

Early Assistance Intakes

From: 8/19/2019

Thru: 8/25/2019

Run Date: 8/26/2019 08:59:5

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-215959-000-00-EA	0150 SW MONTGOMERY ST, 97201		DA - Design Advice Request	8/23/19		Application
	<i>Master plan Development of approx. 8 acres</i>	1S1E03CA 01000 PORTLAND BLOCK 104&105 TL 1000	Applicant: KATHERINE SCHULTZ GBD ARCHITECTS 1120 NW COUCH STREET, SUITE 300 PORTLAND OR 97209		Owner: 0150 SW MONTGOMERY INVESTMENTS LLC 9 SE 3RD AVE #100 PORTLAND, OR 97214	
19-213870-000-00-EA	6606 N GREENWICH AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	8/20/19		Application
	<i>New 3-story, 12-unit, 1.79:1 FAR apartment building.</i>	1N1E16AD 20700 WILBURTON BLOCK 1 LOT 18	Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: GEORGE PATTERSON 6606 N GREENWICH AVE PORTLAND, OR 97217-4820	
19-214888-000-00-EA	66 SE MADISON ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	8/22/19		Application
	<i>New 2-story, 16,000 gross square foot catering kitchen facility, an enclosed parking garage for about 13 cars on the ground floor and an enclosed trash/recycle room. There will be about 10 small kitchens with 1/3 on the first floor and 2/3 on the second floor. One restroom facility on the second floor will serve the entire building. Access to the second floor is via 2 stairs and an elevator. The catering kitchens will be open to a central common area on both floors with tables and chairs. People can walk-up to purchase take-out food and beverages from the kitchens and sit in the common area if they choose. The main function of the kitchens is to prepare food for off-site catering and restaurants or other industrial food production.</i>	1S1E03AD 06500 EAST PORTLAND BLOCK 12 LOT 1 N 30' OF LOT 2	Applicant: TOM BYRNE SCOTT EDWARDS ARCHITECTURE, LLP 2525 E BURNSIDE ST. PORTLAND OR 97214		Owner: MADISON WATER LLC 819 SE MORRISON ST #110 PORTLAND, OR 97214	
19-213669-000-00-EA	9901 N HURST AVE, 97203		EA-Zoning Only - no mtg	8/20/19		Pending
	<i>T-Mobile Co-Location; requesting any and all conditions of approval for the monopole located at this parcel.</i>	1N1E05DC 00700 SECTION 05 1N 1E TL 700 2.51 ACRES	Applicant: NICHOLAS SCHIRMER POWDER RIVER DEVELOPMENT 408 S. EAGLE RD, STE 200 EAGLE, ID 83616		Owner: BAKER COMMODITIES INC 4020 BANDINI BLVD VERNON, CA 90058	
19-212729-000-00-EA	SW VIEW POINT TER, 97239		EA-Zoning Only - w/mtg	8/19/19		Pending
	<i>Planned development with 3 lots (7,8 & 9). Each lot is 40x100. Develop a 4 level project (garage parking, 3 penthouse levels and an eco-roof with patio access. This design option is being pursued based on slope and access to proposed street. A central elevator with access to all levels.</i>	1S1E15CC 00905 SOUTHPORT BLOCK 12 LOT 7	Applicant: LARRY COWLISHAW METHOD CONSTRUCTION PO BOX 33822 PORTLAND OR 97292		Owner: METHOD CONSTRUCTION INC PO BOX 33822 PORTLAND, OR 97292	
19-215794-000-00-EA	701 NE 7TH AVE, 97232		EA-Zoning Only - w/mtg	8/23/19		Application
	<i>Two high rise towers. Apartments, hotel/condo.</i>	1N1E35BC 02200 HOLLADAYS ADD BLOCK 84 LOT 5 S 16.9' OF LOT 6	Applicant: RYAN MIYAHIRA ANKROM MOISAN ARCHITECTS, INC 38 NW DAVIS ST PORTLAND OR 97209		Owner: AUTOMOBILE DEALERS'S ASSOCIATION OF PORTLAND 777 NE 7TH AVE PORTLAND, OR 97232	

