



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
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Date: July 15, 2024

From: Sean Williams, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 24-036049 LDS EN PD
Pre App: PC # 23-025097

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Sean Williams at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Portland Permitting & Development recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: 8/14/24 – 30 days after the date of this RFR**
- **A public hearing before the Hearings Officer is tentatively scheduled for the end of September**

Representative: Chris Goodell
AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | chris@aks-eng.com

Owner: Raleigh Crest LLC
1 SW Columbia St Suite 900
Portland, OR 97204-4044

Applicant: Walter Remmers
Raleigh Crest LLC
3330 NW Yeon Avenue
Portland, OR 97201

Site Address: 6149 SW Shattuck Road

Legal Description: LOT 3&6&7, SHATTUCK; LOT 4&5 POTENTIAL ADDITIONAL TAX \$12 570.80 DISQ SPEC FARM ASSMT 1990, SHATTUCK; LOT 8 POTENTIAL ADDITIONAL TAX \$2 060.20 DISQ SPEC FARM ASSMT 1990, SHATTUCK; TL 100 51.42 ACRES LAND ONLY SEE R329035 (R991180202) FOR IMPS & R329034 (R991180201) FOR MACH & EQUIP 2006/07 FARM DISQUAL OF 14.30 ACRE, POTENTIAL ADDITIONAL TAX \$20,057.13, SECTION 18 1S 1E; TL 100 MACH & EQUIP SEE R329033 (R991180200) FOR LAND, SECTION 18 1S 1E; TL 100 IMPS ONLY SEE R329033 (R991180200) FOR LAND, SECTION 18 1S 1E; TL 100 0.37 ACRES, SECTION 18 1S 1E

Tax Account No.: R761700050, R761700070, R761700220, R991180200, R991180201, R991180202, R991182960

State ID No.: 1S1E18CB 00600, 1S1E18CB 00900, 1S1E18CB 00100, 1S1E18 00100, 1S1E18 00100A1, 1S1E18 00100A2, 1S1E18CC 00100

Quarter Section: 3623

Neighborhood: Hayhurst, contact at contact-hayhurst@swni.org

Business District: None

District Coalition: District 4, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: None

Other Designations: Potential Landslide Hazard, Flood Hazard

Zoning: Residential 7,000 (R7), Residential 10,000 (R10), Environmental Conservation (c) and Protection (p) Overlays, Constrained Sites (z) Overlay

Case Type: Land Division Subdivision (LDS), Environmental (EN), Planned Development (PD) Review

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:
The applicant is requesting to subdivide the approximately 51-acre subject property into 130 lots for attached houses and 133 lots for detached houses. Multiple special purpose tracts are proposed for open space/recreation area, stormwater facilities, and environmental resource protection. The applicant is proposing to plat the subdivision in multiple stages, per 33.633.

New public streets, alleys, and pedestrian connections are proposed internal to the site to serve the development and frontage improvements are proposed along the sites SW Shattuck Road frontage. A segment of the Red Electric Trail is proposed along the northern portion of the site connecting SW Shattuck Road to SW Dover Street. Sanitary sewer and water extensions are proposed within the new streets to serve the development. Stormwater management associated with streets and new development consists of collection, treatment, and discharge to adjacent drainageways.

All trees located outside of environmental zones that are subject to 33.630, Tree Preservation are proposed for removal with mitigation consisting of planting new trees throughout the site. A geotechnical report and landslide hazard study have been submitted to address Landslide Hazard Area Approval Criterion (33.632). A Transportation Impact Study has been submitted to address Transportation Impacts approval criterion (33.641).

Planned Development review is requested for modifications to lot dimensions and site-related development standards as follows:

- Setbacks (33.110.220): From 20-foot front to 10-foot front for attached houses and 15-foot front for detached houses. From 10-foot side/rear to 5-foot side/rear for attached house lots and 5-foot side for detached house lots
- Height (33.110.215): From 30 to 35-feet for all attached houses and select detached houses.
- Building Coverage (33.110.225): From variable amount based on table 110-5 to 60 percent for attached house lots and 60 percent for select detached house lots where one-story homes are proposed.
- Required Outdoor Areas (33.110.240): From a minimum dimension of 12 ft. by 12 ft. to 10 ft. by 10 ft. for attached house lots.
- Length of street facing garage wall (33.110.250.C): from 50 to 60 percent of the length of the street-facing building façade for approximately 8 irregularly shaped lots.
- Minimum lot area (33.610.200.B): From a minimum of 6,000 square feet for detached house lots to no less than 5,000 square feet.
- Split Zoned Lots (33.610.500): Allow 7 lots to be split zoned R7 and R10

