



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: November 12, 2013
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@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 12, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-211859 LDP, in your letter. It also is helpful to address your letter to me, Shawn Burgett.

CASE FILE NUMBER: LU 13-211859 LDP

Applicant: Douglas Macleod
Blue Sky Property Northwest
2251 SE Caruthers St #5
Portland, OR 97214

Owner: Greg Cochell
Greenwood Homes, Llc
P.O. Box 1225
Canby, OR 97013

Site Address: 6003 SE CARLTON ST

Legal Description: BLOCK 13 LOT 1&2, TREMONT PL
Tax Account No.: R842403510
State ID No.: 1S2E18DD 01300
Quarter Section: 3636
Neighborhood: Mt. Scott-Arleta, contact Nicole Green at 503-816-1310.
Business District: Woodstock Community Business Association, contact Sean Daugherty at 503-754-2636.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Zoning: R2.5a (Single Family Residential 2,500 square feet with "a" alternative design density overlay)
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 2 lot land division on the site. Proposed Parcel 1 will measure 2,688 square feet and have frontage along SE Carlton Street. Proposed Parcel 2 will measure 2,900 square feet and have frontage along SE 60th Avenue. Both parcels will allow new single family residential development.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Section 33.660.120, Approval Criteria for Land Divisions in Commercial, Employment and Industrial 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 October 2, 2013 and determined to be complete on November 6, 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

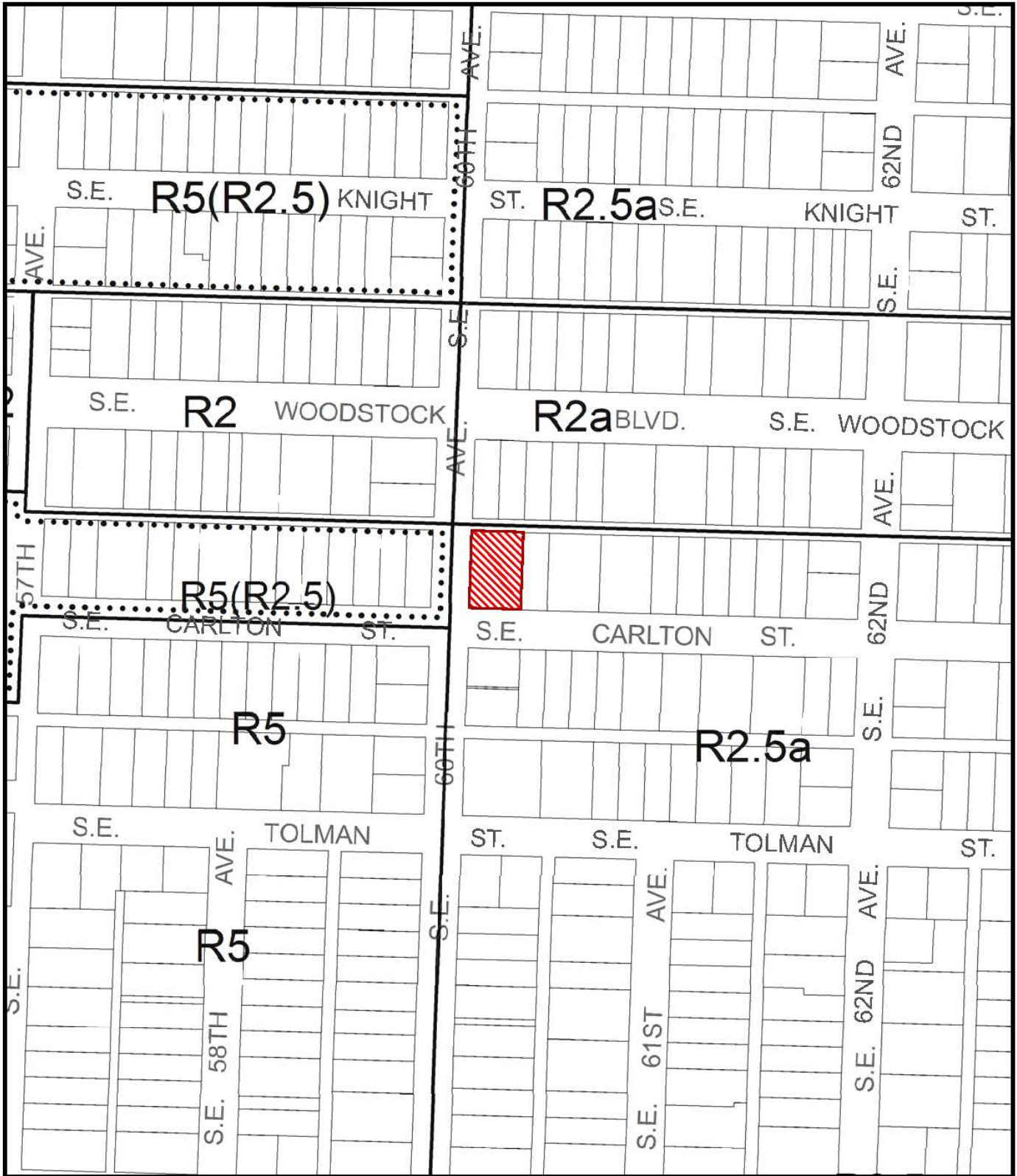
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St. NE, Suite 330, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to 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



