



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 2, 2017

From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-133643 LDS
Pre App: PC # 16-291726

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 Shawn Burgett 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: 9/1/2017 – 30 days after the date of this RFR** (If I receive comments after this date, the applicant may not have enough time to address any issues identified prior to the due date of the staff report).
- **We must publish our report by: 10/6/2017**
- **A public hearing before the Hearings Officer is tentatively scheduled for October 18, 2017 at 9am**

Applicant: Harlan Borow | Pacific Evergreen Homes
7410 SW Oleson Rd #133
Portland, OR 97223
503-713-8627 | Harlan@Pacificevergreenhomes.Com

Representative: Ken Sandblast | Westlake Consultants, Llc
15115 SW Sequoia Pky #150
Tigard, OR 97224
503-684-0652 | Ksandblast@Westlakeconsultants.Com

Owners: Claude & Laurie Washburn
2056 Manor View Circle NW
Salem, OR 97304

Site Address: 12434 SW ORCHARD HILL RD

Legal Description: TL 1300 0.22 ACRES SPLIT MAP R331586 (R991331250), SECTION 33 1S 1E; TL 3000 1.88 ACRES SPLIT MAP R331514 (R991330380), SECTION 33 1S 1E

Tax Account No.: R991330380, R991331250
State ID No.: 1S1E33CC 01300, 1S1E33CB 03000
Quarter Section: 4227

Neighborhood: Arnold Creek, contact Liz Marantz at 503-823-4592.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Plan District: None

Zoning: R10 (Single Family Residential 10,000 sq. ft.)

Case Type: LDS (Land Division Subdivision)
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 7-lot land division on the 91,710 sq. ft. site in correlation with an extension of SW Sequoia Ct. to serve the new lots. The existing house will be demolished. The proposed lots will measure between approximately 6,539 sq. ft. and 9,406 sq. ft. in area and will accommodate detached dwelling units.

The applicant is also proposing a 15 ft. wide public access easement for pedestrians and bicyclists (no motorized vehicles) over the “pole” shaped portion of the site (labeled Tract A on the site plan) that connects to SW Orchard Hill Rd. to the south. In addition, a 15 ft. wide public pedestrian connection is proposed along the southwest property boundary within the “flag” shaped portion of the site (directly south of Lot 3) which will provide a future pedestrian connection to the west if the adjacent property is ever redeveloped in the future.

Approval Criteria:

