



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

FROM CONCEPT TO CONSTRUCTION

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

Date: November 9, 2016
To: Interested Person
From: Jason P. McNeil, Land Use Services
503-823-5398 / Jason.McNeil@Portlandoregon.gov

CORRECTED: NOTICE OF A TYPE Ix PROPOSAL IN YOUR NEIGHBORHOOD

*This notice has been reissued to correct the closing date to submit comments on this proposal. The original notice was mailed on October 20, 2016 and stated that comments were due on November 10, 2016. This date, however was incorrect. The comment period required by state law for this type of proposal is 30 days. In order to mitigate for any confusion, the Bureau of Development Services has added three additional days to comment on this proposal on top of the 30 day comment period. **Therefore, written comments must be received by 5 p.m. on November 23, 2016.***

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 23, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-227447 LDP, in your letter. It also is helpful to address your letter to me, JP McNeil. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-227447 LDP

Applicant: Roseann Johnson,
Bluestone Homes, Inc.
16081 S Moore Rd
Oregon City, OR 97045

Owner: Richard and Dawn Kassebaum,
16081 S Moore Rd
Oregon City, OR 97045

Site Address: 2605 SE 66TH AVE

Legal Description: BLOCK 1 INC PT VAC ALLEY LOT 5&6, WITTEN
Tax Account No.: R923300090
State ID No.: 1S2E08BB 08600
Quarter Section: 3337

Neighborhood: South Tabor, contact Shemuel Harding at 503-679-9066.

Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None

Zoning: R2.5 a

Case Type: LDP – Land Division Partition

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a two-parcel land division on this 5,794 square foot lot resulting in two parcels of 2,897 square feet each. The site is vacant and will be made available for two new, attached single dwelling units. Both parcels are narrow lots as the proposed width (24.9 feet) is smaller than the minimum width for the zone (36 feet); however the applicant is using the provisions of Section 33.611.200.C.2, to allow for narrower lots provided the lot meets certain criteria. The applicant is proposing to remove all of the trees on the site and mitigate for the trees with new plantings and by paying into the City's tree fund. There is one off-site parking spot proposed on each parcel.

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 two lots. 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 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 August 19, 2016 and determined to be complete on October 11, 2016.

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.

