



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
www.portlandonline.com/bds

**NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL ON A  
COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE MAP AMENDMENT**

**CASE FILE: LU 12-213885 CP ZC EN**  
**WHEN: Wednesday, September 25, 2013 at 2:00 PM**  
**WHERE: CITY COUNCIL CHAMBERS**  
**1221 SW FOURTH AVENUE**

Date: August 29, 2013  
To: Interested Person  
From: Sheila Frugoli, Senior Planner, Land Use Services, (503) 823-7817  
Rachel Whiteside, City Planner, Land Use Services, (503) 823-7605

A public hearing will be held to consider the Land Use Hearings Officer's recommendation on an application for a Comprehensive Plan Map, Zoning Map Amendment and Environmental Review. On August 21, 2013 the Hearings Officer issued a recommendation of **approval** (with conditions) of the requested Comprehensive Plan Amendment, Zoning Map Amendment and Environmental Review. Because this case includes a Comprehensive Plan Map Amendment, the City Council must make the final decision.

Copies of the existing and proposed zoning maps and mitigation plans are attached. We are the staff persons handling this case - please contact one of us if you have questions regarding this proposal, the Council hearing, or how to testify in this matter. **For a general explanation of the City Council hearing process, please refer to the last page of this notice.**

**Applicant:** Don Goldberg  
The Trust For Public Land  
808 SW 3<sup>rd</sup> Avenue, Suite 570  
Portland, OR 97204

**Owner:** Colwood Ltd. Partnership  
2155 Kalakaua Avenue #602  
Honolulu, HI 96815-2354

**Representative:** Michael Cerbone, Planning Consultant  
Cardno WRG  
5415 SW Westgate Drive  
Portland, OR 97221

**Site Address:** 7313 NE Columbia Boulevard  
**Legal Description:** TL 100 47.57 ACRES, SECTION 17 1N 2E; TL 400 50.40 ACRES, SECTION 17 1N 2E; TL 300 32.17 ACRES, SECTION 17 1N 2E; TL 2000 0.30 ACRES, SECTION 17 1N 2E

**Tax Account No.:** R942170040, R942171960, R942171970, R942171980  
**State ID No.:** 1N2E17 00100, 1N2E17 00400, 1N2E17 00300, 1N2E17AA 02000  
**Quarter Section:** 2337

**Neighborhood:** Cully  
**Business District:** Columbia Corridor Association

**District Coalition:** Central Northeast Neighbors

**Plan District:** Portland International Airport – Airport and Middle Columbia Slough Subdistricts

**Other Designations:** Public Recreational Trail

**Zoning:** OSh, x, p, c: Open Space zone with the Aircraft Landing (h), Airport Noise (x), Environmental Protection (p) and Environmental Conservation (c) overlay zones

**Land Use Review/Proposal:** Comprehensive Plan Map, Zoning Map Amendment and Environmental Review (CP ZC EN) is processed as a Type III, with two hearings. The first public hearing was held before the Hearings Officer on June 12, 2013. The recommendation of the Hearings Officer will be presented in a second public hearing to City Council, date and time noted above. Council will make the final decision.

**Proposal:** Applicant is requesting a Comprehensive Plan Map and concurrent Zoning Map Amendment Review to change the current designation and zoning on the northern third of the Colwood National Golf Course property (“Overall Site”), as described above, from the Open Space designation and zone to the Industrial Sanctuary designation and IG2, General Industrial 2 zone. The total area proposed for rezoning is 48.36 acres and is identified as Tax Lot 100, Section 17 1N 2E (“Northern Parcel”).

Within the Northern Parcel, Applicant has also requested an Environmental Review to implement a Federal Aviation Administration (“FAA”) authorized Wildlife Hazard Management Plan. Proposed work includes the removal of a large pond at the center of the Northern Parcel and four smaller wetlands outside of the environmental zone. Concurrent with the resource removal, Applicant has requested a Zone Map Amendment to remove 24.96 acres of the Environmental Conservation overlay zoning (“c”) and 2.74 acres of Environmental Protection overlay zoning (“p”) on the Northern Parcel. The remaining 90 acres of the Overall Site, south of NE Cornfoot and Alderwood Roads, will remain in designated and zoned Open Space.

To compensate for the proposed environmental impacts, Applicant proposes mitigation on both the Northern Parcel and southern portions of the Overall Site. On the southern portion of the Overall Site, the Applicant proposes to create 3.07 acres of wetlands, 2.0 acres of wetland buffer, restore 17.7 acres of upland forest spanning both sides of NE Alderwood Road, and to enhance 3.06 acres of existing upland forest, as shown on the attached Mitigation Plans. In addition, native plant communities will be restored on approximately 1.95 acres on the northern portion of the site along with 1.2 acres of forest enhancement in the northeast corner of the Northern Parcel, adjacent to McBride Slough (see attached Mitigation Plans). All mitigation activities have been designed to reduce use by geese and other species that pose a potential hazard to the adjacent airport runway.

This application does not include a specific development proposal for the area proposed for industrial zoning. This application does not include a plan to redesign the existing golf course and/or redevelopment of the Open Space zoned area for other park and recreational uses.

