City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 22, 2013
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@portlandoregon.gov

NOTICE OF A TYPE IX PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on November 21, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-210647 LDP, in your letter. It also is helpful to address your letter to me, Kate Green.

CASE FILE NUMBER: LU 13-210647 LDP

Applicant: Kristy Lakin/Woodstock Commons LLC
1662 NW Riverscape Street / Portland OR 97209

Site Address: 6810 SE 45TH AVENUE
Legal Description: BLOCK 7 LOT 6 EXC PT IN ST, EATON AC; BLOCK 7 LOT 7 EXC PT IN ST, EATON AC; BLOCK 7 LOT 6, EATON AC
Tax Account No.: R234001170, R234001190, R234001170, R234001170, R234001170
State ID No.: 1S2E19BB 13700, 1S2E19BB 13701, 1S2E19BB 13700, 1S2E19BB 13700, 1S2E19BB 13700
Quarter Section: 3735
Neighborhood: Brentwood-Darlington/Cory Tyler/corguypdx@yahoo.com
Business District: Woodstock Community Business Association/Sean Daugherty/503-754-2636
District Coalition: Southeast Uplift/Bob Kellett/503-232-0010
Zoning: Single Dwelling 5,000 (R5) Alternative Design Density overlay (a)
Case Type: Land Division-Partition (LDP)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

Proposal: The applicant proposes a **Land Division-Partition** to divide two lots (Lots 6 and 7) into 3 parcels. Each parcel is to be developed with a single dwelling residence. The proposed site area for each parcel is as follows:

- Parcel 1 5,818 square feet

A new house and detached accessory dwelling unit (ADU) were recently constructed on this proposed parcel per residential permits 12-156229 RS and 12-156237 RS.

- Parcel 2 7,004 square feet
- Parcel 3 6,993 square feet

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed

within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create 3 units of land (3 parcels). Therefore this land division is considered a partition.

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 **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones**.

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 submitted, provided that the application is complete at the time of submittal or complete within 180 days. This application was submitted on September 27, 2013 and determined to be complete on October 18, 2013.

DECISION MAKING PROCESS: The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Avenue, Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

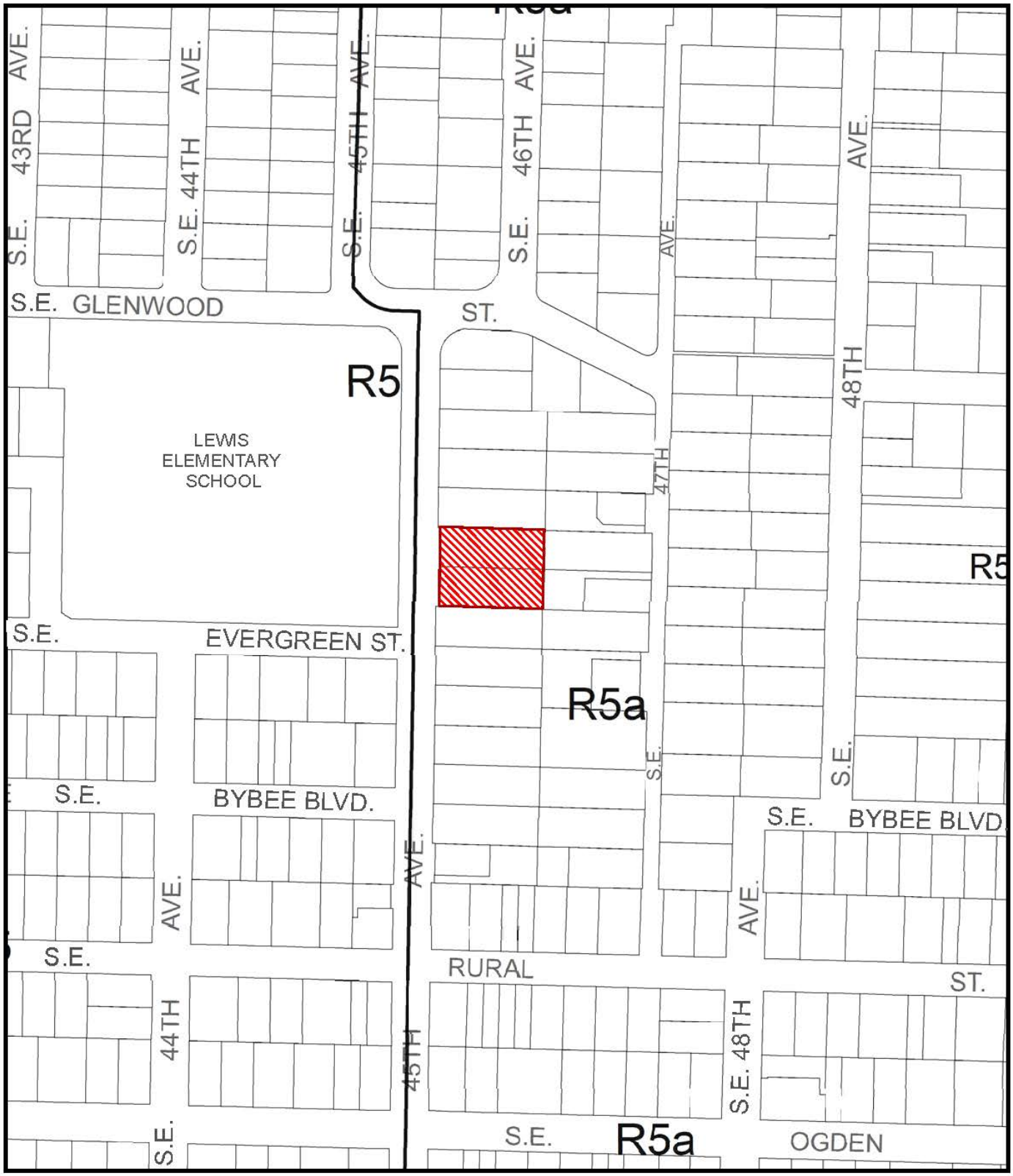
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of 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 homepage on the Internet at www.portlandonline.com.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS: If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map, Preliminary Partition Plat, Preliminary Utility and Site Plan