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19-215780-000-00-EA	N RIVER ST, 97227		EA-Zoning Only - w/mtg	8/23/19		Application
	<i>Installation of 4" galvanized conduits on the north and south sides of the bridge and stay within the right-of-way where practicable.</i>	1N1E27CB 02800 ALBINA RIVER LOTS LOT 4-6 TL 2800	Applicant: WENDY SCHWIMMER MCI METRO ACCESS SERVICES LLC, dba VERIZON ACCESS TRANSMISSION SERVICES 2550 NW ALOCLEK DR HILLSBORO OR 97214		Owner: OREGON STATE OF 4040 FAIRVIEW IND'L DR SE MS#2 SALEM, OR 97302-1142	
19-215508-000-00-EA	3726 N MICHIGAN AVE - UNIT A, 97227		EA-Zoning Only - w/mtg	8/23/19		Application
	<i>Develop a site (which has three existing structures: a house, ADU, and a storage shed) with a triplex. The house will be demolished and replaced with a triplex. The ADU will become part of one of the triplex units. The new triplex has three floors and stairs leading up to a roof deck. Each triplex unit has its own ground level entry with a porch. Unit A has its own outdoor space at grade. Units B & C have roof decks.</i>	1N1E22CD 08200 MULTNOMAH BLOCK 26 LOT 12 EXC S 5' OF W 55'	Applicant: AARON PARECKI 818 SW 3RD AVE #437 PORTLAND, OR 97204		Owner: AARON PARECKI 818 SW 3RD AVE #437 PORTLAND, OR 97204	
19-215596-000-00-EA	7939 SE LUTHER RD, 97206		PC - PreApplication Conference	8/23/19		Application
	<i>Self-storage facility</i>	1S2E20DD 05500 SECTION 20 1S 2E TL 5500 6.82 ACRES	Applicant: JEREMY LAYTON GOLDEN PROPERTY DEVELOPMENT, LLC 5847 BRACE RD LOOMIS CA 95650		Owner: ROY JR LEIGH PO BOX 1158 CLACKAMAS, OR 97015	
19-216026-000-00-EA	SW 42ND AVE, 97219		Public Works Inquiry	8/23/19		Application
	<i>New home construction</i>	1S1E29CC 07800 SECTION 29 1S 1E TL 7800 0.36 ACRES	Applicant: BRIAN NELSON 11606 SW OAK CREEK DR PORTLAND, OR 97219		Owner: PAULA FORD 4771 AUBURN LN LAKE OSWEGO, OR 97035	
19-213857-000-00-EA	4535 N VANCOUVER AVE, 97217		Public Works Inquiry	8/20/19		Pending
	<i>Applicant is proposing a duplex on the existing corner lot. The existing dwellin to be deconstructed and existing detached garage to be removed.</i>	1N1E22AC 06800 CENTRAL ALBINA ADD BLOCK 18 LOT 1 EXC PT IN ST	Applicant: DANELLE ISENHART EMERIO DESIGN 6445 SW FALLBROOK PL #100 BEAVERTON OR 97008		Owner: GEORGE KELLEY 4535 N VANCOUVER AVE PORTLAND, OR 97217-2943	

Total # of Early Assistance intakes: 11

Final Plat Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-176880-000-00-FP	5724 SE FLAVEL DR, 97206	FP - Final Plat Review		8/23/19		Application

Approval of a Preliminary Plan for a Two-parcel partition, that will result in a single dwelling standard lot (Parcel 1) and a Flag Lot (Parcel 2) as illustrated with Exhibit C.1 & C.2, subject to the following conditions:

1S2E19DD 10200
 DARLINGTON
 BLOCK 24
 EXC SELY 48' LOT 12

Applicant:
 Zack Nolan
 PO BOX 66438
 PORTLAND OR 97290

Owner:
 ZACK NOLAN
 1540 NE 5TH ST
 MCMINNVILLE, OR 97128

A. The final plat must show the following:

1.A Private Access Easement over the "flag pole" portion of Parcel 2 for the benefit of Parcel 1 shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.