**Approval Criteria:**

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

<b>33.810.050 Comprehensive Plan Map Amendment</b>	<b>33.565.580.B-C, Special Procedures for Wildlife Hazard Management</b>
<b>33.855.050 Approval Criteria for Base Zone Changes</b>	<b>33.430.250.E.3-6, Environmental Review</b>
<b>33.855.060 Approval Criteria for Other Zone Changes</b>	

## **DECISION MAKING PROCESS**

**Review of the Case File:** The Land Use Hearings Officer's recommendation and all evidence on this case are available for review (by appointment) at the Bureau of Development Services, 1900 SW Fourth Avenue, 4<sup>th</sup> Floor, Portland OR 97201. Please contact the receptionist at 503-823-7300 to schedule a time to review the file. We can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's home page on the Internet at [www.ci.portland.or.us](http://www.ci.portland.or.us)

**We are seeking your comments on the proposal.** The hearing will be held before the City Council. To comment, you may write, or testify at the hearing. In your comments, you should address the approval criteria, which are identified above. Please refer to the case file number when seeking information or submitting testimony. Written comments **must be received by the end of the public testimony of the hearing**, and should include the case file number and name and address of the submitter. It must be given to the Council Clerk in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97201.

## **APPEAL PROCESS**

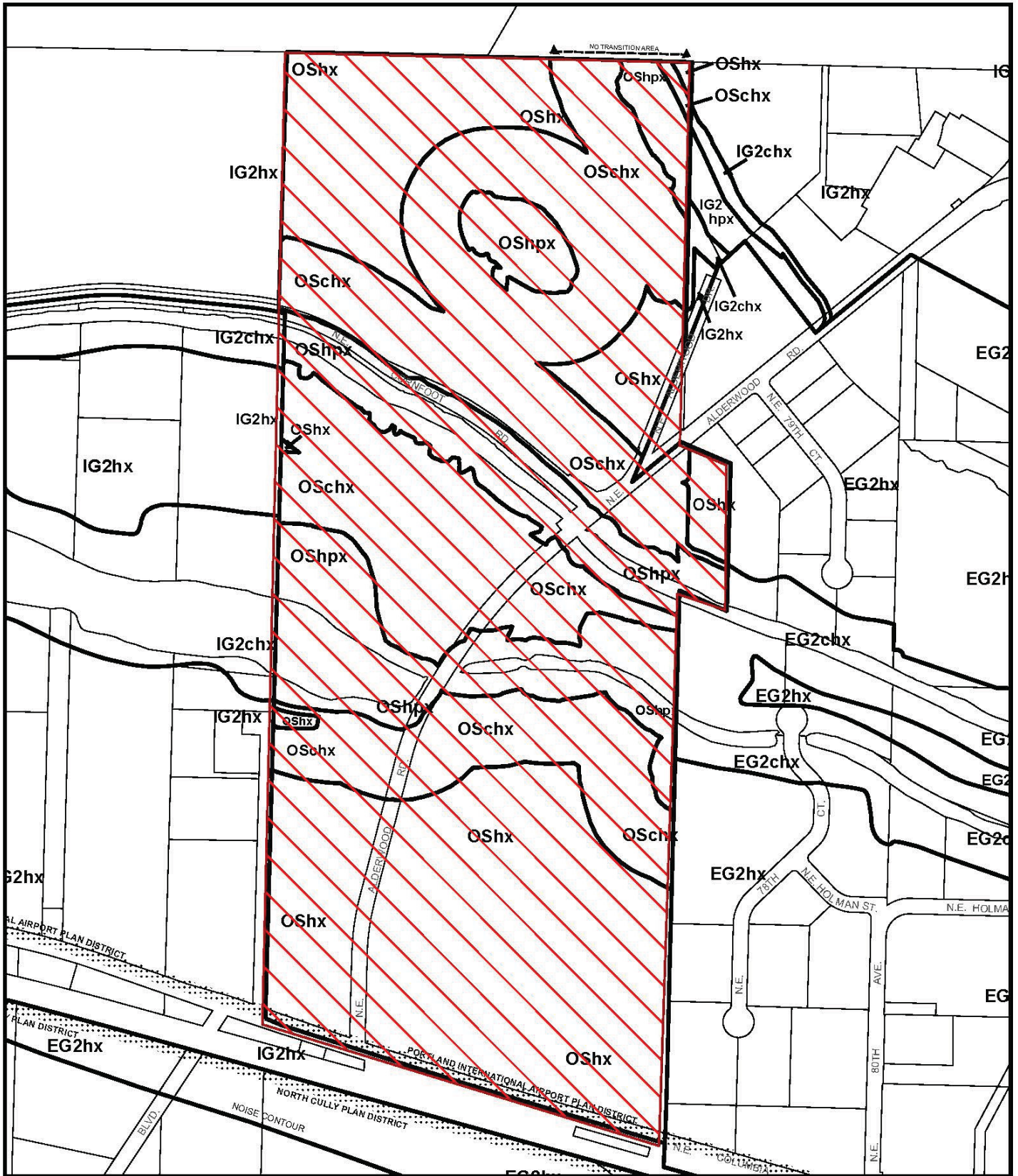
The decision of the City Council may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol Street NE, Salem, OR 97310. The phone number for LUBA is (503) 373-1265. Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing before the City Council on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the review body, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

Public transportation to City Hall is available. Call TriMet at (503) 238-7433 (or [www.trimet.org/routes\\_times.htm](http://www.trimet.org/routes_times.htm)) for routes and times. Hourly rated public parking is available underneath the Portland Building immediately north of City Hall. Other public parking garages are in the immediate vicinity.

