



City of Portland

Bureau of Development Services

Staff Presentation to the

City Council

Appeal Hearing on
Case File LU 16-159330 LDS EN
Everett Heights Subdivision

Hearings Officer Decision

- Approval of **Preliminary Plan (land division)** for 11 single-dwelling lots, an environmental resource tract, and a new public street.
- Approval of **Environmental Review** for ROW dedication and construction of street and sidewalk improvements, a stormwater facility and new culvert in SW 48th Avenue in the Environmental Conservation overlay zone.
- Subject to conditions.

Approval Criteria

- **33.660.120** – Approval Criteria for Land Divisions in Open Space and Residential Zones
- **33.430.250. A** - Approval Criteria for Environmental Review of Land Divisions

Appeal Summary

Hayhurst Neighborhood Association appeal issues:

- Transportation
 - Transportation Impacts (33.641.020)
 - Connectivity and Location of Rights-of-Way
 - 33.654.110, Design of Rights-of-Way, 33.654.120.B & C
- Stormwater Management, 33.653.020.B
- Clearing and Grading, 33.635.100.A
- Tree Preservation, 33.630.200.A and C.4
- Landslide Hazard Area, 33.632.100
- Streams, Seeps and Springs, 33.640

Zoning Map

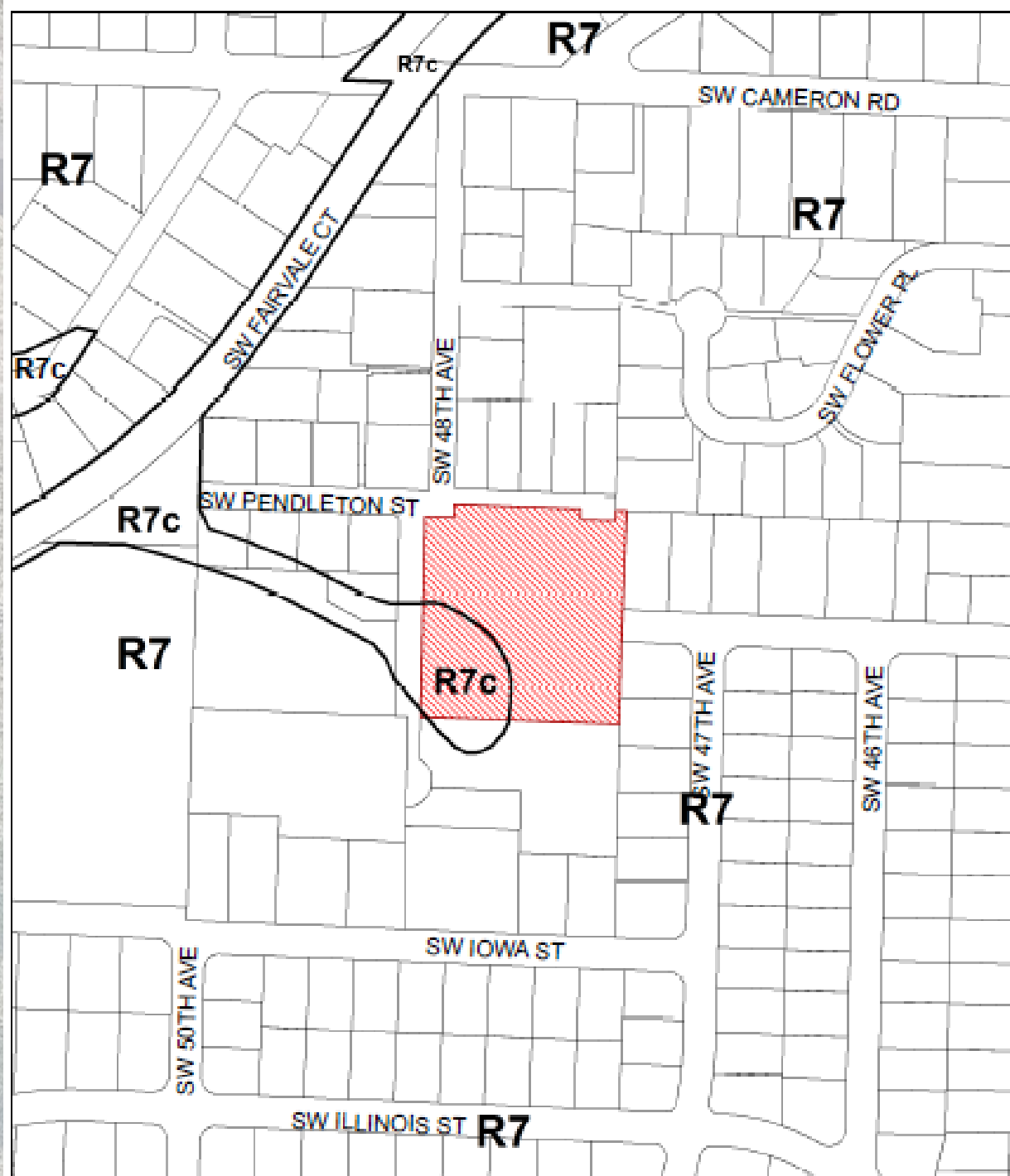
Base Zone:

