



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** March 27, 2018 at 10:30am  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 18-129681

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### Proposal and Property Information

**Location:** NW 84<sup>th</sup> & NW Copeland  
**Proposal:** A Pre-Application Conference to discuss a proposal to create 7 lots fronting on a new street. Four open space tracts are proposed. This property is in the potential landslide hazard area.  
**Land Use Reviews Expected:** Type III Land Division, Type II Environmental Review  
**Site Zoning:** R10 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code), "c", "p" (Environmental Overlay Zones, Chapter 33.430 of the Portland Zoning Code) Northwest Hills Plan District, Forest Park Subdistrict ( Chapter 33.563 of the Portland Zoning Code)  
**Tax Account Number(s):** R324747, R665470

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### Contacts

**Applicant:** JPR CONSULTING \*JON REIMANN\* (503) 730-8604  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Forest Park, contact Jerry Grossnickle at 503-289-3046.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Business District:** None  
**Neighborhood within 1,000 feet:** None

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### 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.

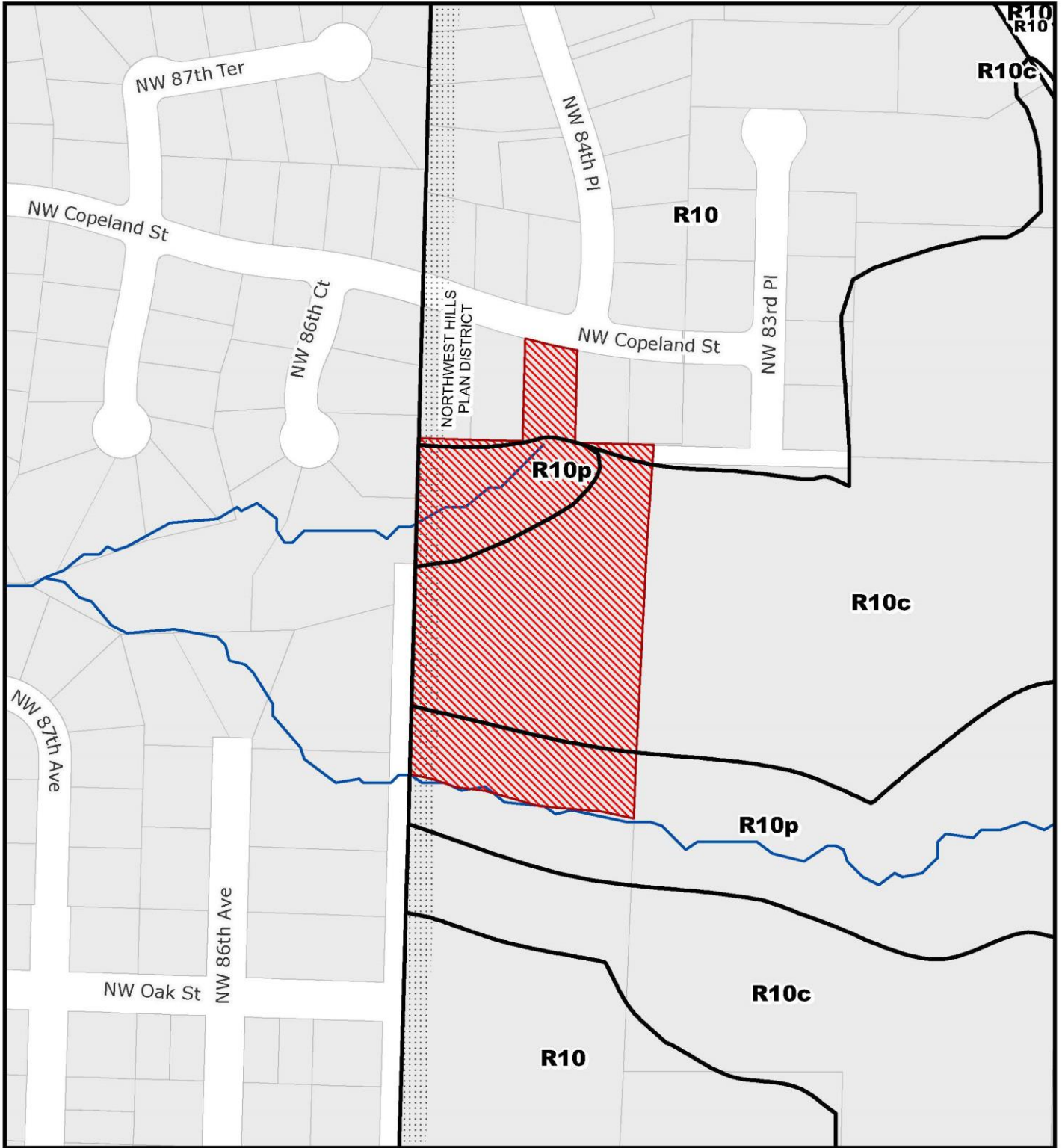
#### What is the purpose of the Pre-Application Conference?

