



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: October 20, 2017
To: Interested Person
From: Brandon Rogers, Land Use Services
503-823-7597 | Brandon.Rogers@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 November 20, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-164072 LDP, 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 17-164072 LDP

Applicants: Tynisha & Mike Safstrom | M & T Development LLC
6729 Childs Rd | Lake Oswego, OR 97035

Owner: Vantage Homes LLC
1761 3rd St #108 | Norco, CA 92860

Owner's Representative: Sean Robbins | Vantage Homes LLC
3416 Via Oporto #301 | Newport Beach, Ca 92663
sean@vantagehomesllc.com

Site Address: 7101 NE PRESCOTT ST

Legal Description: BLOCK 5, LOT 9, PADDOCK AC
Tax Account No.: R637202110
State ID No.: 1N2E20BD 05200
Quarter Section: 2537
Neighborhood: Cully, contact David Sweet at 503-493-9434.
Business District: None
District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

Zoning: Residential 7,000 (R7) with the "h" Aircraft Landing Zone overlay zone.
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 proposes a two-parcel partition of a 17,222 square foot site, creating an 8,727 square-foot parcel for the existing house and a 6,778 square-foot flag lot for development of a single family dwelling. Water and sanitary sewer services are proposed to be provided by public mains located in NE Prescott Street. Access is proposed from NE Prescott Street. Stormwater is proposed to be managed by on-site drywells. The site contains trees subject to the tree preservation standards of Portland Zoning Code chapter 33.630.

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 1, 2017 and determined to be complete on October 11, 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.