Residential 7000 (R7)

Overlay Zone:

Environmental
Conservation (c)

2.3 acre site



Air Photo/Vicinity



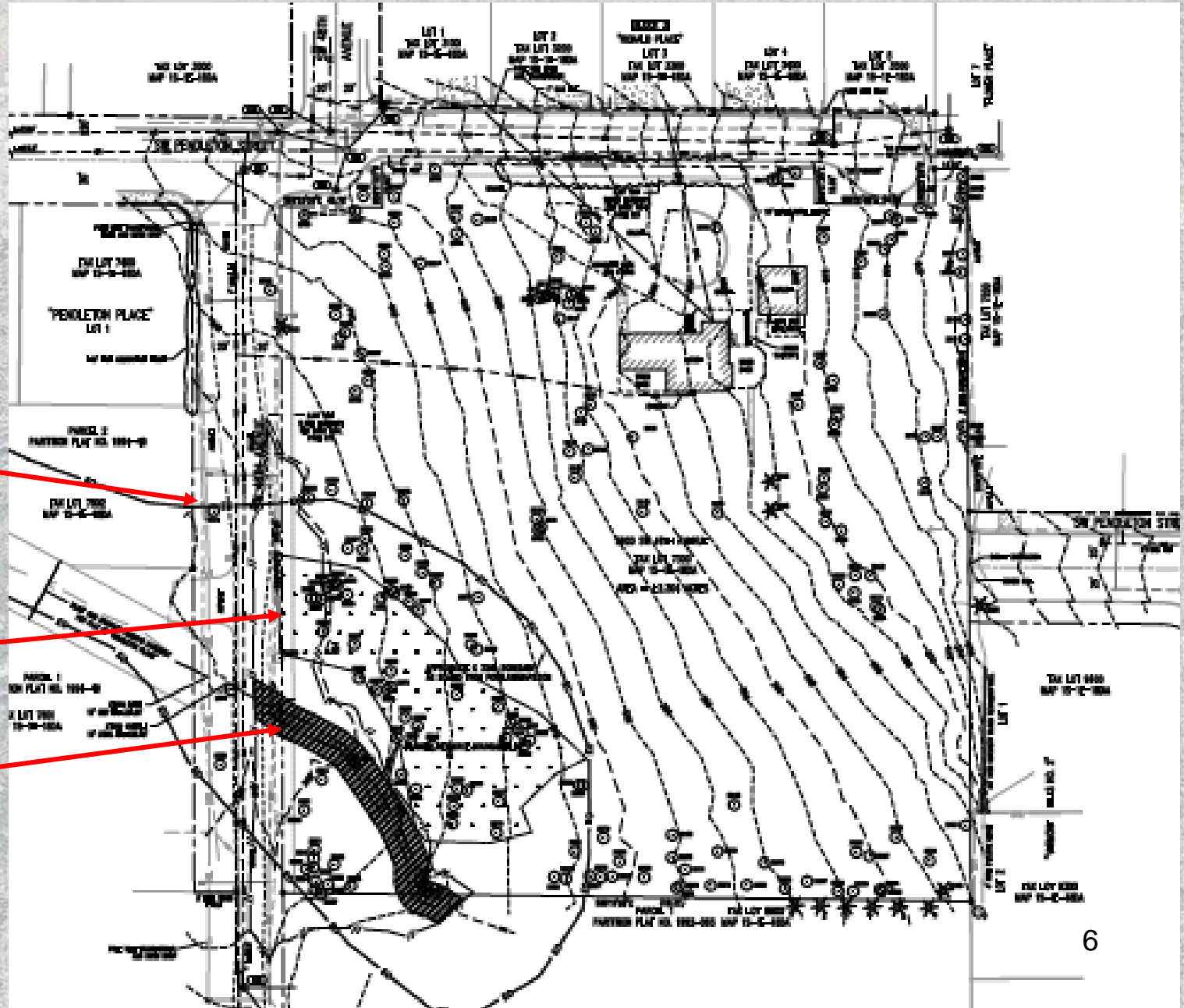
Existing Conditions

Slopes =
12-15%
in upland
area

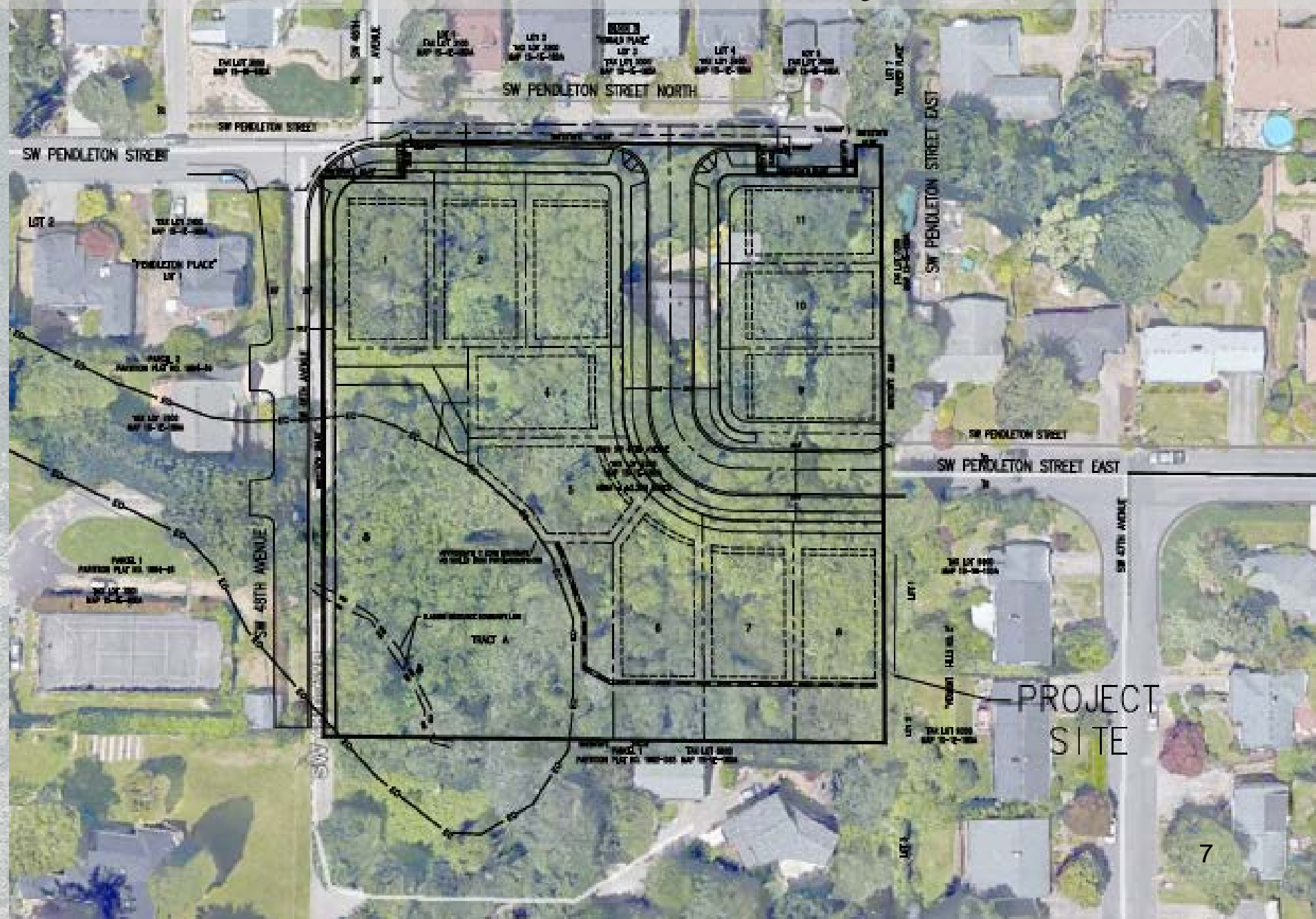
E-zone
line

Wetland

Stream

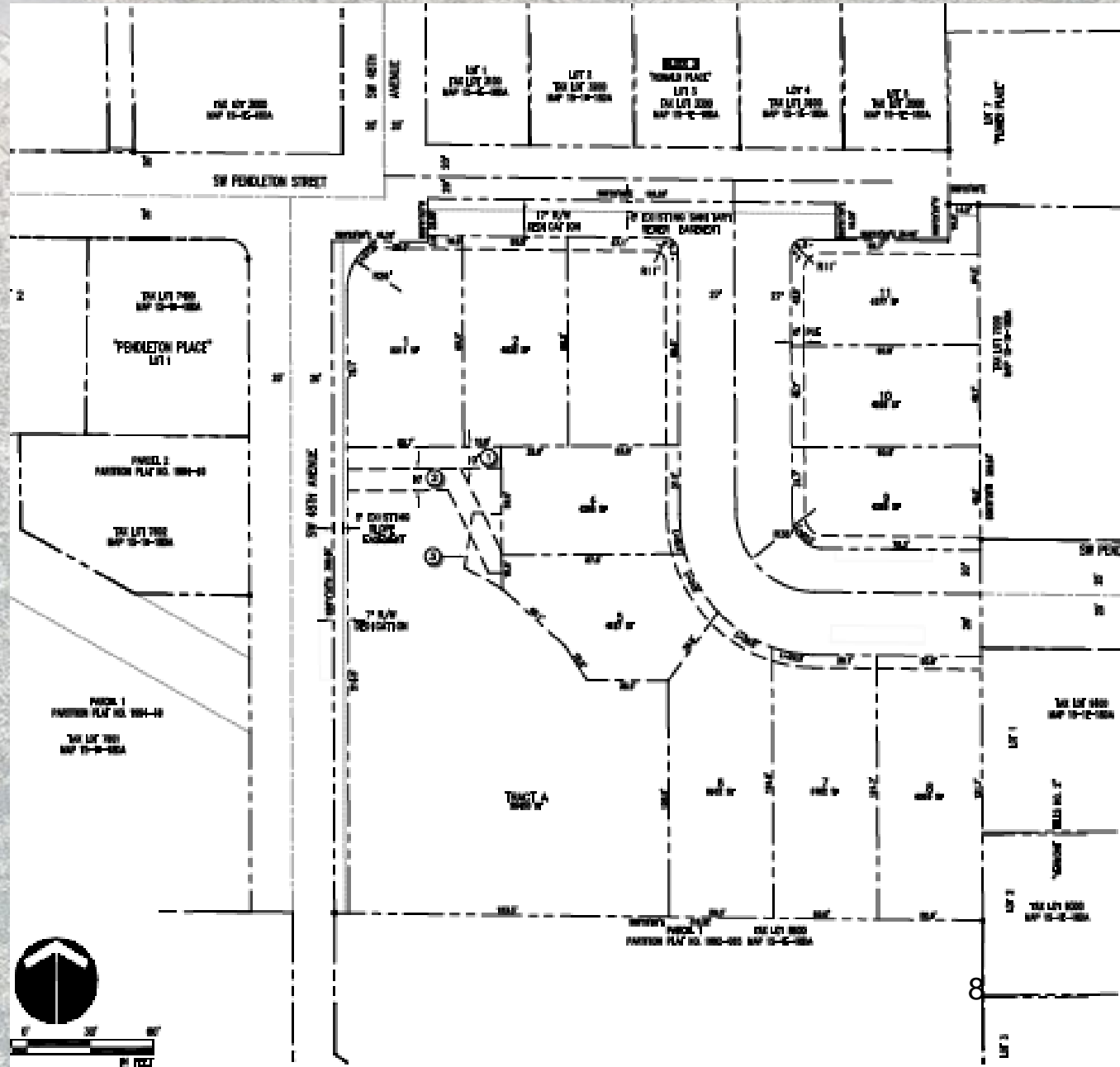


Air Photo/Lot Layout



Preliminary Subdivision Plat

- 11 lots for single dwelling development
- Lots range in size from 4,200 sf to 6,402 sf
- Tract A:
Environmental Resource,
25,430 sf
- All lots and new street outside of E-zone



Site Photographs



SW Pendleton St along north boundary (looking west)



SW 48th Avenue (looking south)



Terminus of SW 48th south of site;
private path to SW Iowa



Eastern segment of SW Pendleton dead-ends
at site (looking west)



East edge of site at SW Pendleton Street



Interior of site, approx. location of new street
(looking north)

[illegible]

- 
- Street connection satisfies connectivity and street design criteria
 - Connection identified in Master Street Plan (TSP)
 - Street design conceptually approved through public works permitting
 - No safety issues identified in transportation study

