configuration as platted in 1911. The lots met the applicable subdivision requirements in effect at that time of the original creation of the subdivision and therefore are still Lots of Record. *These criteria are met.*

5.00 Rural Residential – RR Criteria:

5.01 § 33.3125 REVIEW USES

(I) Consolidation of Parcels and Lots pursuant to MCC 33.7794 and Replatting of Partition and Subdivision Plats pursuant to MCC 33.7797.

Staff: The applicant/property owners have applied for the replatting of a subdivision plat subject to compliance with the approval criteria listed in MCC 33.7797. The proposed replat is allowed through a Type II review process. Staff has made findings for these criteria in Section 6.00 below. *This criterion is met.*

5.02 § 33.3185 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 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 33.3170(B).

Staff: The tentative plant shows that the subject property abuts both NW Folkenberg Street and NW 7th Avenue (Exhibit A.3), which are both public streets. *This criterion is met.*

6.00 Land Divisions Criteria:

6.01 § 33.7794 CONSOLIDATION OF PARCELS AND LOTS

This section states the procedures and requirements for removing property lines between adjacent parcels or lots in the same ownership in order to create one parcel or lot. The act of parcel or lot consolidation does not, in itself, remove prior conditions of land use approvals. A property owner may also choose to consolidate parcels or lots as part of a land division application. The parcel and lot consolidation process described in this section is different from (and does not replace) the process used by the County Assessment and Taxation Program to consolidate parcels and lots under one tax account.

Consolidation of parcels and lots may be approved under the applicable descriptions and approval criteria given in subsection (A) for parcels created by "metes and bounds" deed descriptions and subsection (B) for parcels and lots that were created by a Partition or Subdivision Plat.

> **(B) Consolidation of parcels within a Partition Plat or lots within a Subdivision Plat (Parcel and Lot Line Vacation) may be approved with a replat.**

Staff: The subject properties involved with the consolidation are part of the Folkenberg subdivision. As such, the consolidation requires a replat that satisfies the standards of MCC 33.7797 below.

6.02 § 33.7797 REPLATTING OF PARTITION AND SUBDIVISION PLATS

(A) This section states the procedures and requirements for reconfiguring parcels, lots, and public easements within a recorded plat as described in ORS 92.180 through 92.190 (2006). This provision shall be utilized only in those zoning districts in which replatting is a Review Use. Nothing in this section is intended to prevent the utilization of other vacation actions in ORS chapters 271 or 368.

(B) As used in this subsection, "replat" and "replatting" shall mean the act of platting the parcels, lots and easements in a recorded Partition Plat or Subdivision Plat to achieve a reconfiguration of the existing Partition Plat or Subdivision Plat or to increase or decrease the number of parcels or lots in the Plat.

(C) Limitations on replatting include, but are not limited to, the following: A replat shall only apply to a recorded plat; a replat shall not vacate any public street or road; and a replat of a portion of a recorded plat shall not act to vacate any recorded covenants or restrictions.

Staff: Replatting is allowed within the Rural Residential zoning district as a Review Use. The applicant/property owners have applied for the consolidation of nine subdivision lots through a replat of the Folkenberg subdivision. The applicant/property owners have not proposed vacating of public streets or vacating of recorded covenants or restrictions. *These criteria are met.*

(D) The Planning Director may approve a replatting application under a Type II Permit Review upon finding that the following are met:

> **(1) In accordance with MCC 37.0550 or 38.0550, an application and fee shall be submitted to the Land Use Planning office. The contents of the tentative plan shall include those maps, written information and supplementary material listed for contents of a Category 3 tentative plan that are determined by the Planning Director to be adequate to demonstrate compliance with the applicable approval criteria;**

Staff: The applicant/property owners have applied for, paid the required fee, and submitted a tentative plan consistent with the requirements of a Category 3 tentative plan (Exhibit A.1 and A.3). *This criterion is met.*

> **(2) Reconfiguration of the parcels or lots shall not result in an increase in the number of "buildable parcels or lots" over that which exist prior to reconfiguration. "Buildable parcels or lots," as used in this approval criteria, shall mean that there is confidence that a building and sanitation permit could be approved on the parcel or lot. A replat resulting in an increase in the number of "buildable parcels or lots" shall be reviewed as a land division as defined in this Chapter;**

Staff: The proposal will reduce the number of lots from nine to one subdivision lot. The consolidation will erase the internal lot lines of Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, and 13. The consolidation of these lots will increase the total acreage of the newly combined property to 1.49 acres. The new lot size will allow for a larger area for the placement of a building or dwelling and the installation of a septic system.

