



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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Date: March 13, 2017

From: Leah Dawkins, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 16-275871 LDS AS TR
Pre App: PC # 16-117081

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Leah Dawkins at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: April 12, 2017 – 30 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: April 21, 2017**
- **A public hearing before the Hearings Officer is tentatively scheduled for May 10, 2017**

Applicant: Mike Coyle, Faster Permits
14334 NW Eagleridge Lane / Portland, OR 97229

Applicant/Owner: Erin K O'Brien, Matthew W Johnson
9220 SW 29th Ave / Portland, OR 97219-5559

Representative: Anne Marie Skinner, Emerio Design LLC
8285 SW Nimbus Ave #180 / Beaverton OR 97008

Site Address: 9220 SW 29TH AVE

Legal Description: LOT B, PINE HILL; LOT 1 INC UND INT TRACT A, PINE HILL
Tax Account No.: R658330010, R658330050,
State ID No.: 1S1E29AA 01804, 1S1E29AA 01801
Quarter Section: 3926

Neighborhood: Markham, contact John Gibbon at 503-708-6708.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Zoning: R7- Single Dwelling Residential
Case Type: LDS AS TR- Land Division Subdivision with a Land Division Amendment and a Tree Review
Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

The applicant is proposing a 4-lot subdivision with a private street extension. There was a previous land division at this site (LU 04-039880) which established 3 lots, a private street tract accessing SW 29th and a conservation tract. The current land division applies to Lot 1 and the Conservation Tract established in 2004.

The private street extension (Tract A) will retain the current width of the existing private street (shown as SW 29th Avenue) and extend the private street tract (Tract A) to access the 4 new proposed lots. Tract A will meet current private street standards within a 44-foot wide tract width.

Because of the previous land division, the current proposal is subject to a Land Division Amendment Review to change conditions from the 2004 land use decision which limited development within the Conservation Tract and a Tree Review to change the tree preservation conditions from 2004. These reviews are concurrent with this Land Division review.

Specifically, The Land Division Amendment review proposes to modify land use conditions from the 2004 land use decision associated with the establishment and maintenance of the conservation tract. The applicant is proposing to remove the conservation tract, so the associated conditions will no longer be necessary. The Tree Review proposes to remove 12 trees which were part of the 2004 tree preservation conditions and revise Tree Preservation to meet current tree preservation criteria by protecting 11 trees, 7 of which are 20 inches or more in diameter.

Additionally, the applicant is proposing to move the existing residential structure on the site to what is proposed as new Lot 1. The applicant is removing the residence from the Historic Resource Inventory and is currently within the 120-day demolition delay period required to issue permits for the moving of the residence.

Approval Criteria:

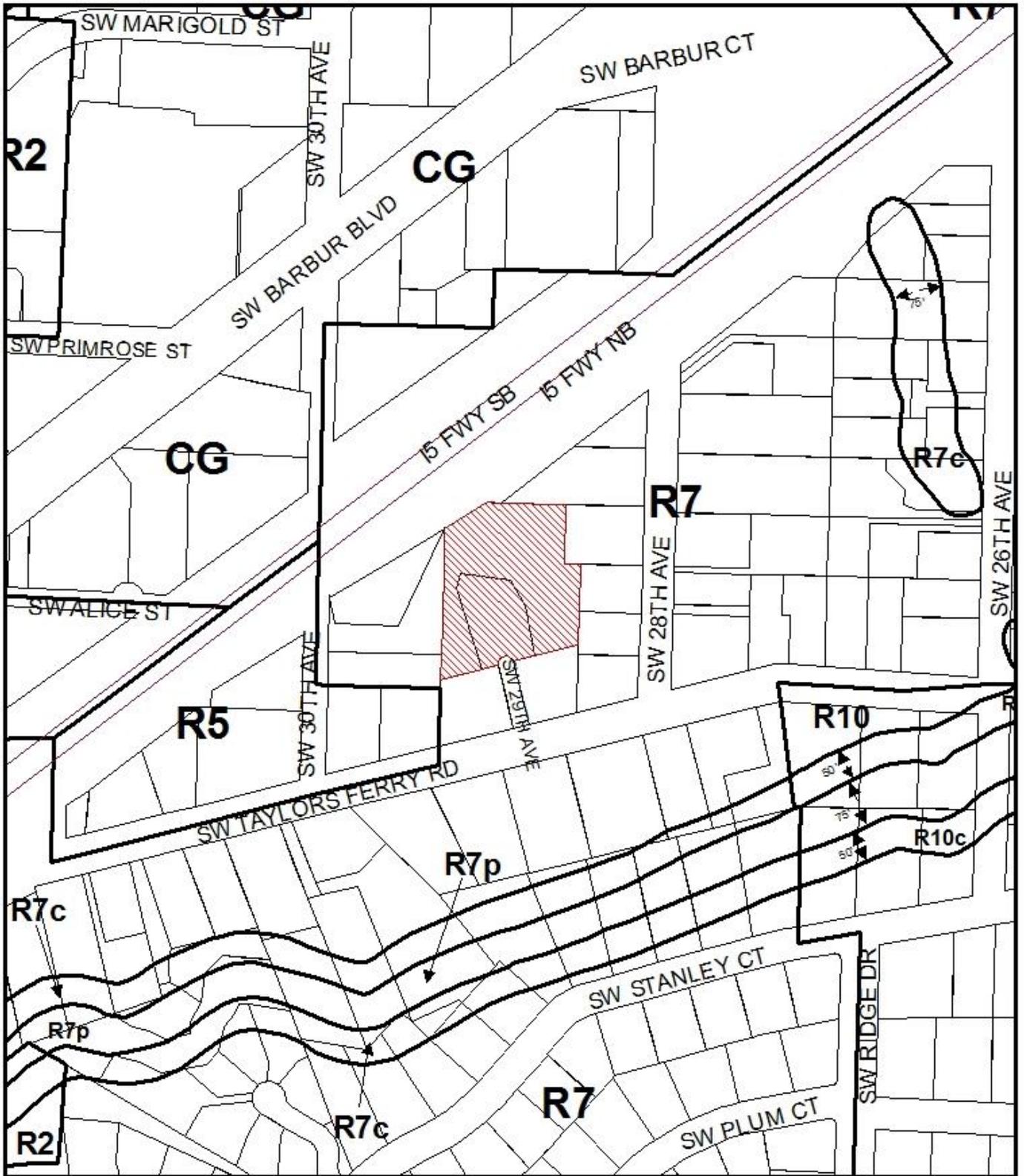
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**
- **Section 33.660.320, Approval Criteria for Changes to an Approved Preliminary Plan**
- **33.853.040, Approval Criteria for Changes to an Approved Tree Preservation Plan**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on November 18, 2016 and determined to be complete on March 8, 2017.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan



ZONING

 Site



File No. LU 16-275871 LDSAS TR
 1/4 Section 3926
 Scale 1 inch = 200 feet
 State_Id 1S1E29AA 1801
 Exhibit B (Nov 23, 2016)