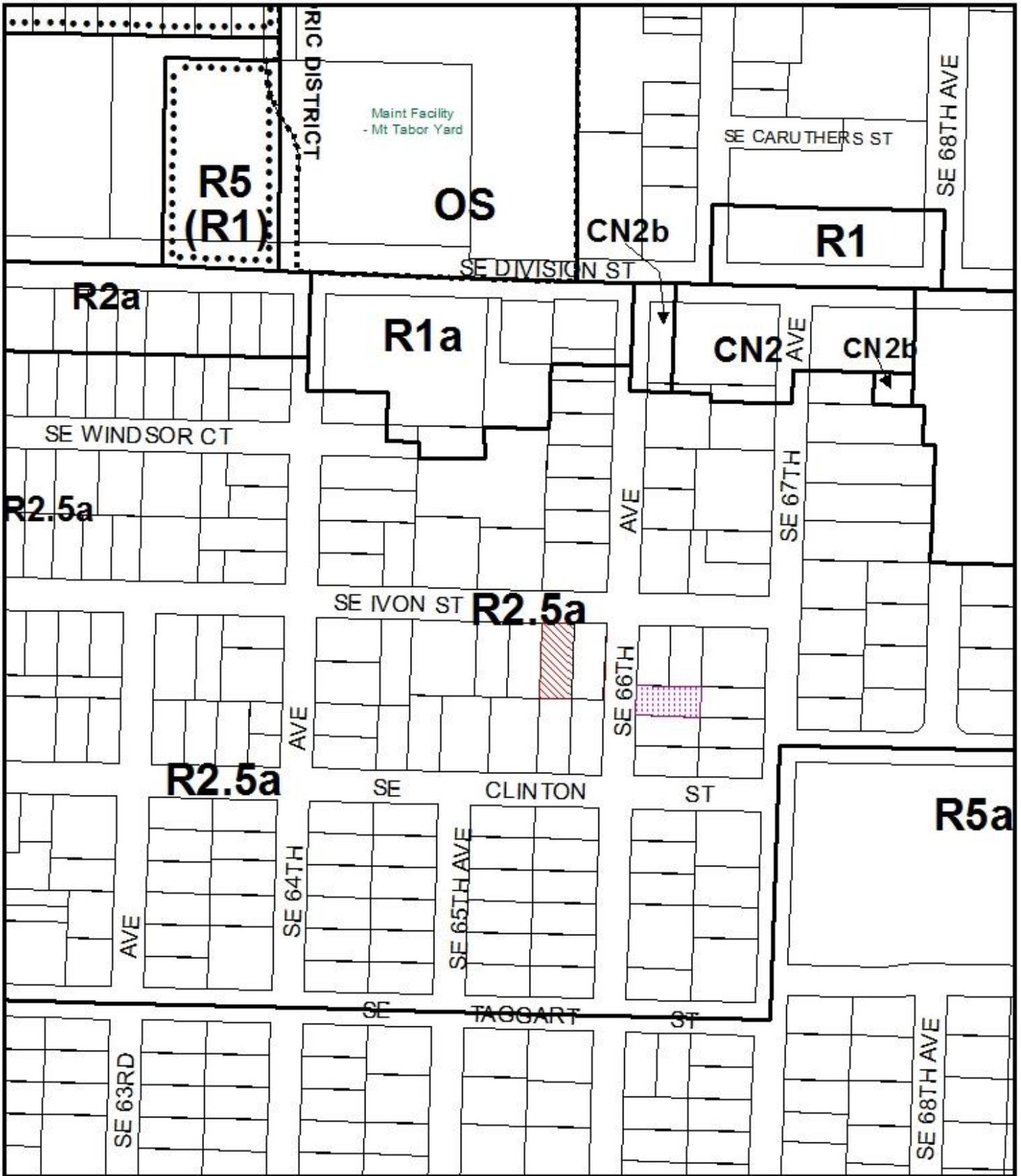
APPEAL PROCESS

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

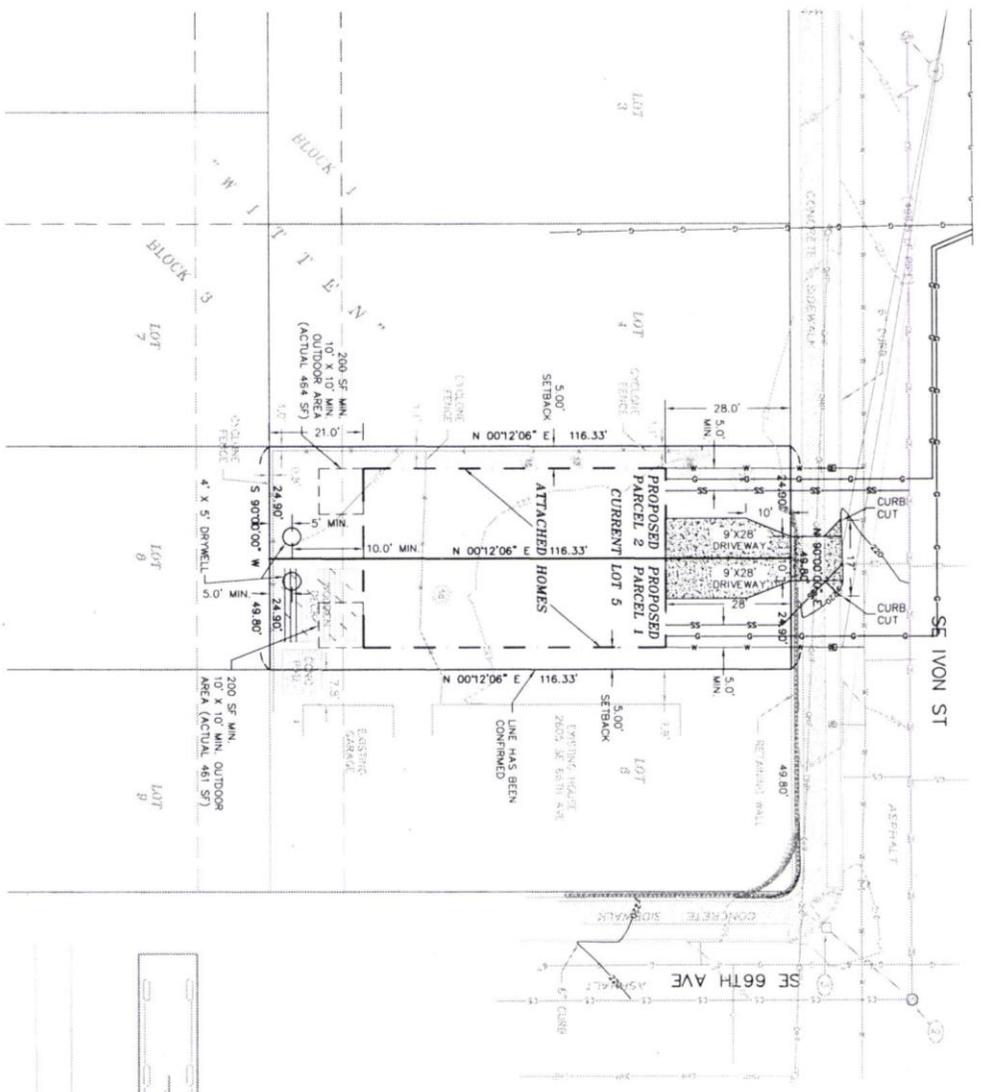


ZONING



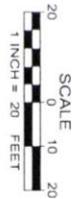
- Site
- Also Owned Parcels

File No. LU 16-227447 LDP
 1/4 Section 3337
 Scale 1 inch = 200 feet
 State_Id 1S2E08BB 8600
 Exhibit B (Aug 23, 2016)



LEGEND

- M — EXISTING DECIDUOUS/CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES) CL = CLUSTER
- P — EXISTING POWER METER AND POWER POLE WITH OVERHEAD LINES
- W — EXISTING WATER METER AND VALVE WITH UNDERGROUND WATER LINE
- U — EXISTING GAS METER WITH UNDERGROUND GAS LINE
- C — EXISTING CATCH BASIN
- S — EXISTING COMBINED SEWER MANHOLE WITH COMBINED SEWER LINE
- F — EXISTING FENCE
- R — EXISTING ROCK WALL
- A — EXISTING ASPHALT
- C — PROPOSED CONCRETE
- H — PROPOSED ATTACHED HOMES
- G — PROPOSED GAS LINE
- S — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- M — PROPOSED WATER METER



NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE PROPOSED IMPROVEMENTS AND UTILITIES FOR 2605 SE 66TH AVENUE.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "WITTEK MULTNOMAH COUNTY RECORDS".
3. LOCAL DATUM WAS ESTABLISHED USING AN ASSUMED BENCHMARK, SET MAG NAIL IN ASPHALT AT SOUTHWEST CORNER OF INTERSECTION OF SE IVON STREET AND SE 66TH AVENUE, ELEVATION = 100.00.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF BILSTONER HOMES FOR CIVIL ENGINEER DESIGN.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, ASBUILT DATA, AND FIELD MEASUREMENTS. A RECORDED BOUNDARY SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES, ASBUILT DATA, AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN TIDLER
01333

RENEWAL DATE DECEMBER 31, 2017

PROPOSED IMPROVEMENTS PLAN

2605 SE 66TH AVENUE
NW 1/4 SEC. 8, T1S, R2E, W1M
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
SEPTEMBER 27, 2016
DRAWN: RLK - CHECKED: SPF
SCALE 1" = 20' ACCOUNT # 250
V:\250-004\DMC\2500405.VDWG