As shown on the tentative plan, the land area closest to Folkenberg St would be 100 feet wide and 200 feet deep. After taking into account the 30-foot front, side street, and rear setback and the 10-foot side setback, the lot could accommodate a building footprint of 140 feet by 60 feet, which is more than enough to accommodate a dwelling.

Additionally, the City of Portland Sanitarian approved an alternative treatment technology system as indicated on the Site Evaluation report. They state, "*After meeting with your septic designer on site and discussing the site and soil characteristics in person and with [Oregon Department of Environmental Quality], we have decided to approve this site for an onsite wastewater system*" (Exhibit A.4).

Based on the new acreage for the site, the Sanitarian's Site Evaluation, and the development pattern of the area, staff finds that there is confidence that the lot could support the establishment of a building or dwelling. *This criterion is met.*

(3) Parcels or lots that do not meet the minimum lot size of the zoning district shall not be further reduced in lot area in the proposed replat;

Staff: The subject tax lots, tax lot 1000, 1100, 1800, and 1900 are all below the minimum lot size. No lot is being reduced in size; instead, the consolidation of the lots will increase the total lot area to a consolidated property size of 1.49 acres. *This criterion is met.*

(4) The proposed reconfiguration shall meet the approval criteria given in the land division code sections on easements, water systems, sewage disposal, and surface drainage;

Staff: The proposed reconfiguration has met most of the approval criteria as described below in Section 6.03, 6.04, 6.05, and 6.06. A few criteria will require additional action by the applicant/property owners to demonstrate compliance with all of the applicable approval criteria. *As conditioned, this criterion is met.*

(5) All reconfigured parcels and lots shall have frontage on a public street except as provided for alternative access in the access requirement sections of each zoning district; and

Staff: The tentative plan (Exhibit A.3) indicates that the reconfigured lots will have frontage on NW Folkenberg Street and NW 7th Avenue, which are both public streets. *This criterion is met.*

(6) The applicant shall submit a Partition Plat or Subdivision Plat to the Planning Director and County Surveyor in accordance with the requirements of ORS 92 and which accurately reflects the approved tentative plan map and other materials.

Staff: To insure compliance with this criterion, a condition of approval shall require that the applicant shall submit a Partition Plat to the Planning Director and County Surveyor, in accordance with the requirements of ORS 92, which accurately reflects the approved tentative plan map and other materials. *As conditioned, this criterion is met.*

6.03 § 33.7935 EASEMENTS

Easements shall be provided and designed according to the following:

(A) Along the front property line abutting a Street, a five foot utility easement shall be required. The placement of the utility easement may be modified as requested by a public or private utility provider. Utility infrastructure may not be placed within one foot of a survey monument location noted on a subdivision or partition plat.

(B) Where a tract is traversed by a water course such as a drainage way, channel or stream, a storm water easement or drainage right-of-way adequate to conform substantially with the lines of the water course shall be provided. In a drainage district or water control district, such easement or right-of-way shall be approved by the district board, in accordance with

ORS 92.110. If not within such District, approval shall be by the County Engineer.

(C) Easements for pedestrian paths and bikeways shall be not less than 10 feet in width.

Staff: In insure compliance with this criterion, a condition of approval shall require that the applicant/property owner shall provide a five-foot utility easement along the property line abutting a street. The subject property contains a watercourse over Lot 1, 2, and 3 (Exhibit B.9). A storm water easement will be required unless evidence is provided to the contrary. The right of way is sufficient to provide pedestrian and bikeway facilities.