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.**

Attachments:

1. Existing Zone Map – Exhibit B.1
2. Proposed Zone Map – Exhibit B.4/H-29a
3. Environmental Mitigation Plans –Exhibit C.5, C.6, H-26.a-c.
4. City Council Hearing Process



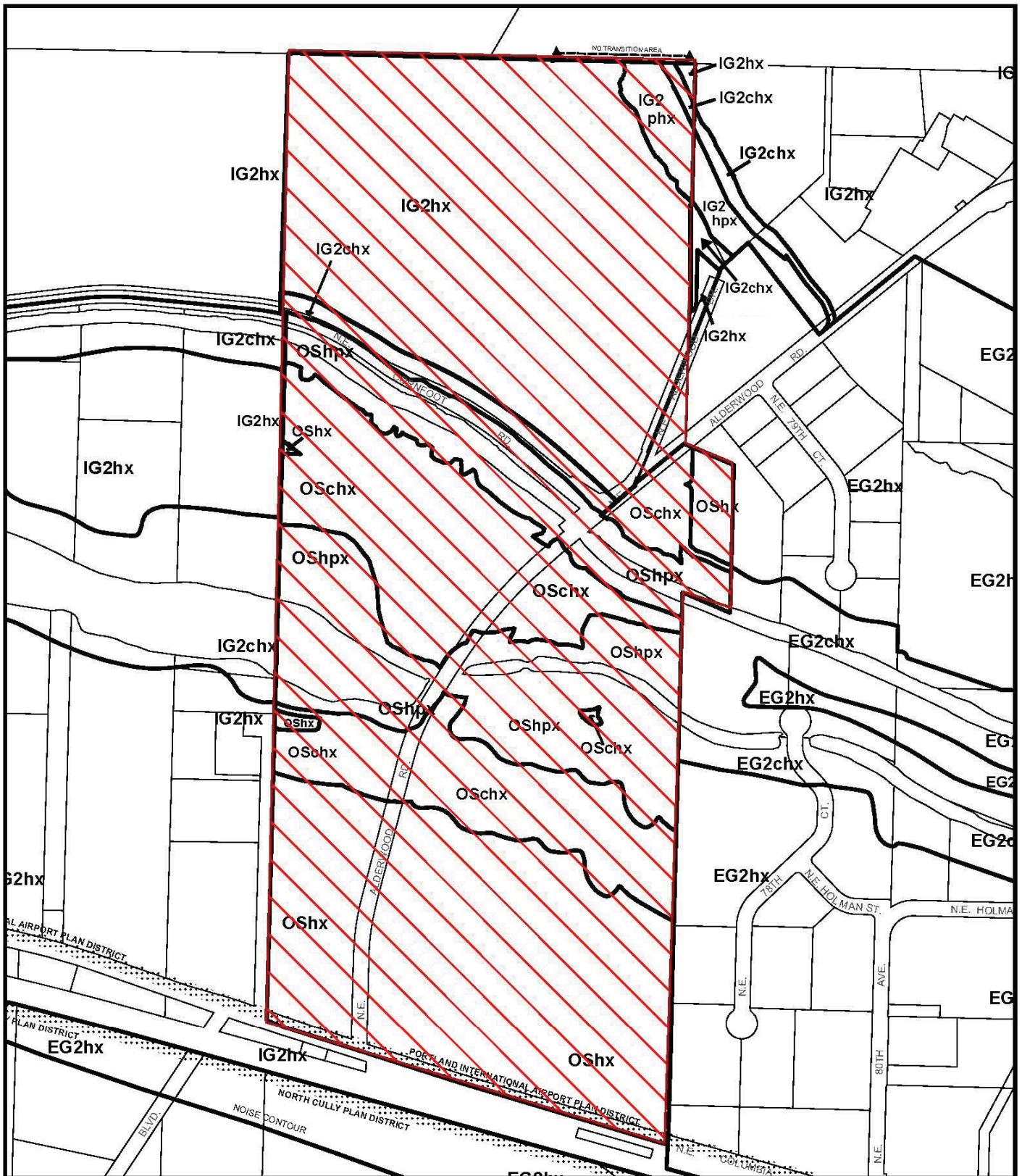
# ZONING EXISTING

 Site

This site lies within the:  
 Portland International Airport  
 Plan District, Middle Columbia  
 Slough Subdistrict.

