



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 30, 2017
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 May 1, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-253464 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 16-253464 LDP

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

Owner: DEZ Development LLC
10117 SE Sunnyside Rd #F1123
Clackamas, OR 97015-7708

Site Address: 3005 SE 18TH AVE
Legal Description: BLOCK 37, LOT 5, TIBBETTS ADD
Tax Account No.: R834302380
State ID No.: 1S1E11AC 01000
Quarter Section: 3332
Neighborhood: Hosford-Abernethy, contact chair@handpdx.org.
Business District: Greater Brooklyn, contact David Weislogel at 503-872-9320.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Zoning: Residential 2,500 (R2.5)
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 to divide the vacant, 5,000 square foot site into three parcels for development of two attached houses and one detached house. The proposal includes deployment of Subsection 33.110.240.E *Duplexes and attached houses on corners*, which allows one extra dwelling unit when attached houses meeting specific development standards are proposed on corner lots that are at least 3,000 square feet in area.

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 October 4, 2016 and determined to be complete on March 28, 2017.

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.

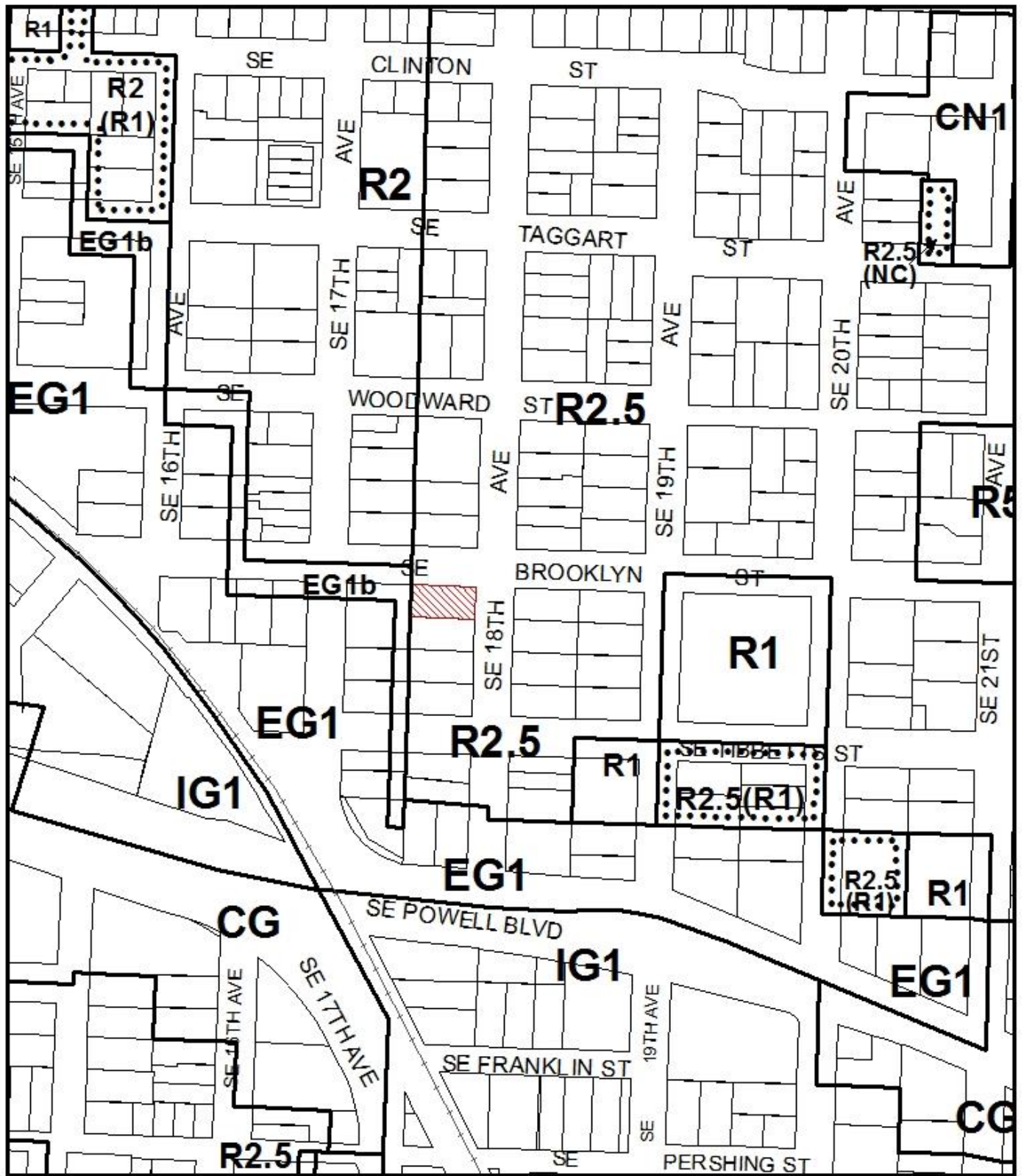
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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

