



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

Ted Wheeler, Mayor
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Date: 5/9/2017
To: Interested Person
From: William Piro, Land Use Services
503-823-6039 / William.Piro@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 June, 8th 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-131646 LDP, in your letter. It also is helpful to address your letter to me, William Piro. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-131646 LDP

Applicant: Gene Hubbell,
Portland Development Group Investments LLC
11124 NE Halsey St #643
Portland OR 97220J
network@easystree.net

Owner: Mike Hubbell,
Portland Development Group Investments LLC
4224 NE Halsey St #300
Portland, OR
97213

Representative: Aaron Buster,
Portland Development Group
4224 NE Halsey St Suite 300
Portland OR 97213
AARONPDGINVEST.COM

Site Address: 2620 SE 51ST AVE
Legal Description: BLOCK 6, LOT 10, PECKS ADD
Tax Account No.: R653101150
State ID No.: 1S2E07AB 01800
Quarter Section: 3336
Neighborhood: Richmond, contact Matt Otis at matt.otis@gmail.com
Business District: Division-Clinton Business Association, contact at 503-706-3730.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Zoning: Residential 2,000 (R2) Multi-Dwelling Zone
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 is proposing to partition a 5,000 square foot site to create two 2,500 square foot parcels for development of attached houses and accessory dwelling units (ADU's) employing the provisions of 33.120.270.C *Alternative Development Options*. Access is proposed from S.E. 51st Avenue with a shared driveway. The applicant proposes to remove the existing 19-inch diameter at breast height (D.B.H.) street tree at located at the entrance of the proposed driveway. Water and sanitary sewer services are proposed from existing utilities located within S.E. 51st Avenue, and stormwater will be managed by on-site drywells. The site contains trees subject to the preservation standards of Title 33. The applicant has chosen to meet preservation standards. The existing house and garage have been demolished.

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 33.660110).

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 approval criteria are found in Section 33.660.120, Approval Criteria for Land Division 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 March 7, 2017 and determined to be complete on May 1, 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

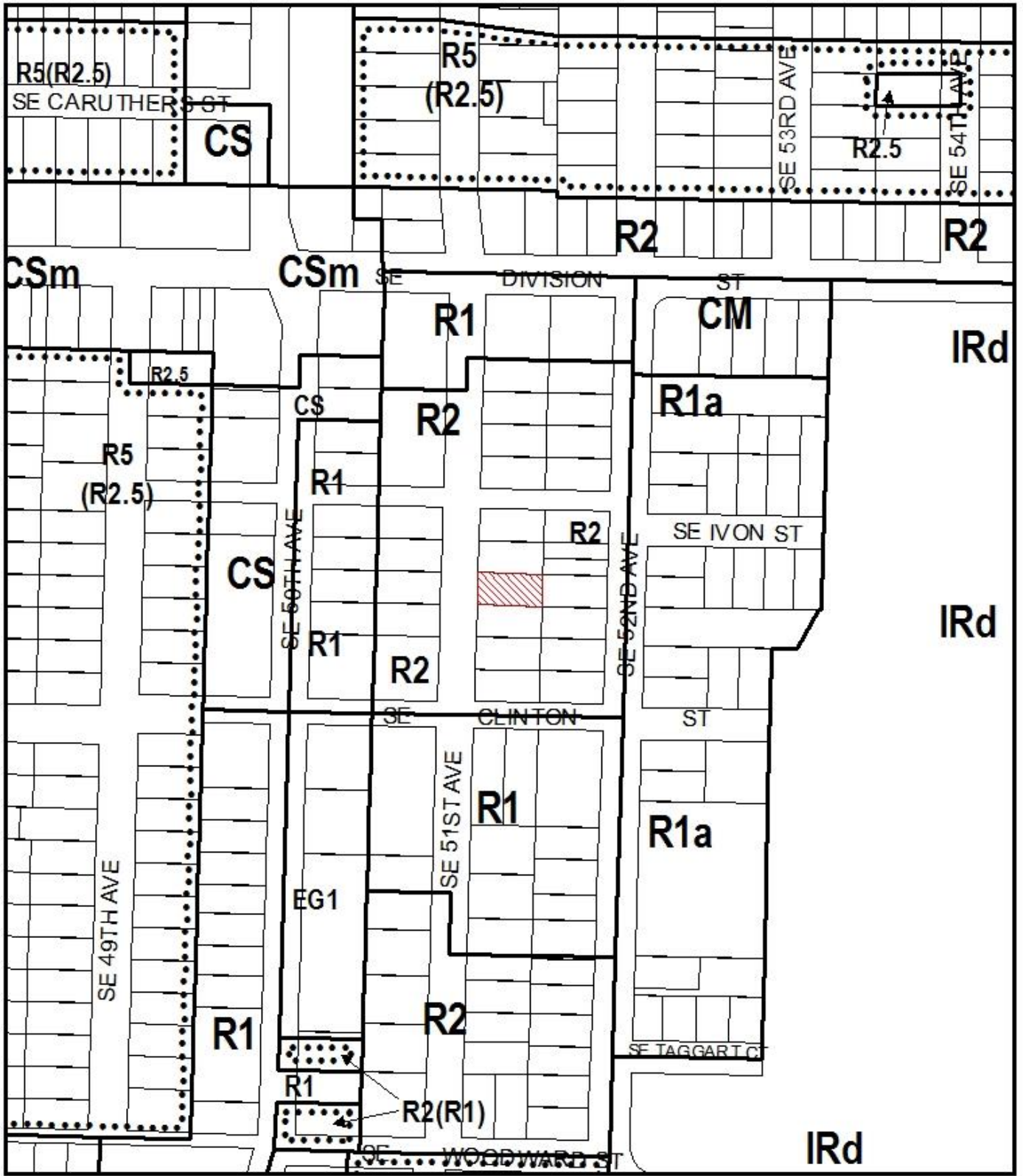
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal 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.	<u>LU 17-131646 LDP</u>
1/4 Section	<u>3335 3336</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E07AB 1800</u>
Exhibit	<u>B (Mar 10, 2017)</u>

