



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 7, 2018
To: Interested Person
From: Ethan Brown, Land Use Services
503-823-7920 / Ethan.Brown@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on June 28, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-162123 EN, in your letter. It also is helpful to address your letter to me, Ethan Brown. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-162123 EN

Applicant/Owners: Richard and Yoshini White
665 NW Willow Glen Place | Beaverton, OR 97006-4243
rwhite3@hotmail.com | 541-840-5510

Site Address: [9735 NW LILAC AVENUE](#)

Legal Description: BLOCK 14 LOT 1-3&8 EXC PT IN ST, GLEN HARBOR
Tax Account No.: R320504800
State ID No.: 1N1W11BB 05800
Quarter Section: 2119

Neighborhood: Linnton, contact chair@linntonna.org
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Plan District: Northwest Hills Plan District - Forest Park Subdistrict, Linnton SubArea

Other Designations: Resource Site 98, Clark-Wilson Creek – *Northwest Hills Natural Areas Protection Plan*; Regulatory Landslide Hazard Area; Wildfire Hazard Area

Zoning: *Base Zone:* Residential 10,000 (R10)
Overlay Zones: Environmental Conservation (c)

Case Type: EN – Environmental Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes to construct a new single-family residence on their property in the Linnton neighborhood of NW Portland. There is an existing driveway on the property that will be used for the new residence. The proposed residence will require 2,836 square feet of permanent disturbance within the resource area of the Environmental Conservation overlay zone for the home, stormwater planters, and an additional section of driveway to access the tucked-under garage. The house was located and designed to avoid any tree removals and utility connections will be bored to avoid additional disturbance on the site. To mitigate for the proposed disturbance, the applicant proposes to replant all temporary disturbance areas with native shrubs and groundcovers, as well as to remove invasive species and plant 165 native shrubs and 577 native groundcovers in an area surrounding the proposed development.

The entire project site is located within the Environmental Conservation overlay zone; therefore, certain standards must be met to allow work to occur by right. In this case, the proposed disturbance area exceeds the maximum allowable (33.430.140.D) and the building setback exceeds the standard (33.430.140.O). For these reasons, environmental review is required.

Relevant Approval Criteria:

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

- **Section 33.430.250 E. Other development in the Environmental Conservation zone or within the Transition Area only**

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 30, 2018 and determined to be complete on June 4, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is

mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

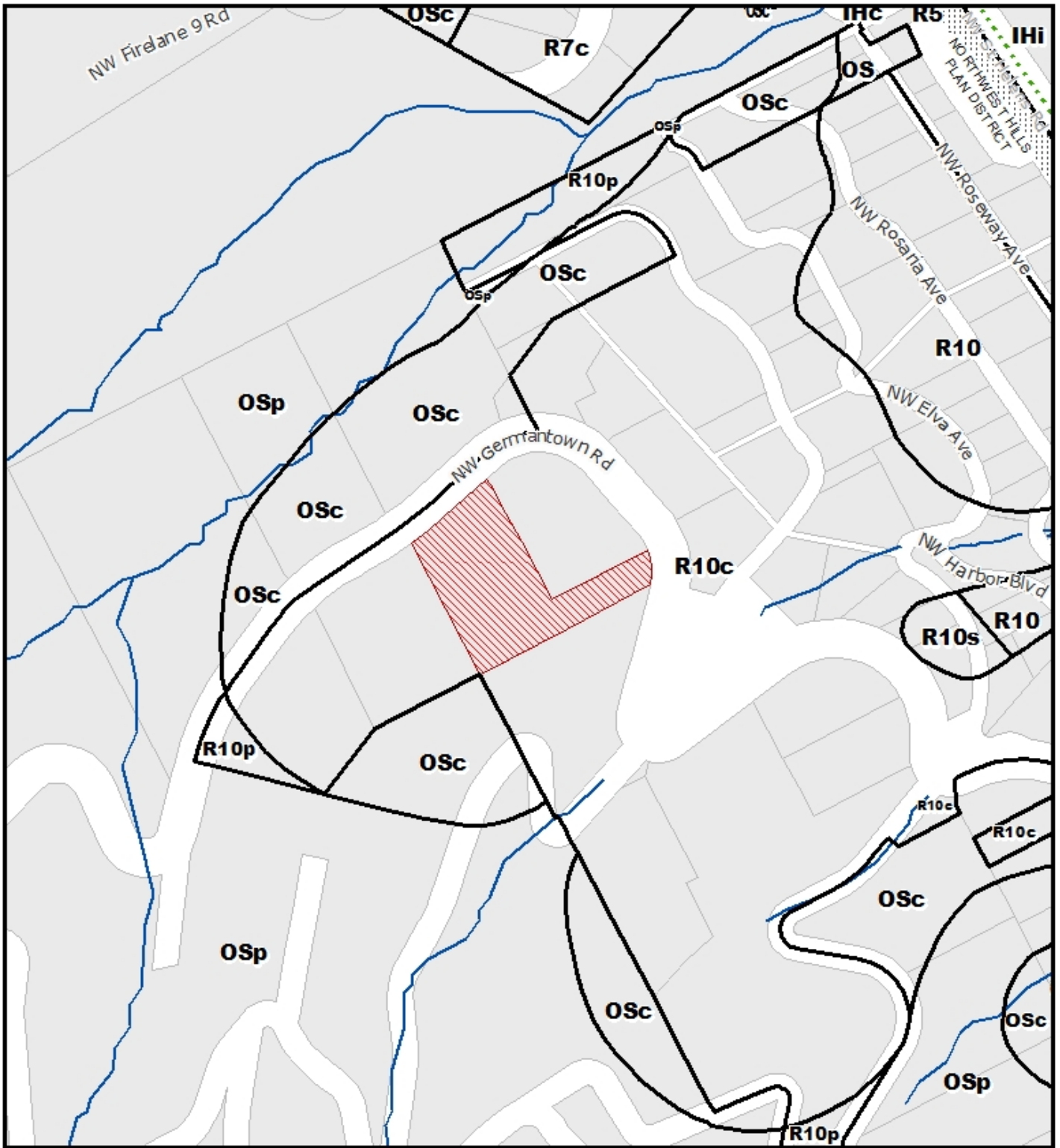
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:




Zoning Map
Site Plan



ZONING



THIS SITE LIES WITHIN THE:
 NORTHWEST HILLS PLAN DISTRICT
 FOREST PARK SUBDISTRICT
 LINNTON SUBAREA

-  Site
-  Stream
-  Recreational Trails

File No.	LU 18-162123 EN
1/4 Section	2119
Scale	1 inch = 200 feet
State ID	1N1W11BB 5800
Exhibit	B May 03, 2018

NW LILAC AVENUE

GLEN HARBOR, BLOCK 14, LOT 1-3&8 EXC PT IN ST
N.W. 1/4, N.W. 1/4 SECTION 11, T. 1N., R. 1W., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

RECEIVED

CONTACTS

APPLICANT/OWNER:
RICHARD WHITE
YOSHINO WHITE ARCHITECTS, LLC
6245 SE TIBBETTS ST.
PORTLAND, OREGON 97206
PHONE: (503) 840-2610
E-MAIL: gaboula.white@gmail.com

DESIGN:
ARUM ARCHITECTURE, LLC
6245 SE TIBBETTS ST.
PORTLAND, OREGON 97206
PHONE: (503) 840-2610
CONTACT: JESSICA LUPKIN
E-MAIL: arumarchitecture@gmail.com

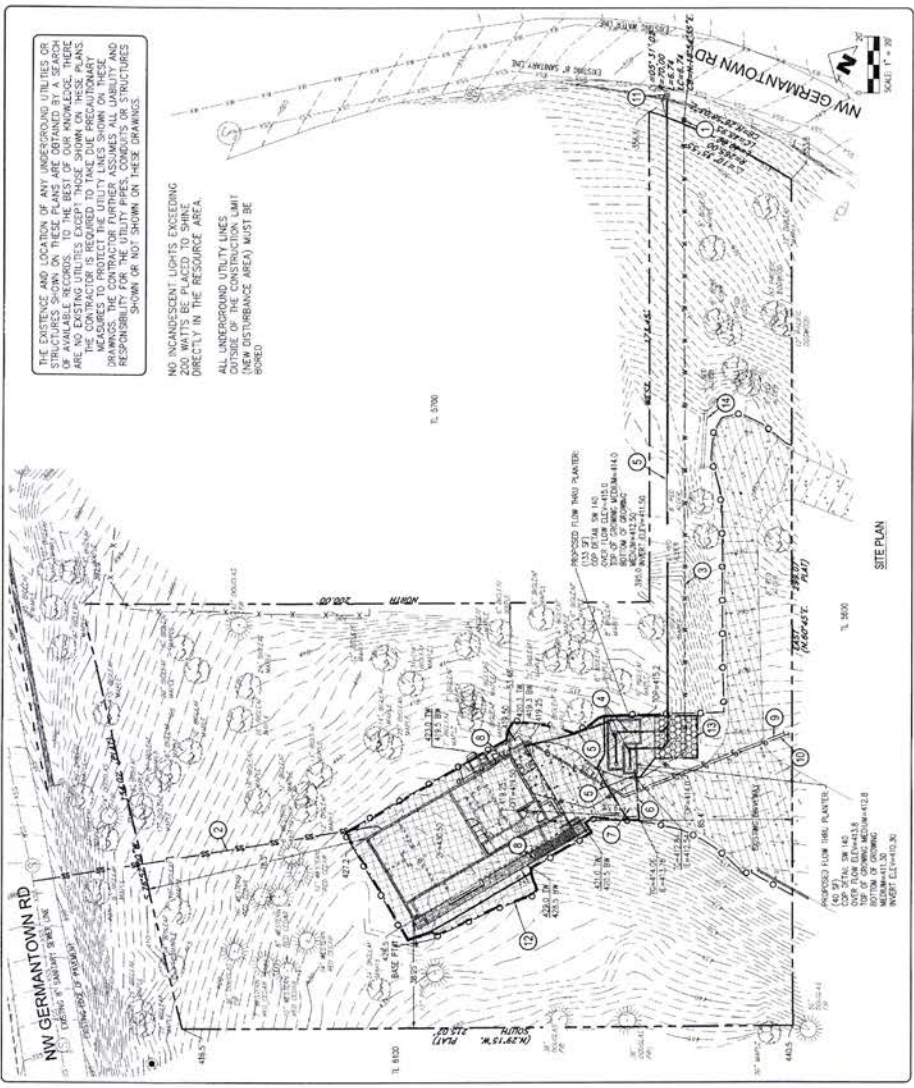
JUN 04 2018

STRUCTURAL:
TM RIPPET CONSULTING ENGINEERS
7650 SW BEVELAND ST.
TIGARD, OREGON 97224
PHONE: (503) 325-0111
CONTACT: KYLE KRUGER
E-MAIL: kuger.kyle@gmail.com

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN ON THESE PLANS TO THE BEST OF OUR KNOWLEDGE. THESE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND TAKE NECESSARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PILES, CONDITIONS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

NO INCANDESCENT LIGHTS EXCEEDING 100 WATTAGE SHALL BE USED DIRECTLY IN THE RESOURCE AREA.

ALL UNDERGROUND UTILITY LINES SHALL BE PROTECTED BY THE CONSTRUCTION LIMIT LINE AND DISTURBANCE AREA MUST BE MARKED.



CONSTRUCTION NOTES:

- PROPOSED WATER METER
- PROPOSED 4" 304L P304L SANITARY LATERAL
