



**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:** October 17, 2016  
**To:** Interested Person  
**From:** Kate Green, Land Use Services  
503-823-5868 / Kate.Green@portlandoregon.gov

**CANCELLATION NOTICE OF A PUBLIC HEARING**  
**ON A PROPOSAL IN YOUR NEIGHBORHOOD**

**You recently received a notice regarding an October 27, 2016 public hearing that had been scheduled for this proposal. That hearing has been cancelled and will be rescheduled for a new date and time in January 2017. A new notice will be sent once the new hearing date is confirmed.**

**Additionally, one of the case types was misidentified in the prior notice. The corrected case type and approval criteria are described in the revised proposal description below.**

**CASE FILE:** LU 16-184395 LDS TR  
PC # 15-249056

**REVIEW BY:** Hearings Officer

**WHEN:** **To Be Determined**

**WHERE:** 1900 SW Fourth Avenue, Suite 3000  
Portland OR 97201

**Applicant:** Danelle Isenhardt/Isenhardt Consulting  
8425 SW 52nd Avenue  
Beaverton OR 97007

**Property Owner:** J Mark Beirwagen  
11127 SE 121st Court  
Clackamas OR 97015

**Site Address:** 14323 SE ELLIS STREET  
**Legal Description:** LOT 7 TL 1400, LAMARGENT HTS  
**Tax Account No.:** R465802550  
**State ID No.:** 1S2E13BC 01500  
**Quarter Section:** 3545

**Neighborhood:** Powellhurst-Gilbert, contact Powellhurst-Gilbert at pgnaboard@gmail.com  
**Business District:** None  
**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550

**Zoning:** Single Dwelling Residential 5,000 (R5)  
**Plan District:** Johnson Creek Basin - South  
**Other Designations:** Landslide Hazard

**Case Type:** Land Division Subdivision (LDS)  
Tree Review (TR)  
**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Revised Proposal:** The applicant proposes a **Land Division-Subdivision** in order to divide an approximately 1.1 acre site into 7 lots. A new street extension of SE Harold is proposed to provide access and public services to Lots 1-5. Lots 6 and 7 will front on SE Ellis. The existing residence will remain on Lot 7.

This subdivision proposal is reviewed through a Type III procedure because: (1) the site is in a residential zone; (2) four or more dwelling units are proposed, not including accessory dwelling units; and (3) the site is located within a Potential Landslide Hazard or Flood Hazard Area (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 7 units of land (7 lots). Therefore, this land division is considered a subdivision.

The applicant also requests a **Tree Review** (*incorrectly noted as an **Adjustment** in the prior notice*) to modify the tree removal standards (33.537.125) of the Johnson Creek Basin Plan District, in order to allow for the removal of trees within the area to be graded for the proposed street extension.

**Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

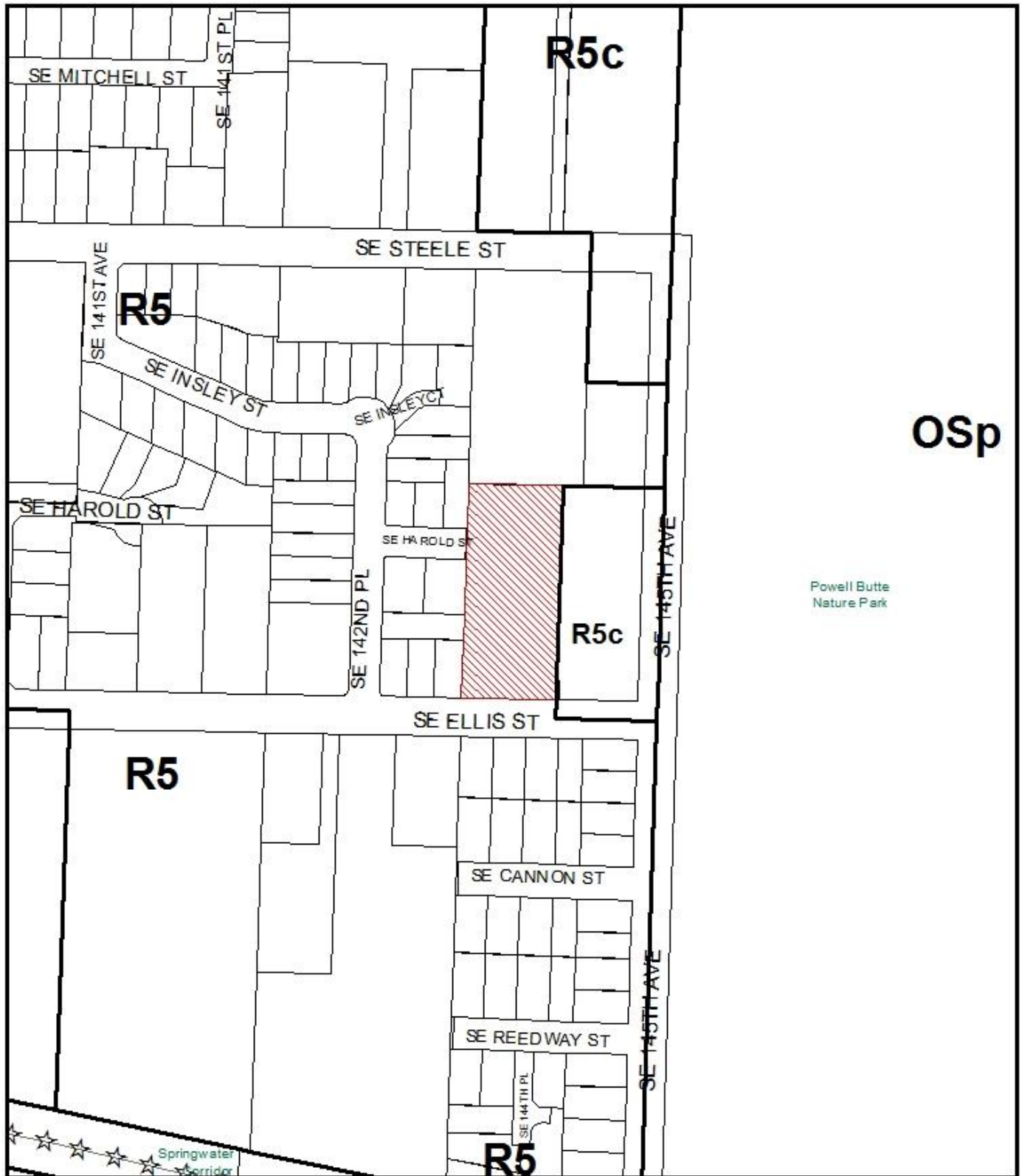
- 33.660.120: Approval Criteria for Land Divisions in Open Space and Residential Zones
- 33.853.040: Approval Criteria for Tree Review

■

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 7, 2016 and was deemed complete at the applicant's request on September 2, 2016.

**Please contact me if you have any questions. My name and contact information are on the first page of this notice.**

Enclosures:  
Zoning Map



# ZONING

-  Site
-  Recreational Trails

This site lies within the:  
 JOHNSON CREEK BASIN PLAN DISTRICT  
 SOUTH SUBDISTRICT



File No.	<u>LU 16-184395 LDS TR</u>
1/4 Section	<u>3545</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E13BC 1500</u>
Exhibit	<u>B (Oct 13, 2016)</u>