



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: April 24, 2014
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@portlandoregon.gov

NOTICE OF A TYPE IIx 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 42 days, **we need to receive your written comments by 5 p.m. on May 27, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-104842 LDS, in your letter. It also is helpful to address your letter to me, Kate Green.

CASE FILE NUMBER: LU 14-104842 LDS

Applicant: Mike Coyle/Faster Permits
14334 NW Eagleridge Lane
Portland OR 97229

Property Owner: Richard Anderson
585 SW 67th Place
Portland OR 97225

Site Address: 7411 N Ida Avenue

Legal Description: BLOCK 6 LOT 9&10, SOUTH ST JOHNS
Tax Account No.: R779101720
State ID No.: 1N1E07BC 08300
Quarter Section: 2123

Neighborhood: St. Johns, contact David Green at davidgreen7373@gm.
Business District: St. Johns Business Boosters, contact John Englund at 503-247-9113.
District Coalition: North Portland Neighborhood Services, Mary Jaron Kelley at 503-823-4099.

Zoning: Multi-Dwelling Residential 2,000 (R2)

Case Type: Land Division-Subdivision (LDS)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal: The applicant requests a **Land Division-Subdivision**, in order to divide an 8,885 square foot property into 4 lots for detached homes. Lot 1 is proposed to be 2,247 square feet in area, and Lots 2, 3 and 4 are proposed to be 2,188 square feet in area. The existing house and associated development will be removed.

This subdivision proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; (2) four to ten dwelling units are proposed, not including accessory dwelling units (see 33.660.110).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create 4 units of land (4 lots). Therefore this land division is considered a subdivision.

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 January 14, 2014 and determined to be complete on April 22, 2014.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

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

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.

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.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.ci.portland.or.us.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

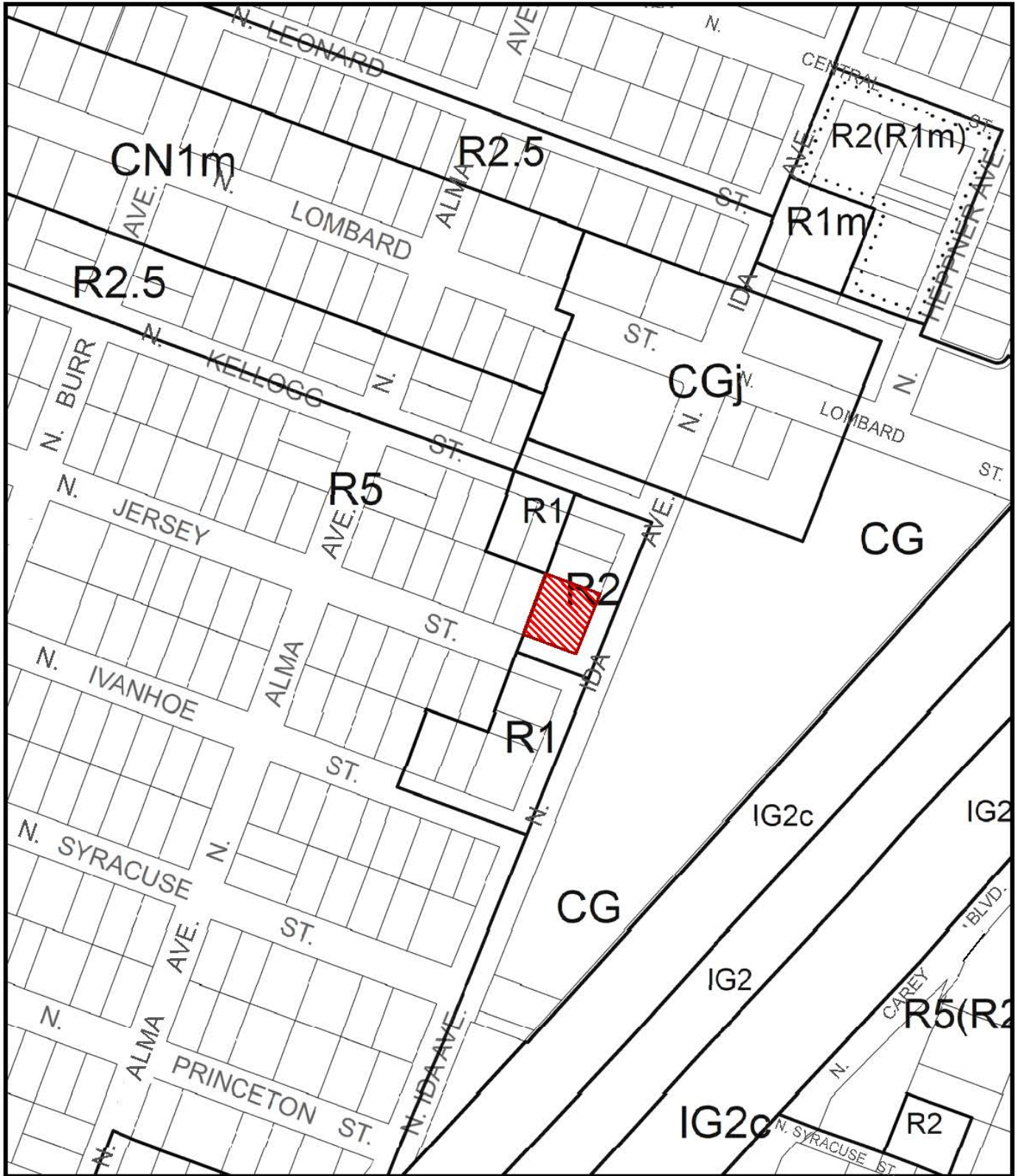
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed 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 that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it that may also 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



