



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

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7310  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** March 9, 2023  
**To:** Interested Person  
**From:** Andrew Gulizia, Land Use Services  
503-865-6714 / [Andrew.Gulizia@portlandoregon.gov](mailto:Andrew.Gulizia@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 22-177535 AD**

**GENERAL INFORMATION**

**Applicant:** Nathaniel Rosemeyer  
Main Street Development  
5331 SW Macadam Ave., Ste. 258, PMB 208  
Portland, OR 97239  
(503) 206-9214  
[nathaniel@msdpdx.com](mailto:nathaniel@msdpdx.com)

**Property Owner:** Matheus Valadares Silva  
3720 S Bond Ave. #2900  
Portland, OR 97239-4579

**Site Address:** 3216 SW Fairmount Blvd.

**Legal Description:** LOT 7, WINDSWEPT HEIGHTS  
**Tax Account No.:** R921900230  
**State ID No.:** 1S1E09CC 06600  
**Quarter Section:** 3427  
**Neighborhood:** Southwest Hills Residential League, contact at [contact@swhrl.org](mailto:contact@swhrl.org)  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Darlene Urban Garrett at [darlene@nwnw.org](mailto:darlene@nwnw.org)

**Zoning:** R10c, p, s, z – Single-Dwelling Residential 10,000 base zone with parts of the site also in the Environmental Conservation (“c”), Environmental Protection (“p”), Scenic (“s”), and Constrained Sites (“z”) overlay zones

**Case Type:** AD – Adjustment Review  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee

**Proposal:** The applicant intends to construct a new single-dwelling house on this vacant lot. Two Adjustments to Zoning Code requirements are requested:

- To increase the maximum building height from the average elevation of the northeast and southeast lot corners from 23 feet to 31.5 feet (Zoning Code Section 33.110.215.D.1); and
- To reduce the minimum front building setback for the portion of the site in the Scenic (“s”) overlay zone from 20 feet to between 4 feet and 9 feet (Zoning Code Section 33.480.040.B.2.a).

**Relevant Approval Criteria:** To be approved, this proposal must comply with the Adjustment Review approval criteria in Zoning Code Section 33.805.040.A-F.

## ANALYSIS

**Site and Vicinity:** The subject site is 13,564 square feet in area and located in the Southwest Hills. The property fronts on SW Fairmount Blvd., and the ground slopes steeply downward from the street. The site is currently vacant and forested, and a stream crosses through the northern part of the lot. Neighboring properties are also steeply sloping and forested, and most are developed with single-dwelling houses.

**Zoning:** The R10 single-dwelling residential zone is intended to preserve land for housing and to promote housing opportunities for individual households. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities.

In addition to the R10 base zone, the following overlay zones apply to parts of the site (Exhibit B):

- The Environmental Conservation (“c”) overlay zone is intended to conserve important environmental features and resources while still allowing compatible development. The proposed construction will comply with the maximum disturbance allowance for the “c” overlay area.
- The Environmental Protection (“p”) overlay zone provides the highest level of protection and allows development only in unusual circumstances through Environmental Review. No development within the “p” overlay area is proposed.
- The Scenic (“s”) overlay zone is intended to protect significant scenic resources. Besides the Adjustment for the “s” overlay front setback requirement, the proposal will meet applicable “s” overlay regulations outright.
- The Constrained Sites (“z”) overlay zone limits residential development to houses, duplexes, and accessory dwelling units (ADUs) on sites subject to certain natural hazards. Only one single-dwelling house is proposed for this site, which complies with “z” overlay regulations.

**Land Use Review History:** City records include the following prior land use review decisions for this site:

- LU 06-105947 ENM. 2006 Environmental Review and Modification approval for a new house. The house approved in this review was not constructed, and the land use review approval is now expired.
- VZ 072-88. 1988 Variance approval for a new house. The house approved in this review was not constructed, and the land use review approval is now expired.

**Agency Review:** A “Notice of Proposal” was sent to City agencies and mailed to neighbors February 1, 2023 (Exhibit D-2). The following City agencies responded with no objections to the proposed Adjustments:

- Bureau of Environmental Services (Exhibit E-1);
- Portland Bureau of Transportation (Exhibit E-2);
- Water Bureau (Exhibit E-3);
- Fire Bureau (Exhibit E-4);
- Site Development Section of the Bureau of Development Services (BDS) (Exhibit E-5); and
- Life Safety Review Section of BDS (Exhibit E-6).

**Neighborhood Review:** Two neighbors submitted written responses to the mailed “Notice of Proposal.”

The first neighbor was concerned the proposed design would place too much height too close to the street, and suggested design changes to improve the home’s street presence (Exhibit F-1).

