



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: Brandon Rogers, Land Use Services
503-823-7597 / Brandon.Rogers@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 16, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-184104 LDP in your letter. It also is helpful to address your letter to me, Brandon Rogers. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-184104 LDP

Applicant: Sarah Radelet/Strata Land Use Planning
PO Box 90833
Portland, OR 97290

Owners: Judah & Maria Sussman
6128 SW Corbett Ave
Portland, OR 97239-3602

Site Address: 0425 SW VERMONT ST

Legal Description: BLOCK 21 LOT 28, SOUTHERN PORTLAND
Tax Account No.: R780203940
State ID No.: 1S1E15CD 14100
Quarter Section: 3629

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Zoning: Residential, 5,000 (R5)

Case Type: Land Division Partition (LDP)
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a partition of a 5,000 square foot site to create two parcels for construction of attached houses on a corner lot (33.110.240.E). The existing house is proposed to be removed. Water and sanitary sewer services will be provided from existing utilities located in SW Vermont Street. On-site stormwater management is proposed to be managed with flow through planters that discharge to the city's combined sewer system. Driveway access is proposed from SW Vermont Street.

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 units of land. 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 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 7, 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

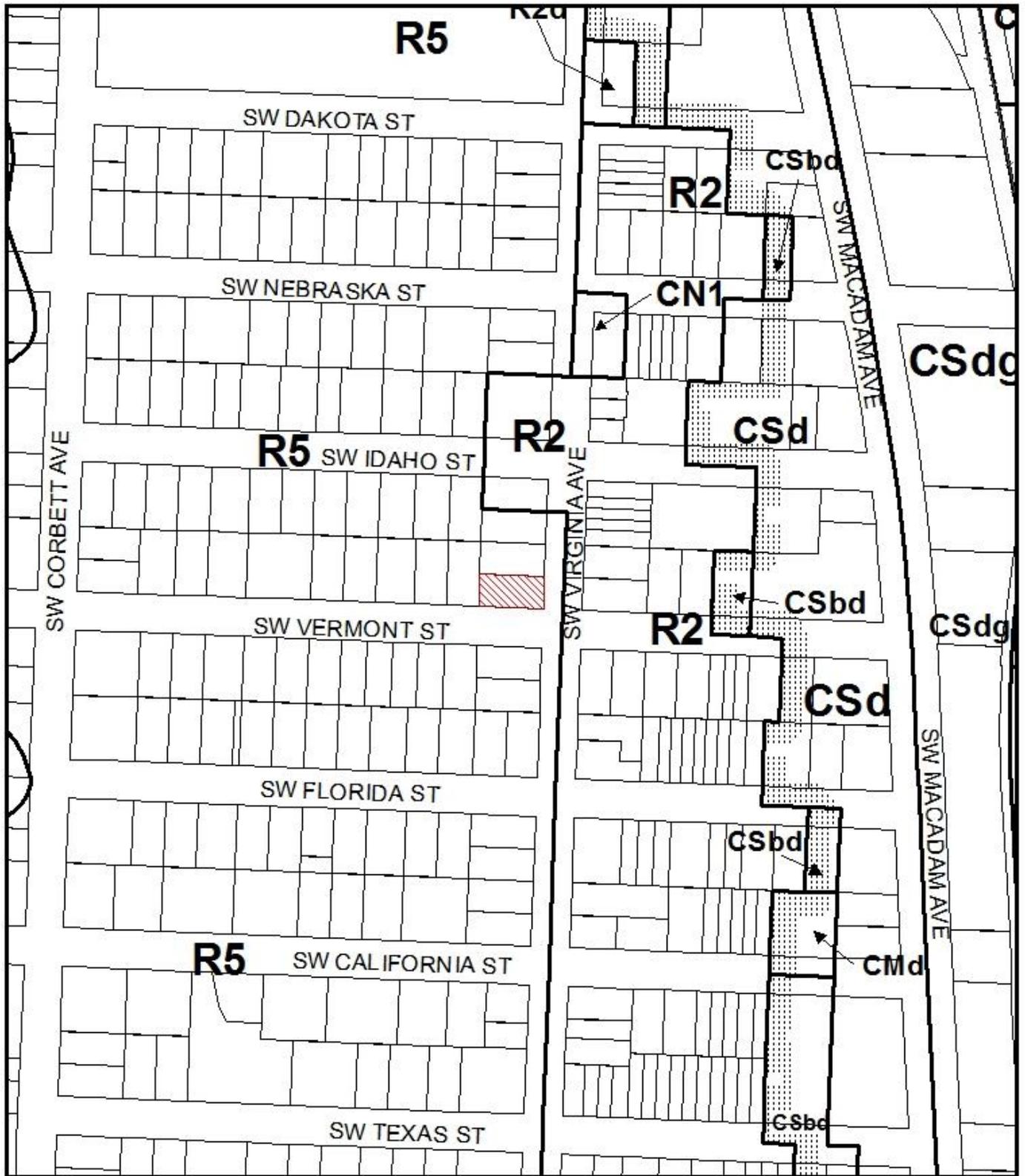
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal 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

