



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

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Date: 12/14/2022
To: Interested Person
From: Tanya Paglia, Land Use Services
503-865-6518 / Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 22-107492 HR – NEW FOURPLEX ON A FLAG LOT

GENERAL INFORMATION

Contact Person: Danelle Isenhart | Emerio Design
6445 SW Fallbrook Pl #100 | Beaverton, OR 97008
danelle@emeriodesign.com

Applicant: Daniel Silvey | D.B.S. Group LLC
PO Box 96 | Tualatin, OR 97062

Owner: DBS Group LLC
PO Box 205 | Tualatin, OR 97062

Site Address: 55 NE GRAHAM ST

Legal Description: BLOCK 28 W 30' OF LOT 18 E 20' OF LOT 19, ALBINA
Tax Account No.: R009610840
State ID No.: 1N1E27AD 08800
Quarter Section: 2730

Neighborhood: Eliot, contact Brad Baker at lutcchair@eliotneighborhood.org or info@eliotneighborhood.org

Business District: Soul District Business Association, contact at Info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Plan District: Albina Community
Other Designations: Contributing Site in the Eliot Conservation District (original house to remain, built in 1884)
Zoning: R2.5 – Residential 2,500 Single Dwelling Zone with Historic Resource Protection Overlay

Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for construction of a new fourplex on a proposed flag lot (“parcel 2”) that will be created when the Preliminary Plan for a two-parcel partition which was recently approved in LU 21-100807 LDP is platted. The proposed 3-story fourplex will be approximately 4,200 SF, approximately 34’ in height, and have a footprint of approximately 1,510 SF. The larger pre-partition site has an existing dwelling that is proposed to remain on parcel 1, the front lot, that is a contributing resource in the Eliot Conservation District. No changes are proposed for the existing house that will remain on the front parcel.

Historic Resource Review is required for non-exempt exterior alterations to a building in the Eliot Conservation District.

Note: The historic resource review approval for this future 4-plex is only valid if the recently approved Preliminary Plan for a two-parcel partition (LU 21-100807 LDP) is platted.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The subject site is a proposed flag lot (“parcel 2”) that has preliminary approval as part of a 2-parcel partition (LU 21-100807 LDP) and will become a separate lot when the final plat is approved. The proposed parcel 2 area flag only is 3,863 SF and the flag and pole together are 4,736 SF.

The larger pre-partition site is an interior lot on the north side of NE Graham Street. There is single grass/gravel driveway provides access to the on-site parking space. A single-story single-family residence is being retained on the site (“parcel 1”). This Victorian cottage style house was built in 1884 and is a contributing structure in the Elliot Conservation District. A rock retaining wall leads to the entry steps to the front porch. A wooden fence encloses the rear portion of the site, providing privacy from the street. A sunken patio area is at the rear of the house and behind the patio wall, and a detached accessory structure exists on top of decking. The rear yard area is lawn, and patio, with a few deciduous trees and a few shrubs. The surrounding houses are a mix of styles, including Victorian style, Dutch colonial, foursquare, bungalows and cottage. There are some newer contemporary houses within the surrounding area.

Within this vicinity surrounding this area, properties are developed with single-story 1 ½ story, two story houses and a few duplexes mixed. The Matt Dishman Community Center is to the south of the site. Dawson Park is to the northwest and Lillis-Albina Park is to further southwest of the site. R2.5 zoning is to the north, south, west, and east of the site. Legacy Emanuel Medical Center is further west on NE Graham Street. The zoning changes to RM2-Residential Multifamily along N. Williams Avenue to the west of the site and CM3- Mixed Commercial zoning along NE Martin Luther King to the east of the site.

Zoning: The Residential 2,500 (R2.5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. The minimum density for new lots in this zone is 1 unit per 5,000 square feet and the maximum density is based on lot size and street configuration. Both detached and attached single-dwellings are allowed. Minimum lot size for both types of development is 1,600 square feet with minimum front lot line of 30 feet and minimum depth of 40 feet. There is no required minimum lot width

or front lot line for lots that are developed with structures that meet certain additional development standards related to design.

The historic resource overlay zone protects historic resources that have been identified as significant to the history of the city and region. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic and environmental health, and stewards important resources for the use, education, and enjoyment of future generations.

The Eliot Conservation District denotes an area with common historic values significant to the neighborhood and seeks to contribute to the preservation of significant features of Portland's development history. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to historic design review.

The Albina Community Plan District implements the Albina Community Plan. The plan district's provisions are intended to ensure that new higher density commercial and industrial developments do not overwhelm nearby residential areas. Infill housing compatibility and affordability is encouraged by eliminating off-street parking requirements for small multi-dwelling projects. The plan district's provisions also encourage the development of new housing along Martin Luther King Jr. Boulevard by allowing new housing projects to include ground level commercial uses that orient to King Boulevard.

