



**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:** June 19, 2017  
**To:** Interested Person  
**From:** Jason McNeil, Land Use Services  
503-823-5398 | Jason.McNeil@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 July 19, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-177904 LDP, in your letter. It also is helpful to address your letter to me, Jason McNeil. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-177904 LDP**

**Applicant:** Sarah Radelet, Strata Land Use Planning  
P.O. Box 90833  
Portland, OR 97290  
503-320-0273 | sarah@stratalanduse.com

**Owner:** Structure Redevelopment LLC  
P.O. Box 3026  
Clackamas, OR 97015-3026  
503-803-6577

**Site Address:** 1807 SE STARK ST  
**Legal Description:** BLOCK 2 LOT 5, HARTS ADD  
**Tax Account No.:** R363400170  
**State ID No.:** 1N1E35DC 18300  
**Quarter Section:** 3032

**Neighborhood:** Buckman, contact Rick Johnson at rickjohnson77@comcast.net  
**Business District:** None  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Zoning:** Residential 5,000 (R5)  
**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 divide the subject site into two parcels intended for two attached houses. Parcel 1 would be 2,520 sf large and 50 ft wide. Parcel 2 would be 2,515 sf large and 49.95 ft wide. All existing development would be removed, and the sole tree on site, a 27" dbh Green ash, is also proposed for removal.

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).

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 2 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 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 May 26, 2017 and determined to be complete on May 26, 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](http://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.