ZONING

Site

NORTH

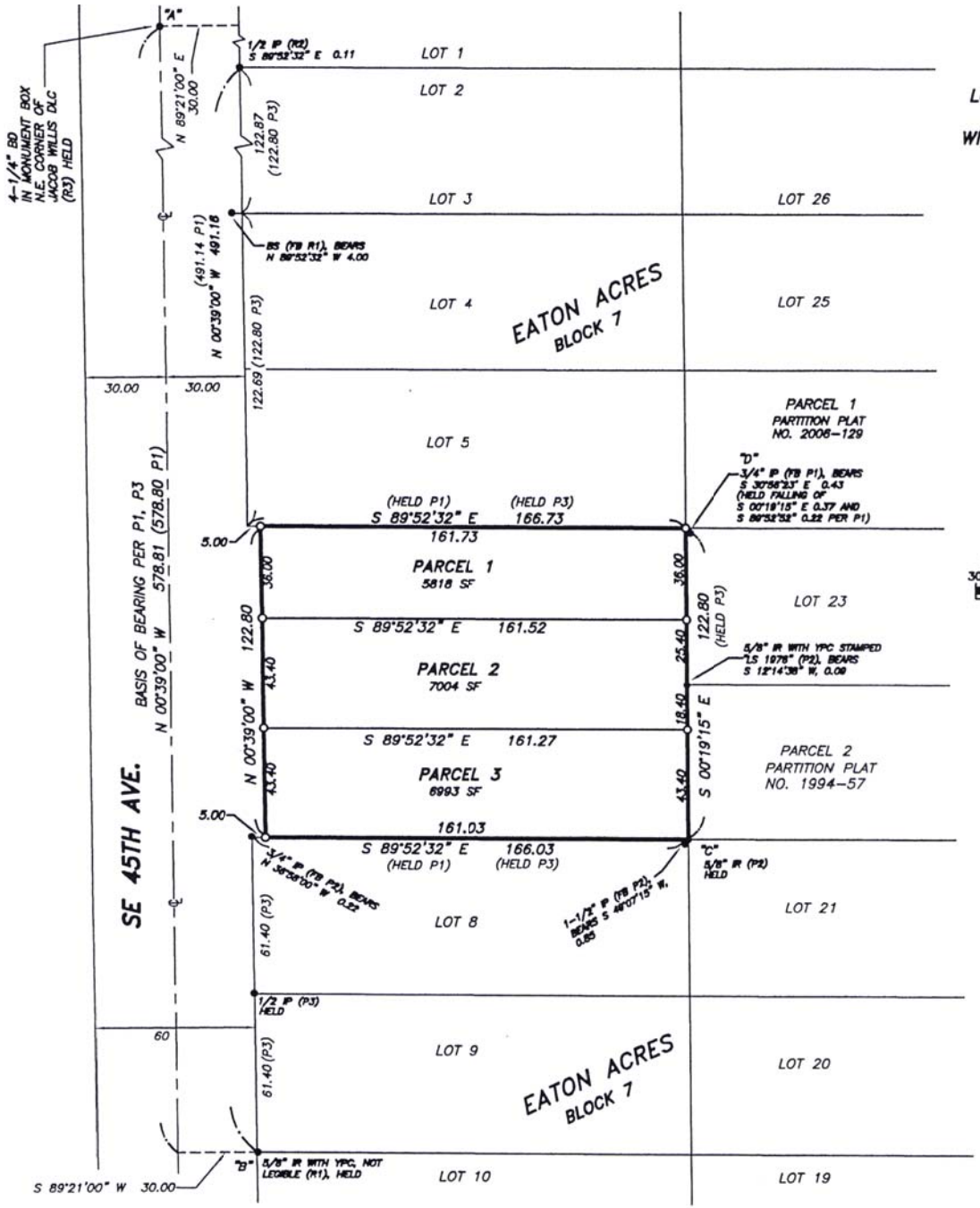
File No. LU 13-210647 LDP
1/4 Section 3735
Scale 1 inch = 200 feet
State_Id 1S2E19BB 13700
Exhibit B (Oct 01,2013)

