



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 6, 2017
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@portlandoregon.gov

**NOTICE OF A TYPE Ix REVISED PROPOSAL
IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. ***A notice was previously mailed for a 4-lot Land Division-Subdivision proposal at this property. This notice describes the revised proposal.***

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 October 6, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-148119 LDP, in your letter. It also is helpful to address your letter to me, Kate Green. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-148119 LDP

Applicant: Kevin Partain
223 NE 56th Avenue
Portland OR 97213-3705
503-421-2967 / Kevinp@Gorge.Net

Property Owner: Bob Sisul
8946 SW Terwilleger Boulevard
Portland OR 97219
503-703-3233 / Bobsisul@Msn.Com

Site Address: 413 and 425 SE 154th Avenue

Legal Description: BLOCK 1 LOT 2, PANIAN SUB
Tax Account No.: R642200050
State ID No.: 1N2E36DC 08700
Quarter Section: 3046

Neighborhood: Glenfair / Graham Wright / 503-887-7028
Business District: Gateway Area Business Association / Paul Wild / paul.wild@mhcc.edu
District Coalition: East Portland Neighborhood Office / Richard Bixby / 503-823-4550

Zoning: Single Dwelling Residential 7, 000 (R7)
Alternative Design Density (a) overlay
Aircraft Landing (h) overlay

Plan District: East Corridor

Case Type: Land Division-Partition (LDP)
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

REVISED Proposal: The applicant requests a **Land Division-Partition** to divide an approximately 14,000 square foot lot into 3 parcels. One parcel (Parcel 1) will be a standard R7 lot for a detached house. The other two parcels will be “narrow lots” for attached houses using the housing regulations in the East Corridor Plan District (33.521.120.B.3). The East Corridor Plan District regulation allow attached housing at R2.5 densities, since the land division site has a side lot line that abuts a multi-dwelling (R1) zone.

All existing development is proposed to be removed. New access and utility connections are proposed via SE 154th Avenue. Onsite stormwater facilities are proposed to serve the new parcels.

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 3 units of land (3 parcels). 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 April 7, 2017 and was deemed complete at the applicant’s request on June 23, 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

Proposed Improvement Plan

**PROPOSED IMPROVEMENT PLAN
FOR A PROPOSED PARTITION PLAT,
LOT 2, BLOCK 1, PANIAN SUBDIVISION,
DOCUMENT NO. 2016-134796.**

SITUATED IN THE S.E. 1/4 OF SECTION 36, T.1N., R.2E., W.M.
CITY OF PORTLAND
MULTNOMAH CO., OREGON

MARK ASSOCIATES
18015 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-5550
FAX: 503-666-8666
EMAIL: DALE@MARKASSOCIATES.NET

DATE DRAWN: JUNE 9, 2017
DRAWING NO: 17009RP
ACCOUNT NO: 17002
REVISED: JUNE 13, 2017
REVISED: AUGUST 7, 2017
REVISED: AUGUST 20, 2017

