



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

FROM CONCEPT TO CONSTRUCTION

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

Date: October 14, 2016
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@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 November 14, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-182762 LDS, in your letter. It also is helpful to address your letter to me, Sean Williams. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-182762 LDS

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

Site Address: South of 6204 NE 8th Avenue

Legal Description: BLOCK 5 LOT 3&5 TL 17700, WOODLAWN HTS
Tax Account No.: R926101780
State ID No.: 1N1E14CB 17700
Quarter Section: 2431
Neighborhood: Woodlawn, contact Anjala Ehelebe at 503-388-5004.
Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Plan District: None
Other Designations: Woodlawn Conservation District
Zoning: Residential 2,500 (R2.5) w/ Aircraft Landing Zone Overlay (h)
Case Type: Land Division Subdivision (LDS)
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to subdivide the subject property into three lots for detached houses, ranging in size from 1,959 to 2,070 square feet, and a private street tract that will provide access. Proposed Lot 1 is considered a narrow lot as the width is less than the

minimum requirement of 36 feet for the R2.5 zone and therefore must meet the regulations of 33.611.200.C.2. The site was recently separated from the existing home addressed 6204 NE 8th Avenue via a lot confirmation and property line adjustment (14-203745 PR).

Sanitary sewer and water service is available in NE 8th Avenue to serve the development. Stormwater management is proposed via infiltration facilities for the individual lots and the private street. The applicant is proposing to mitigate for the removal of two trees subject to preservation (33.630).

The site is located within the Woodlawn Conservation District. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to historic design review.

This subdivision 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 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 (3 lots and 1 tract). 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 June 3, 2016 and determined to be complete on October 3, 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.