Land Use History: City records indicate prior land use reviews for this site include:

- LU 21-100807 LDP – Approval of a Preliminary Plan for a two-parcel partition, that will result in one Flag Lot, available for future residential development, and one standard lot containing the existing house to be retained,

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **June 28, 2022**. The following six Bureaus, Divisions and/or Sections responded with no objections and four of these included written comments found in Exhibits E-1 and E-4:

- Fire Bureau (Exhibit E-1)
- Life Safety Division of the Bureau of Development Services (Exhibit E-2)
- Bureau of Environmental Services (Exhibit E-3)
- Portland Bureau of Transportation (Exhibit E-4)
- Site Development Section of BDS
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 28, 2022. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Teresa Turnbull, Neighbor, wrote on July 7, 2022 with concerns about the impact of the project on parking in the neighborhood.
- Brad Baker, Land Use Chair, Eliot Neighborhood Association Land Use and Transportation Committee, wrote on July 15, 2022 with general support, but also concerns about the amount of hard surface on the pre-partition lot including the parking space proposed on Parcel 1 (this review is only for Parcel 2).

Staff Response:

Generally: The scope of the review is limited to the proposal's response to the Historic Resource Approval Criteria. The finding below detail how the proposal responds to the applicable approval criteria.

Regarding impact of parking in the neighborhood: The project has also been reviewed against the Portland Zoning Code, Title 33 (PZC) standards. The PZC parking requirements for this proposal are that no parking is required. To clarify, this review is a Historic Resource Review, which includes the application of existing PZC standards, rather than the creation of those standards. PZC standards, such as those for parking requirements, are developed by the Bureau of Planning and Sustainability through a different process. For any concerns about the PZC parking requirements, residents are encouraged to contact the Bureau of Planning and Sustainability about how to get more involved in the process of determining the standards. BPS contact information:
<https://www.portlandoregon.gov/bps/article/136170>.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Eliot Conservation District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are those listed in the *Community Design Guidelines*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P2, E1, E3, E5, D1, D2, D3, D5, D7, D8: The proposed fourplex in the Eliot Conservation District and Albina Community Plan Area will be a 3-story residential structure located on a newly created flag lot. The larger pre-partition site has an existing dwelling, built in 1884, that is proposed to remain on the front lot (parcel 1). The existing house is a contributing resource in the Conservation District. No removal of historic materials or alteration to the exterior of the existing house on Parcel 1 is proposed. The proposed fourplex is on Parcel 2 and has been designed to be compatible with the existing house on Parcel 1 and the surrounding neighborhood.

Although a larger scale building than many of the contributing resources in the district, by preserving an 1884 structure and locating the new development at the rear of the site, the new fourplex will not detract from the character of the streetscape and district and will not diminish the livability or pedestrian realm of the surrounding residential uses. The proposed 3-story housing building is responding to a diverse context that includes multiple buildings of a similar scale in its immediate vicinity. These include four 3-story buildings directly to the site's east as well as multiple 2-and-a-half and 3-story buildings on the same block and adjacent blocks. The proposed fourplex is also set back over 80' from the sidewalk and behind a contributing building that captures attention from the street.

The scale of the proposed building is broken down in multiple ways to help it blend better with the Conservation District generally, and especially with the small building in the front lot. One feature that contributes to this is the roof form. Rather than appearing as a full 3-story building with roof above, the roof form blends with the third story via shake gables and dormers to take-on a 2-and-a-half story sensibility. The resulting change in shape, texture, and material at the third floor prevents a monolithic, towering form from emerging. The clapboard siding of the first two floors is both a context-appropriate cladding, and also brings texture and human scale to the fourplex. The addition of belly bands between the floors adds further human scale and breaks the mass into smaller horizontal volumes. The east and west elevations are broken into vertical volumes by a vertical dividing line that gives a look of two attached townhouse buildings rather than one large structure. Two second-floor inset balconies are articulated as subtractions from the mass of the building to further minimize the bulk of the project and increase the residential sensibility of the development.

In addition to its compatible scale, the proposal will also be compatible with the residential areas around it in being an entirely residential building with a design that clearly conveys its residential use. Further, it echoes many traditional architectural details found in the conservation district such as corner boards, belly bands, detailing at the porches, shake gables, and window patterning.

The windows proposed are four-over-one divided lite windows. Simulated divided lite windows are approvable if they successfully replicate traditional divided lite windows. To do so they must feature interior muntins, exterior muntins, and spacer bars without which a feeling of impermanence and falseness would be conveyed.

Although a relatively small, and thus a constrained site, most of the existing trees on the site will be retained with the introduction of the fourplex. Each unit of the fourplex will have an outdoor area to enhance the building's residential sensibility as well as provide indoor/outdoor connection to residents. The two ground floor units will have outdoor spaces at the rear of each unit (west side of the lot), while the upper-level duplex units are proposed to each have a 2nd story balcony on the west side of the building. These balconies add detail, and interest to the building, making the elevation lively and not monolithic. A 5' wide landscape buffer is proposed along the north, west and east property lines of the new flag lot. This landscape buffer will help soften the impact of the proposed new development on surrounding properties. A paved walkway to the units is proposed through the flag pole of the lot to provide access to NE Graham Street.