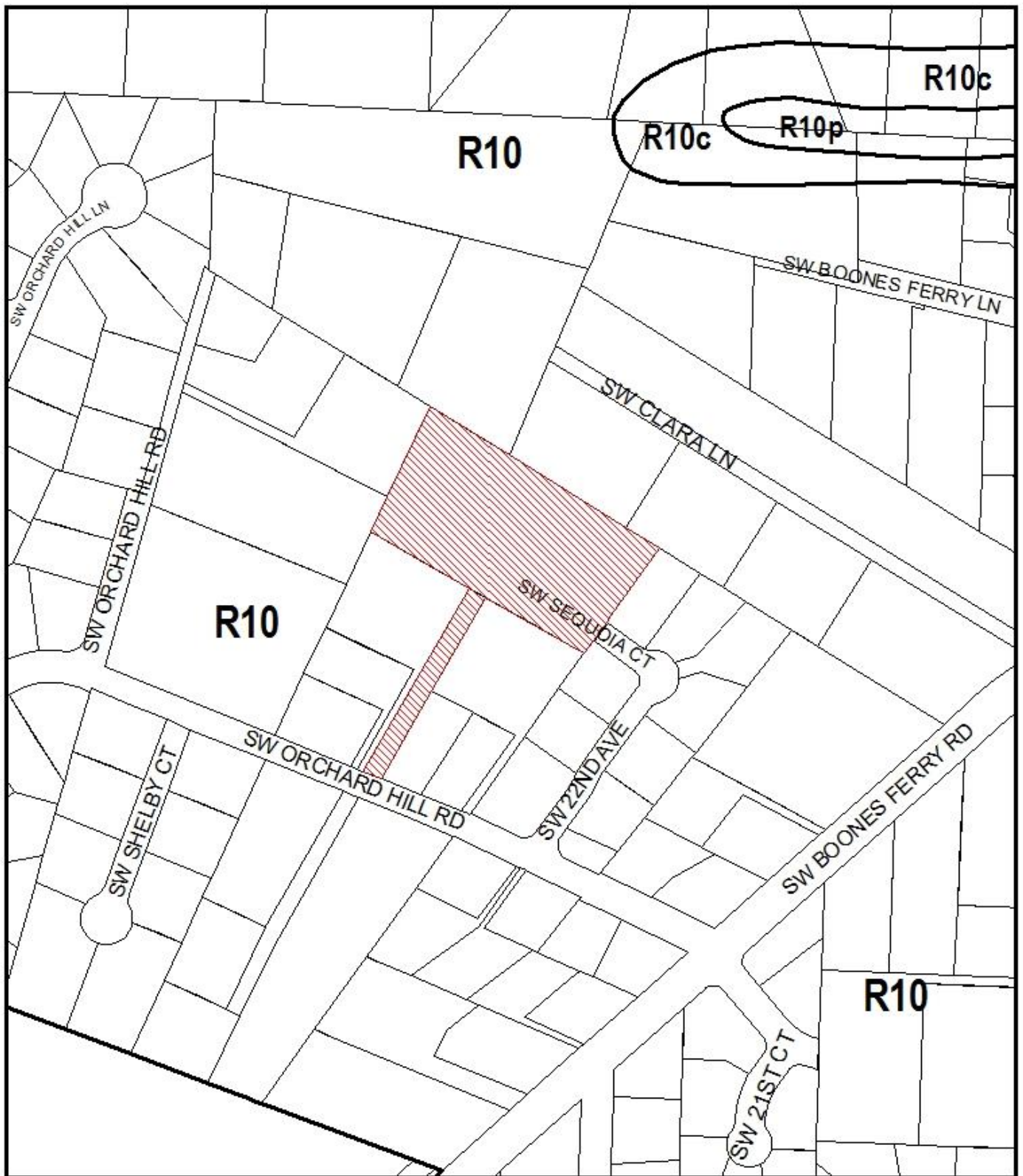
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

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 March 10, 2017 and determined to be complete on July 21, 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 Plans



