



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 31, 2017
To: Interested Person
From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE IIx 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 approximately 42 days, **we need to receive your written comments by 5 p.m. on June 30, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-273029 LDS, in your letter. It also is helpful to address your letter to me, Shawn Burgett. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-273029 LDS

Applicant: Kelli Grover
Firwood Design Group LLC
359 E Historic Columbia River Hwy
Troutdale, OR 97060

Owner: Kenneth Kwong & Chun Xia Kwong
3035 SE 92nd Ave
Portland, OR 97266

Site Address: 3340 SE 144th Ave

Legal Description: BLOCK 1 LOT 15, POWELL VILLAGE
Tax Account No.: R673400750
State ID No.: 1S2E12BC 09500
Quarter Section: 3345
Neighborhood: Centennial, contact Tom Lewis at 503-347-5715.
Business District: Midway, contact info@midwaybusiness.org.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Johnson Creek Basin

Zoning: R2a (Multi-Family Residential 2,000 sq. ft. with "a" alternative design density overlay)

Case Type: LDS (Land Divison Subdivision)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing a 4-lot land division and a new private street tract. Lot 1 will measure approximately 4,486 sq. ft. and accommodate the existing house on the site. Lots 2-4 will measure between approximately 2,594 and 2,783 sq. ft. in area. The applicant is proposing detached dwelling units on these lots.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- **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 November 14, 2016 and determined to be complete on May 15, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

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.

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.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.ci.portland.or.us.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

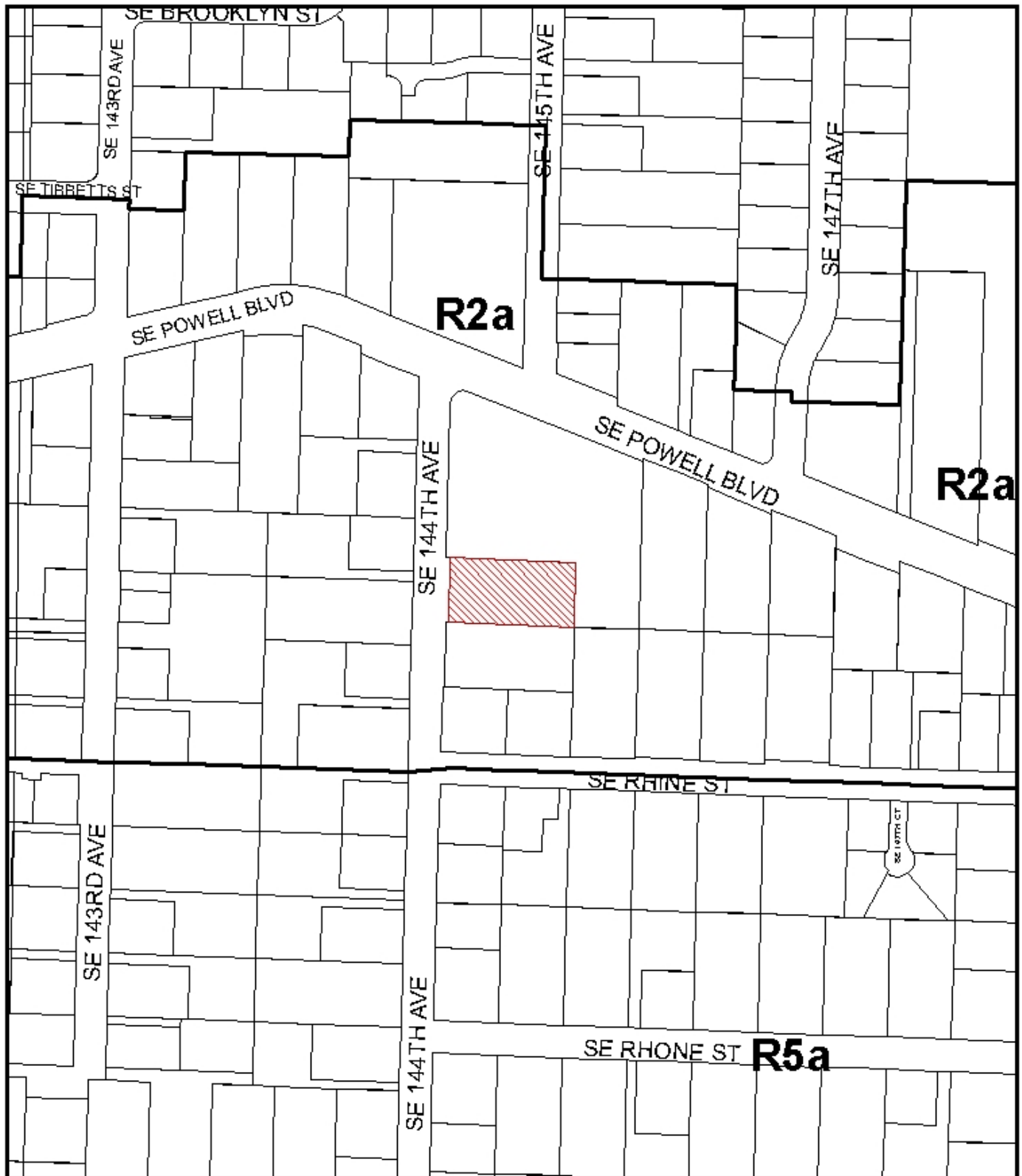
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed 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 that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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 Plans



