



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

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

Date: November 14, 2017
To: Interested Person
From: JP 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 December 14, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-169859 LDP, in your letter. It also is helpful to address your letter to me, JP McNeil. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-169859 LDP

Applicant: John Dejong | Tech Engineering
PO Box 80483 | Portland, OR 97280
(503) 819-6494 | technicalengineeringinc@yahoo.com

Applicant / Owner: Rich Anderson | 4075 North Commercial
14221 SE Fair Oaks Lane | Milwaukie, OR 97267

Site Address: 4075 N COMMERCIAL AVE

Legal Description: BLOCK 16 LOT 1, CENTRAL ALBINA
Tax Account No.: R146802420
State ID No.: 1N1E22DB 19500
Quarter Section: 2630

Neighborhood: Boise, contact boiselanduse@gmail.com
Business District: Soul District Business Association, contact at outreach@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030

Zoning: R2.5a – Residential 2,500 with the ‘a’ Alternative Design Density Overlay
Case Type: LDP – Land Division Partition
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a two-parcel land division on this 5,000 square foot lot resulting in a 3,200 square foot lot (Parcel 1) and a 1,800 square foot lot (Parcel 2). The existing home on Parcel 1 will remain and Parcel 2 will be available for a new single dwelling. The two trees on the site are exempt from tree preservation requirements. In order to provide sewer and water

service to the new residence Parcel 2, the applicant has proposed extending sewer and water mains in N Mason Street.

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 May 10, 2017 and determined to be complete on October 27, 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:

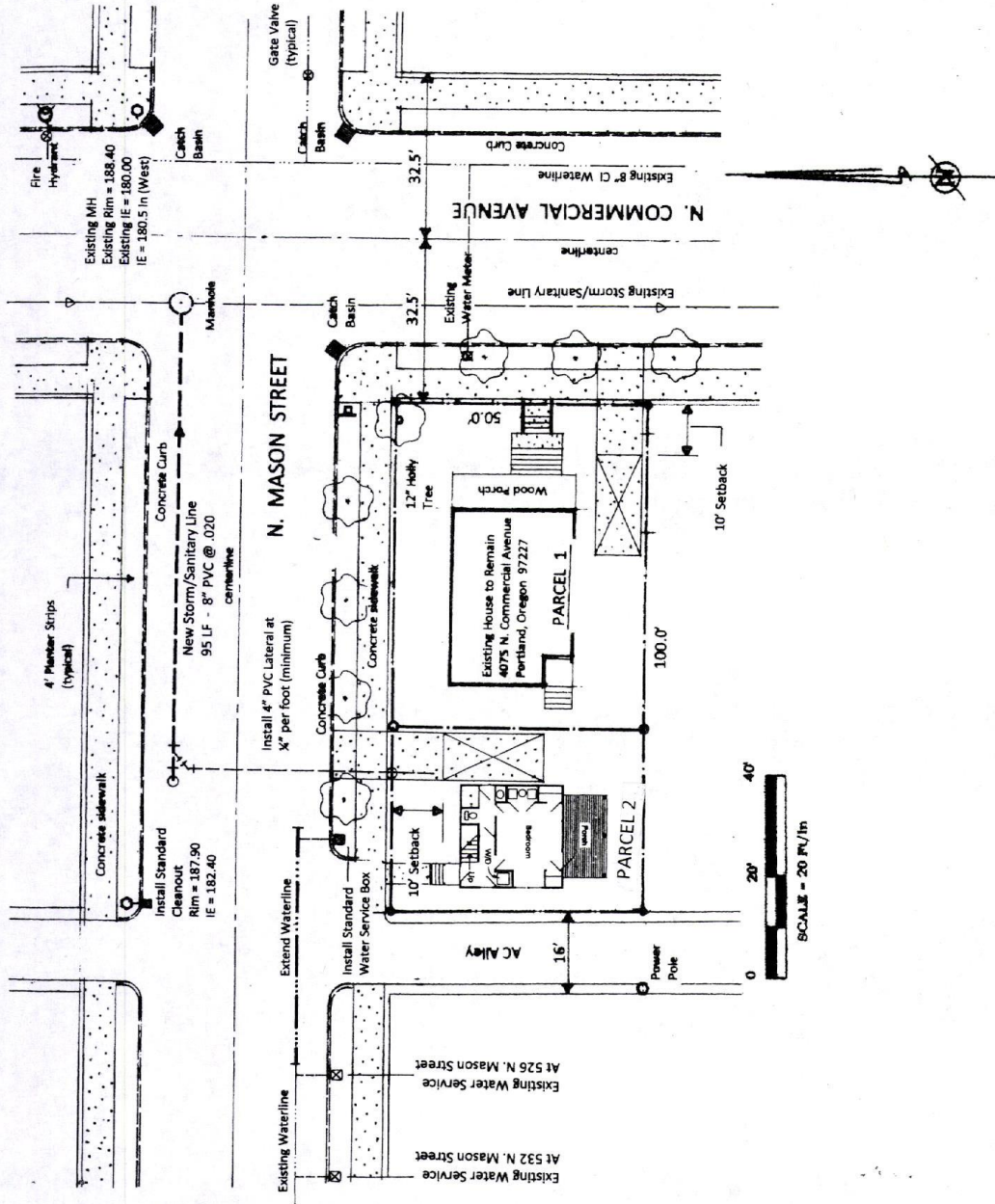
Zoning Map
Site Plan





ZONING  NORTH

 Site

File No.	LU 17-169859 LDP
1/4 Section	2630
Scale	1 inch = 200 feet
State ID	1N1E22DB 19500
Exhibit	B May 16, 2017



	Revised September, 2017 TECEL ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494
	Owner - Applicant: Rich Anderson 14221 SE Fairbairns Lane Milwaukie, Oregon 97267
N. MASON STREET PARTITION 4075 N. Commercial Avenue, Portland 97227	
UTILITIES PLAN Sanitary and Water	
	
Drawn By: JDI Checked By: TJA Date: August, 2016 Project No: 2016-1100	SHEET 5 of 5 EXPIRES DECEMBER 31, 2017

LV 17-169859 LDP