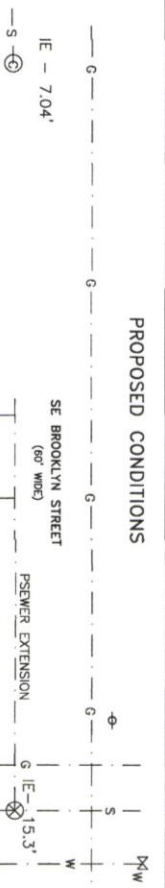
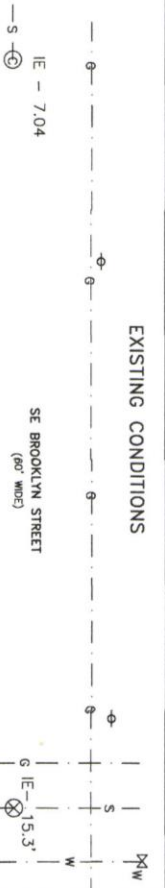


ZONING

 Site



File No. LU 16-253464 LDP
 1/4 Section 3332
 Scale 1 inch = 200 feet
 State_Id 1S1E11AC 1000
 Exhibit B (Oct 07, 2016)



- SYMBOLS**
- ⊕ = POWER POLE
 - ⊙ = GUY ANCHOR
 - ⊠ = WATER METER
 - ⊡ = GAS METER
 - ⊞ = ELECTRIC METER
 - ⊞ = WATER VALVE
 - ⊞ = GAS VALVE
 - ⊞ = MANHOLE
 - ⊞ = CLEAN OUT
 - ⊞ = CATCH BASIN
 - ⊞ = FIRE HYDRANT
 - ⊞ = DOWN SPOUTS
 - ⊞ = "EPL" = LINE TO CONFIRM
 - W— = WATER LINE
 - G— = GAS LINE
 - E— = ELECTRIC LINE
 - S— = SAN. SEWER
 - ⊞ = PROPOSED DRYWELL TO BE 10' FROM BUILDING AND 5' FROM PROPERTY LINE - TYP.
 - ⊞ = PROPOSED WATER
 - ⊞ = PROPOSED SEWER

- ⊞ = DECIDUOUS TREE
- ⊞ = CONIFER TREE



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

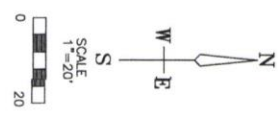
SITE PLAN

LOT 5, BLOCK 37, "TIBBETS ADDITION"
 IN THE NE 1/4, SECTION 11, T.13S, R.1E, W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:
 DEZ DEVELOPMENT
 SLAVIK DEZ SUNNYSIDE RD
 SUITE F1123
 CLACKAMAS OR, 97015

DATE: APRIL 7, 2016
 REVISED 3.24.2017
 REVISED
 REVISED

JOB NO. 16-033
 DRAFTED 4.7.16
 SHEET 1 OF 1



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