File No. LU 13-211859 LDP
 1/4 Section 3636
 Scale 1 inch = 200 feet
 State_Id 1S2E18DD 1300
 Exhibit B (Oct 08, 2013)

Preliminary Land Division Plan

LOCATED IN THE S.E. 1/4 SECTION 18, T.1S., R.2E., W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
JULY 16, 2013 SCALE 1"=20'

SURVEY NOTES:

THE DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK NUMBER 2463, BEING A BRASS DISC ON TOP OF CURB 12.0' WEST OF THE S.E. CURB RETURN AT THE INTERSECTION OF S.E. WOODSTOCK STREET AND S.E. 57TH AVENUE. THE ELEVATION IS 247.302'. COP DATUM.
A TRIMBLE SB-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

AREA OF SUBJECT PARCEL: 8,600 S.F. OR 0.22 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 60896, RECORDS OF MULTNOMAH COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERIMETER BOUNDARY OF THE SUBJECT PARCEL, TO SHOW THE LOCATION OF ALL UTILITIES AND ENCROACHMENTS. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

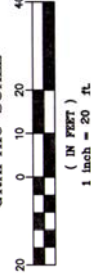
NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSOR, ESTOPPEL, ACQUESCENCE, ETC.

LEGEND:

Some Symbols shown may not be used on map

- | | | | |
|--|-------------------------|--|---------------------------|
| | DECIDUOUS TREE | | UTILITY AND LIGHT POLE |
| | EVERGREEN TREE | | GUY WIRE |
| | STORM SEWER MANHOLE | | TRAFFIC SIGNAL POLE |
| | SANITARY SEWER CLEANOUT | | ELECTRICAL POWER PEDESTAL |
| | CATCH BASIN | | COMMUNICATIONS PEDESTAL |
| | SANITARY SEWER MANHOLE | | COMMUNICATIONS MANHOLE |
| | WATER VALVE | | OVERHEAD LINE |
| | WATER METER | | GAS LINE |
| | FIRE HYDRANT | | ELECTRICAL LINE |
| | BOLLARD | | COMMUNICATIONS LINE |
| | GAS VALVE | | SANITARY SEWER LINE |
| | GAS METER | | STORM DRAIN LINE |
| | SON | | WATER LINE |
| | MAILBOX | | FENCELINE |
| | UTILITY POLE | | ELECTRIC RISER |
| | LIGHT POLE | | UTILITY RISER |
| | ELECTRIC METER | | DOWNSPOUT |