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



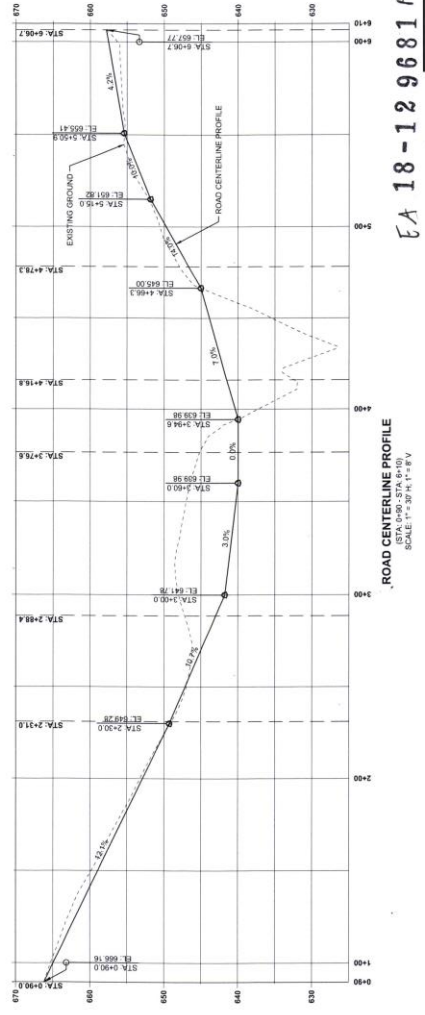
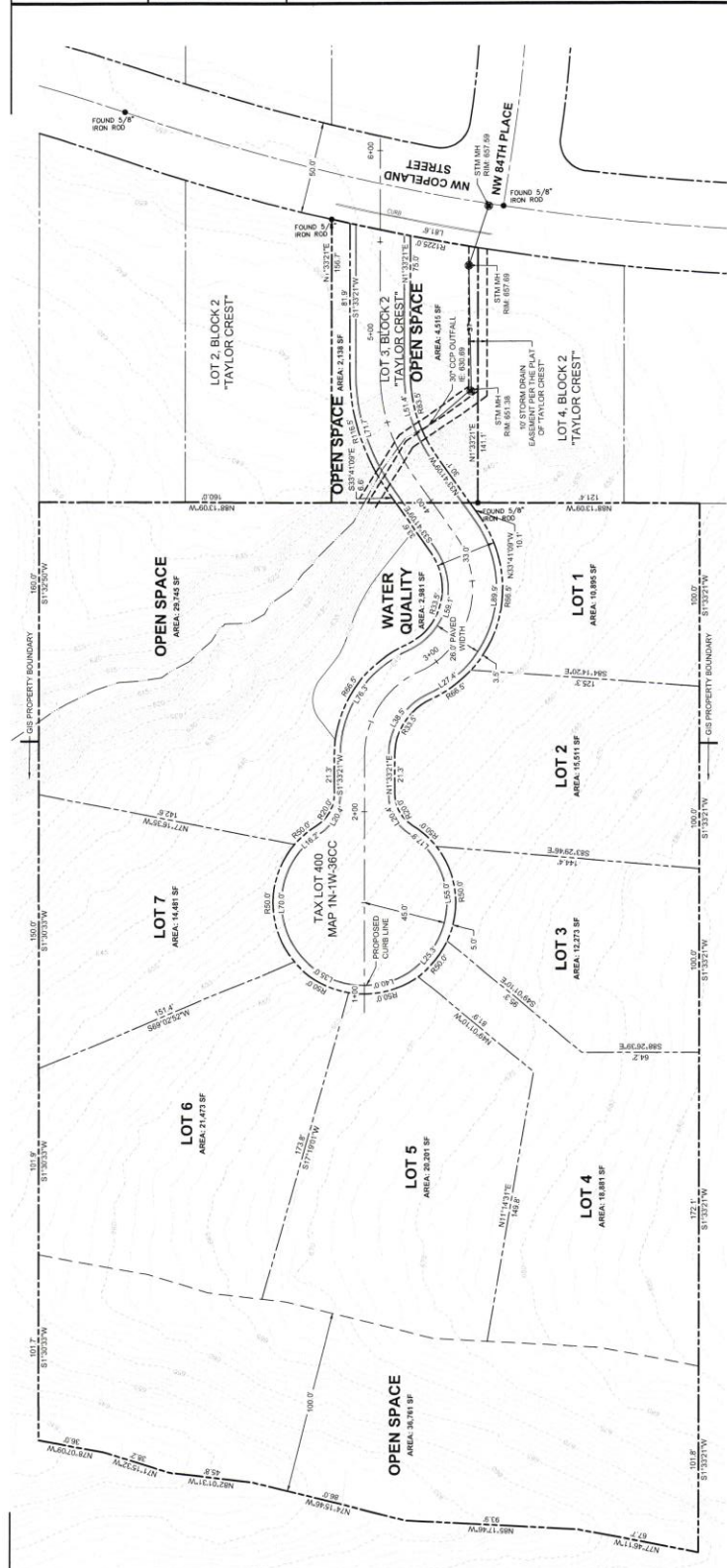
Stream

THIS SITE LIES WITHIN THE:  
NORTHWEST HILLS PLAN DISTRICT  
SKYLINE SUBDISTRICT

File No.	EA 18-129681 PC
1/4 Section	3020,3021
Scale	1 inch = 200 feet
State ID	1N1W36CC 400
Mar 06, 2018	

**MORROW DEVELOPMENT PLAN**  
 84TH AND COPELAND STREETS  
 PORTLAND, OR

PUBLISH DATE  
 03/01/2018  
 ISSUED FOR  
 PRE-APP  
 REVISIONS



- LEGEND**
- PROJECT BOUNDARY
  - EXISTING EASEMENT LINE
  - PROPOSED LOT LINE
  - PROPOSED RIGHT OF WAY
  - PROPOSED CENTERLINE
  - PROPOSED SETBACK LINE
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING STORM DRAIN
  - ST

EA 18-129681 PC