



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: May 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 June 29, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-103572 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 17-103572 LDP

Applicant/Owner: Scott Collins/Bridgetown Equity Construction Inc.
PO Box 33408
Portland OR, 97292
SCOTT@BRIDGETOWNEQUITY.COM
503-519-7066

Site Address: 2618 N ROSA PARKS WAY
Legal Description: LOT 3, PARTITION PLAT 2016-37
Tax Account No.: R649671470
State ID No.: 1N1E16CA 01803
Quarter Section: 2427
Neighborhood: Arbor Lodge, contact landuse@arborlodgeneighborhood.com.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: Residential 1,000 (R1)
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 land division of a 2,372 square-foot site into two 1,186 square-foot parcels for development of attached houses. Water and sanitary sewer will be provided by existing utilities located in N Rosa Parks Way. Driveway access is proposed from N Rosa Parks Way. Stormwater disposal is proposed to be managed with on-site drywells. A duplex is currently under construction, which is propose to be converted to attached houses on separate lots.

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).

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 January 9, 2017 and determined to be complete on date.

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.

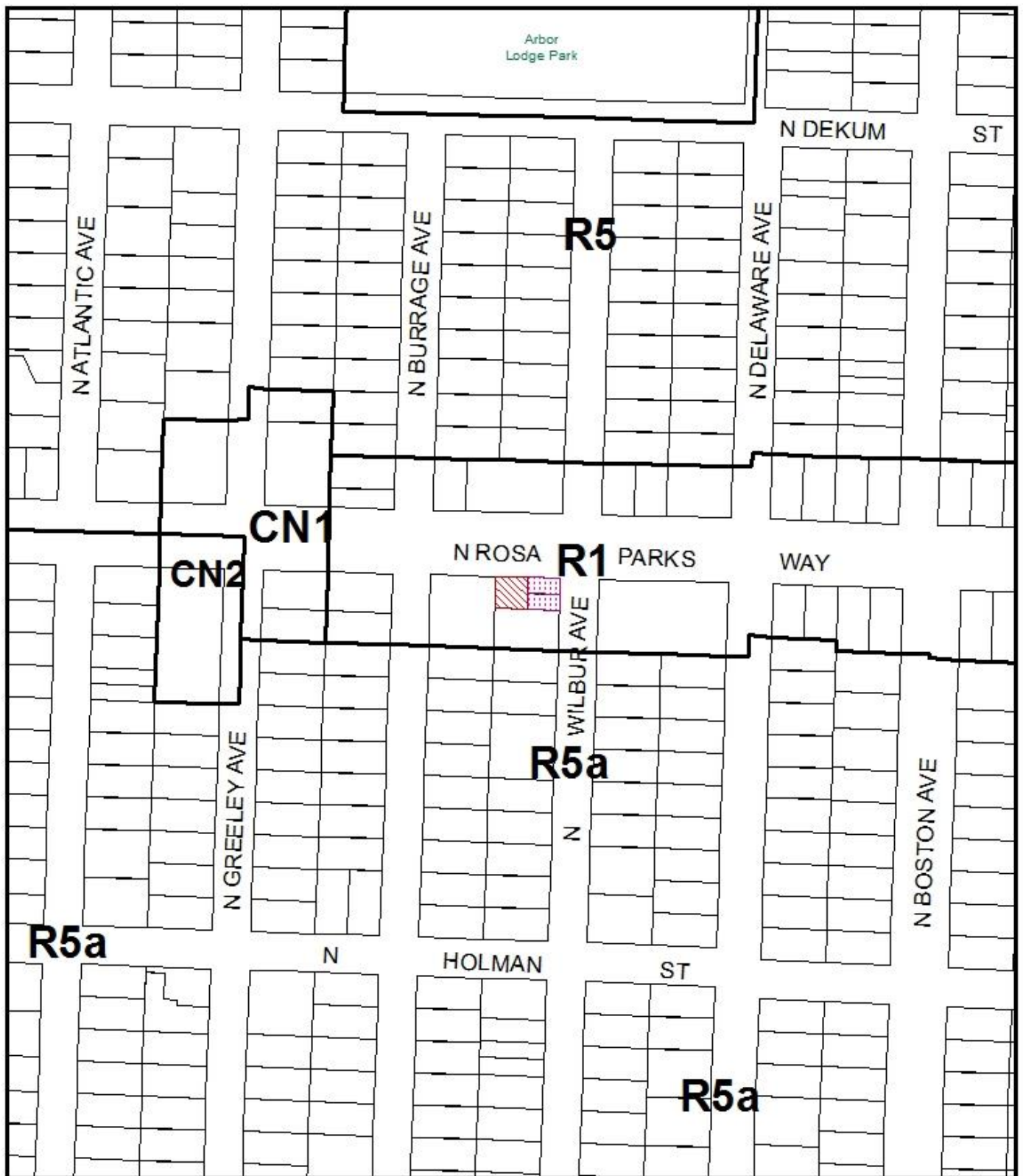
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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