2.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 Condition B.6 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for private access easement has been recorded as document no. _____, Multnomah County Deed Records."

B. The following must occur prior to Final Plat approval:

Streets

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant shall apply for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements

Fire Apparatus Access

2. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 2 (Flag Lot), as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Parcel 2 (Flag Lot) if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.

Existing Development

3. A finalized permit must be obtained for demolition of the existing residence and accessory structures (including the remainder of the existing driveway) on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1916 or earlier and/or designated historic resources. (if demo work is within the RPZ of a protected tree). Prior to issuance of the demolition permit, the applicant must provide the final arborist report as required by Condition B.8. The site plan for the demolition permit must show all trees to be preserved and root protection zones as shown on the final tree preservation plan required by Condition B.8. All demolition work must be in conformance with the recommendations in the applicant's arborist report and tree preservation plan. An arborist is required to be on site during the removal of the existing driveway and to ensure the protection of Tree 103. The applicant must provide a service contract for the arborist services to be on-site during the removal of the driveway prior to approval

arborist services to be on-site during the removal of the driveway prior to approval of the demolition permits. This service contract must meet Title 11 requirements.

4. Protection of off-site trees per the final arborist report.

5. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system/cesspool on the site.

Required Legal Documents

6. A Maintenance Agreement shall be executed for the Private Access Easement over the access pole described in Condition A.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of D

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18-211213-000-00-FP	8011 N NEW YORK AVE, 97203	FP - Final Plat Review		8/22/19		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in one single dwelling lot and one duplex lot as illustrated with Exhibits C.2 and C.3, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use review and approval. That 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>- Any other information specifically noted in the conditions listed below.</i> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <p><i>1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the N. Central street frontage of Parcel 1, including the corner. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements.</i></p> <p><i>Utilities</i></p> <p><i>2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.</i></p> <p><i>Existing Development</i></p> <p><i>3. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 2. Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval.</i></p> <p><i>4. The applicant must meet the requirements of Urban Forestry to plant 3 street trees in the planter strip on N. New York Avenue and 2 street trees in the planter strip on N. Central Street adjacent to parcel 1. The applicant must contact Urban Forestry at 503-823-TREE (8733) prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit.</i></p> <p><i>5. The applicant must pay into the City Tree Preservation and Planting Fund</i></p>						
	1N1W01CD 14400	COURT PL BLOCK 4 LOT 1	Applicant: NATHAN SZYTEL 8011 N NEW YORK AVE PORTLAND, OR 97203		Owner: NATHAN SZYTEL 8011 N NEW YORK AVE PORTLAND, OR 97203	
			Applicant: THOMAS SZYTEL 8011 N NEW YORK AVE PORTLAND, OR 97203		Owner: THOMAS SZYTEL 8011 N NEW YORK AVE PORTLAND, OR 97203	

5. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees- Planting and Establishment, fee in Lieu (per inch)] the amount equivalent to one street tree, or 1.5 inches. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau. Payment must be completed prior to Final Plat approval.

6. The applicant must meet the tree density standard of 11.50.050 on Parcel 1 with the existing house by either planting trees on the lot or making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval.