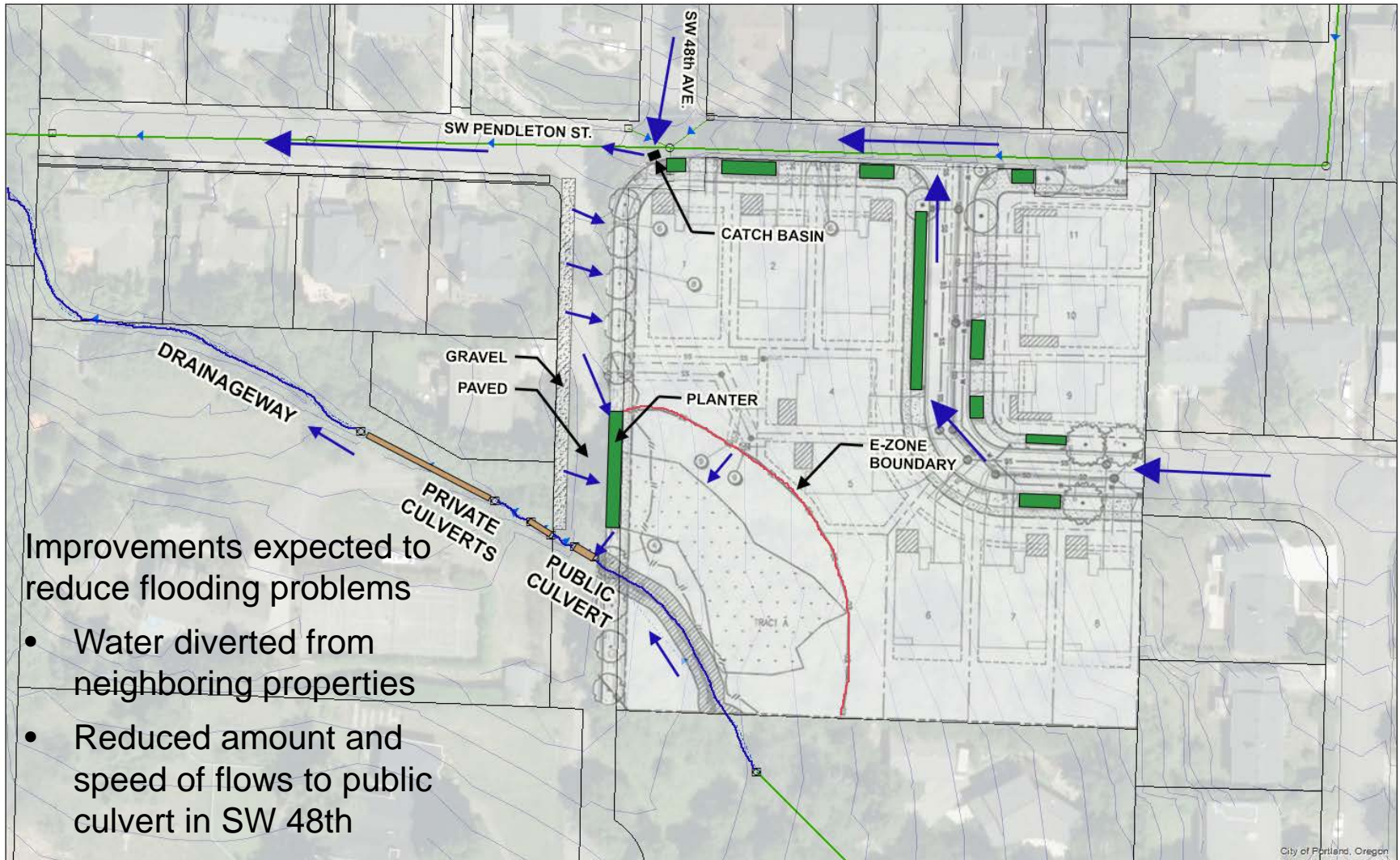
Stormwater Management

EXISTING DRAINAGE PATTERN



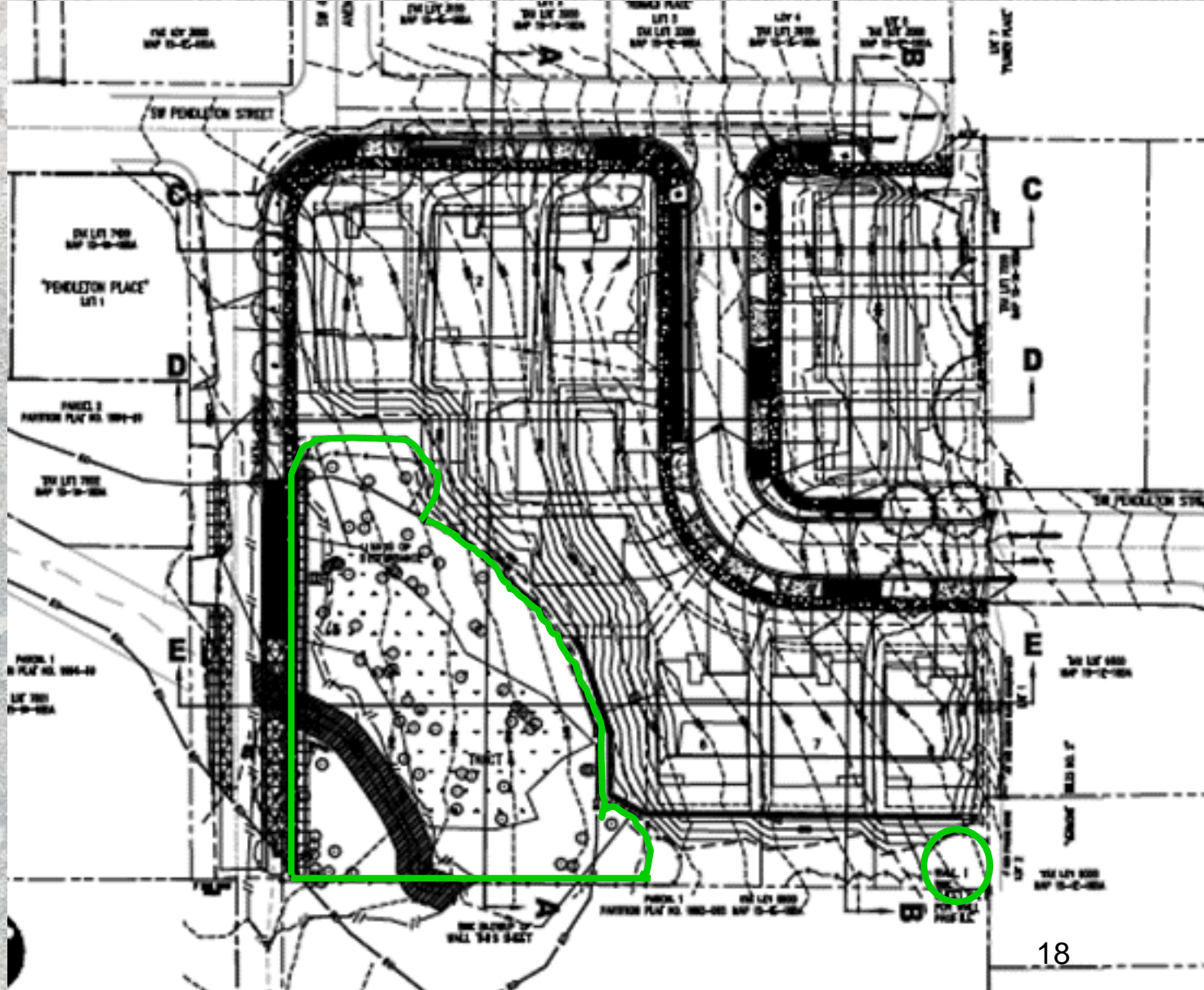
PROPOSED DRAINAGE PATTERN

Each lot will have a private stormwater planter



Grading, Tree Preservation & Wetland Impacts

- Grading proposed to build street and prepare lots
- No disturbance or tree removal in e-zone (except along SW 48th)
- Hydrology of wetland maintained via groundwater and some surface flows (per Environmental consultant)

