



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: June 27, 2017
To: Interested Person
From: Brandon Rogers, Land Use Services
503-823-7597 / Brandon.Rogers@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 42 days, **we need to receive your written comments by 5 p.m. on July 27, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-159950 LDS, 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 17-159950 LDS

Applicant: Kevin Partain/Urban Visions
223 NE 56th Ave
Portland, OR 97213-3705
503-421-2967 | kevinp@gorge.net

Owner: B-W Construction Inc
PO Box 66910
Portland, OR 97290-6910
shimshim9@aol.com

Site Address: 2720 SE 84th Ave
Legal Description: BLOCK 3 W 100' OF LOT 2, ANNABERG
Tax Account No.: R030200450
State ID No.: 1S2E09BB 05700
Quarter Section: 3339
Neighborhood: Powellhurst-Gilbert, contact at pgnaboard@gmail.com
Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Zoning: Residential 2,000 (R2) with the "a" Alternative Design Density overlay zone.
Case Type: Land Division Subdivision (LDS)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes to divide a 9,997 square foot site into four parcels for development of detached, single dwellings. The site is currently vacant. Street frontage improvements will be required along SE 84th Avenue. Water and sanitary sewer services will be provided by existing utilities located within SE 84th Avenue. The site contains trees subject to tree preservation standards.

This subdivision proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; (2) four to ten dwelling units are proposed, not including accessory dwelling units (see 33.660.110).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create 4 units of land. Therefore, this land division is considered a subdivision.

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 **April 25, 2017** and determined to be complete on **June 21, 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.