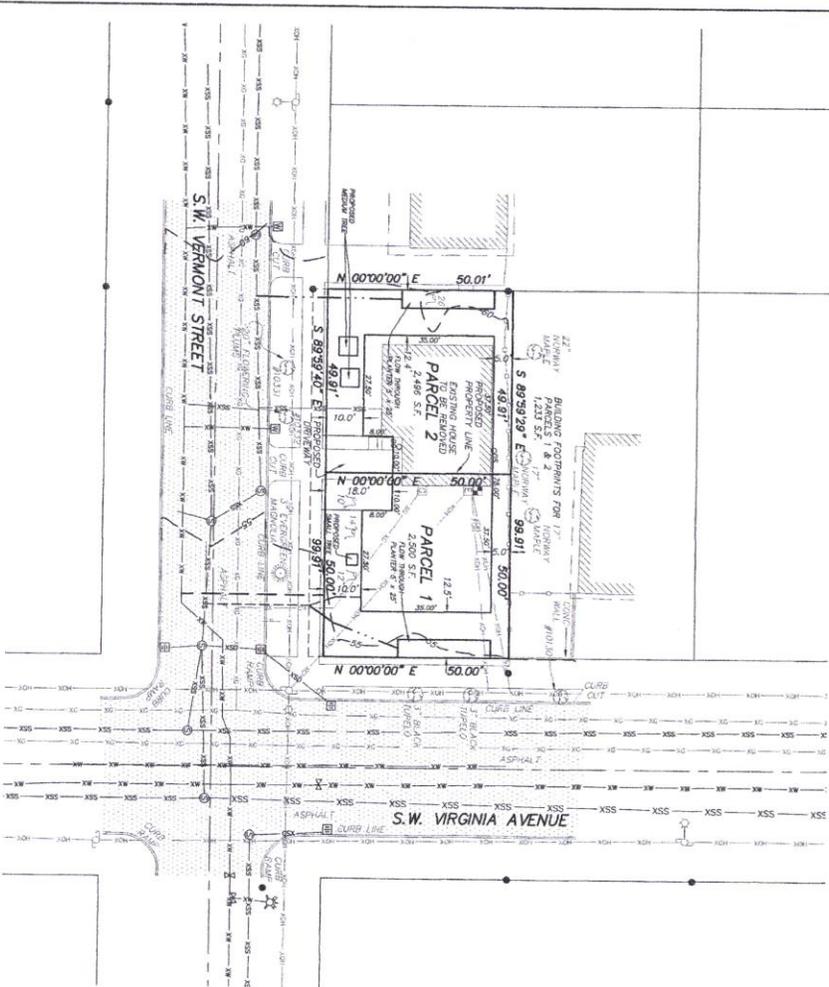
 Site



File No.	<u>LU 16-184104 LDP</u>
1/4 Section	<u>3729 3629</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E15CD 14100</u>
Exhibit	<u>B (Jun 09, 2016)</u>

PRELIMINARY PLAN MAP

TAX LOT 14100
 LOCATED IN THE S.W. 1/4 SECTION 15, T.1S, R.1E, W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 MAY 11, 2016 SCALE 1"=20'



REMOVED 10.11.16



- Some Symbols shown may not be used on map
- DECIDUOUS TREE W/ TREE TAG
 - EMERGENCY TREE W/ TREE TAG
 - STORM SEWER MANHOLE
 - CATCH BASIN
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - GAS VALVE
 - GAS METER
 - ROLLAND
 - WALKBOX
 - COMMUNICATIONS FIBERSTAL
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS BOX
 - STORM CULVERT
 - ROUND MANHOLE
 - DOWN SPOUT TO STORM SYSTEM
 - UTILITY AND LIGHT POLE
 - UTILITY POLE
 - LIGHT POLE
 - DUY WIRE
 - ELECTRIC BOX
 - ELECTRIC METER
 - ELECTRICAL POWER FIBERSTAL
 - ELECTRIC RISER
 - HEAT PUMP
 - OVERHEAD LINE
 - GAS LINE
 - ELECTRICAL LINE
 - COMMUNICATIONS LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - FENCELINE
 - UTILITY RISER
 - DOWN SPOUT TO STORM SYSTEM/GROUND
 - FL STAMP

LEGEND:

THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND MANHOLES. THE SURVEYOR HAS NOT GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF ALL SUCH UTILITIES AND HAS DETERMINED THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ON THIS MAP. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF ALL SUCH UTILITIES AND HAS DETERMINED THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ON THIS MAP. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF ALL SUCH UTILITIES AND HAS DETERMINED THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ON THIS MAP.

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 13, 2004
 T08 603,725
 REBURNS DECEMBER 31, 2017

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALA AVE. SE
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189
 PROJECT: [SUSMAN-VERMONT ST-SW-0423] PRELIMINARY PLAN MAP-049