

## Dan Symons

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**From:** Dan Symons  
**Sent:** Monday, August 31, 2020 5:38 PM  
**To:** BPS E-Zone Map Correction Project  
**Cc:** 'DAN SYMONS'  
**Subject:** RE: Ezone Map Correction Testimony

There is really no dispute on the location of the drainages, the lidar matches my ground survey of several years ago within reason.

The issue is taking 50' for buffer along my side of the drainage along the east property line. It cuts into my existing driveway and THE prime upland knoll which is going to be the least impactful for a second building site. Expanding the C-zone to the north just pushes the potential construction disturbance envelope further down the hill in an area that is currently under P-zone and should remain so. Additionally you've granted development rights via a less confining 25' buffer immediately on the opposite side of the drainage that you are trying to take 50' from on my side. I understand that you are trying to respect the existing development on the either side of the drainage but a right is a right whether it has been built yet or not. If the intent of Measures 37 and 49 were truly filled as intended, I would have rights for 8 lots with 2 acres in R10. The rights on what to build and where on my property should not be further eroded without compensation.

Also on the 24<sup>th</sup> of August I received a confirmation for a site visit that I never requested:

*"We have received your request for a site visit as part of the Environmental Overlay Zone Map Correction Project*

Dear Dan Symons,

This email confirms receipt of your site visit request by staff at the City of Portland Bureau of Planning and Sustainability.

Your request has been assigned #8687. Staff will contact you via the email and / or phone number provided to facilitate your request. Please keep this email for your records.

Thank you for your participation."

**Please cancel this unfounded request.** The state sent a letter a few weeks ago requesting a site visit also without a justifiable reason, are these related?

Please respect the "No Trespassing" sign in the driveway, no one has permission to enter until I've granted it in writing for a justifiable need and I am available to be present.

Thank you.

**Dan Symons**  
Symons Engineering Consultants, Inc.  
phone: 503 760 1353

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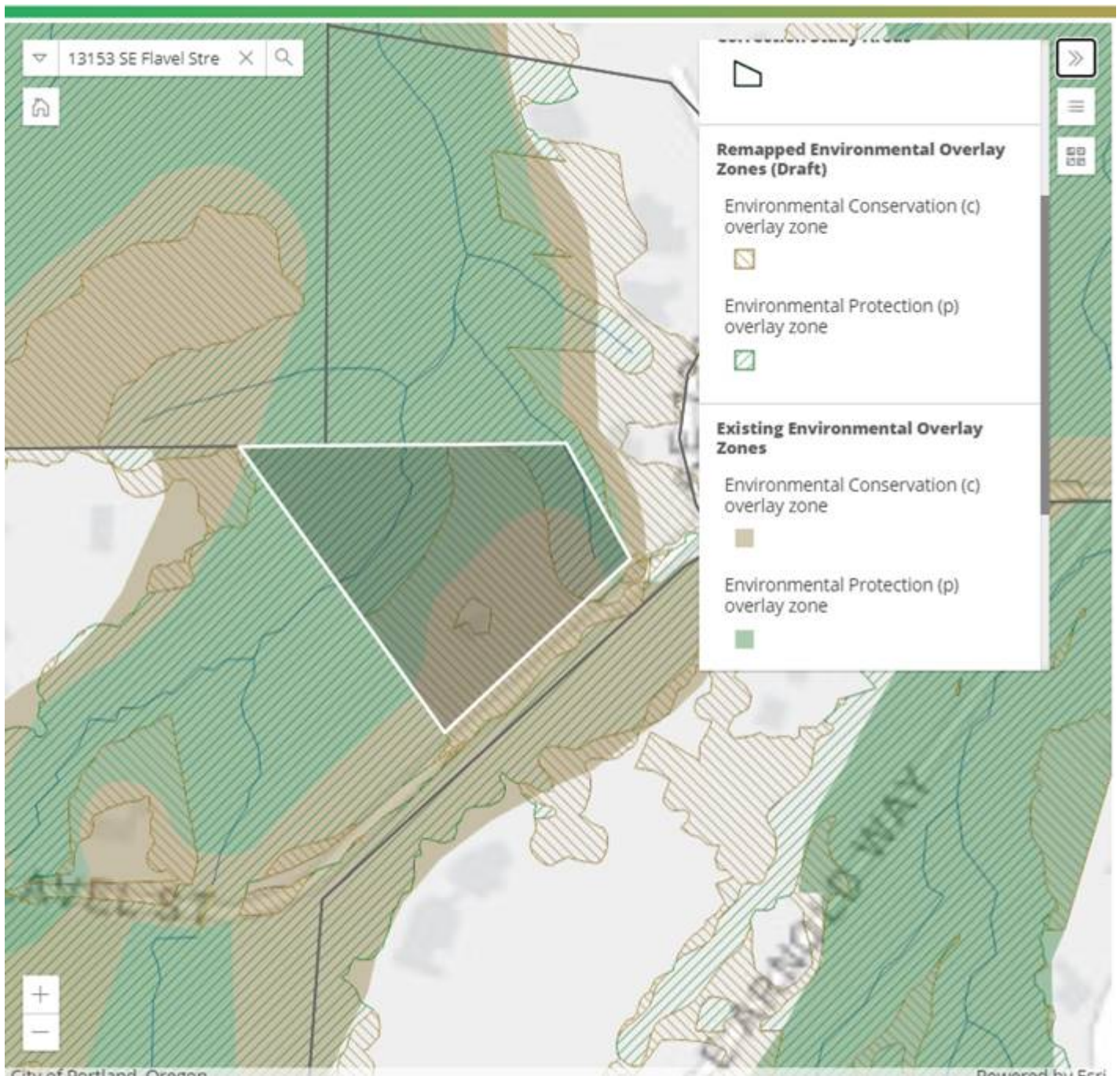
**From:** BPS E-Zone Map Correction Project <ezone@portlandoregon.gov>  
**Sent:** Monday, August 24, 2020 3:38 PM  
**To:** Dan Symons <dans@symonsengineering.com>  
**Cc:** BPS E-Zone Map Correction Project <ezone@portlandoregon.gov>  
**Subject:** Ezone Map Correction Testimony

You provided testimony on the Ezone Map Correction Project regarding 13153 SE Flavel Street. I looked up the site and the proposal is to adjust the boundaries of the protection 'p' zone to follow existing streams and to align the conservation 'c' zone with the tree canopy. Your house would come out of the 'c' zone – no overlay zone is proposed to apply to the house. There is a map below that shows the proposal.

I think a site visit would be good to verify the location of the streams. I've submitted your information and you will receive an email with the next available date and time for a site visit.

One of your concerns was regarding dividing the one lot into two. The proposal doesn't change that. You can still divide into two lots. The lots will have to be located in the 'c' zones and the 'p' zone will need to be protected. That is true under the current zoning as well.

Let me know if you have additional questions. Thanks



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**Mindy Brooks, City Planner**  
*she/her/hers & they/them/theirs*  
**City of Portland Bureau of Planning and Sustainability**  
**503-823-7831**  
[www.portlandoregon.gov/bps/](http://www.portlandoregon.gov/bps/)

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