



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: October 1, 2013, 8:30 am – 10:00 am

Location: 1900 SW 4th Avenue, 4th Floor, Room 4a

File Number: EA 13-202117

Proposal and Property Information

Location: 500 NW Hilltop Drive

Proposal: Pre-Application Conference for a proposal to divide the existing 204,881 square foot lot into two lots, with the existing house retained on Lot 1. Because the site is located in a Potential Landslide Area, a Type IIx Land Division will be required. If the environmental development standards are not met, a Type III Land Division and Type II Environmental Review would be required. Because the site is located within the Urban Growth Boundary and mapped with a Future Urban ("f") overlay zone, a Type III Zoning Map Amendment (33.855.060) is required to create two lots less than 20 acres in size.

Land Use Reviews Expected: Type IIx or Type III Land Division
Type III Zoning Map Amendment
Potential Type II Environmental Review

Site Zoning: RFfp Residential Farm/Forest with a Future Urban Zone and Environmental Protection overlay
Northwest Hill Plan District (Balch Creek/Skyline Subdistrict)

Tax Account Number(s): R180985

Contacts

Applicant: Wade Flanagan, 503-701-9794

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Hillside, contact Peter Stark at 503-274-4331

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Business District: None

Neighborhood within 1,000 feet: Forest Park, contact Jerry Grossnickle at 503-289-3046

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

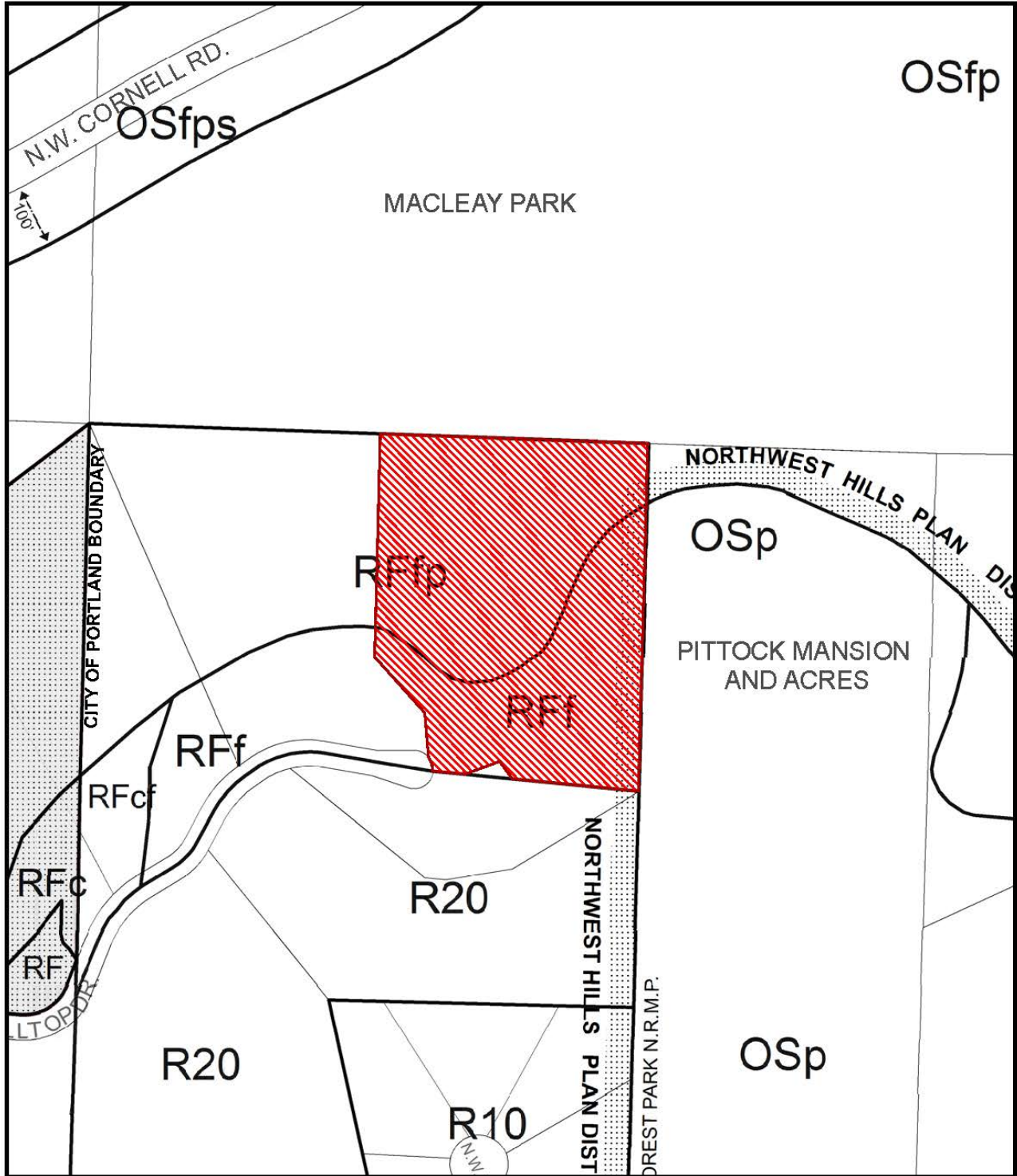
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Unincorporated Multnomah County