File No. LU 12-213885 CP,ZC,EN  
 1/4 Section 2337,2338,2437,2438  
 Scale 1 inch = 500 feet  
 State\_Id 1N2E17 100  
 Exhibit B1 (Apr 18,2013)





# ZONING STAFF PROPOSED

 Site



This site lies within the:  
Portland International Airport  
Plan District, Middle Columbia  
Slough Subdistrict.

File No. LU 12-213885 CP,ZC,EN  
 1/4 Section 2337,2338,2437,2438  
 Scale 1 inch = 500 feet  
 State\_id 1N2E17 100  
 Exhibit B4 (July 23,2013)

LU 12-213885

EX. C.S. P.1

Planting list for Wetland Mitigation Planting Area 1 (1.40 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Spiraea douglasii</i>	Douglas spiraea	1102	Bareroot	1.5 ft
<i>Salix sitchensis</i>	Sitka willow	380	Live stakes	4 ft
<i>Lonicera involucrata</i>	Twinberry	550	Bareroot	3 ft
<i>Agrastis exarata</i>	Spike benigrass	0.6 lbs	Seed	n/a
<i>Allopecurus geniculatus</i>	Water foxtail	4.0 lbs	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	0.7 lbs	Seed	n/a
<i>Glyceria elata</i>	Tall mannagrass	0.9 lbs	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	21.3 lbs	Seed	n/a

Planting list for Wetland Mitigation Planting Area 2 (0.65 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Salix lasioandra</i>	Pacific willow	132	Live stakes	4 ft
<i>Fraxinus latifolia</i>	Oregon ash	129	Bareroot	6 ft
<i>Spiraea douglasii</i>	Douglas spiraea	439	Live stakes	1.5 ft
<i>Lonicera involucrata</i>	Twinberry	167	Bareroot	3 ft
<i>Agrastis exarata</i>	Spike benigrass	0.3 lbs	Seed	n/a
<i>Allopecurus geniculatus</i>	Water foxtail	1.3 lbs	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	0.4 lbs	Seed	n/a
<i>Glyceria elata</i>	Tall mannagrass	0.6 lbs	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	9.8 lbs	Seed	n/a

Planting list for Wetland Mitigation Planting Area3 (0.94 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Salix lasioandra</i>	Pacific willow	93	Live stakes	4 ft
<i>Populus trichocarpa</i>	Black cottonwood	98	Live stakes	6 ft
<i>Alnus rubra</i>	Red alder	98	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	98	Bareroot	6 ft
<i>Salix sitchensis</i>	Sitka willow	394	Live stakes	4 ft
<i>Spiraea douglasii</i>	Douglas spiraea	587	Bareroot	1.5 ft
<i>Lonicera involucrata</i>	Twinberry	167	Bareroot	3 ft
<i>Agrastis exarata</i>	Spike benigrass	0.4 lbs	Seed	n/a
<i>Allopecurus geniculatus</i>	Water foxtail	2.7 lbs	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	0.6 lbs	Seed	n/a
<i>Glyceria elata</i>	Tall mannagrass	1 lb	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	14.9 lbs	Seed	n/a

Note: Plant materials are to be used for restoration purposes.

Planting list for Turtle Nesting Habitat (0.17 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Festuca occidentalis</i>	Western fescue	0.08 lbs	Seed	n/a
<i>Lolium peruvianum</i>	Spanish clover	0.48 lbs	Seed	n/a
<i>Gilia capitata</i>	Blueglobe	0.05 lbs	Seed	n/a
<i>Achillea millefolium</i>	Yarrow	0.03 lbs	Seed	n/a
<i>Prunella villosa</i>	Heakall	0.07 lbs	Seed	n/a
<i>Lupinus bicolor</i>	Two-color lupine	0.6 lbs	Seed	n/a

Areas identified as "Turtle Nesting Habitat" will be left largely unvegetated as nesting habitat for turtles. The existing turf will be sprayed with glyphosate in September to kill the grass. The soil will be amended with sand and aggregate, and square meter patches a few meters apart will be seeded with the seed mix described above.

Planting list for Buffer Planting Area 1 (0.46 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Symphoricarpos albus</i>	Snowberry	150	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	75	Bareroot	1 ft
<i>Corylus cornuta</i>	Western hazel	75	Bareroot	1.5 ft
<i>Physocarpus opulifolius</i>	Ninebark	75	Bareroot	1.5 ft
<i>Festuca occidentalis</i>	Western fescue	0.6 lbs	Seed	n/a
<i>Lolium peruvianum</i>	Spanish clover	3.2 lbs	Seed	n/a
<i>Gilia capitata</i>	Blueglobe	0.4 lbs	Seed	n/a
<i>Prunella villosa</i>	Yarrow	0.2 lbs	Seed	n/a
<i>Lupinus bicolor</i>	Heakall	0.5 lbs	Seed	n/a
	Two-color lupine	4.4 lbs	Seed	n/a

