

City of Portland
City Council

Special Assessment—Open Space Land

10615 SW 42nd Ave.

March 15, 2023 4 pm time certain

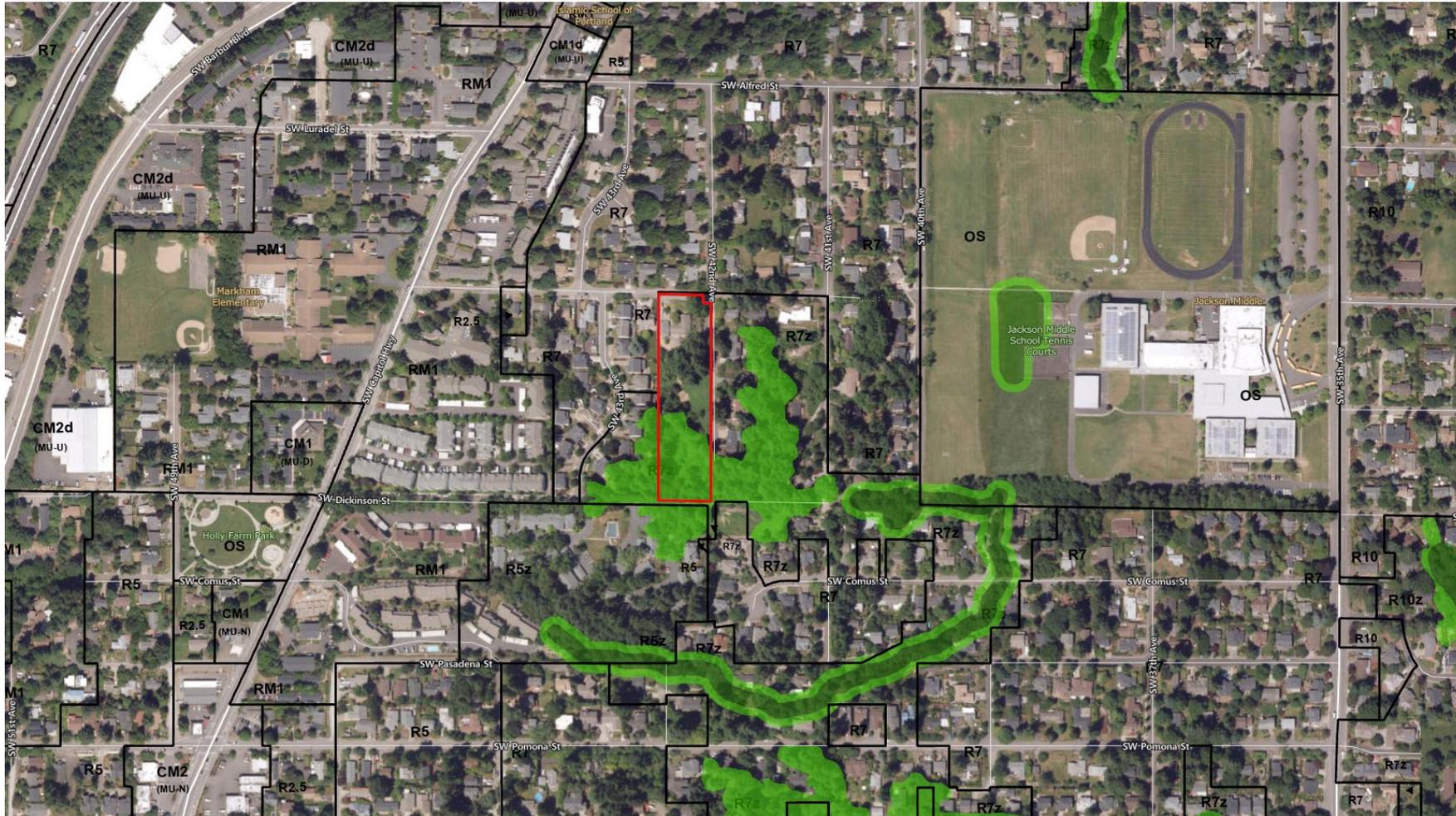
Public Hearing
Staff Presentation

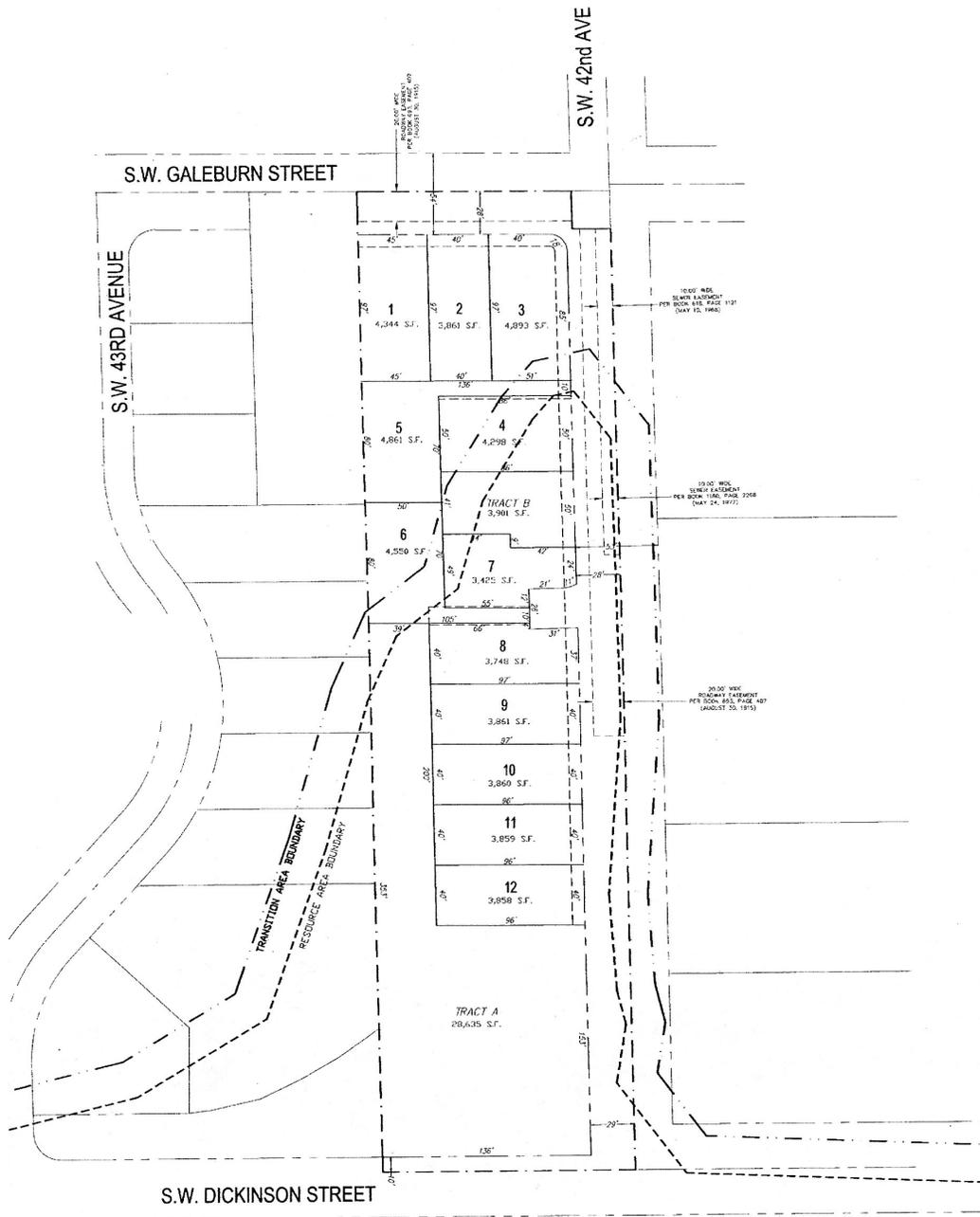
Special Assessment Process

- ORS 308A.306 allows a property owner to apply for an open space assessment.
- Application filed December 30, 2022
- ORS 308A.312 requires a decision by April 1, 2023
- ORS 308A.309 requires a public hearing

Zoning

- 2.44 acre tax lot
- Zoned R7cz
- Property contains a house and accessory dwelling unit





PRELIMINARY PLAT
12-LOT LAND DIVISION

SHADYPEAK DEVELOPMENT
818 SW 11TH AVE
PORTLAND, OR 97210

APPLICANT:

1000 SW 11TH AVE
PORTLAND, OR 97210
360.555.0374

planningResourcesinc.
1000 SW 11TH AVE
PORTLAND, OR 97210



Zoning

- 2.44 acre tax lot
- 2007 preliminary subdivision
- 12 lots proposed

Factors to Weigh

- Factor 1: The projected costs and other consequences of extending urban services to the affected lot or parcel.
- Finding: Property has access to urban services: streets, sanitary sewer, water, police and fire protection, parks, public schools and mass transit.

- Factor 2: The value of preserving the lot or parcel as open space.
- Finding: The value of the property is as residential rather than open space.

Factors to Weigh

- Factor 3: The projected costs and other consequences of extending urban services beyond the affected lot or parcel.
- Finding: Urban services, including water and sewer, currently exist to and beyond the property.

- Factor 4: The projected costs and other consequences, including the projected costs of extending urban services, of expanding the urban growth boundary in other areas if necessary to compensate for any reduction in available buildable lands.
- Finding: Approval would reduce the City's supply of buildable land.

Staff Recommendation

- City Council should vote in favor of the denial.

Questions?