Site



File No. LU 14-104842 LDS
 1/4 Section 2123
 Scale 1 inch = 200 feet
 State_Id 1N1E07BC 8300
 Exhibit B (Jan 16, 2014)

EMERIO
Design
 6107 SW MILWAUKEE BLVD. SUITE 1147
 BEAVERTON, OREGON 97008
 PH: (503) 746-8812

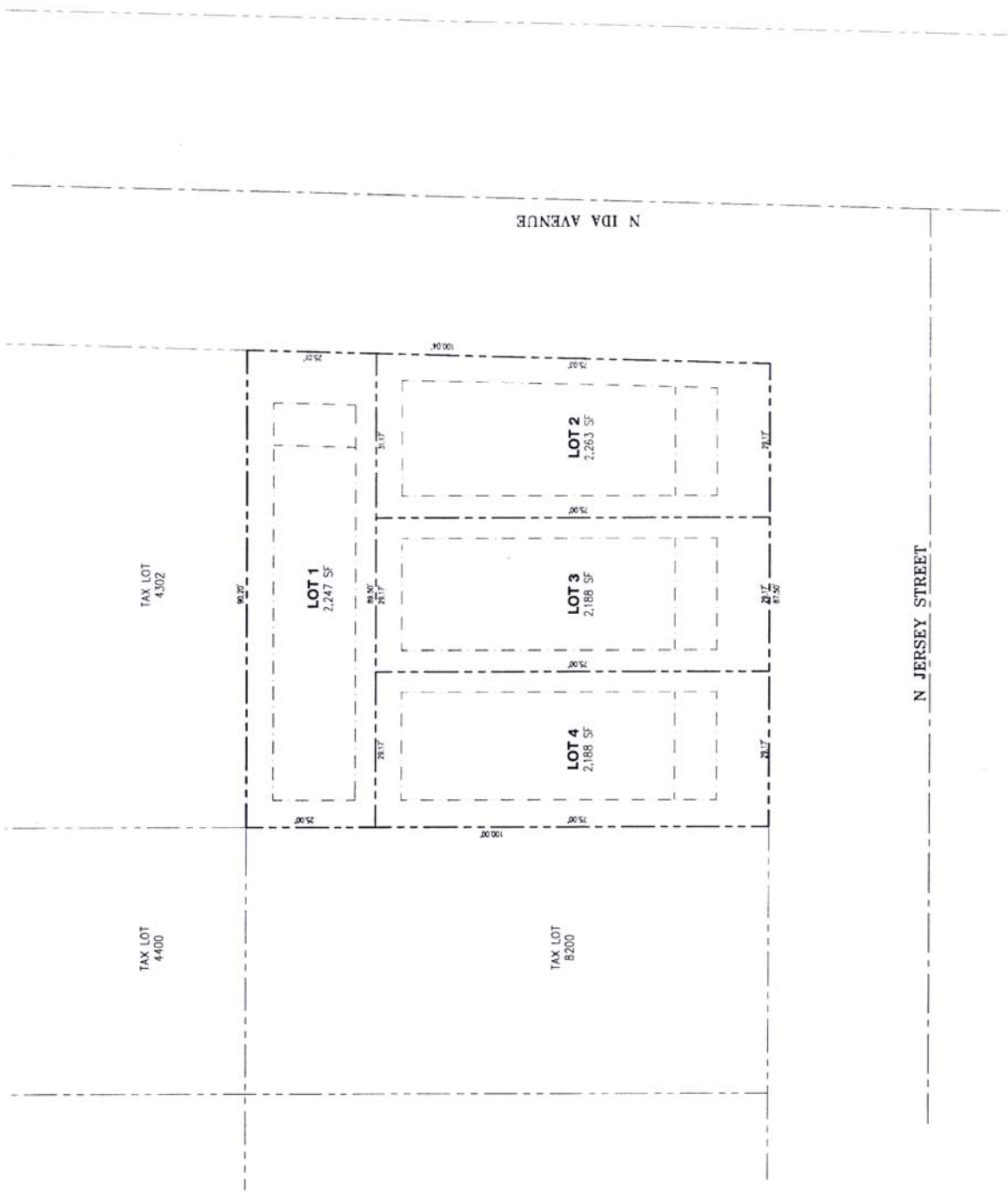
| NO. | DATE | REVISIONS |
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PRELIMINARY PLAT

7411 N IDA AVENUE
 TAX MAP T1N R1E 07BC
 TAX LOT 8300
 PORTLAND, OREGON

ZONE
 R2
SETBACKS
 FRONT: 10 FT.
 GARAGE: 18 FT.
 REAR: 5 FT.
 SIDE: 5 FT. (EXTERIOR)
 3 FT. (INTERIOR)