Planting list for Buffer Planting Area 2 (1.52 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Acer macrophyllum</i>	Bigleaf maple	278	Bareroot	2 ft
<i>Populus trichocarpa</i>	Black cottonwood	154	Bareroot	2 ft
<i>Fraxinus latifolia</i>	Oregon ash	139	Bareroot	2 ft
<i>Symphoricarpos albus</i>	Snowberry	858	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	417	Bareroot	1 ft
<i>Corylus cornuta</i>	Western hazel	417	Bareroot	1.5 ft
<i>Elymus flavus</i>	Blue wildrye	2.3 lbs	Seed	n/a
<i>Bromus cinnatus</i>	California bromw	12.9 lbs	Seed	n/a
<i>Festuca occidentalis</i>	Western fescue	10.6 lbs	Seed	n/a



Planting list for Forest Restoration Area 1 (2.25 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Acer macrophyllum</i>	Bigleaf maple	309	Bareroot	2 ft
<i>Populus trichocarpa</i>	Black cottonwood	228	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	152	Bareroot	3 ft
<i>Symphoricarpos albus</i>	Snowberry	829	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	607	Bareroot	1 ft
<i>Corylus cornuta</i>	Western hazel	607	Bareroot	1 ft

Planting list for Forest Restoration Area 3 (0.24 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Populus trichocarpa</i>	Black cottonwood	50	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	44	Bareroot	3 ft
<i>Symphoricarpos albus</i>	Snowberry	160	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	30	Bareroot	1 ft
<i>Oemlisia cerasiformis</i>	Osoberry	30	Bareroot	1.5 ft
<i>Physocarpus opulifolius</i>	Ninebark	60	Bareroot	2 ft

Planting list for Forest Restoration Area 2 (1.17 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Populus trichocarpa</i>	Black cottonwood	250	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	220	Bareroot	3 ft
<i>Symphoricarpos albus</i>	Snowberry	800	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	150	Bareroot	1 ft
<i>Oemlisia cerasiformis</i>	Osoberry	150	Bareroot	1.5 ft
<i>Physocarpus opulifolius</i>	Ninebark	295	Bareroot	2 ft

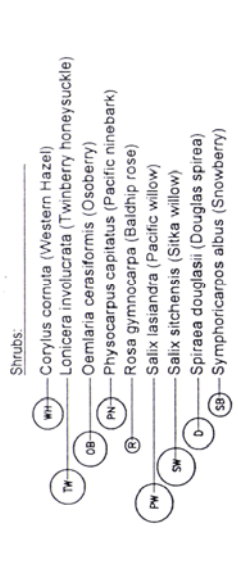
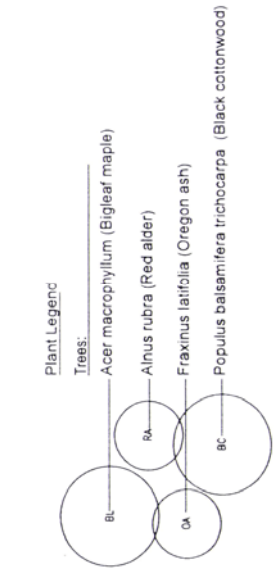
Planting list for Forest Enhancement Area (3.06 acres)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Populus trichocarpa</i>	Black cottonwood	159	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	143	Bareroot	3 ft
<i>Symphoricarpos albus</i>	Snowberry	529	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	106	Bareroot	1 ft
<i>Oemlisia cerasiformis</i>	Osoberry	106	Bareroot	1.5 ft
<i>Physocarpus opulifolius</i>	Ninebark	185	Bareroot	2 ft

Note: Plant materials are to be used for restoration purposes.

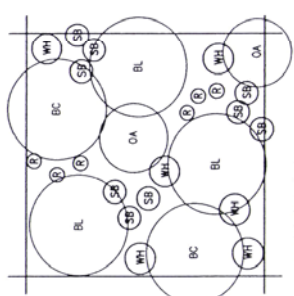
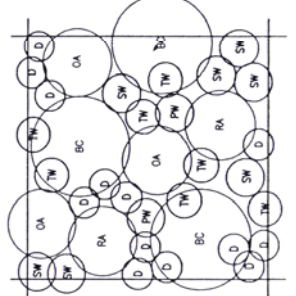
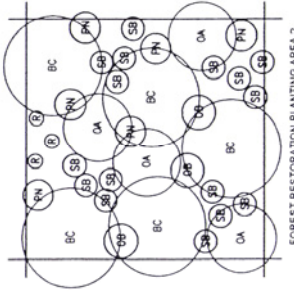
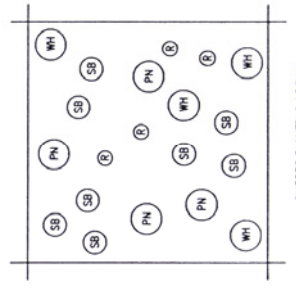
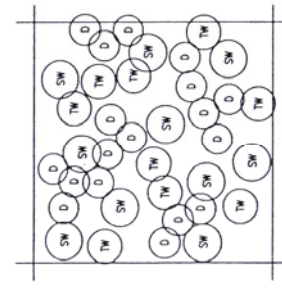
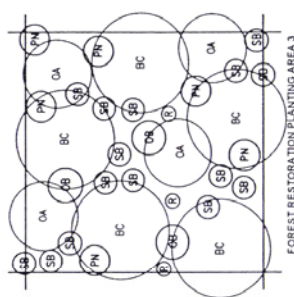
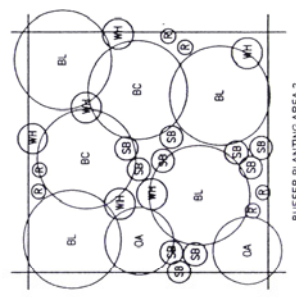
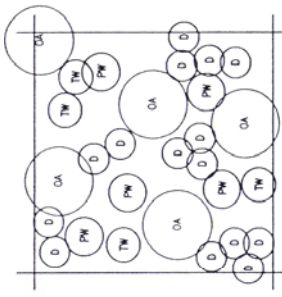
Lu 12-213885  
Ex. C.S. 2





