



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

Dan Ryan, Commissioner  
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[www.portland.gov/bds](http://www.portland.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** 10/6/2022 at 8:30AM

**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](mailto:matt.wickstrom@portlandoregon.gov) or 503-865-6513

**File Number:** EA 22-175025

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### Proposal and Property Information

**Location:** Site north of SW Vermont Street and SW Shattuck Road (see zoning map)

**Proposal:** A Pre-Application Conference to discuss a 192-lot land division and planned development with an Environmental Review for a mix of detached dwelling units and duplexes.

**Land Use Reviews Expected:** Type III Land Division and Environmental Review with a Planned Development Review

**Site Zoning:** R10, R7 c, p, z. Split zoned site containing R10 (Residential 10,000) and R7 (Residential 7,000) base zones with "c" (Environmental Conservation), "p" (Environmental Protection) and "z" (Constrained Sites) overlay zones

**Tax Account Number(s):** R329033, R329035, R329237

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### Contacts

**Applicant:** Dan Grimberg, West Hills Land Development, 503-563-6151

**Conference Coordinator:** Matt Wickstrom 503-865-6513

**Neighborhood Association:** Hayhurst, contact at [contact-hayhurst@swni.org](mailto:contact-hayhurst@swni.org)

**District Coalition:** Office of Community & Civic Life, contact Leah Fisher at [leah.fisher@portlandoregon.gov](mailto:leah.fisher@portlandoregon.gov)

**Business District:** NONE

**Neighborhood within 1,000 feet:** Maplewood, contact Claire Carder at [sherzcarder@comcast.net](mailto:sherzcarder@comcast.net)

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### 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).**

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