



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 29, 2017
To: Interested Person
From: Leah Dawkins, Land Use Services
503-823-7830 / Leah.Dawkins@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 29, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-252858 LDP, in your letter. It also is helpful to address your letter to me, Leah Dawkins. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-252858 LDP

Applicant: Roseann Johnson, Bluestone Homes, Inc.
16081 S Moore Rd / Oregon City, OR 97045
(971) 221-6734 / roseann@bluestonehomes.net

Owner: Richard A Kassebaum, Dawn R Kassebaum
16081 S Moore Rd
Oregon City, OR 97045-9340

Site Address: 6433 SE 70TH AVE

Legal Description: BLOCK 4 N 3' OF LOT 2 LOT 3, ALTOONA PK
Tax Account No.: R021900130
State ID No.: 1S2E17CD 13300
Quarter Section: 3637

Neighborhood: Mt. Scott-Arleta, contact Andrew Cecka at msanalandusechair@gmail.com

Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R2.5 a- Single Dwelling Residential with "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 to divide a 5,203 square foot site into two parcels for the purposes of developing two attached houses. Each parcel will be 2,611 square feet in size. Each parcel will be 21.5 feet wide and 121.48 feet long. There are no trees on the site proposed for preservation. The applicant is proposing shared driveways and a shared stormwater facility.

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 October 9, 2017 and determined to be complete on November 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

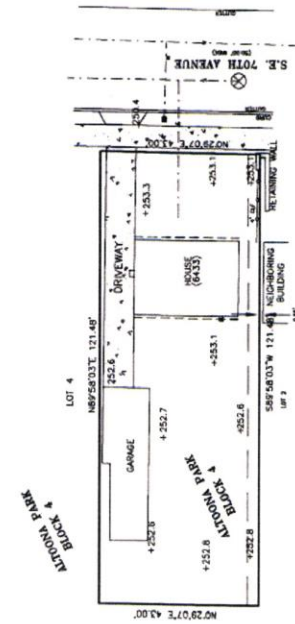
 Site

File No.	LU 17-252858 LDP
1/4 Section	3637
Scale	1 inch = 200 feet
State ID	1S2E17CD 13300
Exhibit	B Oct 10, 2017

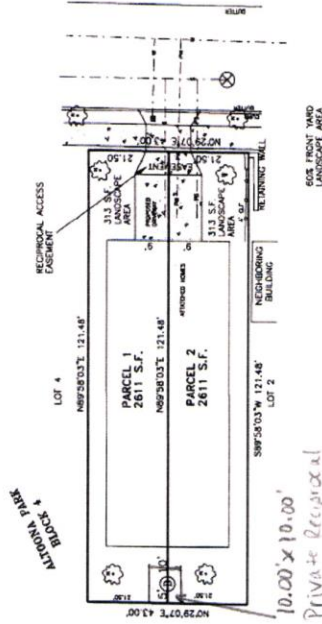
RECEIVED

NOV 21 REC'D

EXISTING CONDITIONS



PROPOSED CONDITIONS

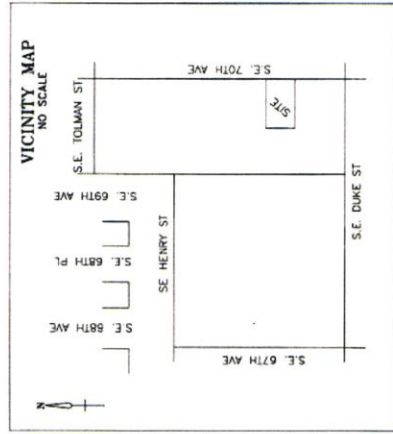


SYMBOLS

- POWER POLE
- CITY ANCHOR
- WATER METER
- GAS METER
- ELECTRIC METER
- WATER VALVE
- GAS VALVE
- MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- PROPOSED DRYWELL 4'x5'
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SAN. SEWER
- DECIDUOUS TREE

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOE H. ARGUSON
 JULY 21, 1980
 RENEWAL DATE 12/31/17

NOTE: ELEVATION DATUM IS PER CITY OF PORTLAND BENCHMARK NO. 2883



Ferguson Land Surveying, Inc.
 646 SE 106TH AVE. PORTLAND, OR 97216
 Phone (503) 408-0601 Fax (503) 408-0602
 www.FergusonLandSurveying.com

SITE PLAN
 THE NORTH 1/2 OF LOT 2 AND ALL OF LOT 3, BLOCK 4, "ALTONIA PARK" SUBDIVISION OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT: BLUESTONE HOMES
 ROSEANN JOHNSON
 16081 S MOORE ROAD
 OREGON CITY, OR 97045

DATE: SEPTEMBER 21, 2017
 JOB NO. 17-148
 DRAFTED 08.21.17
 REVISED 11/27/2017
 SHEET 1 OF 1

LO 17-252858 LDP