PRELIMINARY PARTITION PLAT
(WOODSTOCK COMMONS)

LOTS 6 AND 7, BLOCK 7, EATON ACRES, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: AUGUST 26, 2013 SCALE: ~~1"=30'~~ NONE

FOR: WOODSTOCK COMMONS LLC



GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

LEGEND

- O = 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC. INC." TO BE SET
- ● = MONUMENT FOUND AS NOTED.
- ℄ = CENTERLINE ROAD
- BD = BRASS DISK
- BS = BRASS SCREW
- FB = FOUND BY
- FNC = FENCE
- IP = IRON PIPE
- IR = IRON ROD
- IRF = IRON ROD FENCE
- P1 = PARTITION PLAT NO. 2006-129
- P2 = PARTITION PLAT NO. 1994-57
- P3 = PLAT OF EATON ACRES
- PL = PROPERTY LINE
- R1 = SN 50779
- R2 = SN 9339
- R3 = BT BOOK H, PAGE 286
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
- SF = SQUARE FEET
- WRF = WIRE FENCE
- YPC = YELLOW PLASTIC CAP
- ( ) = RECORD INFORMATION

NOTE

1. THE FINAL PLAT WILL SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN THE LAND DIVISION CASE FILE.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWABLE: 12/31/13

REVISED:

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
Fax: (503) 408-2370

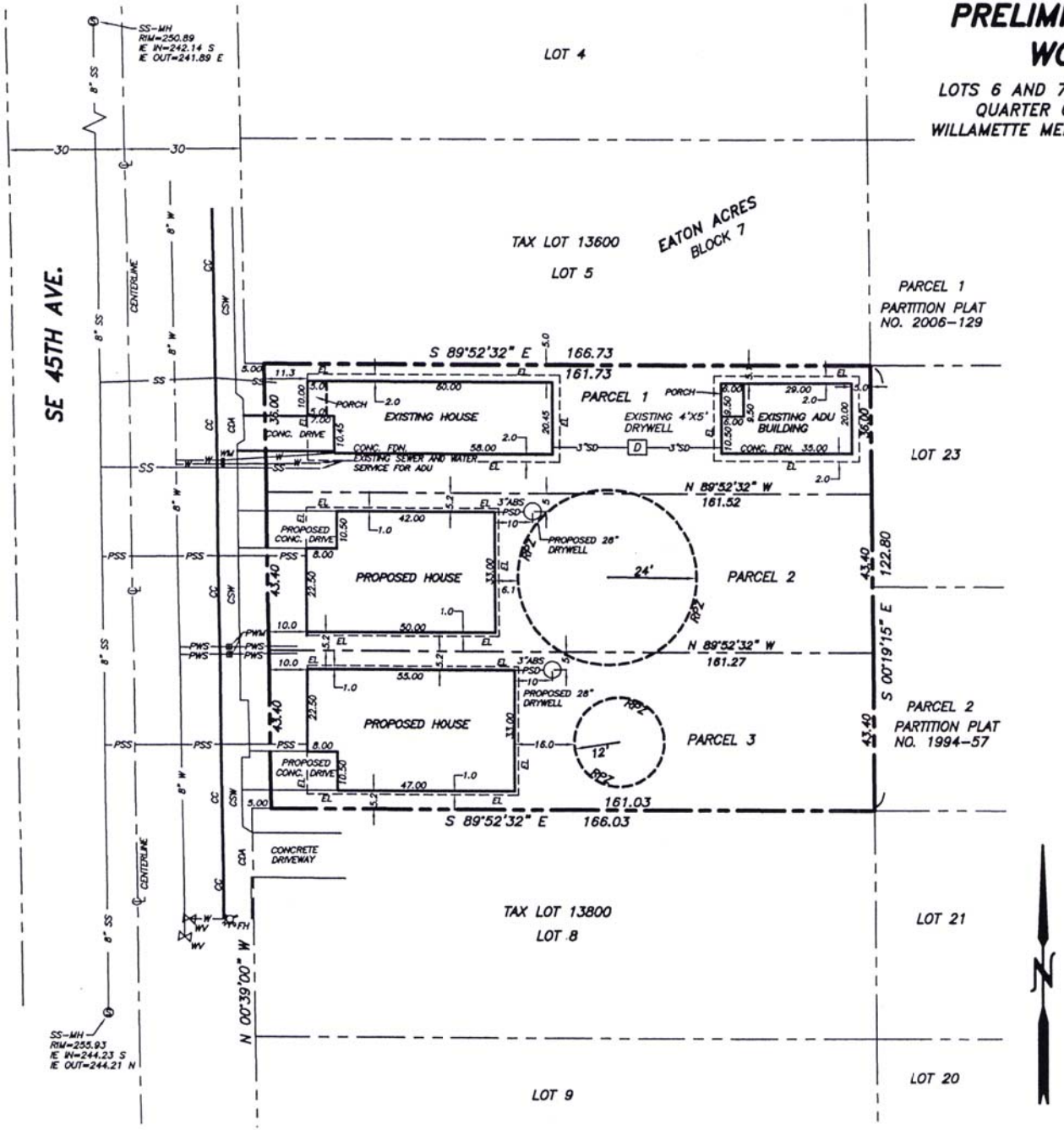
DATE: AUG. 26, 2013	FILE: L12041PRE.DWG
DRAWN BY: CJH	JOB NO. L12041

PRELIMINARY UTILITY AND SITE PLAN
WOODSTOCK COMMONS

LOTS 6 AND 7, BLOCK 7, EATON ACRES, SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: AUGUST 26, 2013 SCALE: ~~1"=20'~~ NONE

FOR: WOODSTOCK COMMONS LLC



LEGEND

- ℄ = CENTERLINE ROAD
- = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = WATER METER
- = WATER VALVE
- CC = CONCRETE CURB
- CDA = CONCRETE DRIVEWAY APRON
- CSW = CONCRETE SIDEWALK
- D = PROPOSED DRYWELL
- EL = EAVE OVERHANG LINE
- EP = EDGE OF PAVEMENT
- FH = FIRE HYDRANT
- MH = MANHOLE
- PL = PROPERTY LINE
- RPZ = ROOT PROTECTION ZONE
- SD = STORM DRAIN LINE
- SF = SQUARE FEET
- SS = SANITARY SEWER LINE
- PSS = PROPOSED SANITARY SEWER LINE
- PSD = PROPOSED STORM DRAIN LINE
- W = WATER LINE
- PWS = PROPOSED WATER SERVICE
- WM = WATER METER
- WV = WATER VALVE

NOTES

1. AN INDIVIDUAL 28 INCH X 10 FOOT DEEP DRYWELL WILL BE INTALLED ON LOTS 2 AND 3 PER BES STORMWATER SPECIFICATIONS. SAID DRYWELL WILL MANAGE THE RUNOFF FROM THE HOUSE ROOF DRAINS.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
2231
RENEWS: 12/31/13

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

Plaza 125, Building G
12730 SE Stark Street
Portland, Oregon 97233
Phone: (503) 408-1507
Fax: (503) 408-2370

DATE: AUG. 26, 2013	FILE: L12041SITE.DWG
DRAWN BY: SPD	JOB NO. L12041