**Notes:**

- See Figures 4A, 4B, 4C, and 4D for complete planting list and plant quantities for individual restoration planting areas.
- Typical 1000 s.f. planting plans shown to illustrate random planting patterns in areas of mitigation and restoration plantings. Planting patterns in enhancement planting areas will vary depending on the presence of existing vegetation. Restoration ecologist to meet on site with landscape contractor prior to planting to review planting patterns.



LU 12-213885

EX.C6

Typical Planting Details for Mitigation and Restoration Planting Areas at Colwood Project Site  
 Portland, Oregon





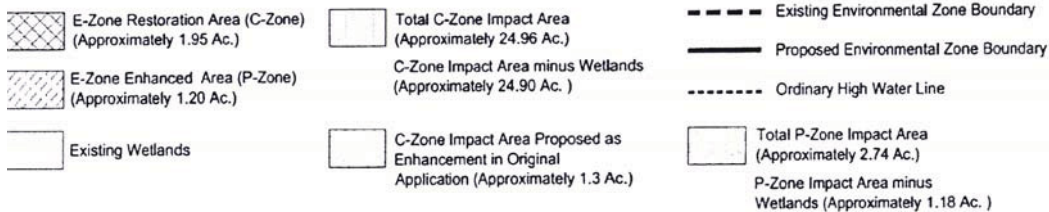


Environmental Zone Restoration Planting List (C-Zone)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Acer macrophyllum</i>	Giant maple	305	Bareroot	2 ft
<i>Populus trichocarpa</i>	Black cottonwood	225	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	150	Bareroot	3 ft
<i>Symphoricarpos albus</i>	Snowberry	819	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	600	Bareroot	1 ft
<i>Corylus cornuta</i>	Western hazel	600	Bareroot	1 ft

Environmental Zone Enhancement Planting List (C-Zone and P-Zone)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Populus trichocarpa</i>	Black cottonwood	89	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	80	Bareroot	3 ft
<i>Symphoricarpos albus</i>	Snowberry	295	Bareroot	1 ft
<i>Rosa gymnocarpa</i>	Baldhip rose	60	Bareroot	1 ft
<i>Oemleria cerasiformis</i>	Cyoberry	60	Bareroot	1.5 ft
<i>Physocarpus opulifolius</i>	Ninebark	104	Bareroot	2 ft



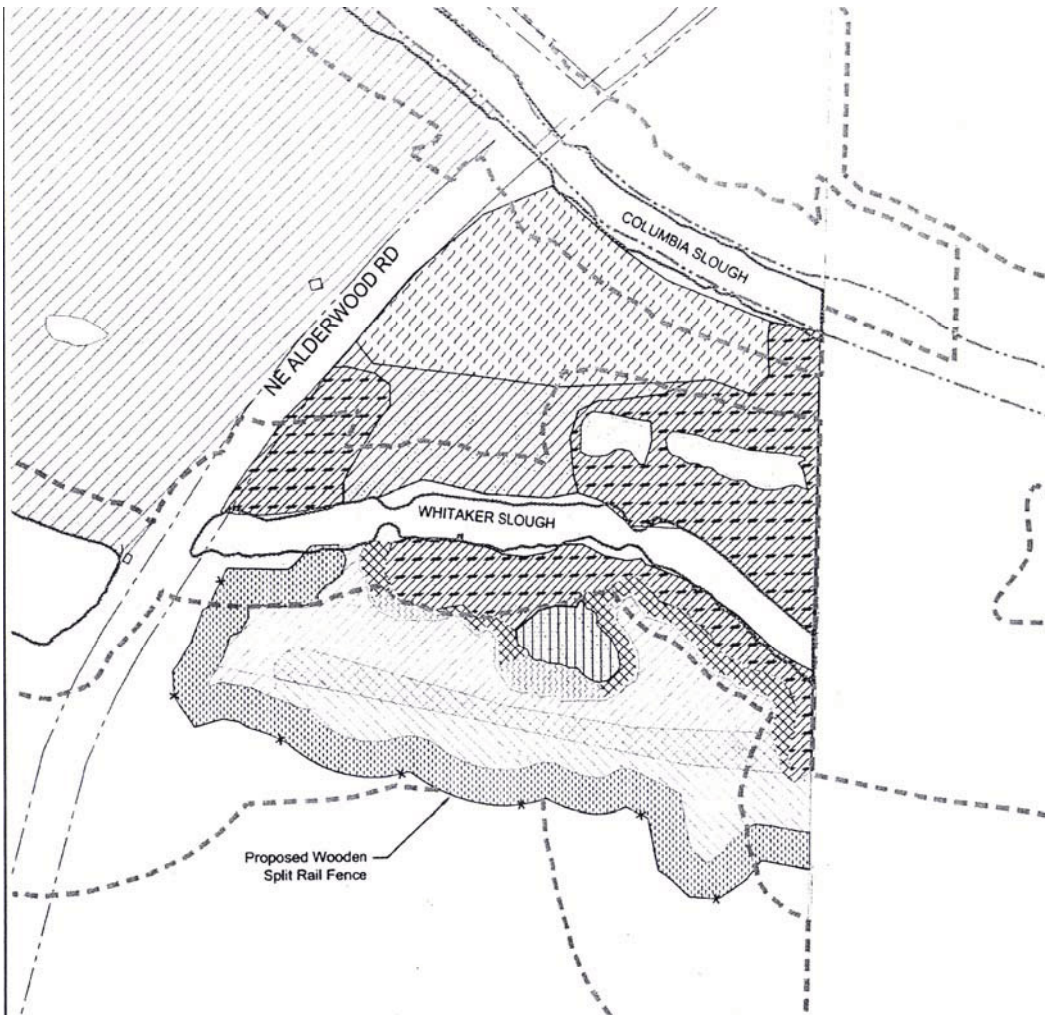
Impact Areas and Planting Areas on Northern Portion of Colwood Project Site - without Aerial Photo  
Portland, Oregon