Total # of FP FP - Final Plat Review permit intakes: 2

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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
19-215684-000-00-LU	7047 N OATMAN AVE, 97217 <i>New 529 square foot long term rental, accessory dwelling unit, above existing two car garage.</i>	AD - Adjustment	Type 2 procedure	8/23/19		Application
	1N1E16BB 16700 ARBOR LODGE BLOCK 14 S 16 2/3' OF LOT 11 LOT 12		Applicant: PETER ZAIK ZAIK ASSOCIATES, ARCHITECTS 2340 NW THURMAN ST #201 PORTLAND, OR 97210		Owner: ROBERT DORSTE 30965 DUTCH CANYON RD SCAPPOOSE, OR 97056	
Total # of LU AD - Adjustment permit intakes: 1						
19-212703-000-00-LU	3601 NW CORNELL RD, 97210 <i>The project is intended to rehabilitate the failing trash rack and retaining wall structures and also to provide City maintenance crews better access to all areas of the facility. This project will improve accessibility for maintenance vehicles by incorporating removable screen panels and constructing maintenance access ramp improvements. Installing concrete debris removal pads and improving the geometry of the retaining walls to allow for maintenance equipment to more easily access and remove debris. The project involves removal of the existing trash rack, two pre-screens, and the pre-rack H-piles and the reconstruction of these structures. The project also includes the realignment of the pedestrian path.</i>	EN - Environmental Review	Type 2 procedure	8/19/19		Pending
	1N1E32B 00100 SECTION 32 1N 1E TL 100 19.25 ACRES		Applicant: CHRIS LASTOMIRSKY BES 1120 SW 5TH AVE ROOM 1000 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
Total # of LU EN - Environmental Review permit intakes: 1						
19-214231-000-00-LU	1111 SE GRAND AVE, 97214 <i>250sf alteration to building in East Portland / Grand Avenue Historic District. Proposed exterior alterations include: 1) new blade sign 2) new glazed awning 3) new aluminum sliding windows 4) restoration of glazing of existing clerestory windows 5) new rooftop equipment. This is non-contributing.</i>	HR - Historic Resource Review	Type 1x procedure	8/21/19		Pending
	1S1E02BC 01800 EAST PORTLAND BLOCK 95 LOT 7&8 EXC PT IN ST		Applicant: PETER NYLEN RHIZA ARCHITECTURE & DESIGN LLC 2127 N ALBINA AVE #203 PORTLAND OR 97227		Owner: MOSHER PROPERTIES LLC 20486 SNOWMASS BEND, OR 97702	
Total # of LU HR - Historic Resource Review permit intakes: 1						
19-214541-000-00-LU	2707 SE 85TH AVE, 97266 <i>Lot consolidation. See Property Line Adjustment PR 19-214545 PLA LC</i>	LC - Lot Consolidation	Type 1x procedure	8/21/19		Pending
	1S2E09BB 06900 TABOR VIEW BLOCK 4 E 10' OF LOT 2 LOT 3&4		Applicant: DAVID FOSTER FOSTER SURVEYING, INC 3517 SE 198TH AVE CAMAS, WA 98607 Applicant: MARIA C B SALMON PO BOX 19496 PORTLAND, OR 97280		Owner: MARIA C B SALMON PO BOX 19496 PORTLAND, OR 97280 Owner: WAYNE SALMON PO BOX 19496 PORTLAND, OR 97280	
Total # of LU LC - Lot Consolidation permit intakes: 1						

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19-212982-000-00-LU	11220 SE PINE CT, 97216 <i>3 lot land division with new private street</i>	LDS - Land Division Review (Subdivision)	Type 1x procedure	8/19/19		Pending
		1N2E34DC 06600 ANDERSON AC BLOCK 1 LOT 11		Applicant: RYAN WILLIAMS 11220 SE PINE CT PORTLAND OR 97216		Owner: RYAN J M WILLIAMS 11220 SE PINE CT PORTLAND, OR 97216
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
19-215813-000-00-LU	755 NE COLUMBIA BLVD, 97211 <i>This Type II Lot Validation request is the first of a sequence of steps to consolidate deed parcels and then adjust a property line, to create to large (generally rectangular) parcels consistent with proposed industrial redevelopment with two large buildings (one per parcel). The subject properties have been cleared of all structures at this time.</i>	Other	Type 2 procedure	8/23/19		Application
		1N1E11C 00900 SECTION 11 1N 1E TL 900 9.48 ACRES LAND & IMPS SEE R315103 (R941111151) FOR MACH & EQUIP		Applicant: SPENCER MAYES BRIDGE DEVELOPMENT PARTNERS 10900 NE 4TH ST, STE 2300 BELLEVUE WA 98004		Owner: BRIDGE POINT I-5 LLC 1000 W IRVING PARK RD STE 150 ITASCA, IL 60143
Total # of LU Other permit intakes: 1						
Total # of Land Use Review intakes: 6						