



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: November 7, 2013
To: Interested Person
From: Kathy Harnden, Land Use Services
503-823-7318 / Kathy.Harnden@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 December 9, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-153470 LDP, in your letter. It also is helpful to address your letter to me, Kathy Harnden.

CASE FILE NUMBER: LU 13-153470 LDP

Applicant/Owners: Anne Galisky and Rebecca Shine
619 NE Graham St
Portland, OR 97212-3105

Site Address: 6806 N AMHERST ST

Legal Description: BLOCK 3 LOT 10, WILLAMETTE BLVD AC; BLOCK 3 LOT 11, WILLAMETTE BLVD AC

Tax Account No.: R912801330, R912801350

State ID No.: 1N1E07CB 06100, 1N1E07CB 06700

Quarter Section: 2223

Neighborhood: University Park, contact Andrew Noethe at 503-679-2347.

Business District: None

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: Residential 5,000 (R5)

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 to divide this basically flat, 9750 square foot lot into two parcels that will be consistent with the site's R5 zoning. The existing lot is 53.7 feet wide at its frontage on N Amherst Street, and 65.7 feet wide at the rear end of the site, and is 150 feet deep. The existing house on the site will remain. The rear of the property will be developed with a flag lot

that will be 63.7 feet wide by 68 feet deep. Access to the flag will be via a pole running along the west side of the site. Two large Douglas fir trees at the rear of the site will be preserved. The flag will be developed with a duplex structure which will have two 9' x 18' parking spaces. All utilities will be located in the pole and a drywell will capture stormwater runoff.

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, Design Review, 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 2 units of land. Therefore this land division is considered a partition.

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval 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 May 14, 2013 and determined to be complete on November 7, 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 Ave., 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.

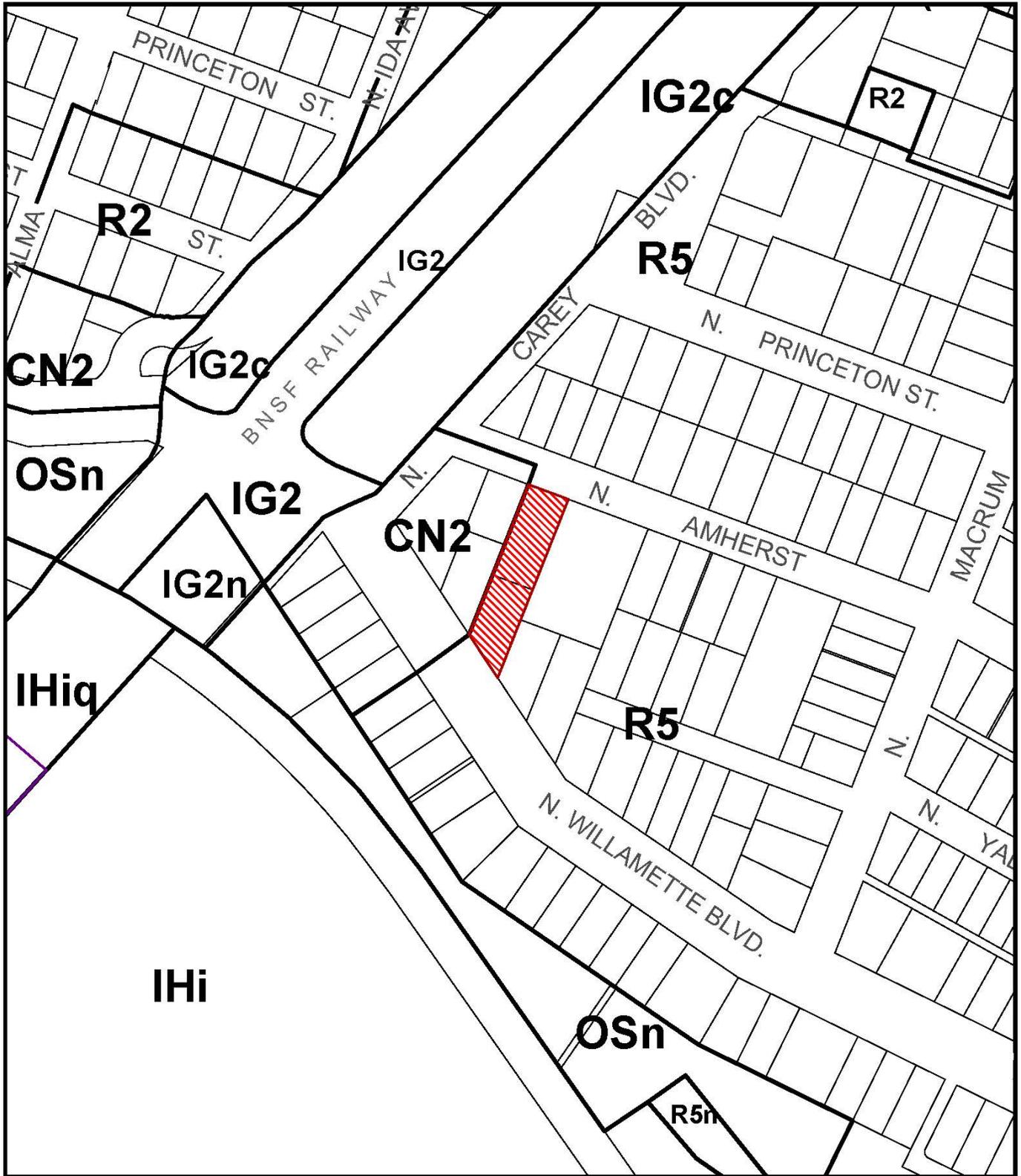
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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; Site Plan