No development is proposed at this time. The proposed replat results in a larger property. When development is proposed drainage disposal will need to be reviewed by a registered professional engineer who will need to design a system that retains any increased flow on the property for a 10 year/24 hour event. *As conditioned, this criterion is met.*

6.04 § 33.7950 WATER SYSTEM

The provision of domestic water to every lot or parcel in a land division shall comply with the requirements of subsections (4) (a), (b), or (c) of ORS 92.090 and MCC 33.7985 of this Chapter.

Staff: The subject property does not currently have a domestic water source. Since a water district is not in the area, a domestic well will need to be provided for the consolidated lot. Based on two Water Supply Well Report at 15015 NW Cornelius Pass (Exhibit B.7) and at 15030 (Exhibit B.8), the wells in this area had a yield of between 6 and 13.5 gallons/minute. Five gallons/minute (5 gpm) is generally accepted as adequate for a domestic well. At the time the applicant/property owner proposes development, a well would need to be established. *This criterion is met.*

6.05 § 33.7955 SEWAGE DISPOSAL

The provision for the disposal of sewage from every lot or parcel in a land division shall comply with the requirements of subsection (5) (c) of ORS 92.090 and MCC 33.7990 of this Chapter.

Staff: The applicant/property owner has submitted a Site Evaluation Report from the City of Portland Onsite Sanitation. The evaluation has approved an alternative treatment technology system. The report states:

> *After meeting with your septic designer on site and discussing the site and soil characteristics in person and with [Oregon Department of Environmental Quality], we have decided to approve this site for an onsite wastewater system.*" (Exhibit A.4)

This criterion is met.

6.06 § 33.7960 SURFACE DRAINAGE

Surface drainage and storm sewer systems shall be provided as required by section MCC 33.7995. The County Engineer may require on-site water disposal or retention facilities adequate to insure that surface runoff volume after development is no greater than that before development.

Staff: The applicant/property owner has not proposed development on the newly consolidated lot. The proposed consolidation of the subdivision lots will allow for a greater area for drainage dispersal on the new lot consisting of 1.49 acres. If the applicant/property owner proposed development in the future, they will be required to submit a storm water certificate ensuring that the lot can accommodate a 10-year 24-hour storm event pursuant to MCC 29.333. *This criterion is met.*

7.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Replat to consolidate the existing subdivision lots in the Rural Residential (RR) zone. This approval is subject to the conditions of approval established in this report.

8.00 Exhibits

'A' Applicant's Exhibits
'B' Staff Exhibits
'C' Procedural Exhibits
Exhibits with a "*"after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2016-6368 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	General application form	12/01/2016
A.2	6	Pre-filing conference summary notes	12/01/2016
A.3*	2	Two copies of a tentative plan map of the proposed replat prepared by Ferguson Land Surveying, Inc.	12/01/2016
A.4	8	City of Portland Bureau of Development Services: Onsite Sanitation Site Evaluation #16-207976-SE / Report # SER35-16 ***Revised***	12/01/2016
'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): property information for 2N1W30BB -01800 (R289603230)	12/01/2016
B.2	2	Department of Assessment, Records and Taxation (DART): property information for 2n1w30bb -01900 (r289603270)	12/01/2016
B.3	2	Department of Assessment, Records and Taxation (DART): property information for 2N1W30BB -01000 (R289603350)	12/01/2016
B.4	2	Department of Assessment, Records and Taxation (DART): property information for 2N1W30BB -01100 (R289603470)	12/01/2016
B.5	1	Department of Assessment, Records and Taxation (DART): map with for 2N1W30BB -01800, -01900, -01000, and -01100 highlighted	12/01/2016

B.6	1	Plat of Folkenberg (recorded on June 17, 1911) reduced from 29.17" x 21.66" to 8.5" x 11"	03/01/2017
B.7	1	State of Oregon water supply well report for 15015 NW Cornelius Pass Rd.	03/01/2017
B.8	1	State of Oregon water supply well report for 15030 NW Cornelius Pass Rd.	03/01/2017
B.9	1	Aerial Photo	03/01/2017
B.10	2	Applicant's and Surveyor's Finishing a Land Division	04/10/2017
'C'	#	Administration & Procedures	Date
C.1	1	Complete letter (day 1)	12/30/2016
C.2	6	Opportunity to comment & mailing list	01/04/2017
C.3		Administrative decision & mailing list	