

Early Assistance Intakes

From: 8/27/2018

Thru: 9/2/2018

Run Date: 9/4/2018 08:41:08

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-231397-000-00-EA	, 97212		DA - Design Advice Request	8/31/18		Application
	<i>Construction of ten condo units with garages in three 3-story buildings. Rooftop stormwater disposal via on-site infiltration drywell and paved areas on site to be pervious pavers. Please see EA 18-140413 and LU 18-173926 HR.</i>	1N1E27DA 03400 ALBINA BLOCK 18 LOT 4 W 12.5' OF LOT 5	Applicant: STEVE FOSLER FOSLER ARCHITECTURE 1930 NW LOVEJOY ST PORTLAND OR 97209		Owner: PATRICIA A BURRSTON 10885 NW APPELLATE WAY PORTLAND, OR 97229	
18-229190-000-00-EA	2104 NE 13TH AVE, 97212		EA-Zoning & Inf. Bur.- w/mtg	8/29/18		Application
	<i>New 1-story apartment project (3 units) over day light basement. (See EA 16-262033 DAR & EA 14-220200) Due to location of adjacent basements and poor soil infiltration, the proposed stormwater design will use simplified approach size stormwater planters (treatment and flow control). Overflow will connect to combined sewer in Tillamook Avenue. Due to location of adjacent basement and poor soil infiltration, the proposed stormwater design will use simplified approach to size stormwater planters (treatment and flow control). Overflow will connect to combined sewer in Tillamook Avenue.</i>	1N1E26CA 10100 WEST IRVINGTON BLOCK 77 LOT 11 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX	Applicant: RYAN PICKREL FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: LLC SECRETARY BIRD 800 NE BROADWAY PORTLAND, OR 97232	
18-231115-000-00-EA	623 SW PARK AVE, 97205		EA-Zoning & Inf. Bur.- w/mtg	8/31/18		Application
	<i>Interior upgrades, proposed new door entry off Morrison. Storefront glazing closest to the corner.</i>	1N1E34CC 09100 PORTLAND BLOCK 3 LOT 2 POTENTIAL ADDITIONAL TAX	Applicant: DIANNA SCHLEIF PM DESIGN GROUP 19120 SE 34TH ST, SUITE 115 VANCOUVER WA 98683		Owner: INNOVATIVE KWVS LLC 219 NW 2ND AVE PORTLAND, OR 97209	
18-229320-000-00-EA	301 N BRIDGETON RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	8/29/18		Application
	<i>Proposal is to convert existing 6 home residential floating moorage into a 6 unit tiny house hotel.</i>	1N1E03AB 03100 SECTION 03 1N 1E TL 3100 0.15 ACRES	Applicant: MICHELLE WOOD INTEGRATE ARCHITECTURE & PLANNING 1715 N TERRY ST PORTLAND OR 97217		Owner: ERIC MEIER PO BOX 1222 APACHE JUNCTION, AZ 85117-4050	
18-230892-000-00-EA	, 97230		EA-Zoning & Inf. Bur.- w/mtg	8/31/18		Application
	<i>Proposal is to build two (2) industrial buildings - 59,275 sf each.</i>	1N2E24BD 01700 SANDY BLVD INDUST'L PARK LOT 8 EXC PT IN COLUMBIA SLOUGH	Applicant: MICHAEL DEARMEY PHELAN DEVELOPMENT CO 450 NEWPORT CENTER DR, STE 405 NEWPORT BEACH CA 92660		Owner: TRI-STATE CONSTRUCTION INC PO BOX 3686 BELLEVUE, WA 98009-3686	

