

Moore-Love, Karla

From: Adam, Hillary
Sent: Thursday, June 11, 2015 10:46 AM
To: Council Clerk – Testimony
Cc: Carter, Tom
Subject: BDS testimony on Conditional Use question - LU 14-218444 HREN (Mt. Tabor)
Attachments: Memo to Council 6-11-15.doc

Please forward to City Council.

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City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

June 11, 2015

TO: Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

FROM: Hillary Adam, City Planner II
Bureau of Development Services

RE: City Council hearing on LU 14-218444 HREN (6325 SE Division Street)

In its appeal to the Council, the Mount Tabor Neighborhood Association asserts that the Water Bureau's proposal requires a conditional use review. Throughout this process, the Water Bureau has taken the position that no conditional use review is required because;

1. The proposal does not constitute a change in use per PCC 33.815.040.A; and
2. The proposed alteration of development does not require conditional use review per PCC 33.815.040.B. The Water Bureau submitted a written analysis in support of this position on May 22, 2015 (letter erroneously dated April 9, 2015).

BDS agrees that the project does not require a conditional use review, as outlined in our presentation to City Council on May 28, 2015, and concurs in the Water Bureau's analysis of the relevant zoning code provisions.