GRAPHIC SCALE

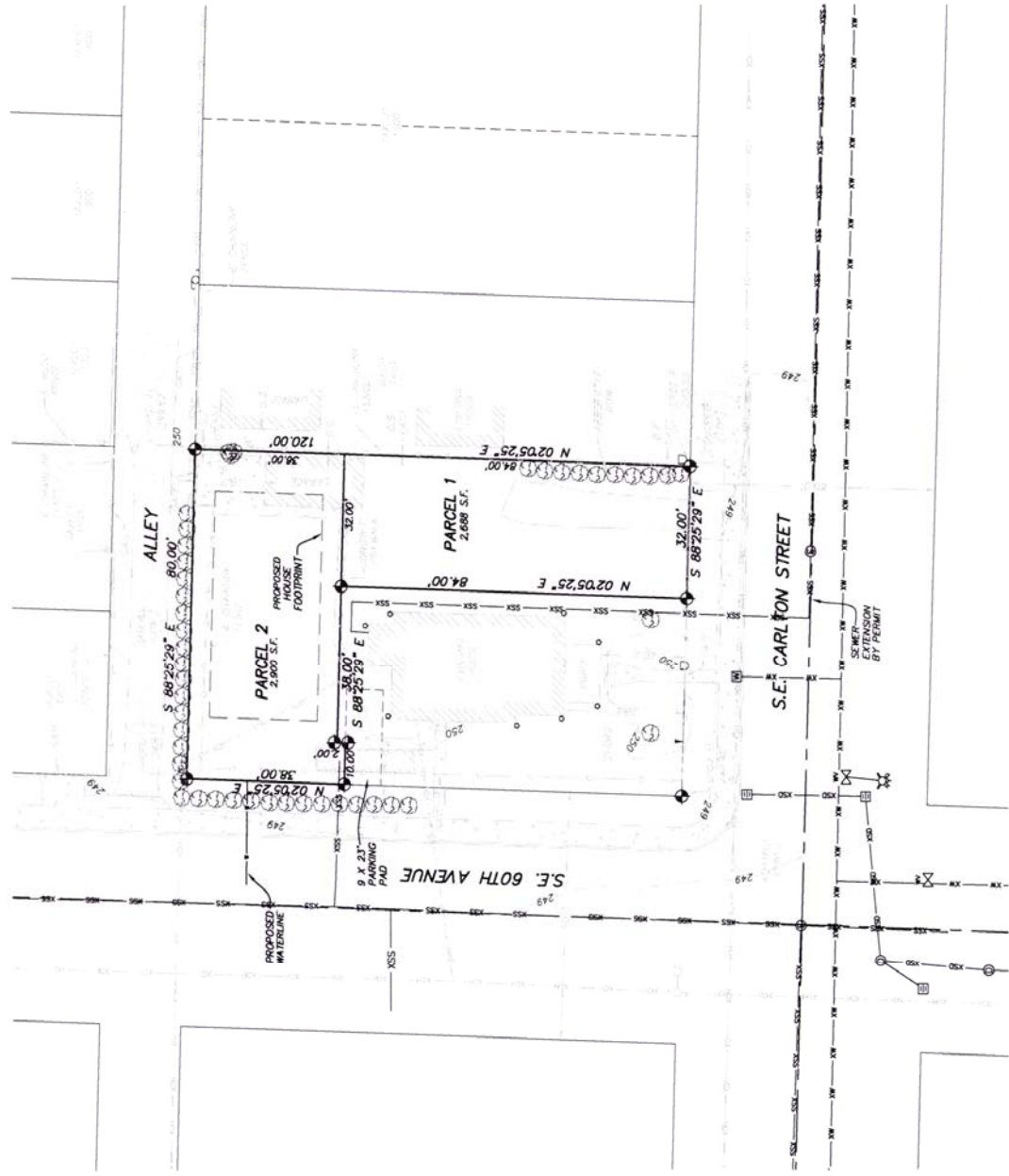


SIGNED ON:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BROWN
603379

VALID THROUGH DECEMBER 31, 2013



LU13-211859LDP

CENTERLINE CONCEPTS
LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

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