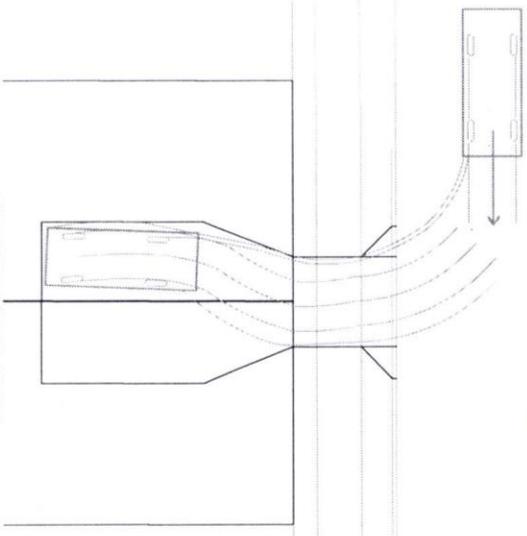


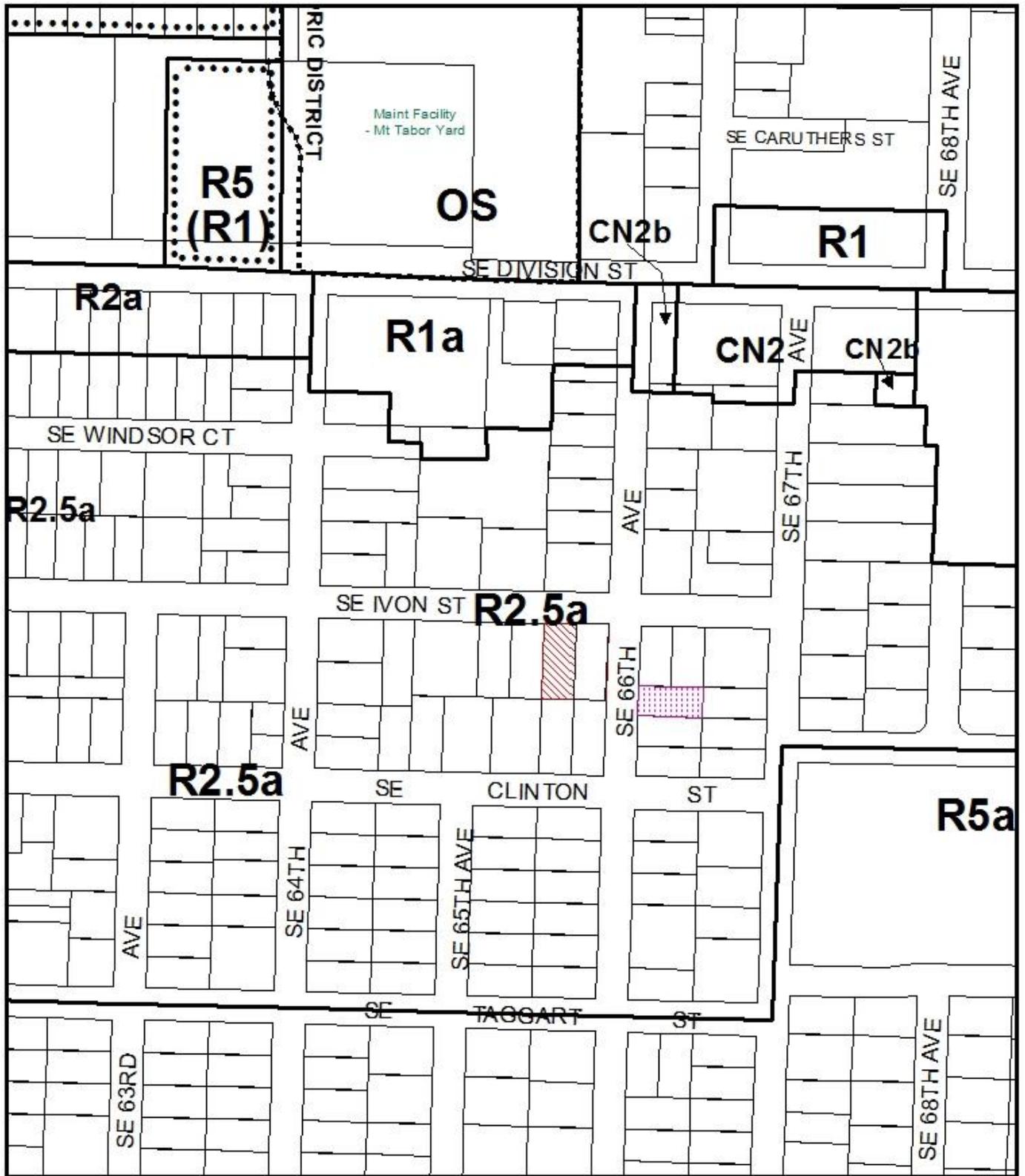
CMT SURVEYING AND CONSULTING
9136 SE ST HELENS ST SUITE J
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590

- ① COMBINED SEWER MANHOLE
RW EL. = 222.39
(DEPTH FROM ASBUILTS) -18.8
APPROX IE. = 203.59
- ② COMBINED SEWER MANHOLE
RW EL. = 218.15
(DEPTH FROM ASBUILTS) -13.3
APPROX IE. = 204.86