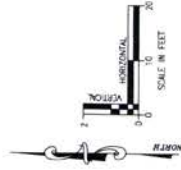
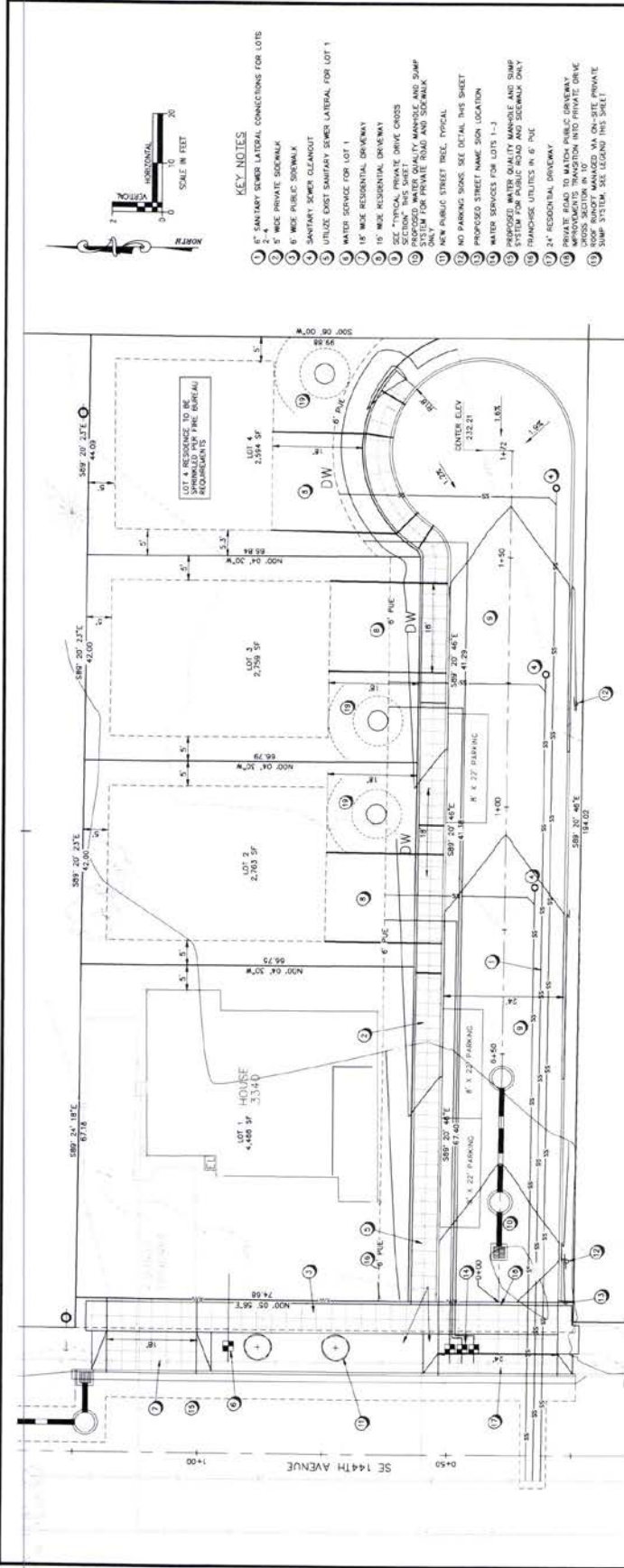
ZONING