ZONING:
R7 - RESIDENTIAL 7,000

SITE SIZE:
14,617 SQUARE FEET

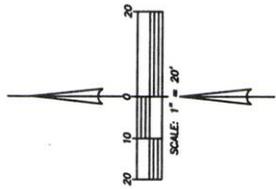
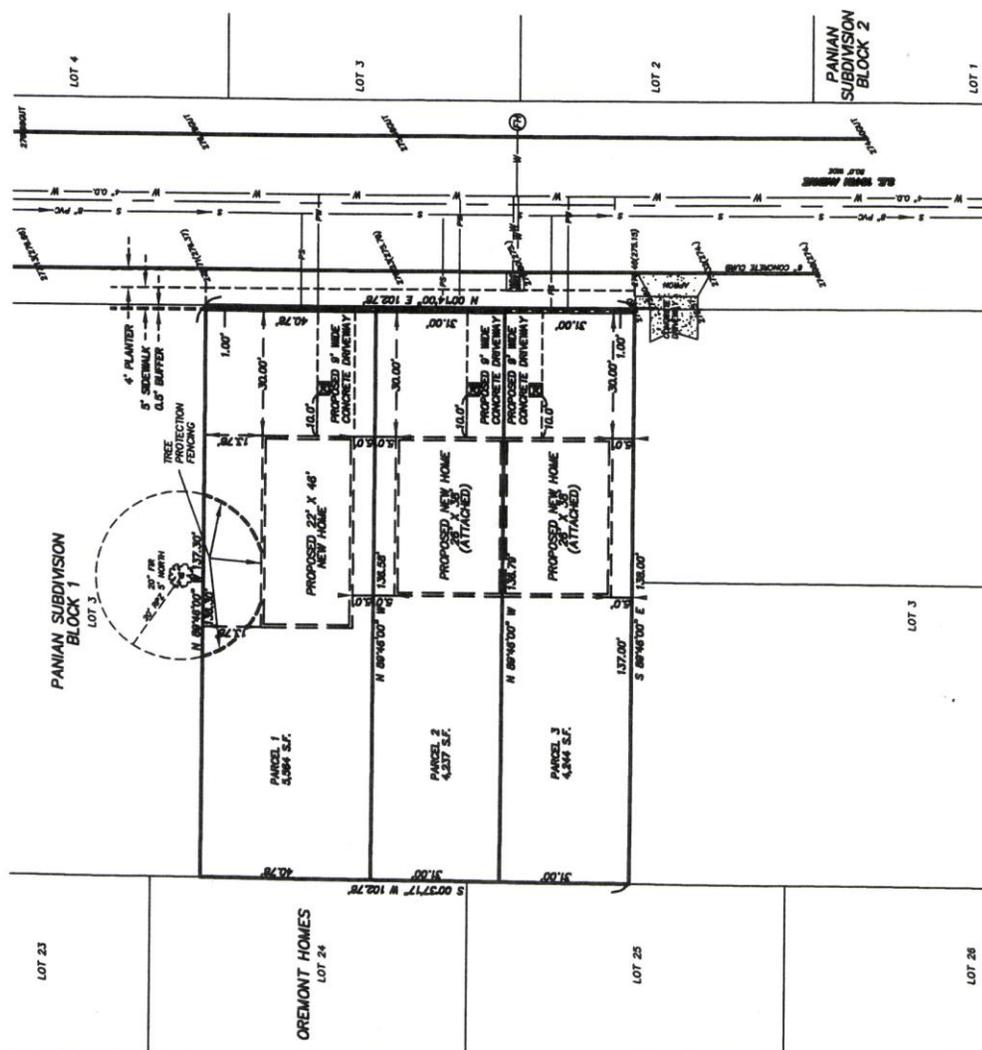
PARCEL DATA:
LOT 2, BLOCK 1, PANIAN SUBDIVISION, DOCUMENT NO. 2016-134796

BENCHMARK:
BENCHMARK IS CITY OF PORTLAND BENCHMARK NO. 3787. WEST POINT IS AT THE S.E. CORNER OF THE INTERSECTION OF 14,300 STREET, ELEVATION IS 276.162, CITY OF PORTLAND DATUM.

NOTES & LEGEND:

- "M" DEPICTS WATER METER.
- "F" DEPICTS FIRE HYDRANT
- "WC" DEPICTS WIRE FENCE
- "-X-" DEPICTS WIRE FENCE
- "CJFC" DEPICTS CHAIN LINK FENCE
- "-O-" DEPICTS CHAIN LINK FENCE
- "-W-" DEPICTS WATER LINE
- "-PW-" DEPICTS PROPOSED WATER LINE
- "-S-" DEPICTS SENEER LINE
- "-PS-" DEPICTS PROPOSED SENEER LINE
- "1213.45601" DEPICTS GUTTER ELEVATION. (ELEVATION IS AT THE DECIMAL POINT)
- "1213.45(1213.00)" DEPICTS TOP CURB(GUTTER ELEVATION)
- "1213.45CL" DEPICTS CENTERLINE ELEVATION. (ELEVATION IS AT THE DECIMAL POINT)
- "1213.45(6)" DEPICTS GROUND ELEVATION AT ITEM NOTED. (ELEVATION IS AT THE DECIMAL POINT)
- "1213.46" DEPICTS SPOT ELEVATION. (ELEVATION IS AT THE DECIMAL POINT)
- "1213.45(6C)" DEPICTS EDGE GRAVE ELEVATION. (ELEVATION IS AT THE DECIMAL POINT)
- "S" DEPICTS SQUARE FEET.
- "(S)" DEPICTS DOWNSPOUT TO SURFACE.
- "T.B.A." DEPICTS TO BE REMOVED.
- "(S)" DEPICTS PROPOSED DRYWELL.

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



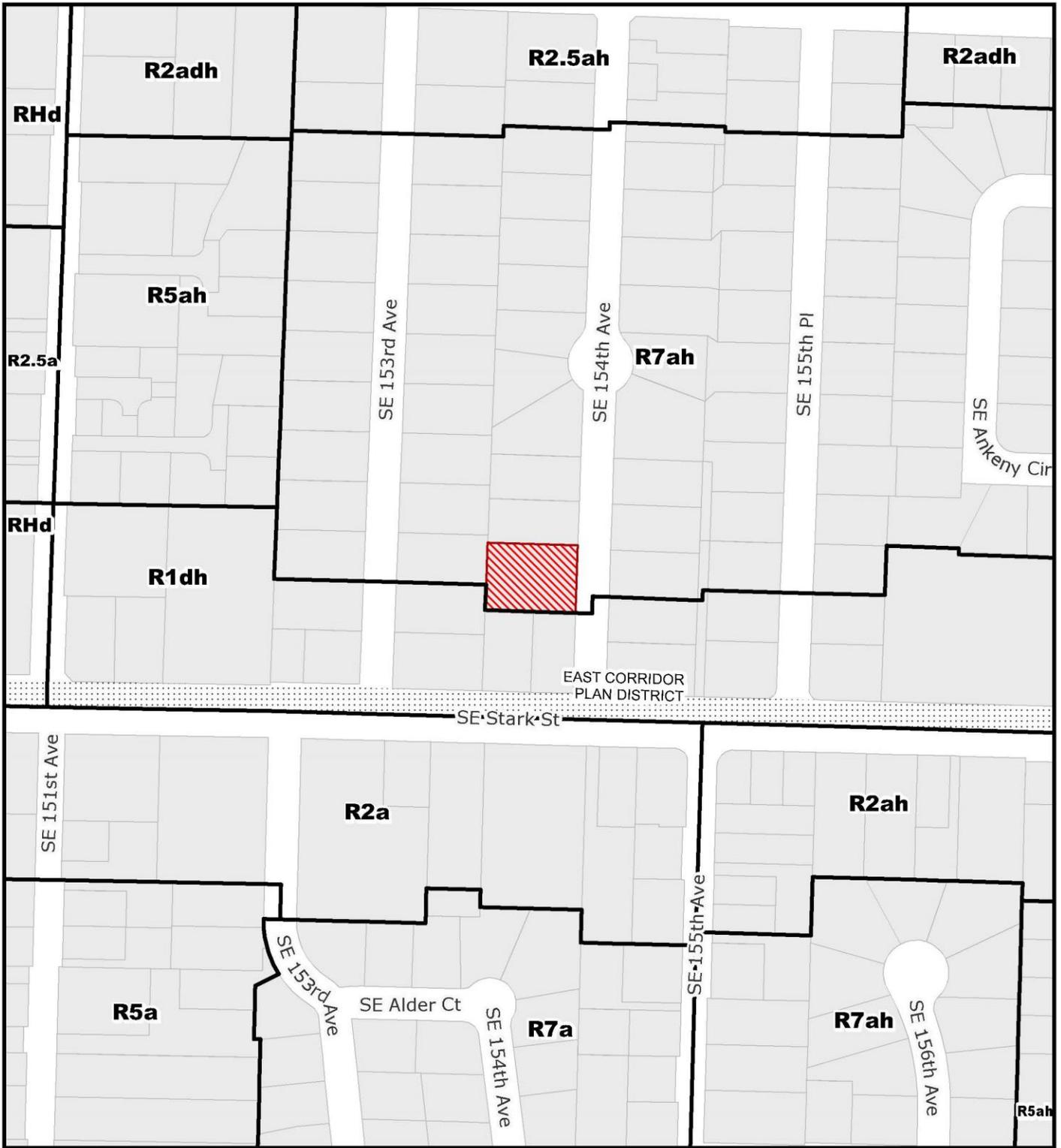
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dale