ZONING

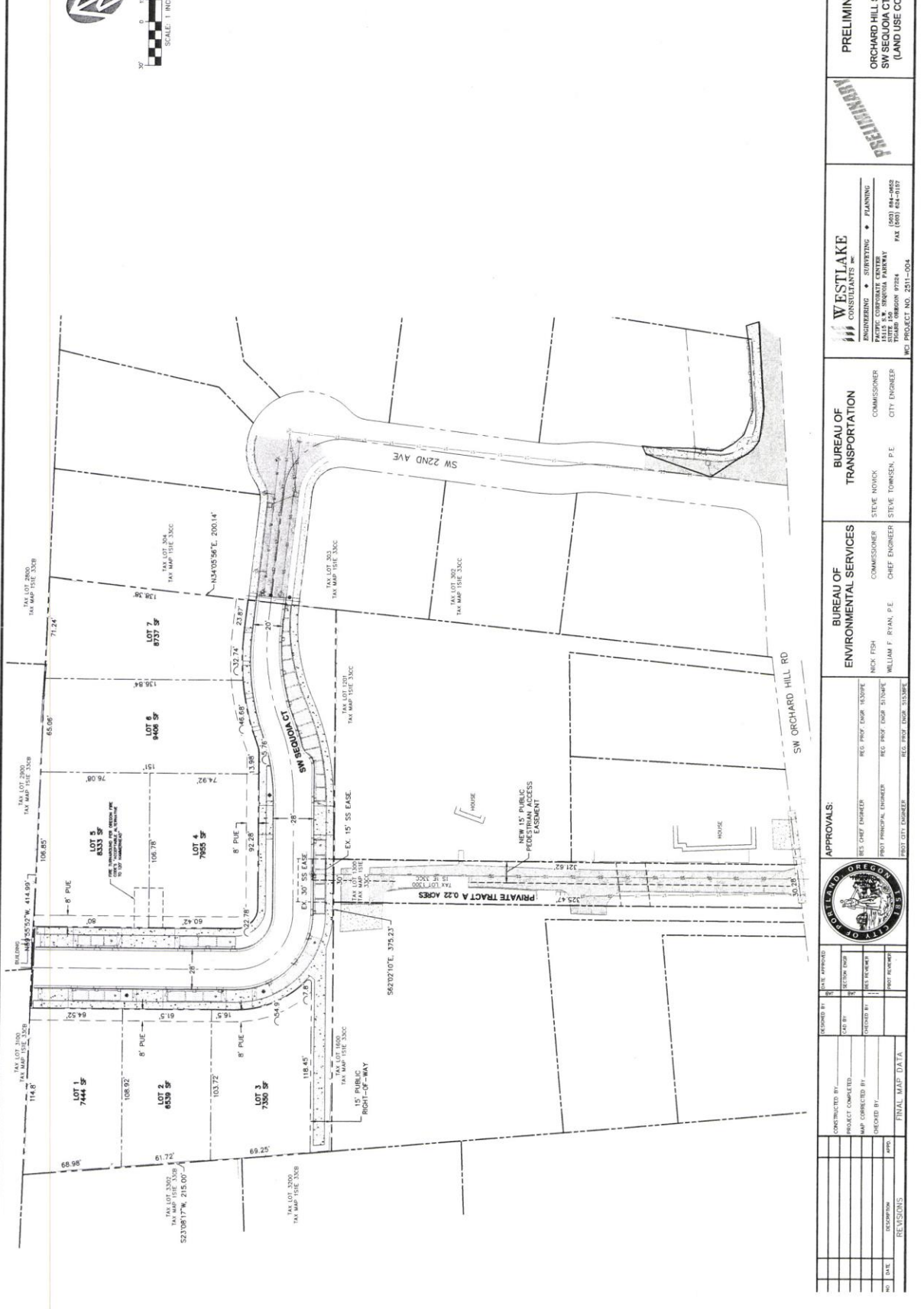


 Site

File No.	<u>LU 17-133643 LDS</u>
1/4 Section	<u>4227</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E33CB 3000</u>
Exhibit	<u>B (Mar 15, 2017)</u>



SCALE: 1 INCH = 30 FEET



LOT 1 7444 SF
LOT 2 6539 SF
LOT 3 7350 SF
LOT 4 7955 SF
LOT 5 9406 SF
LOT 6 8737 SF
LOT 7 8737 SF

SW SEQUOIA CT
SW 22ND AVE
ORCHARD HILL RD

HOUSE
HOUSE

PRIVATE TRACT A 0.22 ACRES
NEW 15' PUBLIC FEEDBACK EASEMENT

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APPROVALS:

RES CHIEF ENGINEER
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ENVIRONMENTAL SERVICES
NICK FISH
WILLIAM F. RYAN, P.E.
CHIEF ENGINEER

BUREAU OF TRANSPORTATION
STEVE NORDICK
STEVE TOWNSEN, P.E.
CITY ENGINEER

WESTLAKE CONSULTANTS INC.
ENGINEERING • SURVEYING • PLANNING
PACIFIC CORPORATE CENTER
SUITE 200
1815 W. BROADWAY
SEASIDE, OR 97138
TEL: (503) 884-4862
FAX: (503) 884-6157
PROJECT NO. 251-004