Staff response: Though the new home will be close to the property’s front lot line, it will be set back more than 30 feet from the SW Fairmount Blvd. roadway. The setback from the street will be typical for lots on the downslope side of SW Fairmount Blvd., and the new home will be further from the street than the neighboring house to the south, which extends partially into the public right-of-way. As discussed in the approval criteria findings below, staff does not find the proposed building height to be taller than intended by the Zoning Code for steeply sloping lots.

The second neighbor objected to any development on the lot because development would bring additional traffic, affect wildlife, and disrupt the serenity of the area (Exhibit F-2).

Staff response: The scope of this Adjustment Review is only to evaluate the applicant’s requests for modifications to the building height and setback allowances for the site. Staff has no authority to require this lot to remain vacant. As discussed below, staff finds the approval criteria for the Adjustments requested are met.

The applicant also held a non-required meeting with the Southwest Hills Residential League board. The board did not object to either of the Adjustment requests (Exhibit A-10, page 6).

## ZONING CODE APPROVAL CRITERIA

### 33.805.040 Approval Criteria

Adjustment requests will be approved if the applicant has demonstrated that approval criteria A through F, below, have been met.

- A.** Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and

**Findings:** Two Adjustments are requested, and the purpose of each regulation to be modified is discussed below.

#### Building height

The applicant requests to increase the maximum building height from the average elevation of the front lot corners from 23 feet to 31.5 feet. Zoning Code Section 33.110.215.A states the purpose of the building height requirements in the R10 zone:

*The height standards serve several purposes:*

- *They foster a reasonable building scale and relationship of one residence to another;*
- *They promote options for privacy for neighboring properties; and*
- *They reflect the general building scale and placement of houses in the city's single-dwelling neighborhoods.*

In the R10 zone, the maximum building height for steeply down-sloping lots is determined by this paragraph from Zoning Code Section 33.110.215.D.1:

*On lots that slope downhill from the street with an average slope of 20 percent or greater, the height limit is the higher of either 23 feet above the average of the grade of the street or the normal height limit calculated as stated in Chapter 33.930, Measurements. In addition, the alternative height and setback standards of Subsection 33.110.220.D apply. For the purpose of this paragraph, the average grade of the street is measured at the street lot line property corners.*

The subject site slopes very steeply downward from the street lot line at an average slope of 52% (measured per Zoning Code Section 33.930.060), so the applicable building height limit is “23 feet above the average grade of the street,” with the “average grade of the street” for purposes of this standard measured at the front lot line.

While Zoning Code Section 33.110.215.D.1 requires the building height to be measured from the average elevation of the front lot corners, it seems likely the code writers intended to allow a maximum 23-foot building height to be exposed to public view above an elevation commonly perceived as the “street,” like a paved roadway or sidewalk.

In this case, however, the public right-of-way for SW Fairmount Blvd. is much wider than the street itself. There is no sidewalk, and the front lot line of the subject property is about a 30-foot horizontal distance from the SW Fairmount Blvd. roadway. Since the grade within the SW Fairmount Blvd. right-of-way slopes downward from the roadway, the average elevation of the front lot corners on the subject site is approximately 9.5 feet lower than the roadway.

Therefore, while the building height measured from the average elevation of the front lot corners will be 31.5 feet, the building height exposed above the SW Fairmount Blvd. roadway will be only about 22 feet, or about one foot less than the maximum the code writers likely intended.

The portion of the new home exposed above the street will have a two-story scale, and while other homes nearby have only a single story above street level, staff does not find the proposed building scale above the street to be incompatible or unreasonable for the neighborhood. Homes in this neighborhood are spaced relatively far apart, and the proposed house will be more than 30 feet from the nearest neighboring home. Dense tree canopy between properties and along both sides of the street preserves privacy and reinforces a feeling of separation between homes.

For these reasons, staff finds the proposed Adjustment is equally consistent with the purpose of the building height standard.

#### Scenic overlay setback

The applicant requests to reduce the minimum front building setback requirement in the Scenic (“s”) overlay zone from 20 feet to between 4 feet and 9 feet. The 20-foot minimum setback requirement applies because the “s” overlay area on the site is part of a designated scenic corridor along SW Fairmount Blvd. Zoning Code Section 33.480.040.B.1 states the purpose of the development standards for scenic corridors:

*The scenic corridor designation is intended to preserve and enhance the scenic character along corridors, and where possible, scenic vistas from corridors. This is accomplished by limiting the length of buildings, preserving existing trees, providing additional landscaping, preventing development in side setbacks, screening mechanical equipment, and restricting signs. Property owners and others are encouraged to make every effort to locate buildings, easements, parking strips, sidewalks, and vehicle areas to preserve the maximum number of trees.*

Most of the house will be subject only to the front setback requirement for the R10 base zone, which is automatically reduced to zero because of the environmental overlay zones on the site (Zoning Code Section 33.110.220.D.3). An Adjustment is required to reduce the front setback requirement for the portion of the house within the “s” overlay zone. About one quarter of the building footprint will be within the “s” overlay zone, and the attached garage makes up a large part of this area (Exhibits B and C-1).