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18-228304-000-00-EA	9175 N BRADFORD ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	8/28/18		Pending
	<i>Remodel of existing 38,020 SF two story building with furniture manufacturing and finishing to be the primary use. The remodel will include new interior partitions to create an additional showroom with 2,003 SF of manufacturing floor area changing to showroom in the new room. Showrooms and existing office space are accessory to primary use of manufacturing. Currently no exterior work is proposed. It is expected the total cost of proposal will not exceed the current non-conforming upgrades trigger of \$163,650.</i>	1N1W12BB 04000 BYARS ADD BLOCK 4&5 TL 4000	Applicant: PAUL WOLFE DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: N W CASEWORKS LLC 9125 N BRADFORD ST PORTLAND, OR 97203-2813	
18-228376-000-00-EA	7878 SW CAPITOL HWY, 97219		EA-Zoning & Inf. Bur.- w/mtg	8/28/18		Application
	<i>Proposal for partial street vacation of SW Multnomah Blvd along R306388 frontage.</i>	1S1E20CA 08800 WILDWOOD BLOCK 8 TL 8800	Applicant: DAVID HUMBER HUMBER DESIGN GROUP 117 SE TAYLOR ST, STE 202 PORTLAND, OR 97214		Owner: 7858 SW CAPITOL LLC 819 SE MORRISON ST #110 PORTLAND, OR 97214	
18-228238-000-00-EA	8927 SE RHONE ST, 97266		EA-Zoning & Inf. Bur.- w/mtg	8/28/18		Pending
	<i>Proposal is to develop lot into 8 units of townhomes with access street. The existing house to be removed to provide 20ft access tract. Access driveway to be drained by catch basin to drywell. Roofs to drain to drywell. Public street (SE Rhone) will be improved with 14ft half from centerline to curb, 4ft planter and 6ft sidewalk.</i>	1S2E09CA 07300 POWELL GARDENS LOT 8	Applicant: WENZHU JIANG WEI LIN ONE LLC 3449 CASCADE TERRACE WEST LINN OR 97068		Owner: WEI LIN ONE LLC 3449 CASCADE TER WEST LINN, OR 97068	
18-229120-000-00-EA	30 SW NAITO PKY, 97204		PC - PreApplication Conference	8/29/18		Pending
	<i>The COP BES is proposing upgrades to the odor control system for the Ankeny Pump Station and is seeking retroactive land use approval for two underground vaults that house the system. The vaults were constructed in conjunction with upgrades to Ankeny Plaza, Waterfront Park, and the western elevated approach to the Burnside Bridge. The size of the vaults and the surface appearance will not be altered by the proposed upgrades. The technology used for odor control will be altered, so new equipment will be installed inside of the vaults. The size of the hatches for equipment installation may be altered but the overall outside appearance will be unchanged. Non-contributing structure in Skidmore/Old Town Historic District.</i>	1N1E34DC 00100 COUCHS ADD BLOCK 1 TL 100	Applicant: CHRIS SELKER BUREAU OF ENVIRONMENTAL SERVICES 5001 N COLUMBIA BLVD PORTLAND, OR 97203		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1000 PORTLAND, OR 97204-1912	
18-230298-000-00-EA			PC - PreApplication Conference	8/30/18		Application
	<i>Proposed project is a senior living community with 110 units of R-2 occupancy independent senior living, 131 parking stalls in below grade parking with total GSF of 296,500 with 42,000 of that amount being below-grade parking.Active uses will be provided along 13th Avenue per 33.510.225. those may be lobby, bistro, admin offices, salon or other similar uses complimentary to the community and to development objectives stated for 13th Ave.</i>	1N1E28DD 00712 COUCHS ADD BLOCK 246 TL 712	Applicant: JEREMIAH JOLICOEUR ALLIANCE REALTY PARTNERS, LL 1325 4TH AVE, STE 1005 SEATTLE, WA 98101		Owner: HOYT STREET PROPERTIES L L C 1022 NW MARSHALL ST #270 PORTLAND, OR 97209-2989	
18-227874-000-00-EA	, 97210		PC - PreApplication Conference	8/28/18		Pending
	<i>This project proposes to subdivide the R1 zoned lot on the north side of NW Wilson Street to develop townhomes and build infrastructure to support this development as well as potential future development on the adjacent lot to the north. It is anticipated that the required permits for these actions could include a lot confirmation, up to four property line adjustments and a subdivision.</i>	1N1E29DB 03900 WILLAMETTE HTS ADD BLOCK 10 LOT 4&5&8&9&12	Applicant: JEFFREY R SHOEMAKER DOWL 720 SW WASHINGTON ST #750 PORTLAND, OR 97205		Owner: CAIRN PACIFIC PROPERTIES 7 LL 1015 NW 11TH AVE #242 PORTLAND, OR 97209	

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18-228547-000-00-EA	6826 SE 77TH AVE, 97206		Public Works Inquiry	8/28/18		Pending
<i>Construction of new single family residence. Frontage improvement requirements sought.</i>						
		1S2E20AA 14800	Applicant: JOE SNEED		Owner: TIMOTHY D WESTCOTT	
		HORNINGS ADD	5707 NE 13TH AVE		6826 SE 77TH AVE	
		BLOCK 2	PORTLAND, OR 97211		PORTLAND, OR 97206	
		LOT 2&3 TL 14800			Owner: TIMOTHY D WESTCOTT	
					,	
					Owner: XEANDRA T WESTCOTT	
					,	
					Owner: DEBORAH A ELLIOTT	
					,	