Each of the four units has its own entrance with a porch cover to provide weather protection and a light fixture to add security. The entrance for Unit 1 on the ground floor faces south, towards the street and is positioned as eastward as possible along the south elevation to allow maximum visibility of the entrance from the street given the building's location behind an existing house. As the street-facing entrance for the building, the south facing front porch is highlighted in multiple ways to provide activation towards the building's street frontage. This front porch features a large, gabled porch roof and the front door is ganged under the porch roof with a large double-hung window. The front porch is framed with painted wood columns and painted decorative trim, and the gable of the porch roof is shingled. Together, the front porch's decorative elements along with its placement create a prominent, interesting, and pedestrian-accessible main entrance.

While the building is located away from the street, its scale and recognizable roof form will assist in wayfinding in the area for pedestrians in all directions. Only the south elevation is street-facing, however, the building features numerous second and third floor windows on every elevation which will be visible from numerous vantage points, as well as second floor balconies on the west elevation that will provide views into the activity inside as well as views out, creating active facades and eyes on the street to reduce the likelihood of criminal activity. Overall, the building enhances the sense of place and identity of the neighborhood with a design that is compatible with the conservation district.

With a Condition of Approval that any windows with simulated divided lights shall have interior muntins, exterior muntins, and spacer bars, these guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed 3-story fourplex reflects the residential context of its immediate neighborhood with design elements that help reduce the structure's scale and design details that reflect the architectural vocabulary of the Eliot Conservation District. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a proposal to construct a new 3-story fourplex in the Eliot Conservation District, per the approved site plans, Exhibits C-1 through C-6, signed and dated 12/7/2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 22-107492 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. Any windows with simulated divided lights shall have interior muntins, exterior muntins, and spacer bars.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 12/9/2022**
By authority of the Director of the Bureau of Development Services

Decision mailed: 12/14/2022

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on January 27, 2022, and was determined to be complete on June 22, 2022.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 27, 2022.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 124 days. Unless further extended by the applicant, **the 120 days will expire on: 2/21/2023.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on 12/28/2022. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIx decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **12/28/2022** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
1. Applicant's Project Narrative, Zoning Analysis, and Responses to Approval Criteria
 2. Applicant's Original Plan Set – NOT APPROVED/reference only
 3. Photos of nearby contributing resources
 4. Updated Plan Set – NOT APPROVED/reference only, 4/4/2022
 5. Updated Plan Set – NOT APPROVED/reference only, 4/22/2022
 6. Enlarged Site Plan – NOT APPROVED/reference only, 4/22/2022
 7. Incomplete Letter Written Response
 8. Window cut sheets
 9. Window cut sheets
 10. Door cut sheets
 11. Door cut sheets
 12. Updated Plan Set – NOT APPROVED/reference only, 5/19/2022
 13. Sketched Designs – NOT APPROVED/reference only, 6/16/2022
 14. Site and FAR information – NOT APPROVED/reference only, 6/17/2022
 15. Updated Plan Set – NOT APPROVED/reference only, 7/18/2022
 16. Request for Extension of 120-Day Review Period for 30 days dated 8/1/2022
 17. Public Comment Written Response
 18. Updated Elevations – NOT APPROVED/reference only, 8/16/2022
 19. Request for Extension of 120-Day Review Period for 20 days dated 9/15/2022
 20. Request for Extension of 120-Day Review Period for 21 days dated 10/6/2022
 21. Updated Plan Set – NOT APPROVED/reference only, 10/6/2022
 22. Request for Extension of 120-Day Review Period for 30 days dated 10/25/2022
 23. Updated Details – NOT APPROVED/reference only, 10/28/2022
 24. Door cut sheets
 25. Window cut sheets
 26. Window cut sheets
 27. Request for Extension of 120-Day Review Period for 9 days dated 11/21/2022
 28. Request for Extension of 120-Day Review Period for 14 days dated 12/2/2022
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan (attached)
 2. First Floor Plan (attached)
 3. Second Floor Plan
 4. Third Floor Plan
 5. Elevations (attached)
 6. Details
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Fire Bureau
 2. Life Safety Division of the Bureau of Development Services
 3. Bureau of Environmental Services
 4. Portland Bureau of Transportation
- F. Correspondence:

1. Teresa Turnbull, Neighbor, wrote on July 7, 2022 with concerns about the impact of the project on parking in the neighborhood. turnbult@ohsu.edu
2. Brad Baker, Land Use Chair, Eliot Neighborhood Association Land Use and Transportation Committee, wrote on July 15, 2022 with general support, but also concerns about the amount of hard surface on the lot including the parking spot. bradmbak@gmail.com

G. Other:

1. Original LU Application
2. Incomplete Letter

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).