



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

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Notice of a Pre-Application Conference

Time and Date: 08/11/2022 at 10:30am

Location: This will be a virtual meeting held on Microsoft Teams. If you would like an invitation, please contact the Pre-Application Conference Coordinator, Matt Wickstrom, at matt.wickstrom@portlandoregon.gov or 503-865-6513.

File Number: EA 22-163776

Proposal and Property Information

Location: 7615 SE 162ND AVE

Proposal: A Pre-Application Conference to discuss a new land division configuration than was discussed at the previous meeting (20-121380 EA). The new proposal consists of a 12-lot subdivision, an environmental tract and a private street tract. All lots are proposed for single-dwelling houses, some potentially with accessory dwelling units. The two existing dwelling units will remain. Although the site is contiguous, the land division proposal includes two distinct areas (see Northern Site Plan and Southern Site Plan).

Land Use Reviews Expected: Type III Land Division Review

Site Zoning: R10 (Residential 10,000 with Environmental Conservation Overlay and Environmental Protection Zone overlays and a Constrained Sites Overlay zone). The site is also in the Johnson Creek Basin Plan District/South Subdistrict.

Tax Account Number(s): R240024

Contacts

Applicant: Austin Cheadle, Faster Permits, 971-678-5405

Conference Coordinator: Matt Wickstrom 503-865-6513

Neighborhood Association: Pleasant Valley, contact Steve Montgomery at foxtrotlove@hotmail.com.

District Coalition: East Portland Community Office, contact at info@eastportland.org

Business District: NONE

Neighborhood within 1,000 feet: NONE

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend (please see instructions under Location above), but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

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).