



Portland City Auditor

Hearings Office

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

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DECISION OF THE HEARINGS OFFICER

I. GENERAL INFORMATION

File Number: LU 18-178890 ZC (Hearings Office 4180029)

Applicant: Trish Nixon
LRS Architects Inc.
720 NW Davis, Suite 300
Portland, OR 97034

Property Owner: Robert Pile
Sturgeon Development Partners
16840 Alder Circle
Lake Oswego, OR 97034

Hearings Officer: Helle Rode

Bureau of Development Services (BDS) Staff Representative: Don Kienholz

Site Address: 1715 NW 17th Avenue

Legal Description: BLOCK 10 LOT 1 LOT 2 EXC PT IN ST LOT 3-8

Tax Account Number: R883801020

State ID Number: 1N1E28DC 01300

Quarter Section: 2828

Neighborhood: Northwest District

Business Districts: Nob Hill and Pearl District Business Association

District Neighborhood Coalition: Neighbors West/Northwest

Existing Zoning: IG1 – General Industrial 1

Proposed Zoning: CM3 – Commercial/Mixed-Use 3

Land Use Review: Type III, ZC – Zone Map Amendment

BDS Staff Recommendation to Hearings Officer: Approval with conditions.

Public Hearing/Record Closing: The hearing was opened at 1:31 PM on November 28, 2018 in the third-floor hearing room, 1900 SW 4th Avenue, Portland, Oregon, and was closed at 2:17 PM. The record was closed at the close of the hearing.

Testified at the Hearing:

Don Kienholz
Patricia Neighbor
Robert Pile

II. PROPOSAL

The applicant is proposing a Zone Map Amendment request in compliance with the Comprehensive Plan to change the zoning from the current General Industrial 1 (IG1) to Commercial/Mixed Use 3 (CM3). No development is proposed at this time.

III. RELEVANT APPROVAL CRITERIA

To be approved, this proposal must comply with the criteria of Title 33. The relevant approval criteria are found in Portland Zoning Code section 33.855.050.

IV. ANALYSIS

This application was uncontested. After due consideration and public hearing, the Hearings Officer adopts and incorporates by this reference the Staff Report and Recommendation (copy attached) subject to the conditions of approval and miscellaneous modifications discussed below.

V. MISCELLANEOUS MODIFICATIONS TO THE STAFF REPORT

A. In the discussion of Statewide Planning Goal 10, the Staff Report provides "Since approval of this application will enable an increase in the City's housing supply, the proposal is consistent with Goal 10." The Hearings Officer clarified during the hearing that since no development is proposed at this time, approval would only potentially allow for an increase in available housing. The actual housing supply may not be impacted. Nevertheless, Statewide Planning Goal 10 is met based on the information in the Staff Report relating to the City's compliance with Goal 10 through its adopted and acknowledged inventory of buildable residential land.