There are three distinct locations where work and development are proposed within an environmental overlay zone. Of those three locations, two are associated with construction for and development of the subdivision's sanitary and stormwater sewer systems. The third is associated with development of a section of the Red Electric trail, a public, multi-use trail envisioned to be part of a larger trail network connecting the Tualatin and Willamette Rivers.

The trail is proposed along the northern portion of the site, meandering between access points at SW Dover Street to the west and SW Shattuck Road to the east. The trail is proposed within the Environmental Conservation 'c' and Protection 'p' zone overlays and must therefore meet all the applicable standards to occur by right. In this case, the proposal is not meeting two applicable development standards: 33.430.190.B which limits the width of a public trail to no wider than 4 feet and 33.430.190.E which limits removal of native trees to those with a diameter of 12-inches or less.

Of the two projects associated with the sanitary sewer improvements, one is proposed to connect the new development to an existing sewer main at a maintenance hole within the identified wetlands at the south end of the site. The other is proposed off-site about 690 feet north of the northwest corner of the site in an undeveloped portion of the right-of-way of SW 65th Avenue where it transects identified wetlands and a tributary of Fanno Creek. In both cases, the work is proposed with the Environmental Protection 'p' overlay zone. A portion of the work is also within an Environmental Conservation 'c' overlay zone in the southern on-site wetland. Work within the environmental overlays must meet all applicable standards to occur

by right. In this case, the work and the land division more generally are subject to the development standards for land divisions in 33.430.160. The proposed utility work within the environmental overlay zones exceeds the maximum disturbance area limits of 33.430.160.B and doesn't meet 33.430.160.J, which requires that the proposal meet the standards of 33.430.150 for utility lines. 33.430.150.C does not allow utility construction within a stream channel, identified wetland, or water body.

The two proposed stormwater sewer improvements are for stormwater outfalls, one off-site near the northern sanitary sewer upgrades and one in the southern wetland area northeast of those sanitary sewer improvements. Both outfalls are proposed within the Environmental Protection 'p' overlay zone. Work within the environmental overlays must meet all applicable standards to occur by right. In this case, 33.430.160.K requires that the standards for stormwater outfalls in 33.430.180 be met. 33.430.180.H limits the number of outfalls at a site to one and the size of the outfall pipe to no more than 6-inches in diameter. There are multiple outfalls proposed on the site and both proposed outfalls will be larger than 6-inches in diameter.