FIGURE 4B







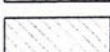

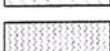





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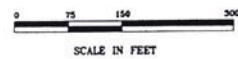
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JUL 23 2013

CITY OF PORTLAND  
HEARINGS OFFICE  
Exhibit #H-26a  
Case # 4130014  
Bureau Case # 12-213885 CP ZC



**LEGEND**

	EXISTING WETLANDS		WETLAND BUFFER PLANTING AREA 2 (1.54 ACRES)
	WETLAND MITIGATION PLANTING AREA 1 (1.40 ACRES)		FOREST RESTORATION PLANTING AREA 1 (2.25 ACRES)
	WETLAND MITIGATION PLANTING AREA 2 (0.65 ACRES)		FOREST RESTORATION PLANTING AREA 2 (1.17 ACRES)
	WETLAND MITIGATION PLANTING AREA 3 (1.02 ACRES)		FOREST RESTORATION PLANTING AREA 3 (0.24 ACRES)
	TURTLE NESTING HABITAT (0.17 ACRES)		FOREST ENHANCEMENT PLANTING AREA (3.06 ACRES)
	WETLAND BUFFER PLANTING AREA 1 (0.46 ACRES)		EXISTING ENVIRONMENTAL ZONE BOUNDARY
			ORDINARY HIGH WATER LINE
			100 YEAR FLOOD LINE



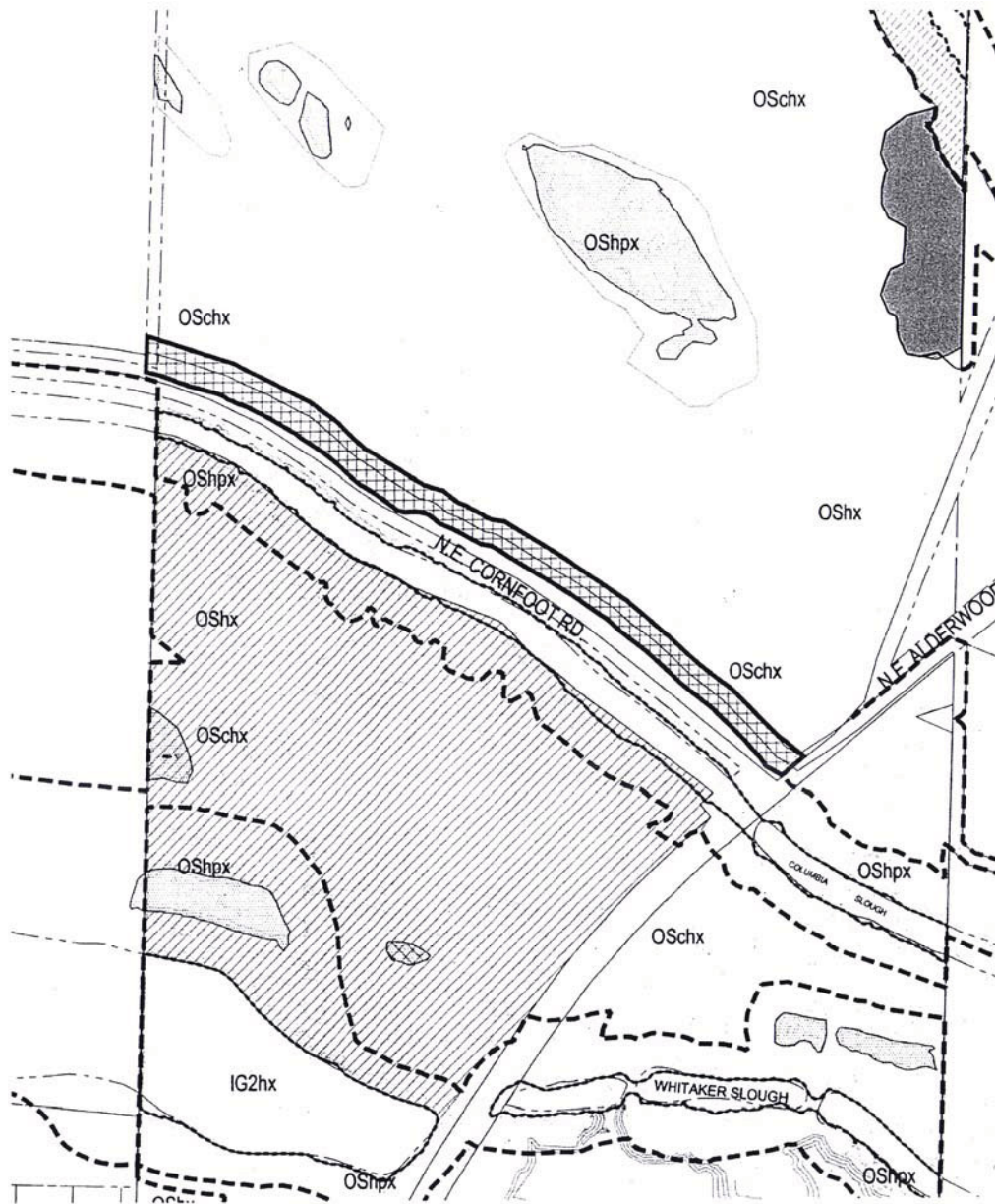
Mitigation Planting Plan on Southern Portion of Colwood Project Site - without Aerial Photo  
Portland, Oregon