OREGON, 1985
FEMIELA K. WALKER
2525

EXPIRATION DATE: 12/31/21

PANIAN
SUBDIVISION
BLOCK 2



ZONING  NORTH

 Site

| | |
|-------------|-------------------|
| File No. | LU 17-148119 LDP |
| 1/4 Section | 3046 |
| Scale | 1 inch = 200 feet |
| State ID | 1N2E36DC 8700 |
| Exhibit | B Sep 01, 2017 |

**PROPOSED IMPROVEMENT PLAN
FOR A PROPOSED PARTITION PLAT,
LOT 2, BLOCK 1, PANIAN SUBDIVISION,
DOCUMENT NO. 2016-134796.**

SITUATED IN THE S.E. 1/4 OF SECTION 36, T.1N., R.2E., W.M.
MULTNOMAH CO., OREGON
CITY OF PORTLAND

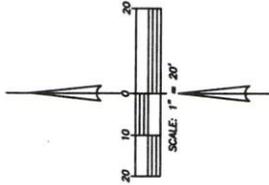
MAXX ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
PHONE: 503-866-8866
FAX: 503-866-8866
EMAIL: DALE@MAXXASSOCIATES.NET

DATE DRAWN: JUNE 9, 2017
DRAWING NO. 170029PP
PROJECT NO. 160000000
REVISION: JUNE 13, 2017
REVISED: AUGUST 7, 2017
REVISED: AUGUST 20, 2017

