



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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Date: October 19, 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 18, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-238857 LC, 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 16-238857 LC

Applicant: Troy Tetsuka / Kpff Consulting Engineers Inc.
111 SW 5th Avenue, Suite 2400
Portland, OR 97204

Owner: University Of Portland
5000 N Willamette Blvd.
Portland, OR 97203-5743

Site Address: 5828 N Van Houten Place

Legal Description: BLOCK 36 LOT 1-9 TL 8900, PORTSMOUTH; TL 100 33.81 ACRES, SECTION 18 1N 1E

Tax Account No.: R669907980, R941180100

State ID No.: 1N1E18AB 08900, 1N1E18 00100

Quarter Section: 2324

Neighborhood: University Park, contact Tom Karwaki at karwaki@yahoo.com.

Business District: University Park

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None

Other Designations: Potential Landslide Hazard Area

Zoning: General Employment 2 (EG2) w/ Greenway Overlay (n, g)

Case Type: Lot Consolidation (LC)

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

Proposal:

The applicant proposes to consolidate historic Lots 2, 12-15, portions of Lots 1, 3-11 and 16-20, Block 36, Portsmouth into one parcel. This lot consolidation is a condition of a street vacation (Ord. #187723) for portions of N Van Houten Court, N McKenna Avenue, and an unnamed alley.

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 **33.675.300, Lot Consolidation Standards**.

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 September 7, 2016 and determined to be complete on October 14, 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.

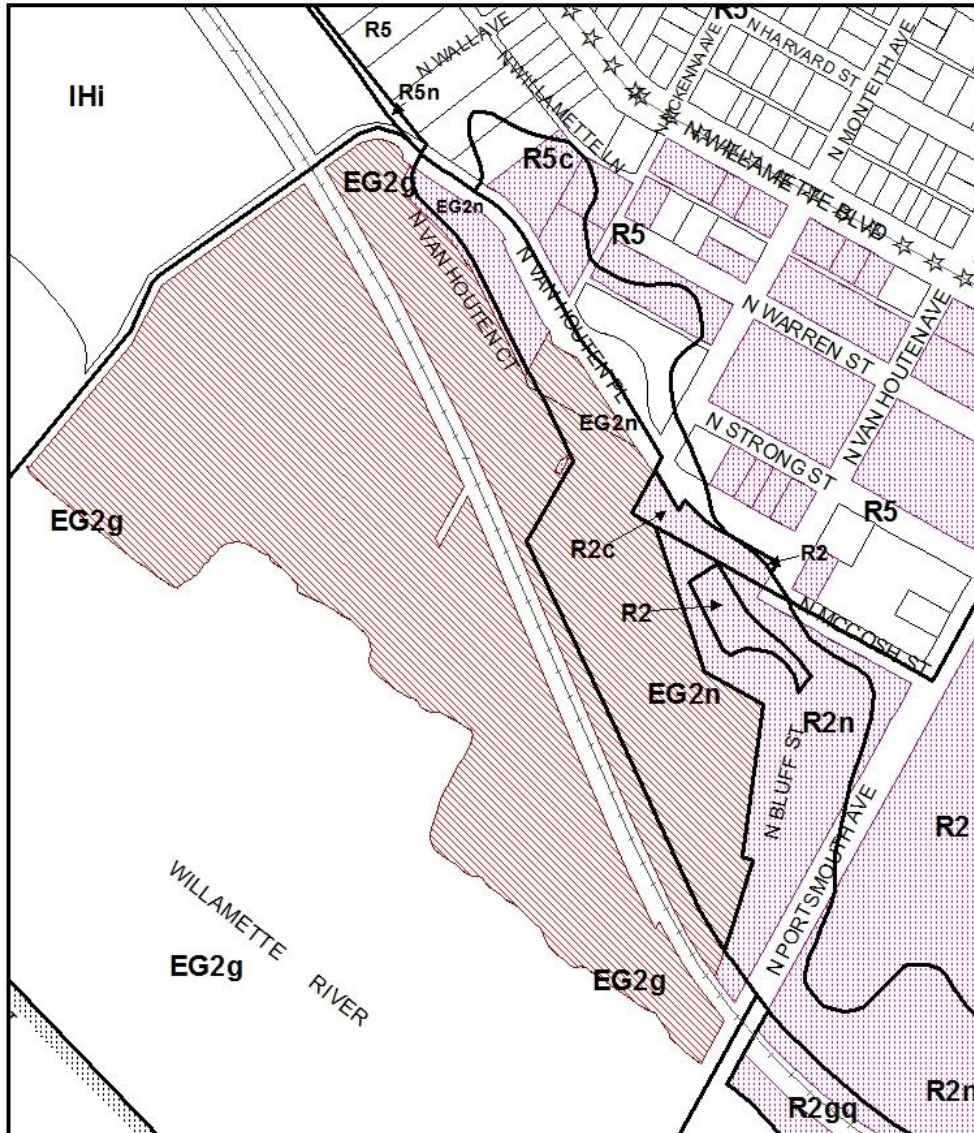
APPEAL PROCESS

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
-  Recreational Trails

File No.	LU 16-238857 LC
1/4 Section	2324
Scale	1 inch = 300 feet
State_Id	1N1E18 100
Exhibit	B (Sep 12, 2016)