**FIGURE 5B**

1-15-13

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JUL 23 2013  
11:41:30 AM

CITY OF PORTLAND  
HEARINGS OFFICE  
Exhibit #H-26b  
Case # 4130014  
Bureau Case # 12-213885 CP ZC



Environmental Zone Restoration Planting List (C-Zone)

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Acer macrophyllum</i>	Bigleaf maple	2440	Bareroot	2 ft
<i>Populus trichocarpa</i>	Black cottonwood	1800	Bareroot	3 ft
<i>Fraxinus latifolia</i>	Oregon ash	1200	Bareroot	3 ft
<i>Symphoricarpos albus</i>	Snowberry	6550	Bareroot	1 ft
<i>Rosa gemmocarpe</i>	Baldship rose	4795	Bareroot	1 ft
<i>Corylus cornuta</i>	Western hazel	4795	Bareroot	1 ft

LEGEND

- Area of E-Zone to include 14.04 Acres of Forest Restoration
- Additional C-Zone Impact (1.3 ac.)
- Wetland
- Existing Environmental Zone Boundary
- Proposed Environmental Zone Boundary
- Ordinary High Water Line



Additional C-Zone Planting Plan  
Portland, Oregon

FIGURE  
A

06 - 26 - 13

RECEIVED  
JUL 9 3 2010

CITY OF PORTLAND  
HEARINGS OFFICE  
Exhibit #H-26c  
Case # 4130014  
Bureau Case # 12-213885 CP ZC

# GENERAL EXPLANATION OF THE CITY COUNCIL PROCESS FOR EVIDENTIARY/DE NOVO HEARINGS

## 1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 140, Portland, OR 97204. Written comments must be received by the time of the hearing and should include the case file number.
- b. Testimony may be submitted orally (see below).

## 2. HEARINGS PROCESS

- a. The order of appearance and time allotments are generally as follows:

Staff Report	10 minutes
Applicant	10 minutes
Supporters of Applicant	3 minutes each
Principal Opponent	15 minutes
Opponents	3 minutes each
Applicant Rebuttal	5 minutes
Council Discussion	

- b. The applicant and proponents have the burden of proof to show that each and every element of the approval criteria can be satisfied. If the applicant is opposing the Hearings Officer's recommendation, the applicant may also argue the criteria are being incorrectly interpreted, the wrong approval criteria are being applied or additional approval criteria should be applied.
- c. In order to prevail, the opponents of the application must persuade the City Council to find that the applicant has not carried the burden of proof to show that the evidence submitted in support of the application demonstrates that each and every element of the approval criteria is satisfied. The opponents may wish to argue the criteria are being incorrectly applied, the wrong criteria are being applied or additional approval criteria should be applied.
- d. The failure to address an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

## 3. OTHER INFORMATION

- a. Prior to the hearing, the case file and the Hearings Officer decision are available for review, by appointment, at the Bureau of Development Services, 1900 SW 4<sup>th</sup> Avenue, Portland, OR 97201. Call 503-823-7300 to make an appoint to review the file.

**If you have a disability and need accommodations, please call 823-4085 (TDD: 823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.**