Total # of Early Assistance intakes: 12

Final Plat Intakes

From: 8/27/2018

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-230003-000-00-FP	838 SE TACOMA ST, 97202	FP - Final Plat Review		8/30/18		Application
<p><i>Approval of: A Preliminary Plan for a two-parcel partition that will result in two single dwelling lots as illustrated with Exhibit C.1 and; An Adjustment to reduce the required off-street vehicle parking space for Parcel 1 from one to none, subject to the following conditions:</i></p> <p><i>Decision Notice for LU 17-230003 LDP AD Page 13</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval by the Land Use Services section of BDS and the Bureau of Environmental Services. The plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:</i></p> <ul style="list-style-type: none"> <i>¿ Any buildings or accessory structures on the site at the time of the final plat application;</i> <i>¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i> <i>¿ The location of stormwater facilities for each of the parcels.</i> <i>¿ Any other information specifically noted in the conditions listed below.</i> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Tacoma Street. The required right-of-way dedication must be shown on the final plat.</i> <i>2. A private, temporary sanitary sewer easement, for the benefit of 8115 SE 9th Avenue, shall be shown and labeled over the relevant portions of Parcels 1 and 2.</i> <i>3. If a shared drywell is constructed to meet the stormwater management standards of BES, a private stormwater management easement, for the benefit of Parcel 1 and burdening Parcel 2, shall be shown and labeled over the relevant portions of Parcel 2.</i> <i>4. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions C.7 and C.9 below. The recording block(s) shall, at a minimum, include language substantially similar to the following examples:</i> <ul style="list-style-type: none"> <i>¿A Declaration of Maintenance Agreement for a private sanitary sewer easement has been recorded as document no. _____, Multnomah County Deed Records.¿</i> <i>¿A Declaration of Maintenance Agreement for a private stormwater management easement has been recorded as document no. _____, Multnomah County Deed Records.¿</i> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the requirements of the City Engineer to close the northerly driveway approach at SE 9th Avenue adjacent to Parcel 2. The applicant must obtain an approved permit from the Portland Bureau of Transportation and meet Urban Forestry requirements for street trees, if any.</i> <p><i>Utilities</i></p> <ol style="list-style-type: none"> <i>2. The applicant shall meet the requirements of the Water Bureau concerning relocation of the water service connection to the existing home on Parcel 1.</i> <i>3. The applicant must meet BES requirements to cap the existing sanitary connections for 824 and 838 SE Tacoma Street and establish new service connections from the existing structures directly to the public sewer. The applicant must obtain finalized permits for this work prior to final plat approval.</i> <p><i>Existing Development</i></p> <ol style="list-style-type: none"> <i>4. The applicant shall obtain a finalized zoning permit to pave the off-street parking area for Parcel 2 as shown in Exhibit C.3</i> 						
	1S1E23CC 05600	SELLWOOD BLOCK 29 LOT 1	Applicant: MARK PEKAREK EQUITY TRUST COMPANY PO BOX 2181 VANCOUVER WA 98668		Owner: EQUITY TRUST CO LLC PO BOX 2181 VANCOUVER, WA 98668-2181	

parking area for Parcel 2 as shown in Exhibit C.C.

Decision Notice for LU 17-230003 LDP AD Page 14

5. The applicant must complete one of the following options related to stormwater disposal from the existing structures to remain on Parcels 1 and 2:

a. The applicant must meet the requirements of BES for the stormwater systems on the existing houses to remain on Parcel 1 and Parcel 2. Specifically, the gutters and downspouts must direct water to an approved disposal point that meets setback requirements from the new lot lines. If modifications to the system are required by BES, the applicant must obtain finalized plumbing permits for this work prior to final plat approval.