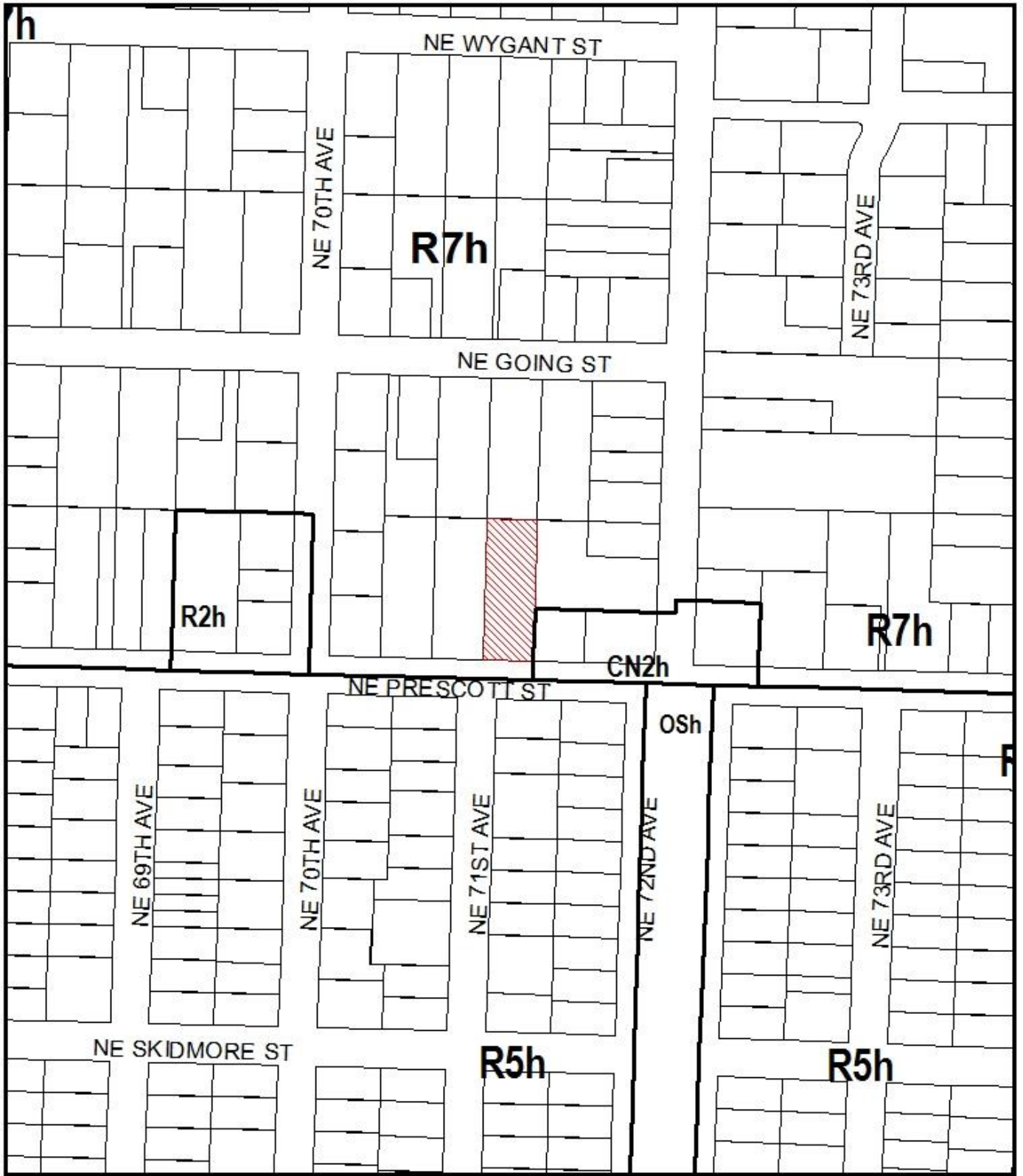
APPEAL PROCESS

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

 Site



File No. LU 17-164072 LDP
 1/4 Section 2537
 Scale 1 inch = 200 feet
 State_Id 1N2E20BD 5200
 Exhibit B (May 04, 2017)

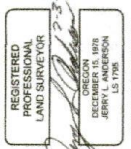
PARTITION PLAT NO. 2017-
 A REPLAT OF LOT 9, BLOCK 5, "PADDOCK ACRES",
 IN THE NORTHWEST QUARTER OF SECTION 20,
 TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE
 WILLAMETTE MERIDIAN, CITY OF PORTLAND,
 COUNTY OF MULTNOMAH, STATE OF OREGON
 SURVEYED JULY 2, 2017

SCALE: 1" = 50'



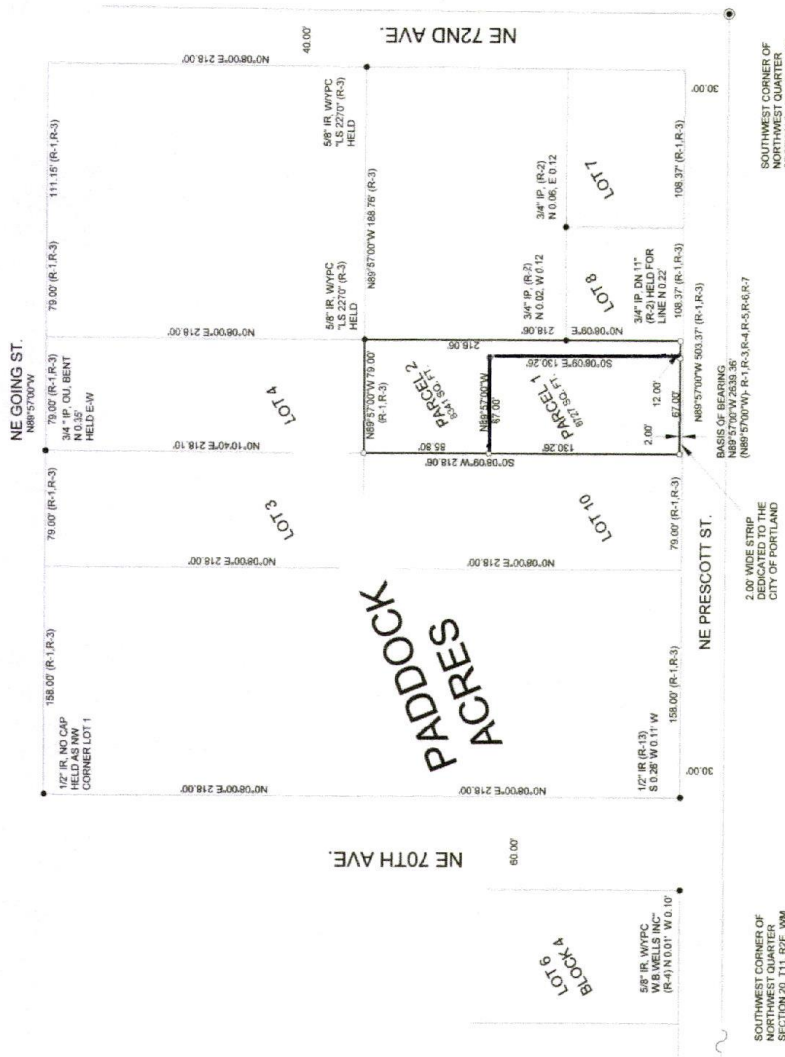
- LEGEND**
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INHIBITED ANDERSON PLS 179F PLUSA, IN
 - FOUND PUBLIC LAND CORNER AS DESCRIBED
 - FOUND MONUMENT AS NOTED
 - OU ORIGIN UNKNOWN
 - WYPC YELLOW/PLASTIC CAP INSCRIBED AS NOTED
 - IR IRON ROD
 - IP IRON PIPE
 - BT MULTNOMAH COUNTY BEARING TREE RECORD
 - (-)-1 DATA PER RECORD INDICATED
 - D DEED
 - POB POINT OF BEGINNING
 - SN SURVEY NUMBER
 - CFR CALCULATED FROM RECORD INDICATED
 - SQ FT. SQUARE FEET