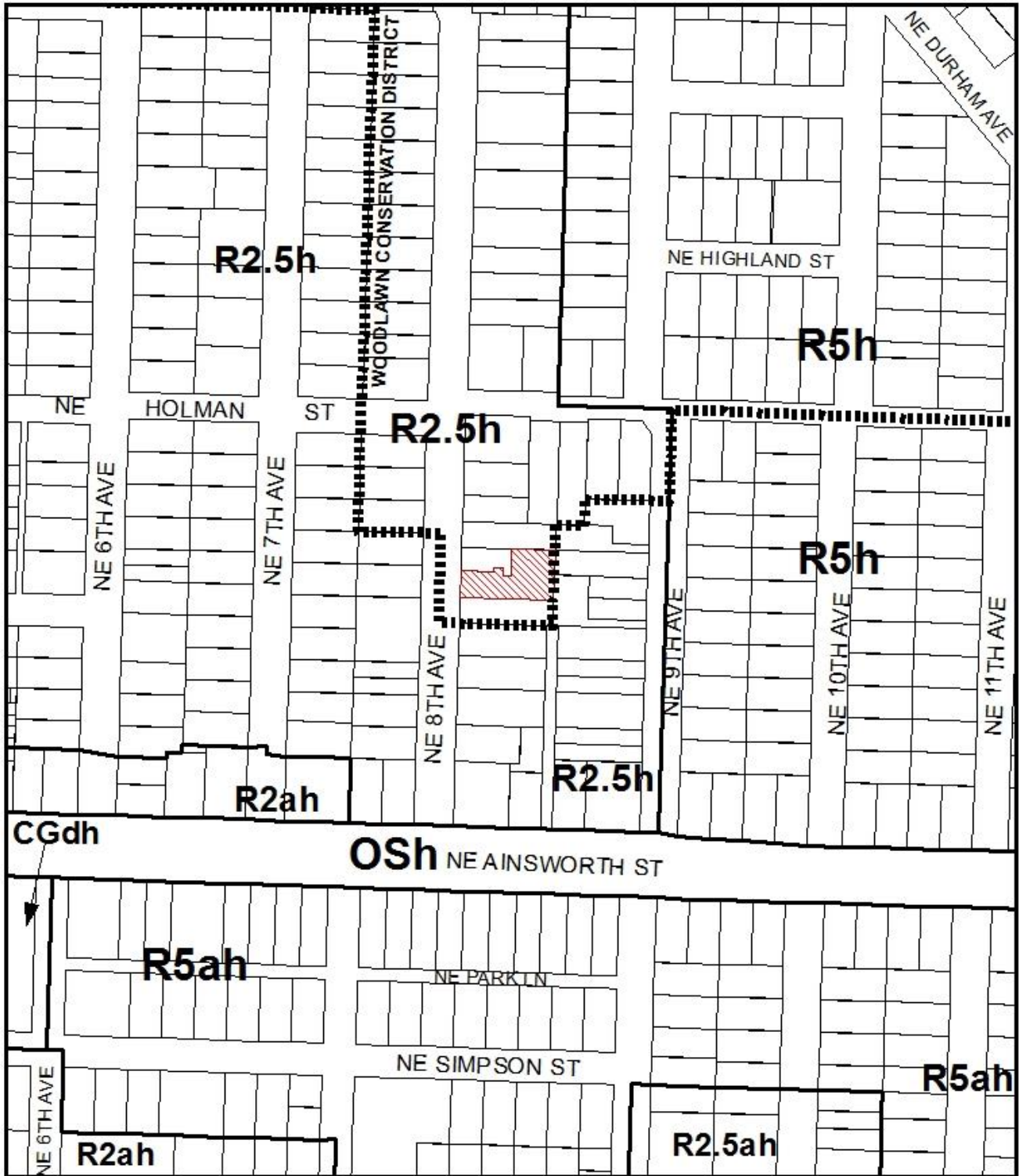
APPEAL PROCESS

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



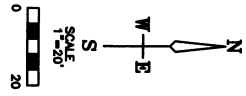
ZONING

NORTH

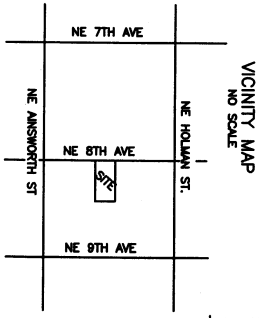
 Site

This site lies within the:
WOODLAWN CONSERVATION DISTRICTS

File No.	LU 16-182762 LDS
1/4 Section	2431
Scale	1 inch = 200 feet
State_Id	1N1E14CB 17700
Exhibit	B (Jun 07, 2016)



- CP 1 = 6\"/>
- ⊙ = PROPOSED ORNAMENT
- ⊗ = PROPOSED NEW TREE



Ferguson Land Surveying, Inc.
 646 SE 106TH AVE. PORTLAND, OR 97216
 Phone (503) 408-0601 Fax (503) 408-0602
 www.fergusonlandsurveying.com

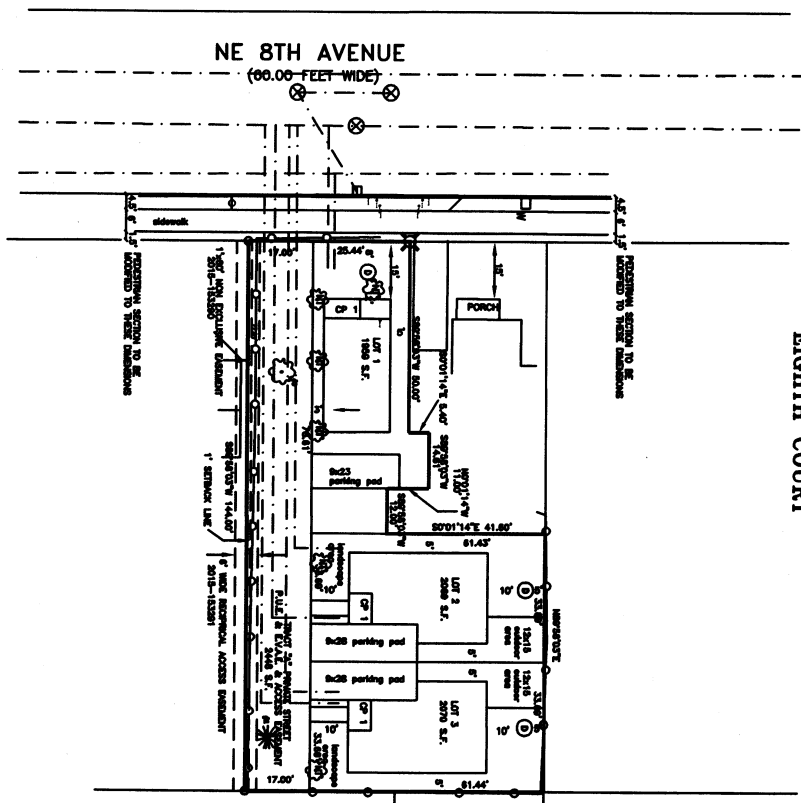
PROPOSED CONDITIONS
 LOTS 3 AND 5, BLOCK 5, WOODLAWN HEIGHTS-
 IN THE SW 1/4, SECTION 14, T11N, R1E, W1E, W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:
 BLUESTONE HOMES

DATE: MARCH 24, 2016

JOB NO. 16-030
DRAWN 3.24.16
SHEET 1 OF 1

NOTE: ELEVATION DATUM IS ASSUMED



- SYMBOLS**
- ⊕ - POWER POLE
 - ⊙ - GUY ANCHOR
 - ⊞ - WATER METER
 - ⊞ - GAS METER
 - ⊞ - ELECTRIC METER
 - ⊞ - WATER VALVE
 - ⊞ - GAS VALVE
 - ⊞ - MANHOLE
 - ⊞ - CLEAN OUT
 - ⊞ - OILCH BASIN
 - ⊞ - PRE HYDRANT
 - * - DOWN SPOUTS
 - - LINE TO CORNER
 - - WATER LINE
 - - GAS LINE
 - - ELECTRIC LINE
 - - SAN. SEWER

