



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

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

Date: December 22, 2017
To: Interested Person
From: Diane Hale, Land Use Services
503-823-7705 / Diane.Hale@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 January 22, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-246838 LDP, in your letter. It also is helpful to address your letter to me, Diane Hale. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-246838 LDP

Applicant: Kevin Partain, Urban Visions
223 NE 56th Ave / Portland, OR 97213 / (503) 421-2967

Surveyor: Michael Manwell, Professional Land Surveyor
2847 SE 18th Circle / Gresham, OR 97080

Owner: Gary K Flaming / 16635 NW Lakeridge Ct / Beaverton, OR 97006

Site Address: 3320 SE 67TH AVE
Legal Description: TL 11700 0.39 ACRES, SECTION 08 1S 2E
Tax Account No.: R992080480
State ID No.: 1S2E08BD 11700
Quarter Section: 3337
Neighborhood: South Tabor, contact John Carr at jcarrpdx@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.
Plan District: None
Zoning: R5a (Single Family Residential 5,000 with "a" Alternative Density Design Overlay Zone)
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 3-parcel partition for detached housing for this 16,928 square foot interior lot. Parcels 1 and 2 will be standard lots at ~4,500 square feet each. Parcel 3 will be a 7,888 square foot flag lot. The existing house will be retained on Parcel 1. Off-street parking is proposed for the new homes on Parcels 2 and 3. The applicant is proposing no off-street parking for the existing house that will remain on Parcel 1, utilizing the Zoning Code provision in 33.266.110.B.1 that does not require parking for sites within 500 feet of frequent transit (Bus #9 on SE Powell Blvd.). The applicant is proposing to preserve 3 trees on the site: a 23" English Walnut, a 36" Doug Fir and a 35" Coast Redwood.

This partition is reviewed through a Type 1x 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 approval criteria 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 September 26, 2017 and determined to be complete on December 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.

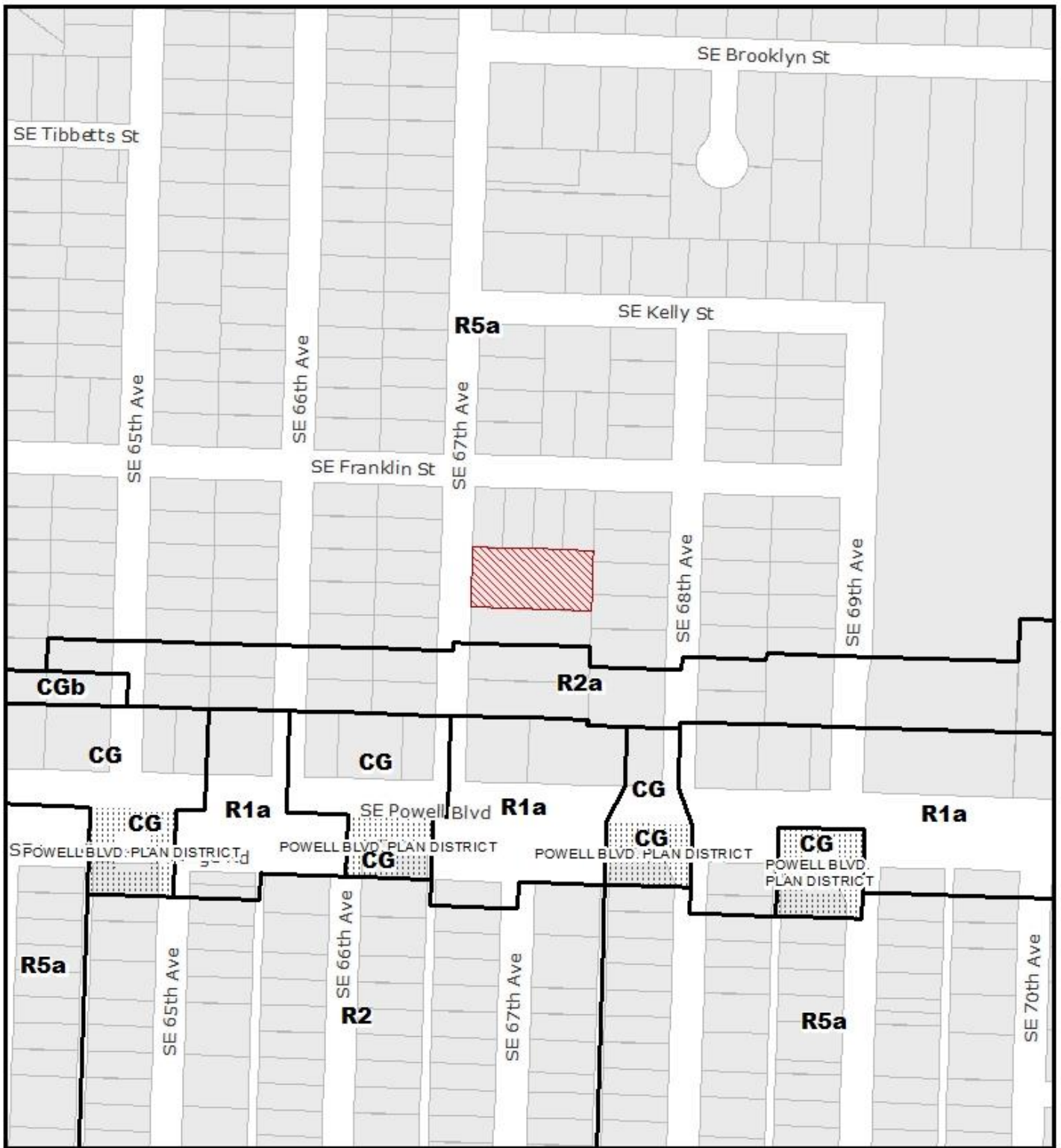
APPEAL PROCESS

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 17-246838 LDP
1/4 Section	3337
Scale	1 inch = 200 feet
State ID	1S2E08BD 11700
Exhibit	B Sep 29, 2017

PARTITION PLAT NO.