ANDERSON SURVEYING, LLC
 205 W. HEINTZ ST., UNIT 737
 MOLALLA, OR 97038
 503-318-8291
 surveys@moballia.net



RENEWAL DATE: 12/31/2017

- REFERENCES**
- R-1 PADDOCK ACRES
 - R-2 PARTITION PLAT 2002-22
 - R-3 PARTITION PLAT 2002-27, RECORDED APRIL 3, 2009
 - R-4 SN 47385 FILED DECEMBER 12, 1983
 - R-5 SN 57947 FILED FEBRUARY 19, 2002
 - R-6 SN 46500 FILED AUGUST 26, 1980
 - R-7 SN 46500 FILED AUGUST 26, 1980
 - R-8 SN 29564 FILED NOVEMBER 14, 1987
 - R-9 PARTITION PLAT 2014-22 RECORDED APRIL 11, 2014
 - R-10 PARTITION PLAT 2006-83 RECORDED JUNE 27, 2008
 - R-11 SN 18342 FILED JANUARY 31, 1981
 - R-12 SN 18342 FILED JANUARY 31, 1981
 - R-13 SN 24514 FILED APRIL 24, 1972
 - R-14 SN 44163 FILED JANUARY 2, 1980



NOTES:
 THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. _____
 BEARINGS AND DISTANCES ALONG UNMONUMENTED LOT LINES SHALL BE AS SHOWN ON R-1 AND R-3, AND ARE SHOWN FOR REFERENCE ONLY.

SOUTHWEST CORNER OF NORTHWEST QUARTER SECTION 20, T11, R2E, W1M WILLAMETTE MERIDIAN, CITY OF PORTLAND IN MONUMENT WELL IN MONUMENT WELL PER BT BOOK F, PAGE 113

2.00' WIDE STRIP ALONG THE CITY OF PORTLAND

SOUTHWEST CORNER OF SECTION 20, T11, R2E, W1M WILLAMETTE MERIDIAN, CITY OF PORTLAND IN MONUMENT WELL IN MONUMENT WELL PER BT BOOK F, PAGE 113

BASIS OF BEARING: N89°57'00"W 503.37' (R-1, R-3)

2.00' WIDE STRIP ALONG THE CITY OF PORTLAND

SOUTHWEST CORNER OF NORTHWEST QUARTER SECTION 20, T11, R2E, W1M WILLAMETTE MERIDIAN, CITY OF PORTLAND IN MONUMENT WELL IN MONUMENT WELL PER BT BOOK F, PAGE 113