Staff finds the reduced front setback for the part of the house within the “s” overlay zone will not degrade the scenic corridor along SW Fairmount Blvd. Since the lot line is set back approximately 30 feet from the roadway, the new house will not appear to be directly on the street even though the house will be close to the front lot line. The 10-foot side setback requirement will be met outright, and existing trees on the side of the house will help to frame the house and reduce its apparent scale (Exhibit C-2). If the garage were set back further on the lot to meet the “s” overlay requirement, the driveway would have to be longer, and the building footprint would be less responsive to the steeply sloping grade on the site (Exhibit C-1). More trees would likely be impacted in this scenario, also.

The Adjustment will not cause any scenic vistas from the scenic corridor to be lost, as views through this site from the street are already blocked by dense forest.

For these reasons, staff finds the proposed Adjustment is equally consistent with the purpose of the “s” overlay front setback requirement.

#### Summary

Staff finds both Adjustment requests are equally consistent with the purpose of the requirement to be modified. Criterion A is met.

- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** Since the subject site is in a residential zone, the proposed Adjustments must not significantly detract from the livability or appearance of the residential area. The residential area around this site is characterized by large lots, dense tree canopy, and houses spaced relatively far apart. Staff finds the Adjustment requests will not cause the development on this lot to significantly detract from this existing character.

Though the building height will be taller than allowed outright, the new home will be only about 22 feet tall as viewed from SW Fairmount Blvd. Though this is slightly taller than neighboring homes, the height difference will not cause the new house to appear to tower over any other home or unreasonably affect a neighboring home’s privacy. The new house will be surrounded by trees, and the nearest neighboring home will be more than 30 feet away.

While the front setback within the “s” overlay will be less than required without the Adjustment, the new house will not appear closer to the street than other homes on the downslope side of the street. The neighboring home to the south extends partly into the street right-of-way, so this home will appear closer to SW Fairmount Blvd. than the new house proposed in this review.

For these reasons, staff finds the proposed Adjustments will not significantly detract from the livability or appearance of the residential area. Criterion B is met.

- C.** If more than one Adjustment is being requested, the cumulative effect of the Adjustments results in a project which is still consistent with the overall purpose of the zone; and

**Findings:** This criterion applies because two Adjustments are requested. Zoning Code Section 33.110.010 describes the purpose of single-dwelling residential zones such as R10:

*The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing and provide options for infill housing that is compatible with the scale of the single-dwelling neighborhood.*

A. *Use regulations. The use regulations are intended to create, maintain and promote single-dwelling neighborhoods. They allow for some non-household living uses but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood.*

B. *Development standards. The development standards preserve the character of neighborhoods by providing six different zones with different densities and development standards. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The site development standards allow for flexibility of development while maintaining compatibility within the City's various neighborhoods. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed. The development standards are generally written for houses on flat, regularly shaped lots. Other situations are addressed through special regulations or exceptions.*

The proposal is to construct a new single-dwelling house on a vacant lot, increasing the supply of housing and reinforcing the residential character of the area. As stated above, requests for exceptions to zoning requirements are anticipated for steeply sloping development sites.

As discussed previously in this decision, staff finds the Adjustments to the building height requirement and the "s" overlay setback requirement will not create an incompatible or unattractive development. The building height will be only about 22 feet as viewed from SW Fairmount Blvd., and the house will not be closer to SW Fairmount Blvd. than other homes on the downslope side of the street.

The Adjustments requested will not diminish opportunities for energy conservation, recreation, or safety. During the building permit review and inspection process, all safety requirements related to structural integrity, fire prevention, and hillside stability will be enforced.

For these reasons, staff finds the cumulative effect of the Adjustments is still consistent with the purpose of the R10 zone. Criterion C is met.

- D.** City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved; and

**Findings:** There are no designated historic resources on this site, but part of the site is within the Scenic ("s") overlay zone (Exhibit B). As discussed in the findings for approval criterion A, above, the Adjustment requests will not degrade the scenic resource. The increased height allowance will not cause the house to appear unreasonably tall or incompatible with the neighborhood, and the reduced setback from the front lot line will facilitate development of a very steep lot without causing the house to appear unusually close to the street. The front lot line itself is set back approximately 30 feet from the SW Fairmount Blvd. roadway. For these reasons, staff finds criterion D is met.