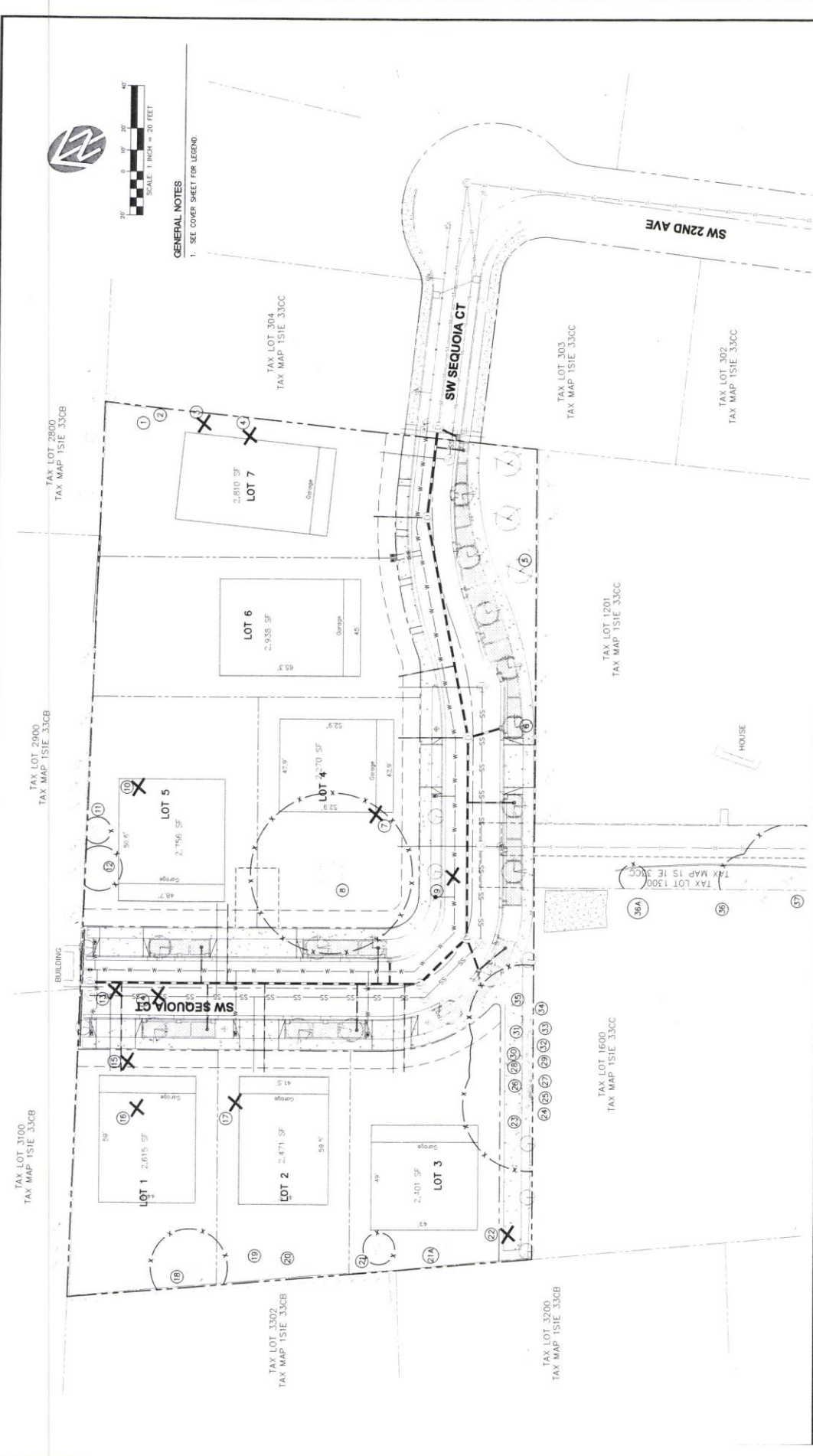
PRELIMINARY PLAT

ORCHARD HILL SUBDIVISION AND SW SEQUOIA CT IMPROVEMENTS (LAND USE CONCEPT PLANS)

5 of 8



GENERAL NOTES
1. SEE COVER SHEET FOR LEGEND.



TREE PRESERVATION PLAN ORCHARD HILL SUBDIVISION AND SW SEQUOIA CT IMPROVEMENTS (LAND USE CONCEPT PLANS)	
WESTLAKE CONSULTANTS INC. ENGINEERING • SURVEYING • PLANNING PACIFIC CORPORATE CENTER SUITE 100 1000 8TH AVE SEASIDE, OR 97138 TEL (503) 844-0882 FAX (503) 844-0137 WFO PROJECT NO. 2511-004	
BUREAU OF TRANSPORTATION COMMISSIONER STEVE NORDICK STEVE TOWNSEN, P.E. CITY ENGINEER	
BUREAU OF ENVIRONMENTAL SERVICES COMMISSIONER WILLIAM F. RYAN, P.E. CHIEF ENGINEER NICK FISH WILLIAM F. RYAN, P.E. CHIEF ENGINEER	
APPROVALS: REC. CHIEF ENGINEER REC. CHIEF ENGINEER REC. PRINCIPAL ENGINEER REC. PRINCIPAL ENGINEER REC. PRINCIPAL ENGINEER REC. PRINCIPAL ENGINEER	
DESIGNED BY: _____ CHECKED BY: _____ DATE: _____	DATE APPROVED: _____ BY: _____ TITLE: _____
PROJECT COMPLETED: _____ MAP CORRECTED BY: _____ CHECKED BY: _____ DATE: _____	PROJECT NUMBER: _____ SHEET NO.: _____ OF _____