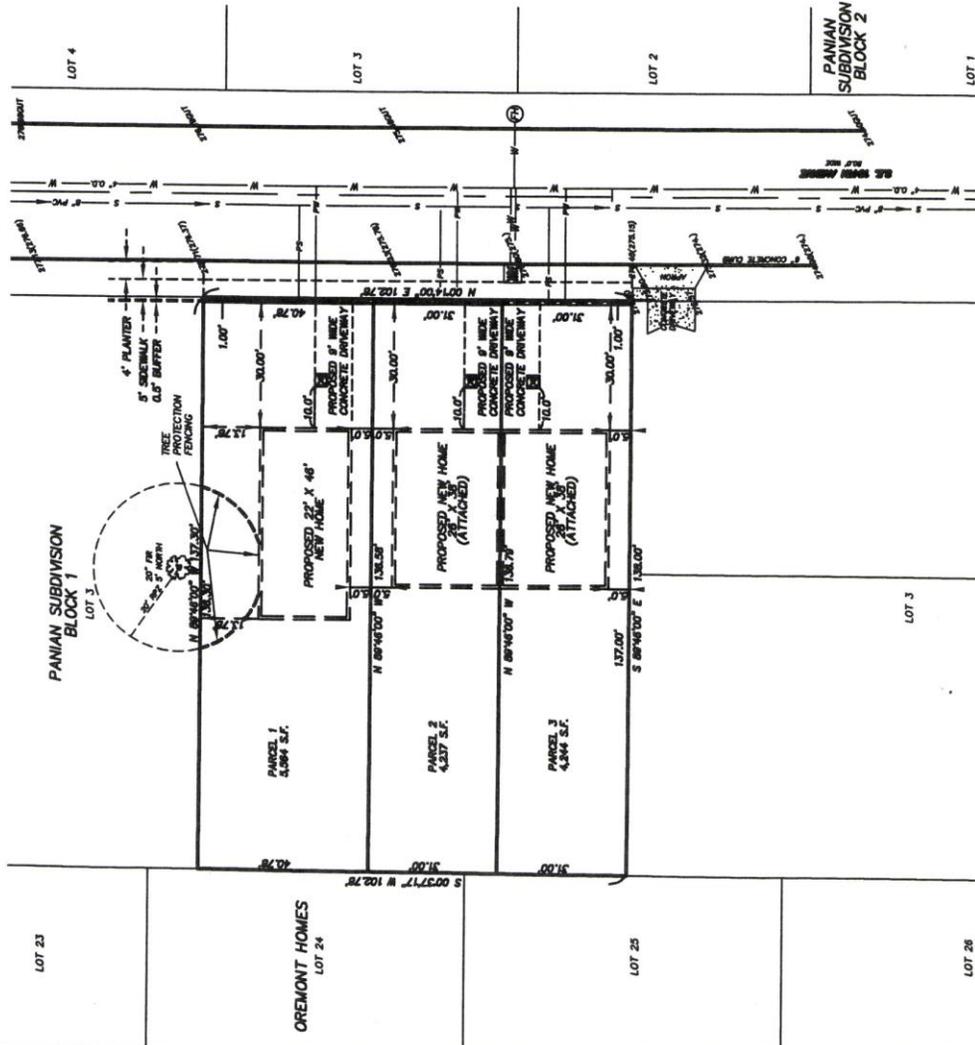
ZONING:
R7 - RESIDENTIAL 7,000
SITE SIZE:
14,147 SQUARE FEET
PARCEL DATA:
LOT 2, BLOCK 1, PANIAN SUBDIVISION, DOCUMENT NO. 2016-134796
BENCHMARKS:
BENCHMARK IS CITY OF PORTLAND BENCHMARK NO. 3787.
N CORN. S.E. STARK STREET, 85' WEST OF CENTER LINE, S.E.
153RD STREET, ELEVATION IS 278.160, CITY OF PORTLAND DATUM.

NOTES & LEGEND:
"M" DEPICTS WATER METER.
"FH" DEPICTS FIRE HYDRANT
"WC" DEPICTS WIRE FENCE
"-X-" DEPICTS WIRE FENCE
"C/L" DEPICTS CHAIN LINK FENCE
"-O-" DEPICTS CHAIN LINK FENCE
"-M-" DEPICTS WATER LINE
"-PW-" DEPICTS PROPOSED WATER LINE
"-S-" DEPICTS SEWER LINE
"-PS-" DEPICTS PROPOSED SEWER LINE
"123.4567" DEPICTS GUTTER ELEVATION
(ELEVATION IS AT THE DECIMAL POINT)
"123.4(123.00)" DEPICTS TOP CURB(GUTTER ELEVATION
DENOTES CENTERLINE ELEVATION.
(ELEVATION IS AT THE DECIMAL POINT)
"123.450" DEPICTS GROUND ELEVATION AT ITEM NOTED.
"123.46" DEPICTS SPOT ELEVATION.
(ELEVATION IS AT THE DECIMAL POINT)
"123.456" DEPICTS EDGE GRAVEL ELEVATION.
(ELEVATION IS AT THE DECIMAL POINT)
"S" DEPICTS SQUARE FEET.
"S" DEPICTS DOWNSPOUT TO SURFACE.
"T.B.R." DEPICTS "TO BE REMOVED".
"D" DEPICTS PROPOSED DRYWELL.

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



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON LICENSE
NUMBER: 11483
DANIEL B. MAUER
EXPIRATION DATE: 12/31/17



PANIAN
SUBDIVISION
BLOCK 2

LOT 23

OREMONT HOMES
LOT 24

LOT 25

LOT 26