Total # of FP FP - Final Plat Review permit intakes: 1

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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-229080-000-00-LU	16021 NE AIRPORT WAY, 97230	AD - Adjustment	Type 2 procedure	8/29/18		Application
<p><i>Proposal is for three adjustments.</i></p> <p><i>1. Adjustment to parking and loading, development standards for all other development, interior landscaping, Section 33.266.130.G.3.a.</i></p> <p><i>2. Adjustment to Columbia South Shore Plan District, 33.515.257 Pedestrian Standards and Employment and Industrial Zones, 33.140.240.</i></p> <p><i>3. Adjustment to Employment and Industrial Zones, 33.140.251, Setbacks, Columbia South Shore Plan District, 33.515.205, Streetscape Standards 33.515.210, landscaping standards.</i></p> <p><i>8,120 SF addition to existing 53,560 SF Metro Area Electrical Training Center. Proposed minor modifications to parking lot landscaping to remove 19 existing parking spaces and increase interior landscaping. Removal of 18 parking spaces for building expansion. Stormwater from new impervious area will be treated in stormwater planters adjacent to the building and be diverted into storm system after filtration. Stormwater from existing impervious area will continue to drain into existing stormwater system.</i></p>						
		1N2E24AD 01800 PARTITION PLAT 1998-20 LOT 3		Applicant: ROBERT MOSIER ROBERT MOSIER ARCHITECT 3018 SE 76TH AVE PORTLAND, OR 97206		Owner: TIMOTHY J GAUTHIER 16021 NE AIRPORT WAY PORTLAND, OR 97230
18-231378-000-00-LU	1612 SW TAYLORS FERRY RD, 97219	AD - Adjustment	Type 2 procedure	8/31/18		Application
<p><i>Environmental Review for PLA that they are applying for (see PR 18-231384).</i></p>						
		1S1E28BD 01700 MAPLECREST ANX LOT 3 TL 1700		Applicant: BILL CRAWFORD PORTLAND PARKS AND RECREATION 1001 SW 5TH AVE #2200 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912
18-228843-000-00-LU	2006 SE NEHALEM ST - Unit B, 97202	AD - Adjustment	Type 2 procedure	8/29/18		Pending
<p><i>Building new ADU with shed roof to replace a dilapidated single car detached garage. Existing garage is located 0.5 ft from east & 1.5 ft from south property lines. Need adjustment to Section 33.110.220 to allow for exterior walls to exceed 10' with the reduced building setback. Request to maintain the existing setbacks & to have the west side of the ADU at 15' tall due to shed roof design.</i></p>						
		1S1E23DA 04900		Applicant: ARENT WORTEL RIGHT ARM CONSTRUCTION 2105 SE OCHOCO PORTLAND OR 97222		Owner: SCOTT A MCNEELY 2006 SE NEHALEM ST PORTLAND, OR 97202 Owner: AIMEE L PANYARD 2006 SE NEHALEM ST PORTLAND, OR 97202
Total # of LU AD - Adjustment permit intakes: 3						
18-229905-000-00-LU	432 SE 9TH AVE, 97214	DZ - Design Review	Type 2 procedure	8/30/18		Application
<p><i>Project is to reconfigure the interior into a kombucha brewing facility. Scope of exterior improvements include new fascia signage, painted facade, additional rooftop mechanical. location of exterior CO2 tank, upgraded planter, upgraded free-standing signage, new ADA parking space and new egress door.</i></p>						
		1N1E35CD 12800 EAST PORTLAND BLOCK 201 LOT 3 W 68.5' OF LOT 4		Applicant: KEGAN FLANDERKA BASE DESIGN & ARCHITECTURE LLC 3019 SE 52ND AVE PORTLAND OR 97206		Owner: 432 SE 9TH AVENUE LLC 5150 SW 85TH AVE PORTLAND, OR 97225
Total # of LU DZ - Design Review permit intakes: 1						

