



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
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**Date:** December 2, 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 January 2, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-184624 LDP, in your letter. It also is helpful to address your letter to me, Kate Green.

## **CASE FILE NUMBER: LU 13-184624 LDP**

**Applicant:** Rob Humphrey/Faster Permits  
14334 NW Eagleridge Lane/Portland OR 97229

**Property Owner:** Katie Merritt/Bellajour LLC  
PO Box 66406/Portland OR 97290

**Site Address:** vacant lot south of 7422 N WILLIAMS AVENUE

**Legal Description:** BLOCK 16 LOT 9, LOVELEIGH  
**Tax Account No.:** R512004820  
**State ID No.:** 1N1E15AA 14801  
**Quarter Section:** 2330  
**Neighborhood:** Piedmont/ Brian Borrello/503-754-5595  
**Business District:** North-Northeast Business Assoc/ Joice Taylor/503-445-1321  
**District Coalition:** North Portland Neighborhood Services/ Mary Jaron Kelley/503-823-4099  
**Zoning:** Multi-Dwelling Residential 2,000 (R2)  
Aircraft Landing ([h](#)) overlay

**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 a 5,000 square foot property into 2 parcels for detached houses. A one-foot right-of-way dedication is to be provided along the site's N Williams Avenue frontage. Each parcel will be 2,475 square feet. A 5-foot no-build easement is proposed along the north boundary of Parcel 1. New onsite drywells are proposed for stormwater management on each parcel, and water and sanitary sewer connections are proposed from facilities in N Williams Avenue.

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 (2 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 July 24, 2013 and determined to be complete on November 26, 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](http://www.portlandonline.com).

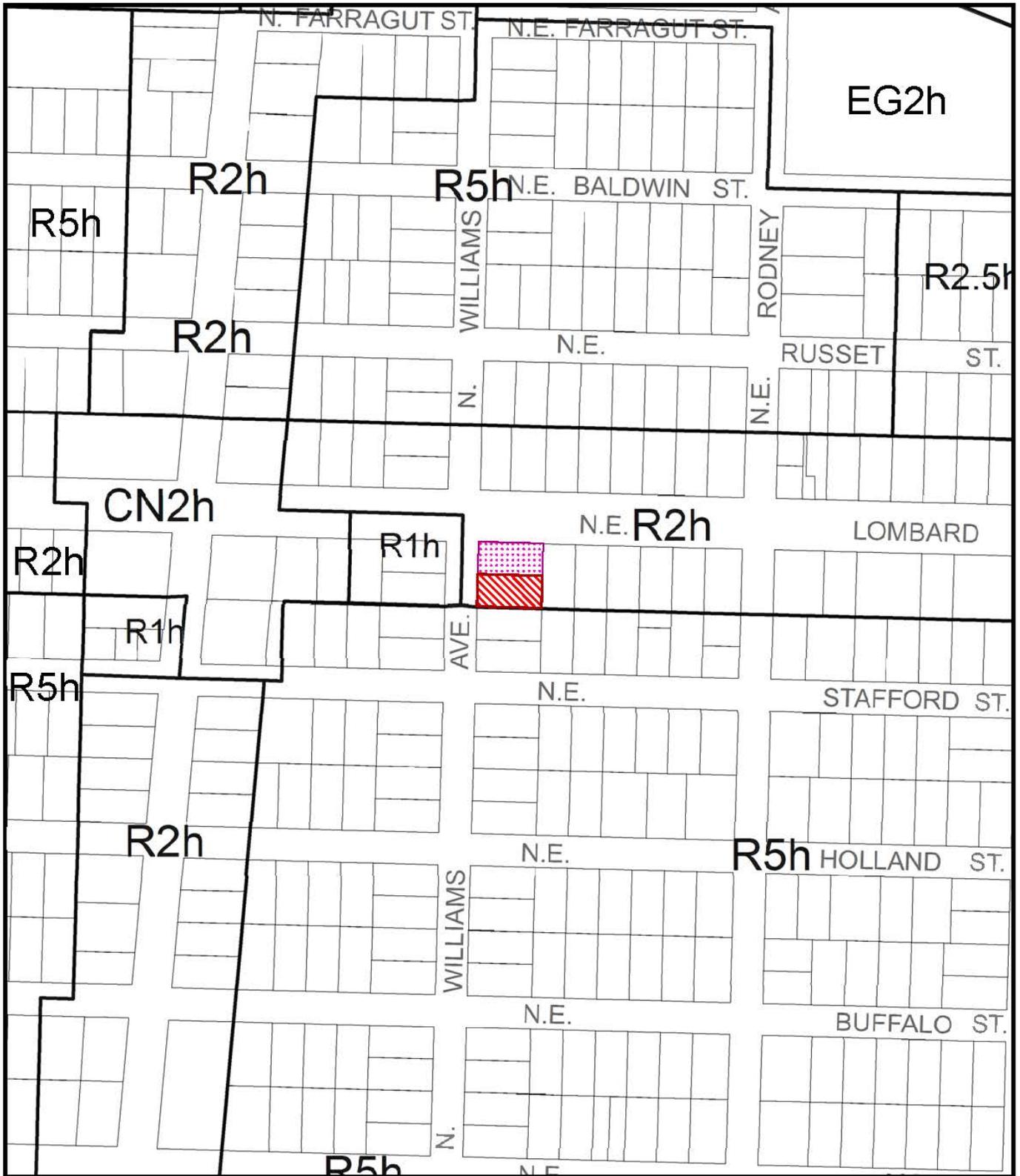
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

**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. 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 Plat Plan



# ZONING

-  Site
-  Also Owned



File No. LU 13-184624 LDP  
 1/4 Section 2330  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E15AA 14801  
 Exhibit B (Nov 26, 2013)