 Site

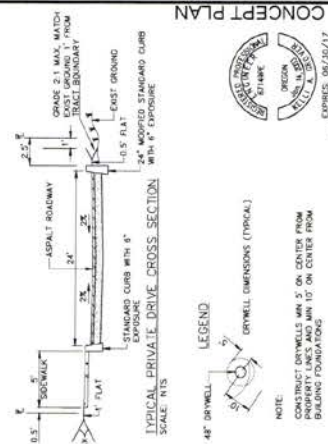
This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT



File No. LU 16-273029 LDS
 1/4 Section 3345
 Scale 1 inch = 200 feet
 State_Id 1S2E12BC 9500
 Exhibit B (Nov 18, 2016)



- KEY NOTES**
- 8" SANITARY SEWER LATERAL CONNECTIONS FOR LOTS
 - 5" WIDE PRIVATE SIDEWALK
 - 6" WIDE PUBLIC SIDEWALK
 - SANITARY SEWER CLEANOUT
 - UTILIZE EXIST SANITARY SEWER LATERAL FOR LOT 1
 - WATER SERVICE FOR LOT 1
 - 18" WIDE RESIDENTIAL DRIVEWAY
 - 18" WIDE RESIDENTIAL DRIVEWAY
 - 24" WIDE RESIDENTIAL DRIVEWAY
 - PROPOSED WATER QUALITY MANDOLE AND SWAMP IMPROVEMENTS TO BE LOCATED ON LOT 1 ONLY FOR PRIVATE ROAD AND SIDEWALK ONLY
 - NEW PUBLIC STREET TREE, TYPICAL
 - NO PARKING SIGNS SEE DETAIL THIS SHEET
 - WATER SERVICES FOR LOTS 1-3
 - PROPOSED WATER QUALITY MANDOLE AND SWAMP IMPROVEMENTS TO BE LOCATED ON LOT 1 ONLY FOR PUBLIC ROAD AND SIDEWALK ONLY
 - FRANCHISE UTILITIES R. 6" PUE
 - 24" RESIDENTIAL DRIVEWAY
 - PRIVATE ROAD TO MATCH PUBLIC DRIVEWAY IMPROVEMENTS TRANSITION INTO PRIVATE DRIVE
 - PROPOSED WATER QUALITY MANDOLE AND SWAMP IMPROVEMENTS TO BE LOCATED ON LOT 1 ONLY
 - SWAMP SYSTEM SEE LEGEND THIS SHEET



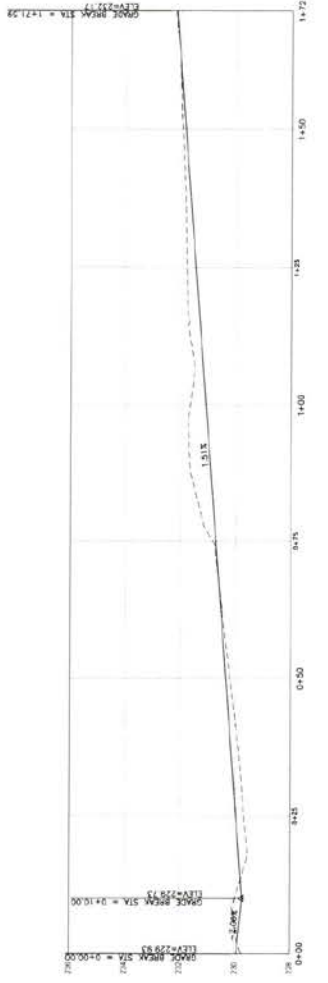
CONCEPT PLAN



DATE: 06/15/17
SIGNATURE: DLS

NOTE: CONSTRUCT DRIVEWELLS 5' ON CENTER FROM EXISTING DRIVEWAY AND 10' ON CENTER FROM BUILDING FOUNDATION

LEGEND: 48\"/>



*NO PARKING FIRE LANE SIGNS, 12" x 14" WHITE BACKGROUND FOR COMPARISON, SEE MUCD 87-1

ON-SITE PLAN 3340 SE 144TH AVENUE PORTLAND, OREGON 97216		2
SPRING KWONG 4835 S COMMERCIAL ST SE SALEM, OREGON 97302		2
OWNER: [] SCALE: AS SHOWN PROJECT NO: 038-000	DESIGNED: [] DATE: MARCH 2008	CHECKED: [] DATE: MARCH 2008
FDG FUGRO CONSULTANTS, LLC SURVEYING & ENGINEERING & PLANNING		
123-1000 S.E. PLAN, PLOT 10, 300 (07/07/2011)		