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18-227628-000-00-LU	2133 N ARGYLE ST, 97217 <i>Multi-family residential development with 189 affordable housing units, with 5 modifications requested.</i>	DZM - Design Review w/ Modifications	Type 2 procedure	8/27/18		Pending
		1N1E09AC 00600 SECTION 09 1N 1E TL 600 0.92 ACRES	Applicant: DEBBIE CLEEK THE BOOKIN GROUP 1140 SW 11TH AVE #500 PORTLAND OR 97205		Owner: TRI-COUNTY METROPOLITAN 4012 SE 17TH AVE PORTLAND, OR 97202-3940	
18-227947-000-00-LU	1515 SW MORRISON ST, 97205 <i>Proposal is to demolish approximately 19,927 square feet of building (an approximately 100' x 100' portion of building) in the northwest corner of the site and minor exterior alterations. Modification to PZC 33.510.215 - Central City Plan District, Required Building Lines and PZC and 33.510.220 - Central City Plan District, Ground Floor Windows.</i>	DZM - Design Review w/ Modifications	Type 2 procedure	8/28/18		Pending
		1N1E33DC 01700 PORTLAND BLOCK 316 LOT 1-8	Applicant: MATTHEW LILLARD BAYSINGER PARTNERS ARCHITECTURE PC 1006 SE GRAND AVE #300 PORTLAND, OR 97214		Owner: ARTISTS REPERTORY THEATRE 1515 SW MORRISON ST PORTLAND, OR 97205-1814	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 2						
18-229144-000-00-LU	12770 SW FIELDING RD <i>Project only includes work riverward of top of bank. The project includes a floating dock, gangway access system and modification/revision to dock anchoring system seasonally, depending on water conditions.</i>	GW - Greenway	Type 2 procedure	8/29/18		Pending
		1S1E35CD 01000 SECTION 35 1S 1E TL 1000 1.38 ACRES	Applicant: ANDREW JANSKY FLOWING SOLUTIONS INC 3305 SW 87TH AVE PORTLAND, OR 97225		Owner: STEPHEN SCHULTZ 12770 FIELDING RD LAKE OSWEGO, OR 97034 Owner: KATHERINE SCHULTZ 12770 FIELDING RD LAKE OSWEGO, OR 97034	
Total # of LU GW - Greenway permit intakes: 1						
18-228211-000-00-LU	1904 SE LADD AVE, 97214 <i>The proposed project is to the rear elevation of a home (contributing) in Ladd's Historic District, including: Removal of an existing door, window, stairs, landing/deck and roof structure. Install new French doors, build new deck and roof structure. Any new wood siding and exterior trim will match the existing wood siding and exterior trim.</i>	HR - Historic Resource Review	Type 1x procedure	8/28/18		Pending
		1S1E02DB 16800 LADDS ADD BLOCK 16 LOT 17 HISTORIC PROPERTY 15 YR 2007 POTENTIAL ADDITIONAL TAX	Applicant: BILL MYLES CRAFTSMAN DESIGN & RENOVATION 837 SE 27TH AVE PORTLAND OR 97214		Owner: MATTHEW H DIXON 1904 SE LADD AVE PORTLAND, OR 97214-4737 Owner: SUZANNE W DIXON 1904 SE LADD AVE PORTLAND, OR 97214-4737	
Total # of LU HR - Historic Resource Review permit intakes: 1						
18-230064-000-00-LU	3905 N MONTANA AVE, 97227 <i>Proposal is to divide property to create two lots. Existing garage will be removed as well as existing covered back porch of existing dwelling. The dwelling itself will remain. The newly created parcel will be developed with a single family residence.</i>	LDP - Land Division Review (Partition)	Type 1x procedure	8/30/18		Application
		1N1E22CC 06700 MULTNOMAH BLOCK 19 LOT 15	Applicant: TIEN HUYNH ROSE CITY HOME DESIGN 6075 SW ALICE LN BEAVERTON, OR 97008		Owner: CHAP MA 1909 NE 140TH AVE PORTLAND, OR 97230	

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18-229206-000-00-LU	6136 SE BOISE ST, 97206 <i>Land division to divide the site into two lots to be developed with detached housing.</i>	LDP - Land Division Review (Partition) 1S2E07DD 04400 STEWART PK BLOCK 2 LOT 19	Type 1x procedure	8/29/18		Pending
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
18-228103-000-00-LU	14230 SE ELLIS ST, 97236 <i>The proposal is to design and construct a 35-lot subdivision. Two existing homes are to remain. One existing home will be demolished. SE Ellis Street public half street improvements are proposed. SE Cannon Street and SE Reedway Street public improvements are proposed and will be extended from East to West through the site. SE 142nd Place public improvements are proposed and will connect SE Ellis Street to SE Cannon Street and SE Reedway Street.</i>	LDS - Land Division Review (Subdivision) 1S2E13CB 04000 LAMARGENT HTS LOT 18 TL 4000	Type 3 procedure	8/28/18		Pending
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
18-229922-000-00-LU	3617 SW CORBETT AVE, 97201 <i>Request for zoning map error correction at this site. Site is CM2 and R2 zoned with the R2 portion about a 9 ft section on south side of property. Applicant would like to zone entire lot CM2.</i>	ZE - Zoning Map Correction 1S1E10CA 09900 CARUTHERS ADD BLOCK 152 S 20' OF LOT 2 N 9' OF LOT 3	Type 2 procedure	8/30/18		Void/ Withdrawn
Total # of LU ZE - Zoning Map Correction permit intakes: 1						
Total # of Land Use Review intakes: 12						