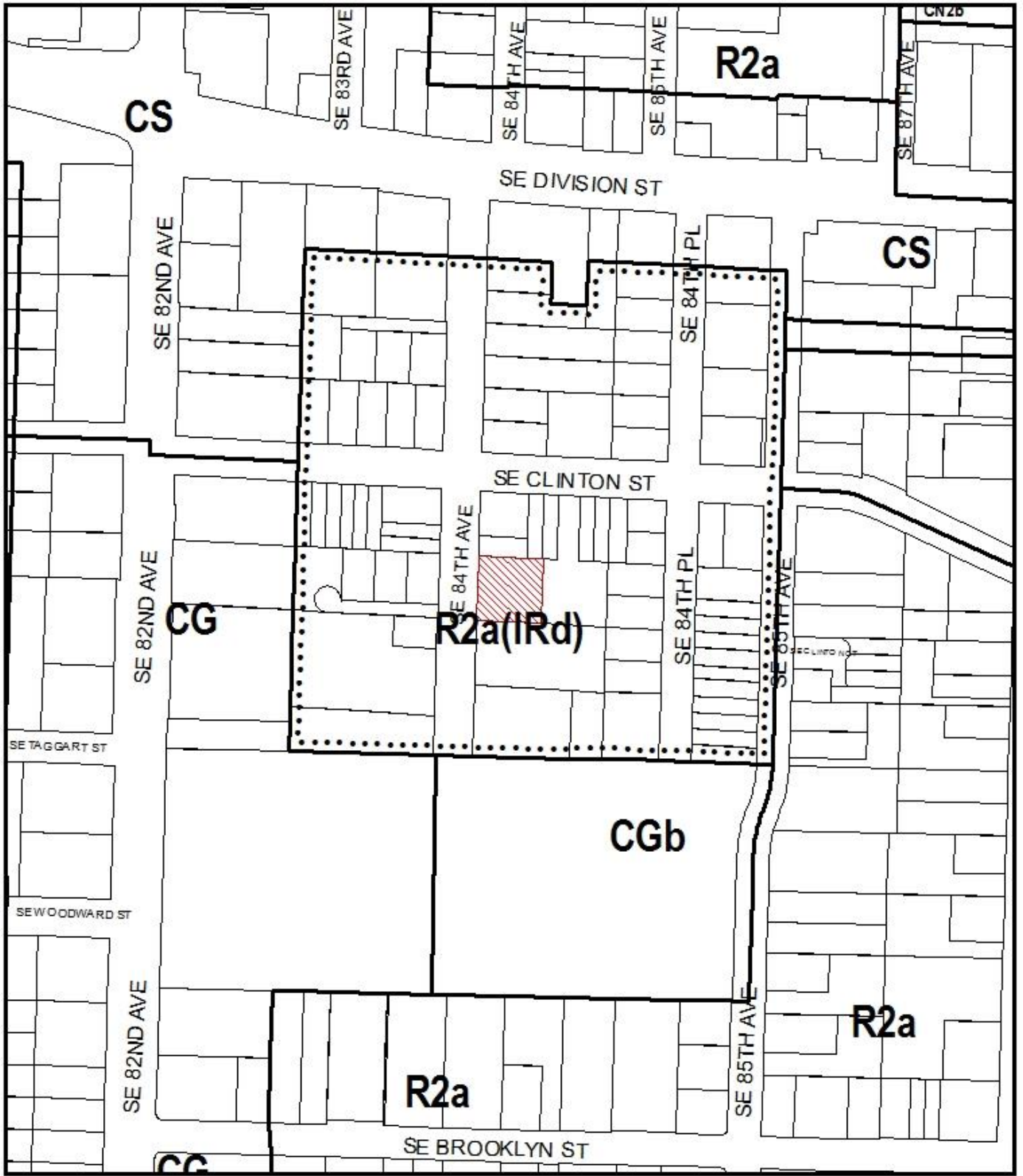
APPEAL OF THE FINAL CITY DECISION

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 Plan



ZONING

 Site



File No.	LU 17-159950 LDS
1/4 Section	3339
Scale	1 inch = 200 feet
State_Id	1S2E09BB 5700
Exhibit	B (Apr 27, 2017)

**PROPOSED IMPROVEMENT PLAN
FOR A PROPOSED SUBDIVISION.**

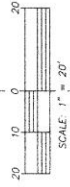
**WEST 100.0' OF LOT 2, BLOCK 3, ANNABERG,
PER DOCUMENT NO. 2007-053954
SITUATED IN THE N.W. 1/4 OF SECTION 9, T.1S., R.2E., W.M.
MULTNOMAH CO., OREGON**

MARY ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-5599
FAX: 503-667-5610
EMAIL: DALE@MARYASSOCIATES.NET

DATE DRAWN: JUNE 14, 2017
DRAWING NO. 1700591P
ACCOUNT NO. 17005

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DREW
FEBRUARY 14, 1985
BANKS
2123
EXPIRATION DATE: 12/31/17



ZONING:
R2-RESIDENTIAL 2000
SITE SIZE:
9,997 SQUARE FEET
PARCEL DATA:
WEST 100.0' OF LOT 2, BLOCK 3, ANNABERG,
PER DOCUMENT NO. 2007-053954
BENCH MARK:
CITY OF PORTLAND 2" BRASS DISC, BM NO. 4450, SW CORNER SE
CORNER OF 10TH STREET AND SE 10TH AVENUE, ELEVATION = 439.755 GCP
DATUM

- NOTES & LEGEND:**
- ⊠ DEPICTS WATER METER
 - ⊠ DEPICTS POWER POLE
 - ⊠ DEPICTS 1.5 X 2.5 CURB INLET
 - ⊠ DEPICTS SANITARY SEWER MANHOLE
 - ⊠ DEPICTS FIRE HYDRANT
 - "123.45C" DEPICTS GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - "(123.456)" DEPICTS GROUND ELEVATION AT ITEM NOTED (ELEVATION IS AT DECIMAL POINT OF TOP-CURB)
 - "123.451C" DEPICTS TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT)
 - "123.450L" DEPICTS CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - "123.450U" DEPICTS GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)
 - "BDFC" DEPICTS CHAINLINK FENCE
 - "PWC" DEPICTS BOARD FENCE
 - "P" DEPICTS PICKET FENCE
 - "W" DEPICTS WATER LINE
 - "PW" DEPICTS PROPOSED WATER LINE
 - "S" DEPICTS SEWER LINE
 - "PS" DEPICTS PROPOSED SEWER LINE
 - "SS" DEPICTS STORM SEWER LINE
 - "PM" DEPICTS PROPOSED DRYWELL
 - "RPZ" DEPICTS ROOT PROTECTION ZONE
 - "TR" DEPICTS TO BE REMOVED



NOTE: UTILITIES ARE LOCATED AS SHOWN PER FIELD TIES OR CITY OF PORTLAND AS BUILT DATA. ACTUAL LOCATION SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION.

7/11/17