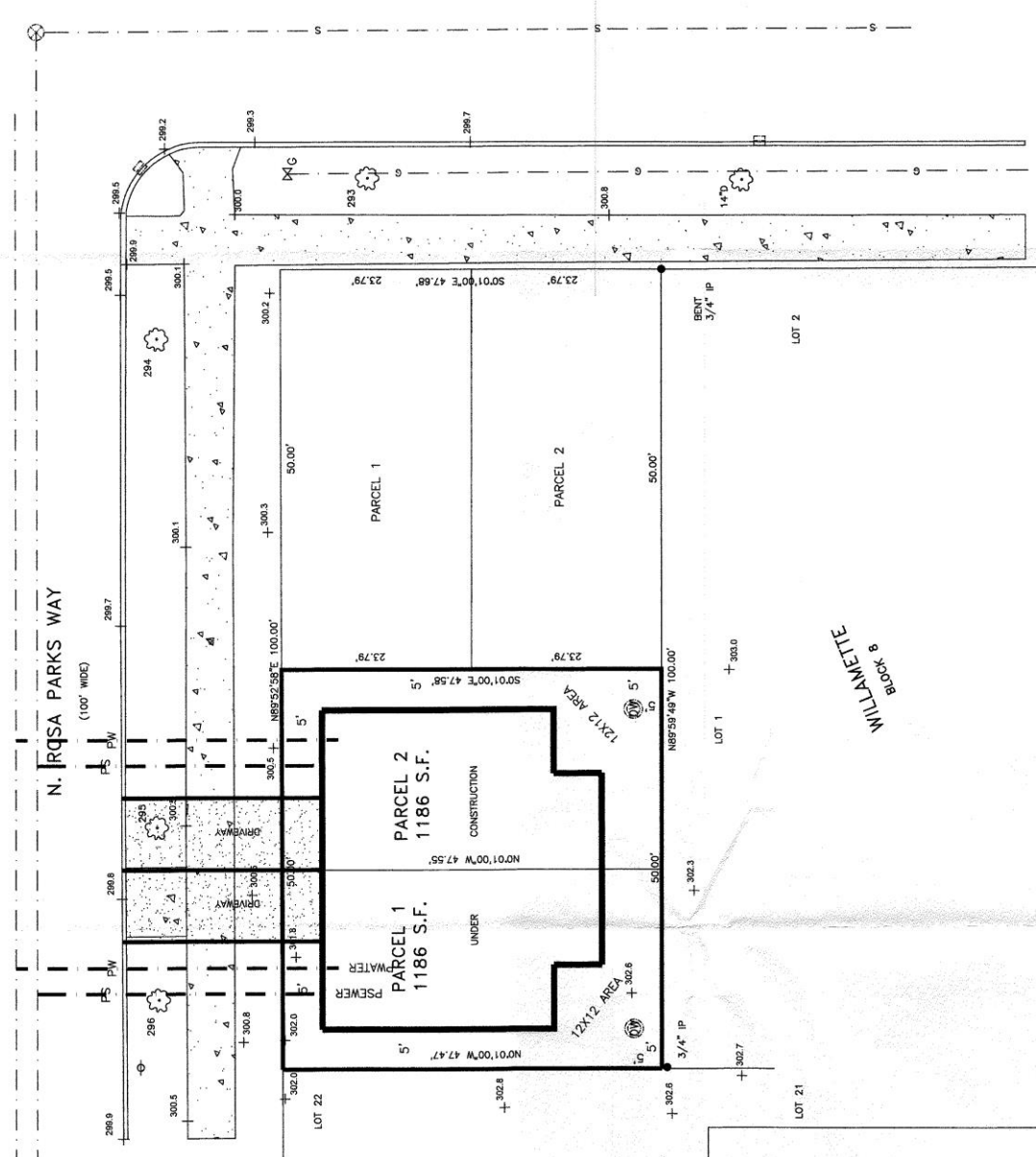
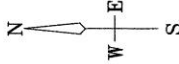


ZONING



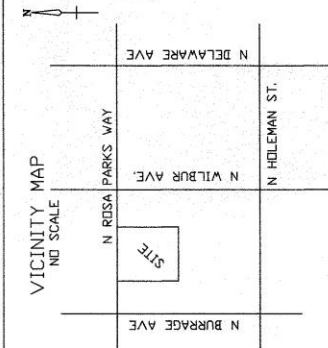
- Site
- Also Owned Parcels

File No. LU 17-103572 LDP
 1/4 Section 2427
 Scale 1 inch = 200 feet
 State_Id 1N1E16CA 1803
 Exhibit B (Jan 16, 2017)



- LEGEND**
- - INDICATES MONUMENT FOUND
 - AS NOTED
 - ⊕ - POWER POLE
 - ⊕ - WATER VALVE
 - ⊕ - GAS VALVE
 - ⊕ - MANHOLE
 - ⊕ - CATCH BASIN
 - ⊕ - FIRE HYDRANT
 - ⊕ - WATER LINE
 - ⊕ - GAS LINE
 - ⊕ - SAN SEWER
 - ⊕ - TELEPHONE MANHOLE
 - ⊕ - DECIDUOUS TREE
 - PW - PROPOSED WATER SERVICE
 - PS - PROPOSED SEWER SERVICE

ELEVATION DATUM IS ASSUMED



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 26, 1990
 JOE H. FERGUSON
 2445
 RENEWAL DATE 12/31/15

Ferguson Land Surveying, Inc. 646 SE 106TH AVE. PORTLAND, OR 97216 Phone (503) 408-0601 Fax (503) 408-0802	SITE MAP PARCEL 3, PARTITION PLAT 2016-XXX IN THE SW 1/4, SECTION 16, T.1N., R.1E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON	CLIENT: BRIDGETOWN SCOTT COLLINS 347 NE 92ND AVE PORTLAND OR, 97220	DATE: NOVEMBER 9, 2016 REVISED REVISED REVISED	JOB NO. 14-139 DRAFTED 11.9.16 SHEET 1 OF 1
	12/15/17			