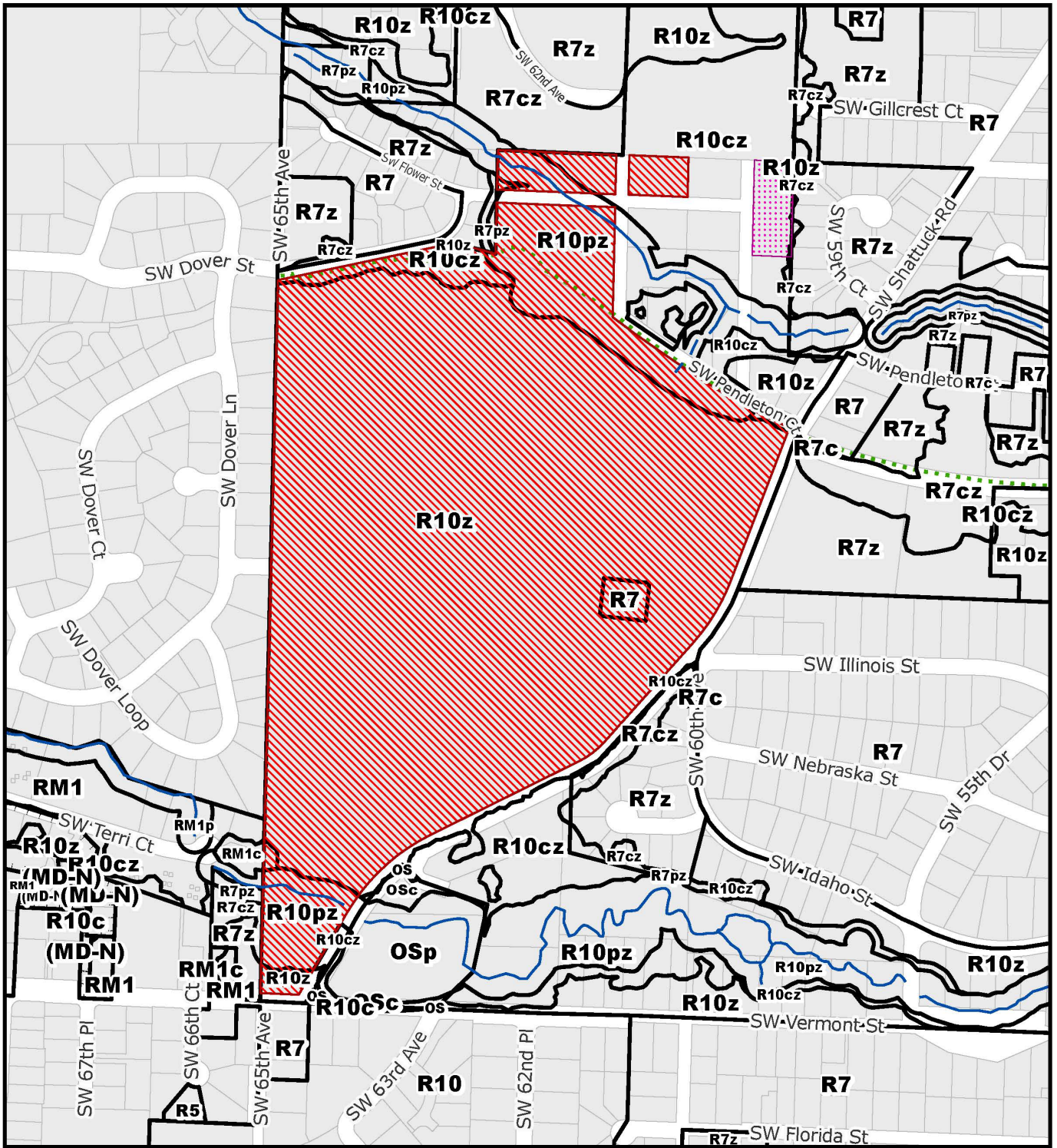
Since all of the above-mentioned elements of the proposal are not meeting one or more of the applicable development standards, per 33.430.220, Environmental Review is required.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in sections:

- **33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**
- **33.854.310, Approval Criteria for Planned Developments in All Zones (E-H only)**
- **33.854.320, Approval Criteria for Modifications of Site-Related Development Standards**
- **33.430.250.A, Approval Criteria for Environmental Review**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on April 25, 2024 and determined to be complete on June 28, 2024.