- ③ CATCH BASIN
GRATE EL. = 217.66

TURNING RADIUS DETAIL



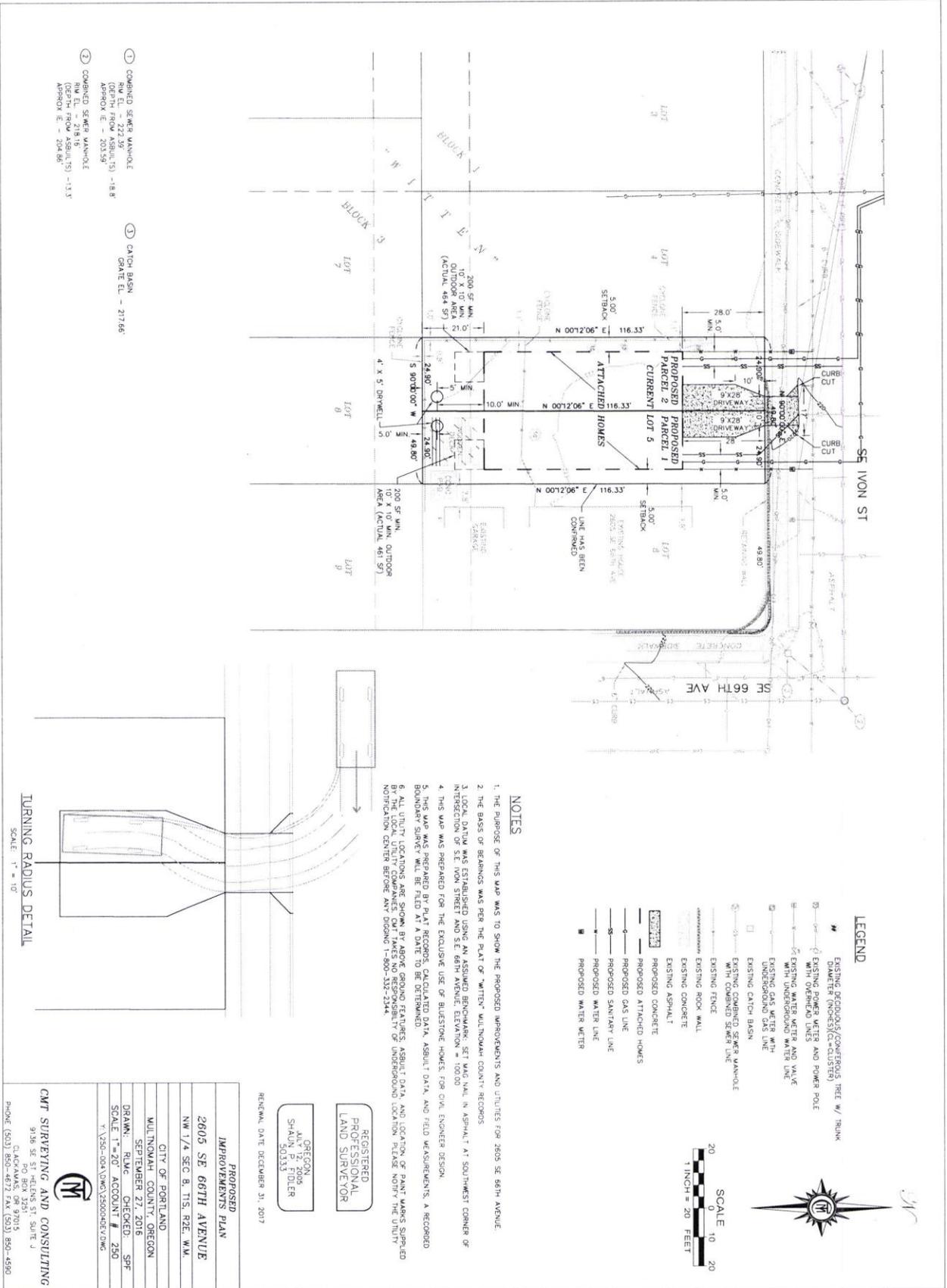


ZONING



- Site
- Also Owned Parcels

File No. LU 16-227447 LDP
 1/4 Section 3337
 Scale 1 inch = 200 feet
 State_Id 1S2E08BB 8600
 Exhibit B (Aug 23, 2016)



- ① COMBINED SEWER MANHOLE
R/W EL. - 222.35
APPROX. I.E. - 203.59
- ② COMBINED SEWER MANHOLE
(DEPTH FROM ASBLU(75)) - 13.3'
APPROX. I.E. - 204.86'
- ③ CATCH-BASIN
GRATE EL. - 217.66'

- ### LEGEND
- W EXISTING DIODOLUS/CONCRETE/ TRUNK W/ TRUNK DIAMETER (INCHES)(CLUSTER)
 - EXISTING POWER WETTER AND POWER POLE WITH OVERHEAD LINES
 - EXISTING WATER WETTER AND VALVE WITH UNDERGROUND WATER LINE
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 - PROPOSED WATER WETTER



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LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN
202330

RENEWAL DATE: DECEMBER 31, 2017

**PROPOSED
IMPROVEMENTS PLAN**

2605 SE 66TH AVENUE

NW 1/4 SEC 8, T1S, R2E, W1M

CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
SEPTEMBER 27, 2016

DRAWN: RLMG CHECKED: SPF
SCALE: 1"=20' ACCOUNT # 250
V:\350-00A\DWG\2500R06E\DWG

CMT SURVEYING AND CONSULTING

9136 SE ST HELENS ST, SUITE J
PO BOX 3247015
CLATSOP COUNTY, OR 97132
PHONE (503) 850-4672 FAX (503) 850-4590

TURNING RADIUS DETAIL