- E.** Any impacts resulting from the Adjustment are mitigated to the extent practical; and

**Findings:** Staff finds no negative impacts specifically resulting from either Adjustment request that require mitigation.

The proposed building height is taller than allowed outright, but this is because the front lot line from which the height is measured is set back from and lower in elevation than the street. The new home will be only about 22 feet tall as viewed from SW Fairmount Blvd., and the house will be surrounded by trees. The proposed building scale will not cause the house to tower over any other home or unreasonably affect another home's privacy.

Since the front lot line is set back approximately 30 feet from the SW Fairmount Blvd. roadway, the reduced setback from the front lot line will not cause the house to appear unusually close to the street. The house on the subject site will be about as close to SW Fairmount Blvd. as most other homes on the downslope side of the street.

Since no negative impacts that relate specifically to the Adjustments and that require mitigation are identified, staff finds criterion E is not applicable.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

**Findings:** Much of this site is within the Environmental Conservation ("c") and Environmental Protection ("p") overlay zones (Exhibit B). The development proposal meets the applicable environmental overlay zone standards outright, and staff finds the Adjustment requests help to minimize impacts to environmental resources. The increased building height allowance accommodates the desired floor area within a smaller building footprint, and the reduced setback from the front lot line within the "s" overlay zone reduces the required length of the driveway and allows a more compact disturbance area for the development. For these reasons, staff finds criterion F is 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 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 permit.

## CONCLUSIONS

Staff finds the proposed Adjustments to be consistent with the purposes of the regulations to be modified and with the overall purpose of the R10 residential zone. Staff finds the proposed Adjustments will not significantly detract from the appearance or livability of the surrounding residential area. Since the proposal is found to meet the applicable Adjustment Review approval criteria, the proposal must be approved.

## ADMINISTRATIVE DECISION

**Approval** of the following Adjustments for a new house on this site:

- To increase the maximum building height from the average elevation of the northeast and southeast lot corners from 23 feet to 31.5 feet (Zoning Code Section 33.110.215.D.1); and
- To reduce the minimum front building setback for the portion of the site in the Scenic ("s") overlay zone from 20 feet to between 4 feet and 9 feet (Zoning Code Section 33.480.040.B.2.a)

per the approved plans, Exhibits C-1 through C-6, signed and dated February 24, 2023, subject to the following condition:

- A. As part of the building permit application submittal, each of the required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 22-177535 AD."

**Staff Planner: Andrew Gulizia**

**Decision rendered by:**  **on February 24, 2023.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: March 9, 2023**

**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 August 26, 2022 and was determined to be complete on January 27, 2023.

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 August 26, 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 did not waive or extend the 120-day review period. Unless extended by the applicant, **the 120 days will expire on May 27, 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 Adjustment Committee, and if appealed a hearing will be held. The appeal application form can be accessed at [https://www.portland.gov/sites/default/files/2020/lu\\_type2\\_2x\\_appeal\\_form\\_071116.pdf](https://www.portland.gov/sites/default/files/2020/lu_type2_2x_appeal_form_071116.pdf). Appeals must be received **by 4:30 PM on March 23, 2023. The completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to email, 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 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 Adjustment Committee 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 Adjustment Committee 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 **March 23, 2023** 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 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 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 Statement:
  - 1. Original narrative
  - 2. Original plans
  - 3. Revised narrative, submitted January 19, 2023
  - 4. Revised plans, submitted January 19, 2023
  - 5. Building permit checklist comments, submitted January 19, 2023
  - 6. Final revised narrative, submitted January 27, 2023
  - 7. Final revised plans, submitted January 27, 2023
  - 8. Copy of building permit plan set, submitted January 27, 2023
  - 9. Applicant comments re: outstanding issues, submitted January 27, 2023
  - 10. Neighborhood contact information, submitted February 21, 2023
- B. Zoning map (attached)
- C. Plans/Drawings:
  - 1. Site plan (attached)
  - 2. 3D rendering (attached)
  - 3. Front building elevation (attached)
  - 4. Left side building elevation (attached)
  - 5. Rear building elevation (attached)
  - 6. Right side building elevation (attached)
- D. Notification Information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Portland Bureau of Transportation
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Life Safety Review Section of BDS
- F. Correspondence:
  - 1. Email from Frank Selker, received February 5, 2023
  - 2. Email from Elsa Renthal, received February 9, 2023
- G. Other:
  - 1. Land use application form
  - 2. Incompleteness determination letter, dated September 9, 2022

**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).**