Enclosures: Zoning Map, Site Plans

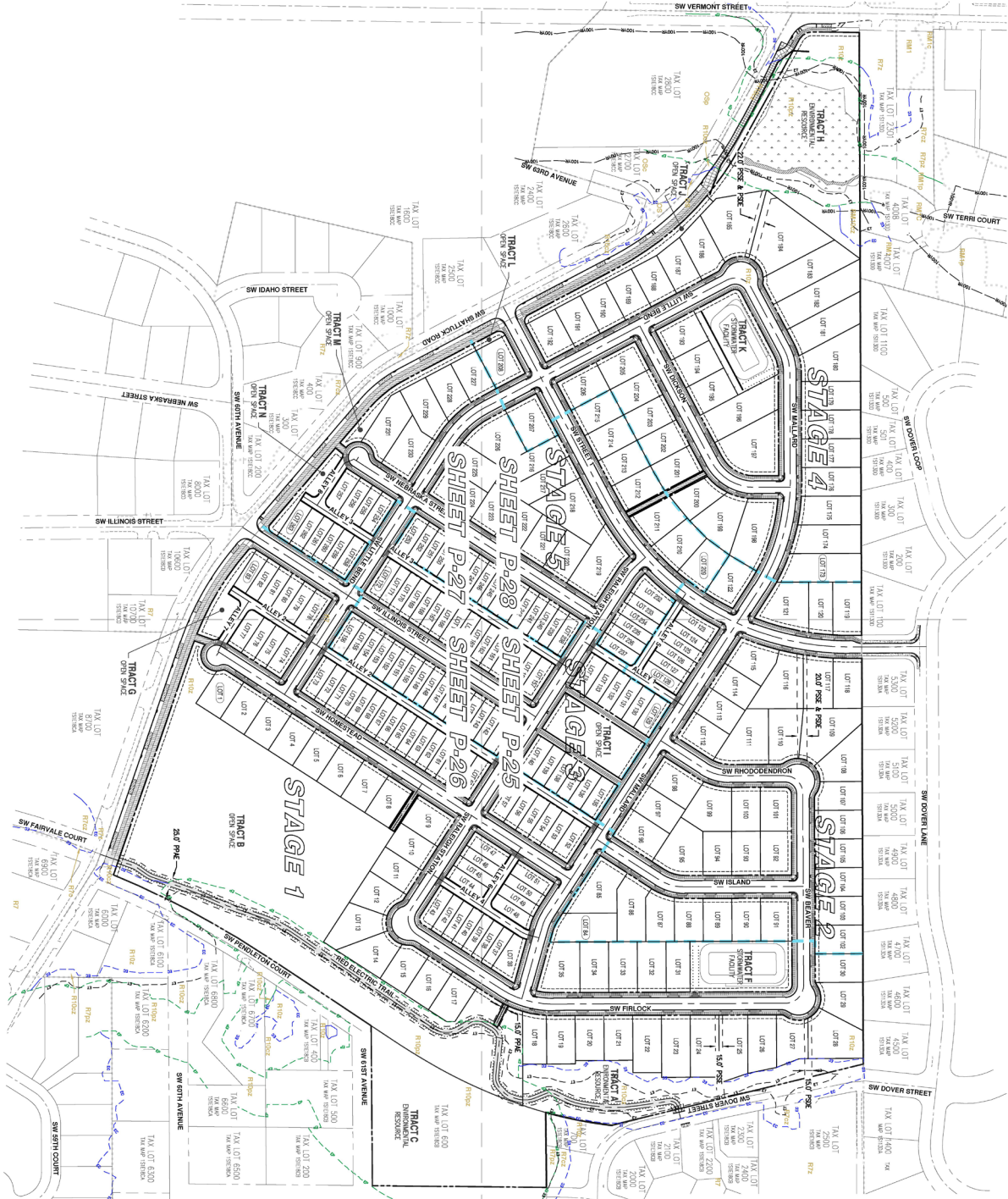


For Zoning Code in Effect Post October 1, 2022

ZONING

-  Site
-  Also Owned Parcels
-  Stream
-  Recreational Trails

File No.	LU 24-036049 LDS EN PD
1/4 Section	3623
Scale	1 inch = 400 feet
State ID	1S1E18 100
Exhibit	B Apr 26, 2024



LU 24-036049 LDS EN PD

SCALE: 1" = 100 FEET

PRELIMINARY STREET AND SITE PLAN OVERVIEW
RALEIGH CREST PLANNED DEVELOPMENT SUBDIVISION
PRELIMINARY PLANS
PORTLAND, OREGON

LEGEND

- SEWER
- MULTI-USE PATH
- STORMWATER PAVEMENT (ROAD)
- RESIDENTIAL DRIVEWAY APPROACH
- ALLEY DRIVEWAY APPROACH
- RED ELECTRIC TRAIL
- C ZONE BOUNDARY
- P ZONE BOUNDARY
- 100' TYP. EASEMENT FOR 100' WIDE EASEMENT
- LOT BOUNDARY

EASEMENT ABBREVIATION LEGEND

- PVE PUBLIC VEHICULAR ACCESS EASEMENT
- PEE PUBLIC EGRESS EASEMENT
- PESE PUBLIC EGRESS SERVICE EASEMENT
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08 NUMBER: 9454
 DATE: 06/27/2024
 DRAWN BY: SSM/ML
 CHECKED BY: SSM/ML
 SCALE: 1" = 100'