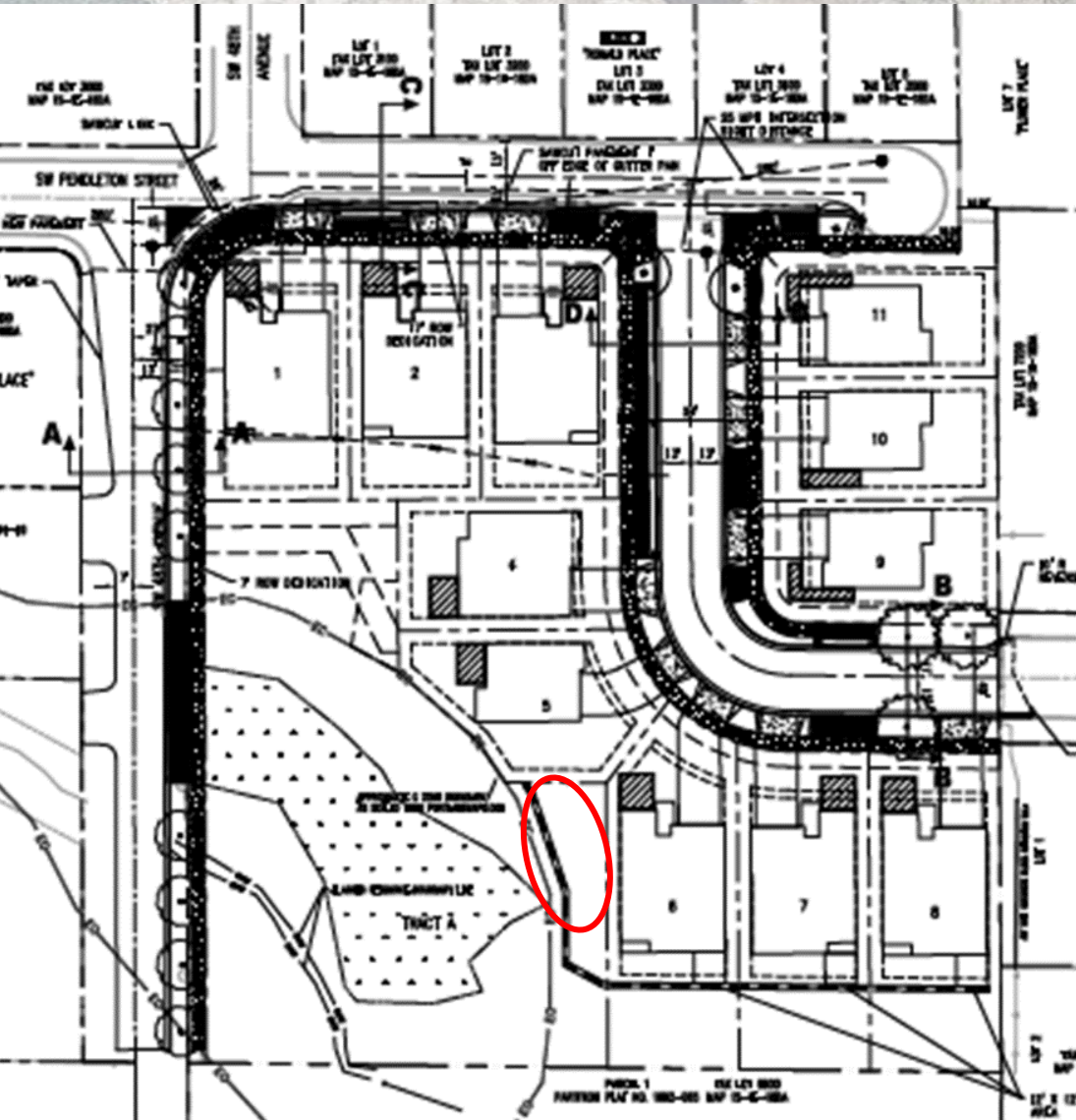


Landslide Hazard Area

- Site located in Potential Landslide Hazard Area
- Applicant provided Landslide Hazard Study prepared by Geotechnical Engineer and Engineering Geologist
- Found that site is stable and proposed development will not impact stability provided recommendations are followed.
- Based on this finding, there was no requirement to consider other development options such as reduced density.

Streams, Springs and Seeps

Outside of E-zone (33.640)



“Springs” identified outside of e-zone, but found not to meet Zoning Code definition. Therefore, protection is not required.

City Council Alternatives

- **Deny the appeal**, and uphold the Hearings Officer's decision to approve the application with conditions.
- **Deny the appeal**, and uphold the Hearings Officer's decision to approve the application, **with modifications**.
- **Grant the appeal** and overturn the Hearings Officer's decision, thereby denying the application.