NORTH

This site lies within the:
NORTHWEST HILLS PLAN DISTRICT

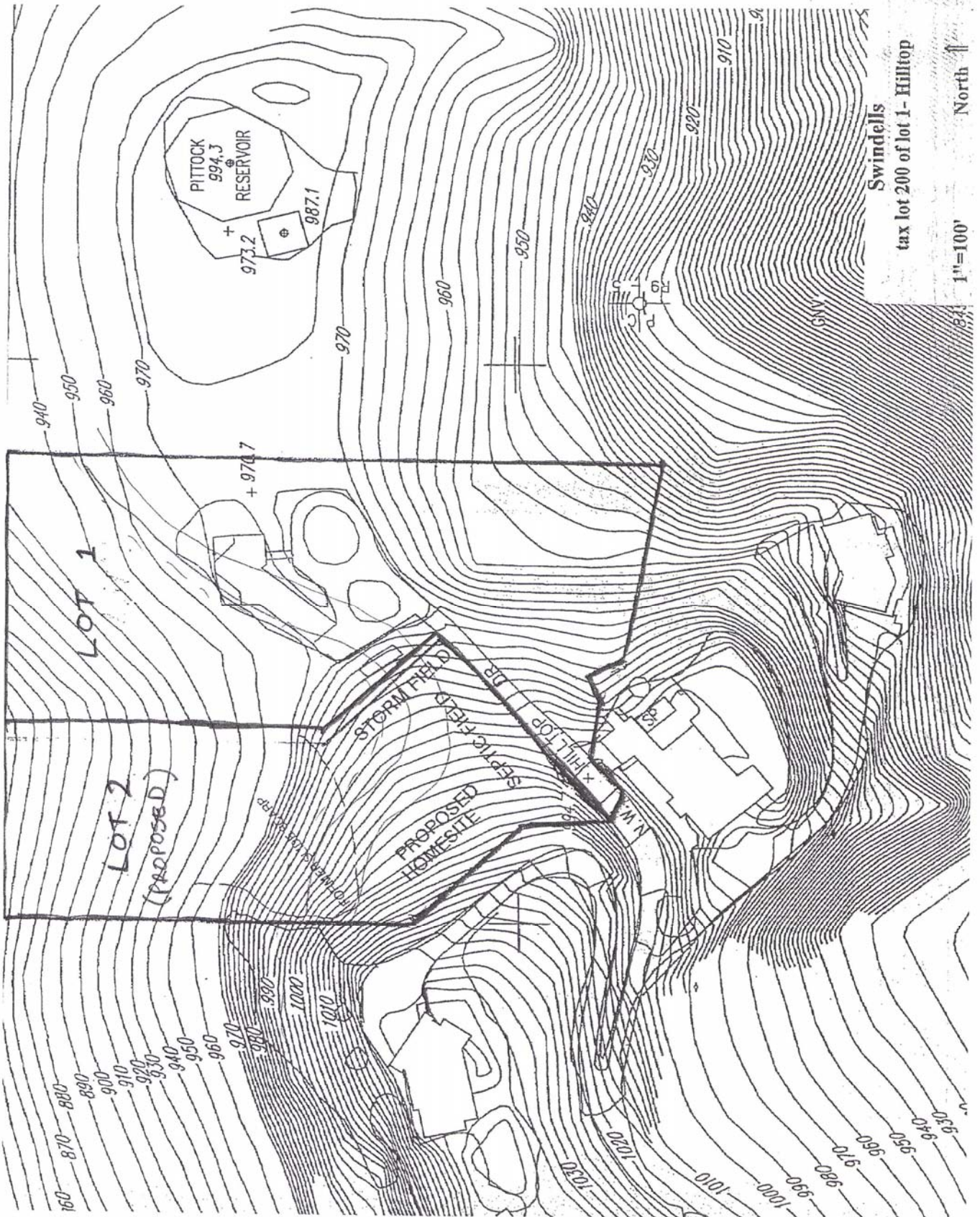
File No. EA 13-202117 PC

1/4 Section 2925.3025

Scale 1 inch = 200 feet

State_Id 1N1E32CB 200

Exhibit B (Sep 10, 2013)



Swindells
tax lot 200 of lot 1- Hilltop

North

1"=100'

1d

1579-767-509

EA 13-202117 PC

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