



Portland City Auditor

Hearings Office

1900 SW 4th Avenue, Room 3100, Portland, OR 97201

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DECISION OF THE HEARINGS OFFICER ON REMAND ON APPEAL OF ADMINISTRATIVE DECISION

I. GENERAL INFORMATION

File Number: 17-108690 EN (Hearings Office 4180011)

Applicant: Paul Dedyo
KPF Consulting Engineers
111 SW 5th Avenue, Suite 2500
Portland, OR 97204

**Applicants/
Property Owners/
Appellants:** David Himmelberger and Louise Erricson
1941 Strawberry Fields Lane
York, PA 17406

**Applicant's
Representatives:** Tom Sloan
Metro Design Group
1475 S Bascom Avenue, Suite 208
Campbell, CA 95008

Todd Prager
Teragan & Associates Inc.
3145 West Circle
Lake Oswego, OR 97304

Christopher Kobak
Hathaway Larson
1331 NW Lovejoy Street, Suite 950
Portland, OR 97209

Hearings Officer: Joe Turner

**Bureau of Development
Services (BDS) Staff**

Representatives: William Piro and Stephanie Beckman

Site Address: NW Saltzman Road (adjacent to 10701 NW Saltzman Road)

Legal Description: LOT 3 TL 603, PARTITION PLAT 2002-60

Tax Account Number: R649822390

State ID Number: 1N1W22AA 00603

Quarter Section: 2518

Neighborhood: Forest Park

Business District: None

**District
Neighborhood
Coalition:** Neighbors West/Northwest

Plan District: Northwest Hills – Skyline

Other Designations: Resource Site 144 –*Skyline West Conservation Plan*; Regulatory
Landslide Hazard

Zoning: Base Zone: *Residential Farm/Forest “RF”*
Overlay Zones: *Conservation “c”*

Land Use Review: Type Iix, Environmental Review

BDS Administrative Decision: Denial

Public Hearing: The hearing was opened at 12:59 p.m. on June 21, 2018, in the third-floor hearing room, 1900 SW 4th Avenue, Portland, Oregon, and was closed at 3:36 p.m. The record was held open until 4:00 p.m. on July 5, 2018 to allow all parties an opportunity to submit additional testimony and evidence, until 4:00 p.m. on July 19, 2018 to allow all parties an opportunity to respond to the new evidence, and until 4:00 p.m. on July 26, 2018 to allow the applicants an opportunity to submit a final written argument. The record was closed to all testimony and/or written submissions at 4:01 p.m. on July 26, 2018.

Testified at the Hearing:
William Piro
Stephanie Beckman
Christopher Kobak
Todd Prager
Paul Dedyo