 Pedestrian/Bicycle Connection Points & Alignment Uncertain
 Street Connection Points & Alignment Uncertain
 Pedestrian/Bicycle Connection Points & Alignment Certain
 Street Connection Points & Alignment Certain
 Pedestrian/Bicycle Connection Points Certain & Alignment Uncertain
 Street Connection Points Certain & Alignment Uncertain
 Existing Pedestrian Trails

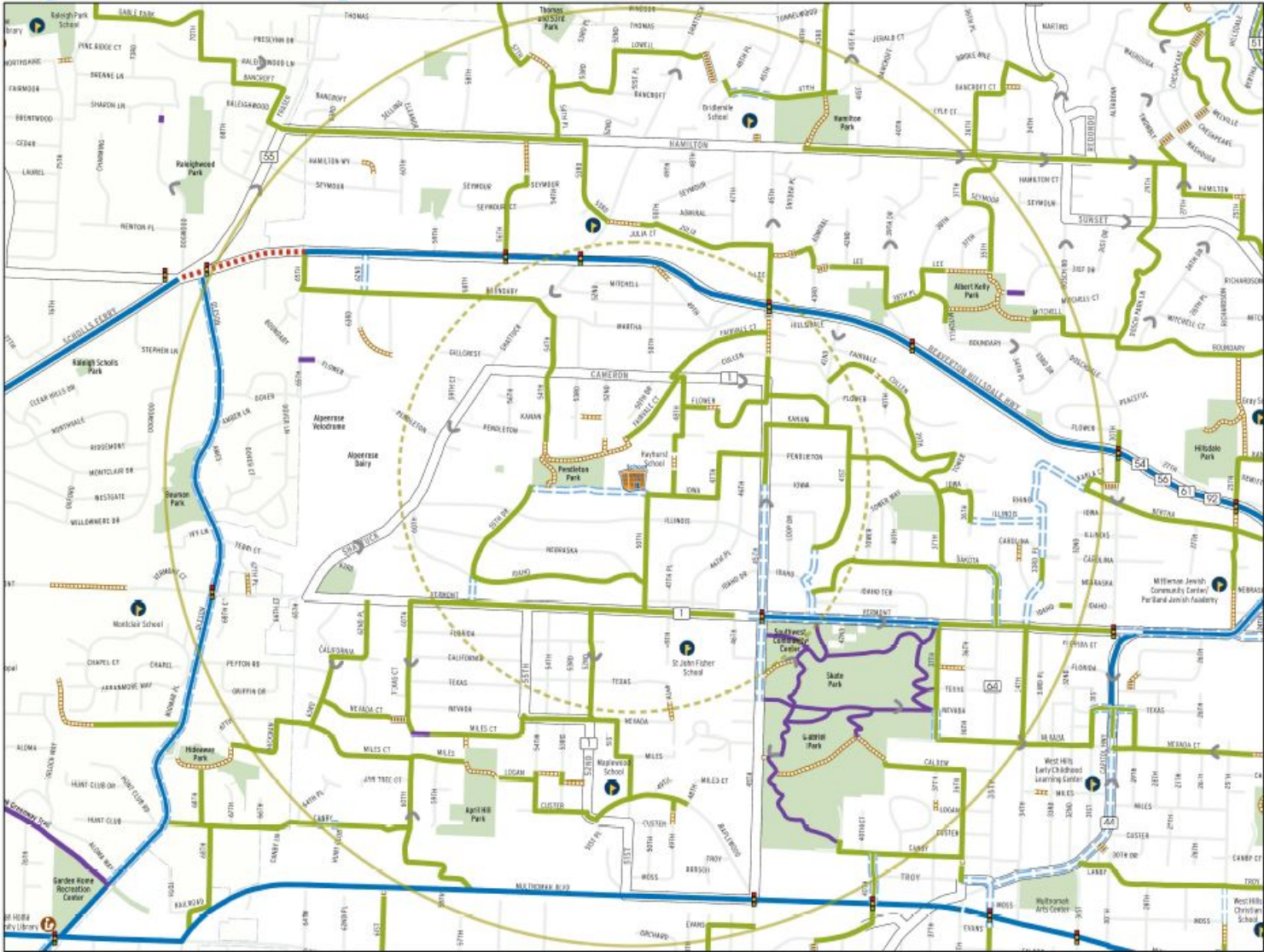
Note: US/Section Corridor and

Note: U.S. Sailor Corridor and Marquon Hill are excluded.