ZONING



File No. LU 13-153470 LDP
 1/4 Section 2223
 Scale 1 inch = 200 feet
 State_Id 1N1E07CB 6100
 Exhibit B (May 16, 2013)

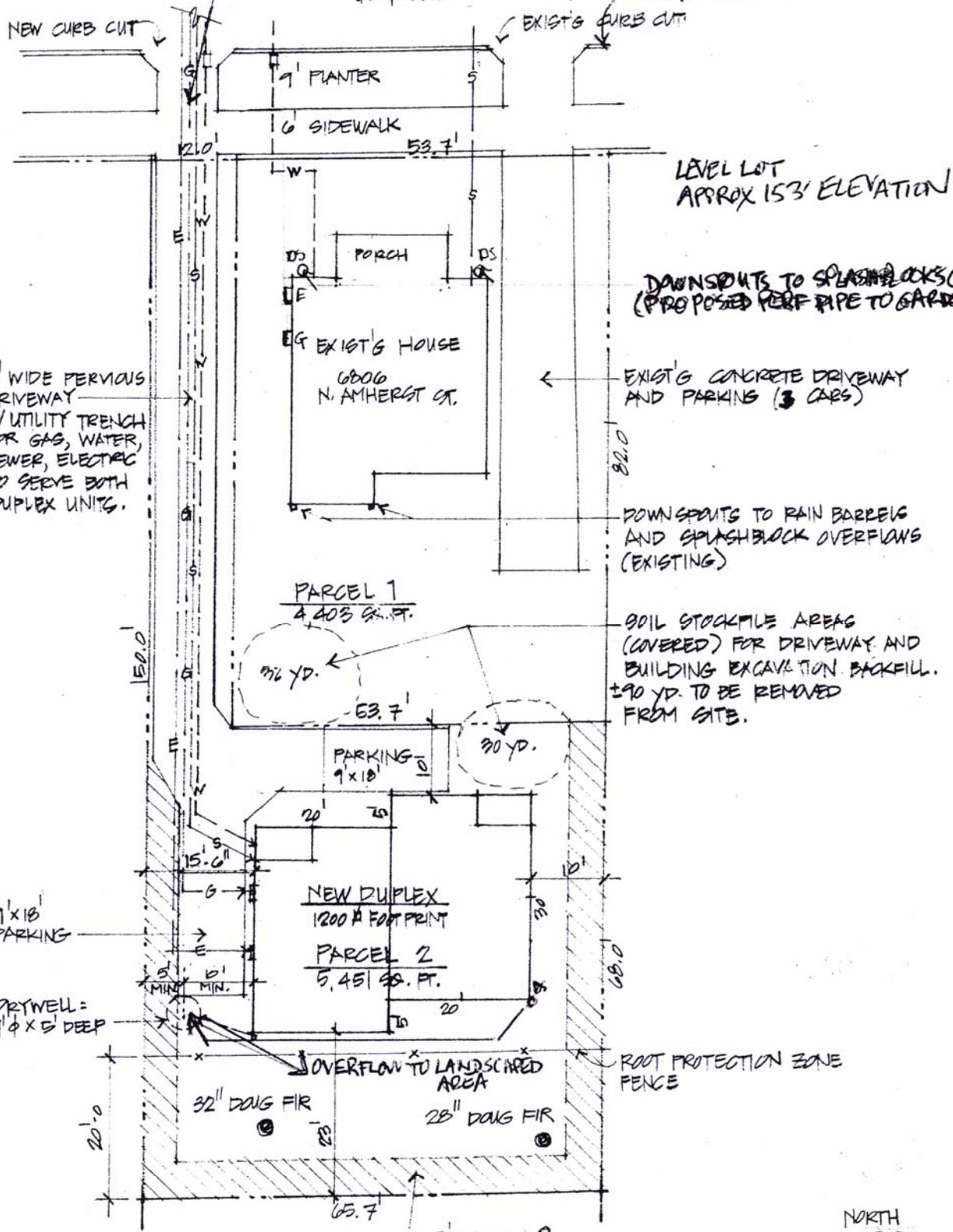
RECEIVED

NOV 04 2013

CONSTRUCTION ENTRANCE =
GRAVEL & BIODAGS AS REQ'D
FOR EROSION CONTROL

N. AMHERST ST.
60 R.O.W.

CURB HEIGHT = 6"



9' WIDE PERVIOUS
DRIVEWAY
W/ UTILITY TRENCH
FOR GAS, WATER,
SEWER, ELECTRIC
TO SERVE BOTH
DUPLEX UNITS.

LEVEL LOT
APPROX 153' ELEVATION

EXIST'G CONCRETE DRIVEWAY
AND PARKING (3 CARS)

DOWNSPOUTS TO RAIN BARRELS
AND SPLASHBLOCK OVERFLOWS
(EXISTING)

SOIL STOCKPILE AREAS
(COVERED) FOR DRIVEWAY AND
BUILDING EXCAVATION BACKFILL.
90 YD. TO BE REMOVED
FROM SITE.

PARCEL 1
4,405 SQ. FT.

NEW DUPLEX
1200 # FOOTPRINT

PARCEL 2
5,451 SQ. FT.

9' x 18'
PARKING

DRYWELL:
4' x 5' DEEP

ROOT PROTECTION ZONE
FENCE

5' WIDE L3
LANDSCAPE BUFFER



SITE PLAN • 1" = 20'-0"

GAUSKY LAND DIVISION

UTILITIES, CLEARING, TREE PRESERVATION, EXISTING CONDITIONS