- PROPOSED 1" PVC W/DRINK
- PROPOSED 4" FIBER OPTIC
- PROPOSED 4" 405 STORM
- PROPOSED 300mm TRENCH DRAIN
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED WALL
- PROPOSED ELECTRIC LINE (TO BE REVIEW BY OTHERS)
- PROPOSED GAS LINE (TO BE REVIEW BY OTHERS)
- PROPOSED 1" 1/2" (1.5") DUCT SIZE 4" STONE DUTCH ALL W/ 1" RINGS TO BE INSTALLED AT EXISTING JOINTS
- PROPOSED TREE PROTECTION FENCE IF HIGH-DRAIN LINE IS TO BE EXCAVATED WITH 8" METAL POSTS AND 1" 1/2" (1.5") DUCT SIZE 4" STONE DUTCH
- NUMBERED SIDE PILE (HAND IS & NO HEAVY EQUIPMENT)
- EXISTING CURB TO REMAIN

PROPERTY DATA:

ZONE: R10Z
SF BLDG FS (MINIMUM): 0
SF BLDG FS (MAXIMUM): 10'
REAR: 10'
LOT AREA: 43,000 SF
BUILDING COVERAGE: 2,164 SF
MAX. BLDG COVERAGE ALLOWED: (5,000) SF

ROOF AREA: 2,164 SF
DRIVEWAY (N/W-UNCOVERED): 618 SF
PAVING: 3,422 SF
TOTAL IMPERVIOUS AREA: 5,987 SF

AREA OF DISTURBANCE (NEW): 4,804 SF
MAXIMUM ALLOWED: (EXISTING): 3,432 SF
3,000 SF

AREA OF DISTURBANCE - CONSTRUCTION LIMIT (NEW)
AREA OF DISTURBANCE (EXISTING)

NOTES:

ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES.
CONFIRM FINISH FLOOR HEIGHT w/ OWNER & BUILDING SECTION
TREE REQUIREMENT:
ALL TREES TO BE PRESERVED. REQUIREMENTS MET.
TREE DENSITY REQUIREMENT = 43,000 SF X 0.6 = 17,200 SF
ALL TREES TO BE PRESERVED. REQUIREMENTS MET

ABBREVIATION
R/W = EXPOSED BOTTOM OF WALL
G/F = GARAGE FINISH FLOOR
I.E. = INVERT ELEVATION
T.O. = TOP OF GRADE
T.M. = EXPOSED TOP OF WALL

GLEN HARBOR, BLOCK 14, LOT 1-3&8 EXC PT IN ST
SITE PLAN
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE	REVISION

C1

LU 18-162123 EN