Hayhurst Elementary

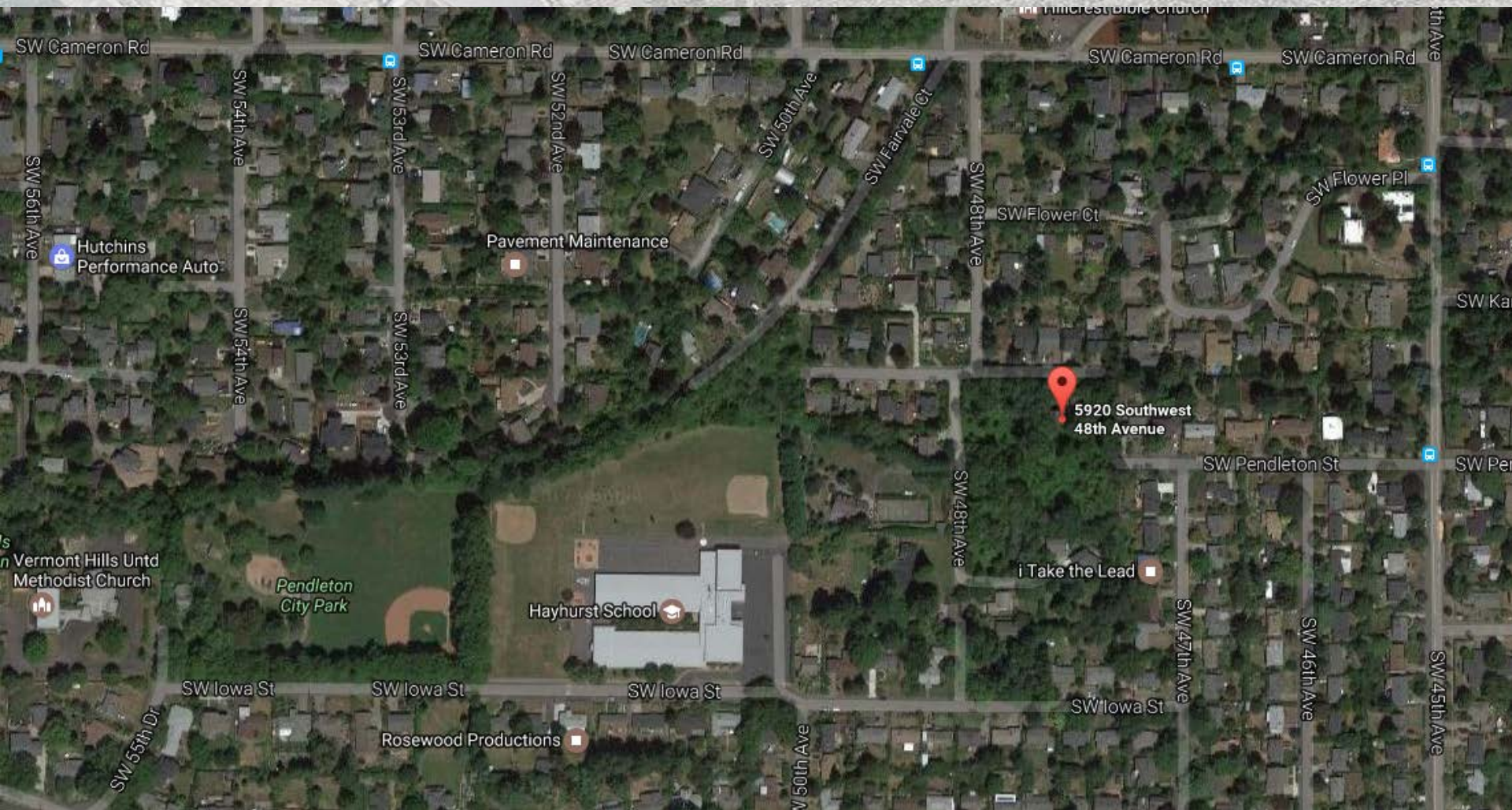
5037 SW Iowa St



- Recommended routes to school**
- Recommended routes with sidewalk**
- Streets with sidewalk**
- Off-street paths (no motor vehicles)**
- Pedestrian paths (no motor vehicles or bikes)**
- Bike lanes (Painted lanes on higher traffic streets. Adult supervision is recommended for younger children.)**
- Streets with more traffic (Adult supervision is recommended for younger children).**
- Difficult intersection (use caution)**
- Traffic signal (Better crossing of a busy street).**
- TriMet bus line and route number**
- Stairs**
- Steep hill**
- School**
- Distance from school**
 - 1/2 Mile
 - 20 minute walk or 10 minute bike ride
 - 1 Mile
 - 40 minute walk or 20 minute bike ride

The City of Portland Safe Routes To School program strongly encourages parents to walk and/or bike with your students initially, to explore the safest path from your home to your school. If you see safety problems along the identified recommended routes, please contact Gabe Graff, City of Portland Safe Routes to Schools Coordinator at 503.823.5291 or Gabriel.Graff@portlandoregon.gov.

















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Culvert outfall, west side of SW 48th

Tree preservation focused on trees in E-zone

- Approx. 60 trees preserved on site as whole
- Approx. 20 trees removed
- Many nuisance species on site, some kept on optional basis

Mitigation for tree removal and e-zone impacts with plantings in Tract A and tree fund payment

Nuisance species, dead, dying and trees in ROW not counted.

Preliminary Planting Plan

Tract A

Within e-zone:

- 24 Native Trees
- 456 Native Shrubs
- 1,682 Native Ground Covers

Outside e-zone:

- 31 trees



Summary of Conditions of Approval

Tentative (may change based on new information):

- Public street dedication and frontage improvements
- Public sewer and water system improvements
- Final utility plan for lots
- Maintenance agreements for Tract A, sanitary and storm easements for Lots 4 and 5 and shared retaining wall
- Construction fencing to protect trees to be preserved and resources in Tract A
- Installation and maintenance of mitigation planting in Tract A
- Tree fund payment (55.5 inches)