



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

Chloe Eudaly, Commissioner
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Date: September 12, 2017
To: Interested Person
From: Houston Harker, Land Use Services
503-823-6029 / Houston.Harker@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 October 11, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-214373 LDP, in your letter. It also is helpful to address your letter to me, Houston Harker. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-214373 LDP

Applicant: Bruce Vincent | Bedsaul/Vincent Consulting, LLC
416 Laurel Ave #3
Tillamook OR 97141
503-842-5391 | Brucevincent@embarqmail.com

Owner: Randall Palazzo | Columbia Pacific Homes, LLC. & Metro Homes NW LLC
919 NE 19th Ave., #160n
Portland OR 97232
503-384-2153 | Pdxinvest@aol.Com

Site Address: 7005 N CONCORD AVE

Legal Description: BLOCK 3 LOT 12, MASTERS ADD
Tax Account No.: R544500640
State ID No.: 1N1E16AA 15700
Quarter Section: 2328

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 5,000 (R5)
Case Type: Land Division Partition
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant requests a partition to divide a 5,000 square foot lot to create two 2,500 square foot parcels for development with attached houses by utilizing the provisions of 33.110.290.E Alternative Development Options. Water services are proposed from existing utilities located within N Bryant St. Sanitary sewer services are proposed from utilities in N Concord Ave. Stormwater will be managed by on-site drywells. The existing house and garage will be removed. The subject property is located on the northwest corner of N Concord Ave and N Bryant St both of which are improved with a sidewalk and curb. In order to meet Title 33 tree preservation standards, the applicant proposes to keep two of the three large native non- nuisance trees on the site. In addition, two new trees are proposed to be planted. The proposed development will include off-street parking on private parking pads for both proposed parcels. The west parcel will take access from N Bryant St. The east parcel will take access from N Concord Ave.

This partition proposal is reviewed through a Type 1x procedure 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 33.660110).

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 3 or fewer lots within a calendar year according to ORS 92.010 Partitioning Land. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create two 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 approval 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 August 1, 2017 and determined to be complete on September 7, 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.

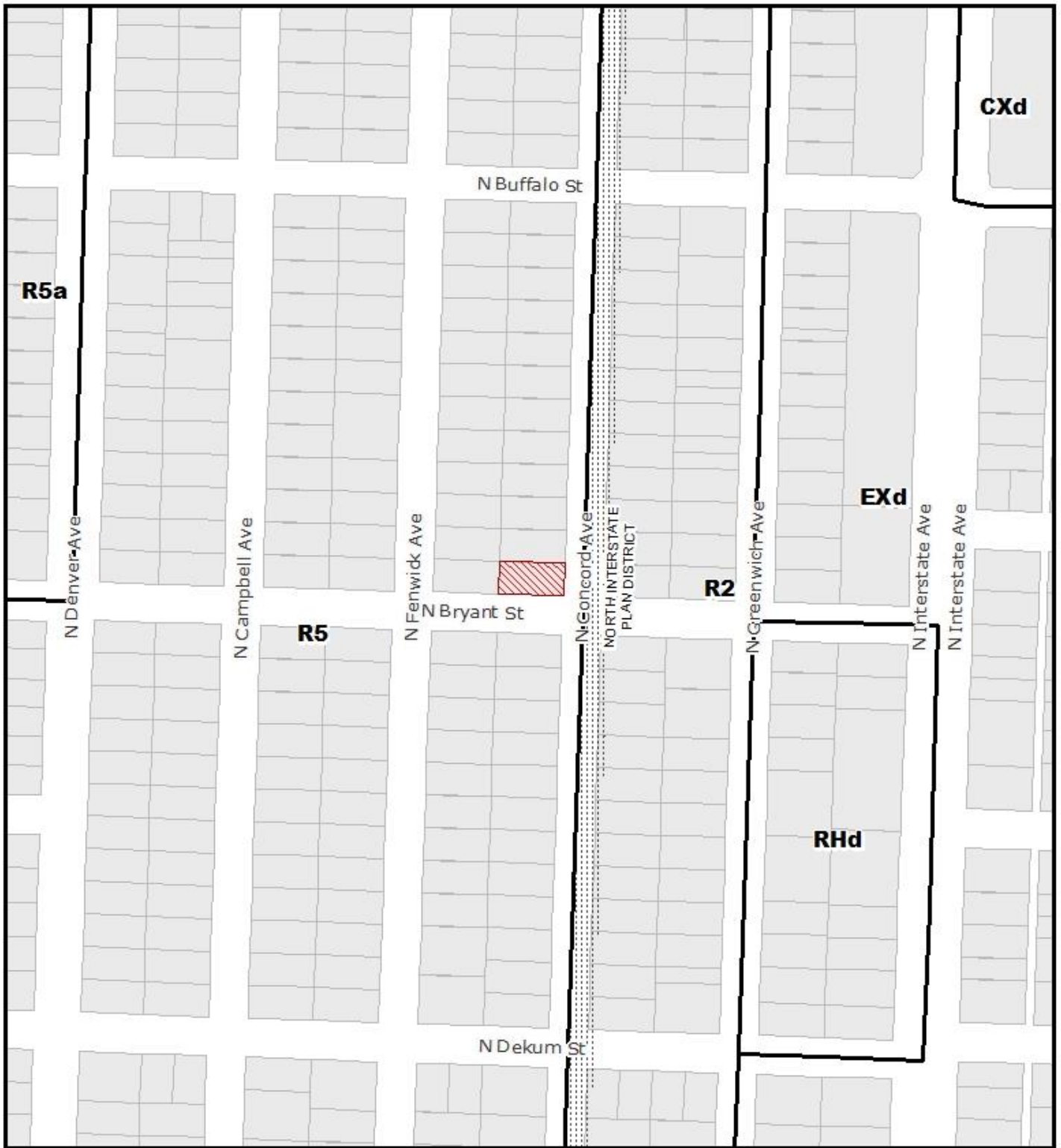
APPEAL PROCESS

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
Site Plan



ZONING  NORTH

 Site

File No.	LU 17-214373 LDP
1/4 Section	2328
Scale	1 inch = 200 feet
State ID	1N1E16AA 15700
Exhibit	B Aug 02, 2017