LEGEND
 --- PROPERTY LINE
 --- ADJACENT/ADJOINING LOT LINE
 --- EXISTING LOT BOUNDARY
 --- SETBACK LINE



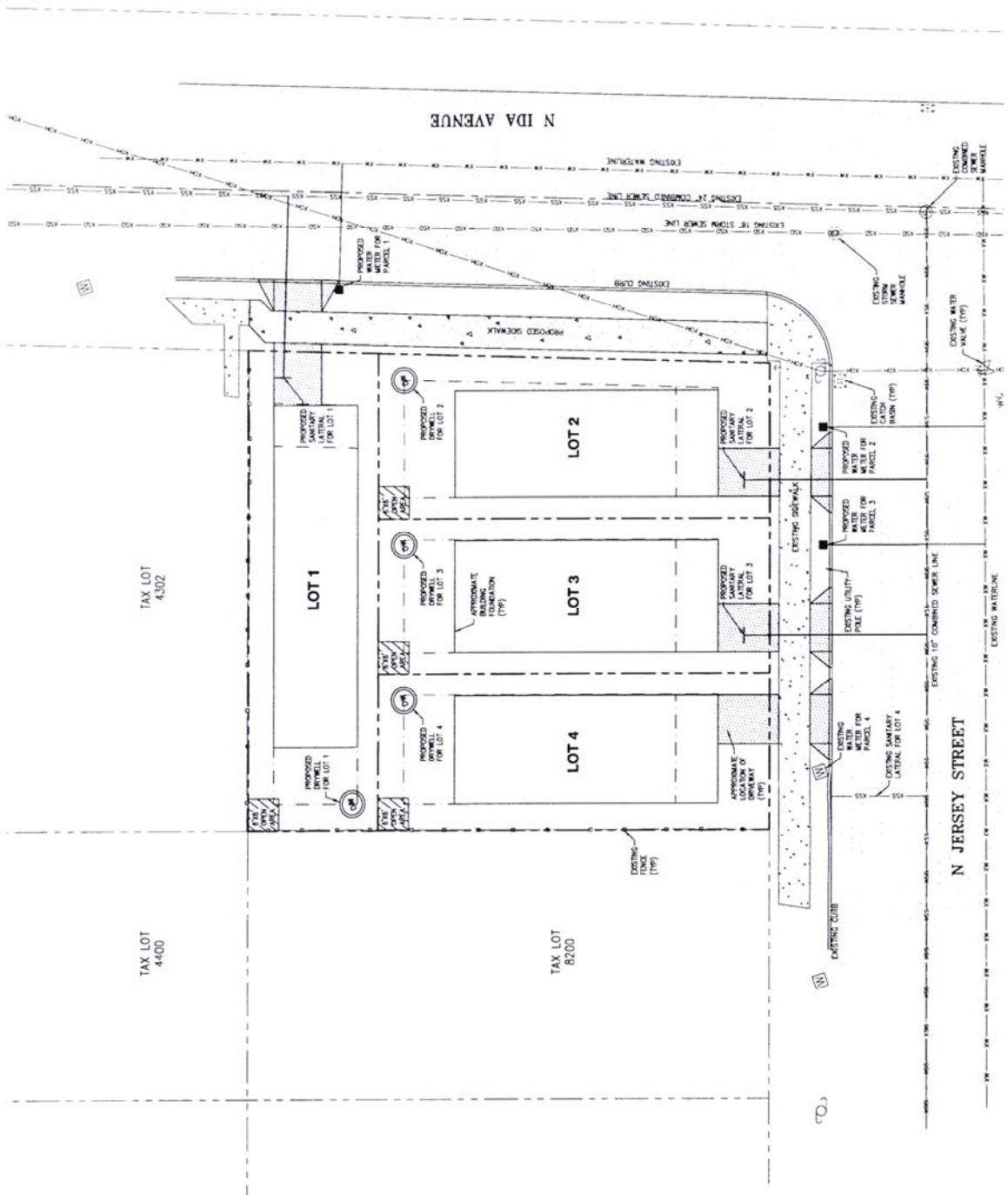
PRELIMINARY SITE/
 UTILITY PLAN



LEGEND

| | |
|---------|---------------------------------|
| --- | BOUNDARY LINE |
| - - - - | ADJACENT/ADJOINING LOT LINE |
| --- | CENTER LINE ROW |
| ○ | EXISTING SANITARY SEWER MANHOLE |
| ○ | EXISTING WATER VALVE |
| ○ | EXISTING WATER METER |
| ○ | EXISTING FIRE HYDRANT |
| ○ | EXISTING UTILITY POLE |
| ○ | EXISTING GUY WIRE |
| ○ | EXISTING CATCH BASIN |
| ○ | EXISTING COMBINED SEWER LINE |
| ○ | EXISTING STORM SEWER LINE |
| ○ | EXISTING WATER LINE |
| ○ | EXISTING OVERHEAD UTILITY LINE |
| ○ | PROPOSED DRYWELL |
| ○ | PROPOSED SANITARY MANHOLE |
| ○ | PROPOSED SANITARY LATERAL |
| ○ | PROPOSED WATER METER |

ALL OVERHEAD UTILITIES ALONG N JERSEY TO BE UNDER GROUND



TAX LOT 4,302

TAX LOT 4400

TAX LOT 8200

N IDA AVENUE

N JERSEY STREET