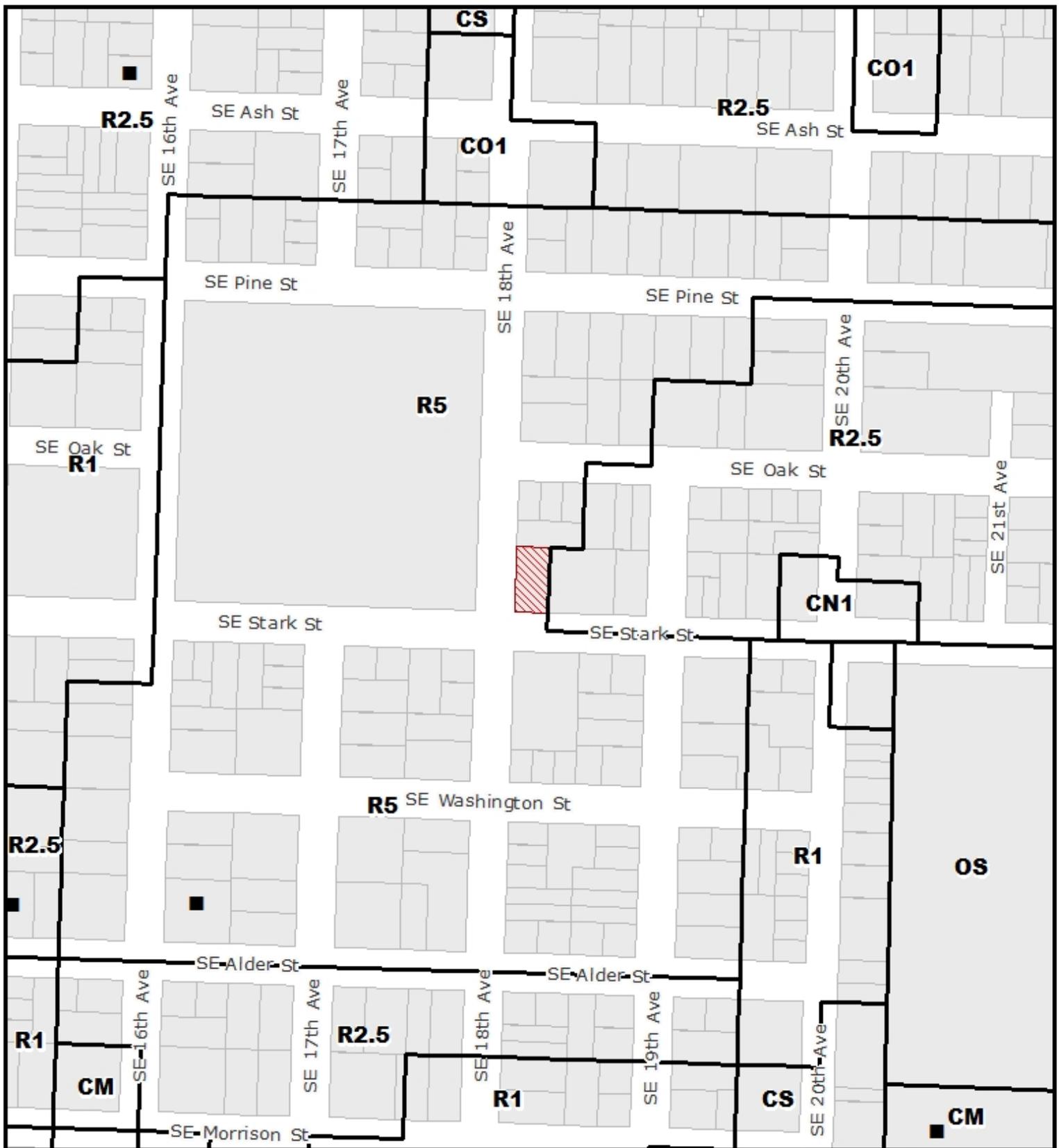
**APPEAL PROCESS**

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

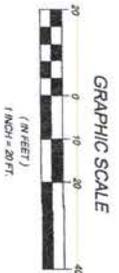
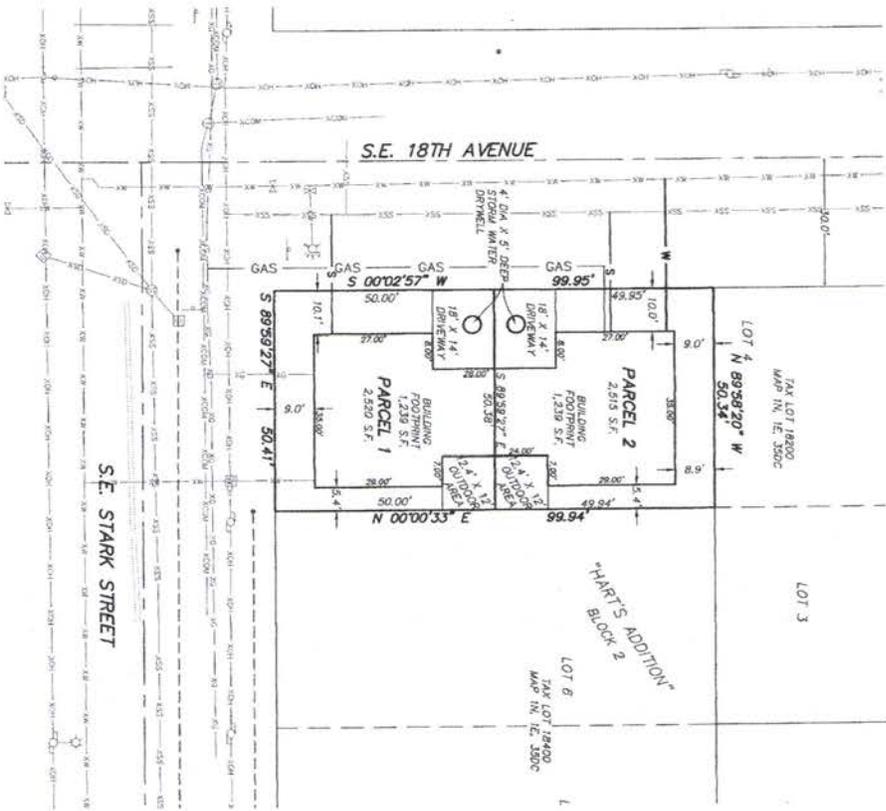


Historic Landmark

File No.	LU 17-177904 LDP
1/4 Section	3032
Scale	1 inch = 200 feet
State ID	1N1E35DC 18300
Exhibit	B May 31, 2017

# PRELIMINARY PLAN MAP

TAX LOT 18300, MAP IN, 1E, 35DC  
 LOCATED IN THE S.E. 1/4 SECTION 35, T1N, R1E, W.M.,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 APRIL 21, 2017 SCALE 1"=20'



## SURVEY NOTES:

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK NUMBER 1336, BEING A BRASS DISC ON TOP OF CURB ON THE NE CORNER OF THE INTERSECTION OF S.E. OAK STREET AND S.E. 20TH AVENUE. THE ELEVATION IS 116.33', COP DATUM.  
 A TRIMBLE 56-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.  
 THE BASIS OF REBARFOR FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER RECORD OF SURVEY RECORDED UNDER PRIVATE SURVEY NUMBER 65078, RECORDS OF MULTNOMAH COUNTY.

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERMETER BOUNDARY OF THE SUBJECT PROPERTY, TO SHOW ALL PERTINENT BOUNDARY ISSUES AND ENCROACHMENTS, AND TO PROVIDE A RECORD OF THE SURVEY. THIS SURVEY IS CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES THAT MAY AFFECT THE USE OR SURVEYING OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY OF ABOVE GROUND STRUCTURES AND AS MARKED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE TO HIM AT THE TIME OF THE SURVEY. THE SURVEYOR MAKES NO STATEMENT AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND OR OVERHEAD CONDUITS OR FACILITIES THAT MAY AFFECT THE USE OR SURVEYING OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

## LEGEND:

- Some Symbols shown may not be used on map
- DECIDUOUS TREE W/ TREE TAG
  - ETERNAL GREEN TREE W/ TREE TAG
  - STONE SEWER MANHOLE
  - CATCH BASIN
  - SEWERY SEWER CLEANOUT
  - SEWERY SEWER MANHOLE
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - GAS VALVE
  - GAS METER
  - ROLLING
  - SOIL
  - MAILBOX
  - COMMUNICATIONS PEDESTAL
  - COMMUNICATIONS MANHOLE
  - COMMUNICATIONS BOX
  - STORM DUTYPALL
  - FOUND MONUMENT
  - DOWN SPOUT TO STORM SYSTEM
  - PROPOSED GAS LINE
  - PROPOSED SEWER LINE
  - PROPOSED SEWER LINE
  - UTILITY AND LIGHT POLE
  - UTILITY POLE
  - LIGHT POLE
  - GUY WIRE
  - ELECTRIC BOX
  - ELECTRIC METER
  - ELECTRICAL POWER PEDESTAL
  - ELECTRIC RISER
  - HEAT PUMP
  - OVERHEAD LINE
  - GAS LINE
  - ELECTRICAL LINE
  - COMMUNICATIONS LINE
  - SEWERY SEWER LINE
  - STORM DRAIN LINE
  - WATER LINE
  - FENCELINE
  - UTILITY RISER
  - DOWN SPOUT TO SPLASH GUARD/GROUND

SIGNED ON: 25 April 2017

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 ALLY 11-2004  
 TOBY G. BOLDEN  
 6037715

RENEWED: DECEMBER 31, 2017

**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.  
 19376 NW ALLA AVE., SUITE 120  
 OREGON CITY, OREGON 97045  
 PHONE: 503.650.0188 FAX: 503.650.0189

W 17 - 177904 LDP