TRACT OF LAND
IN THE NW 1/4 OF SECTION 8, T1S. R2E. W1M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: DECEMBER 18, 2017 SCALE: 1" = 30'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF THAT TRACT OF LAND CONVEYED TO GARY K. FLAMING AS DESCRIBED IN DOCUMENT NO. 2017-059753, MULTNOMAH COUNTY DEED RECORDS.
FOUND SURVEY MONUMENTS WERE TIED FROM A RANDOM TRAVERSE AND COORDINATED. THE BASIS OF BEARINGS IS BETWEEN POINTS "A" AND "B" AS PER THE PLAT OF "BONNE HOMES ADDITION", MULTNOMAH COUNTY PLAT RECORDS.
POINTS "A", "B", AND "C" WERE HELD FOR POINTS ON THE WEST RIGHT OF WAY LINE OF SE 67TH AVE (60.00' WIDTH) PER (P3) AND SN 18783. THIS LINE WAS EXTENDED SOUTHERLY OPPOSITE THE SOUTH LINE OF SAID FLAMING TRACT DESCRIBED BELOW. THIS LINE WAS OFFSET EASTERLY CREATING THE EAST RIGHT OF WAY LINE OF SAID SE 67TH AVENUE AND THE WEST LINE OF SAID FLAMING TRACT. THE EAST LINE OF SAID BLOCK 4, "BLANCHARD PARK ADDITION" BEING THE WEST RIGHT OF WAY LINE OF SE 68TH AVENUE PER (P) WAS CONSTRUCTED BY HOLDING POINT "A" AS A POINT ON SAID WEST RIGHT OF WAY LINE PER SN 9943.
PER (P) TO THE INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 4, BEING THE SOUTH RIGHT OF WAY LINE OF SE FRANKLIN ST PER (P), AS DESCRIBED BELOW CREATING THE NE CORNER OF LOT 1 SAID BLOCK 4.
THE MOST NORTHERLY LINE OF SAID BLOCK 4, BECAUSE OF LACK OF FOUND SURVEY MONUMENTS, WAS CONSTRUCTED BY SPLITTING THE CURBS ON SE FRANKLIN STREET TO CREATE THE CENTERLINE. THE CENTERLINE WAS OFFSET 25.00 FEET TO THE EAST AND WEST PER (P) CREATING THE NORTH AND SOUTH RIGHT OF WAY LINES OF SAID SE FRANKLIN.
THE NW CORNER OF SAID LOT 1, BLOCK 4, WAS CONSTRUCTED THE PLAT DISTANCE OF SAID LOT 1. THE SOUTH LINE OF SAID SE FRANKLIN STREET FROM THE NE CORNER OF SAID LOT 1.
THE EAST LINE OF SAID FLAMING TRACT BEING THE EAST LINE OF SAID BLOCK 4, LOT 1, BLOCK 4, AND POINT "E" PER SN 27011.
THE SOUTH LINE OF SAID FLAMING TRACT BEING THE NORTH LINE OF LOT 18, SAID BLOCK 4, BEING THE EAST LINE OF SAID BLOCK 4, AND POINT "D" PER SN 9943.
THE NORTH LINE OF SAID FLAMING TRACT WAS CONSTRUCTED THE DEED DISTANCE NORTH OF AND PARALLEL TO SOUTH LINE PER DEED.
THE NORTH AND SOUTH LINES OF SAID FLAMING TRACT WERE EXTENDED EAST AND WEST TO THE INTERSECTION WITH THE EAST AND WEST LINES OF SAID FLAMING TRACT TO CONSTRUCT THE NORTHWEST, NORTHEAST, SOUTHWEST, AND SOUTHWEST CORNERS.

TO BE SET 5/8"x30" I.R. WITH ORANGE PAINT MARKED, MANWELL LS 57148 SET
FOUND MONUMENT AS NOTED
FOUND I.R. ROD
FOUND IRON PIPE
SURVEY NUMBER MULTNOMAH COUNTY SURVEY RECORDS
RECORD DATA AS INDICATED
DATA PER PLAT OF "BLANCHARD PARK ADDITION"
DATA PER PLAT OF "BONNE HOMES ADDITION"

LEGEND
○ TO BE SET 5/8"x30" I.R. WITH ORANGE PAINT MARKED, MANWELL LS 57148 SET
● FOUND MONUMENT AS NOTED
○ FOUND I.R. ROD
○ FOUND IRON PIPE
() SURVEY NUMBER
() RECORD DATA AS INDICATED
(P) DATA PER PLAT OF "BLANCHARD PARK ADDITION"
(PS) DATA PER PLAT OF "BONNE HOMES ADDITION"

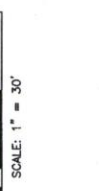
REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL LEE MANWELL
EXPIRES: 12-31-18

MJM JOB #17-03719N DATE: 11/02/2017

MICHAEL LEE MANWELL
Professional Land Surveyor
2847 SE 18TH CIRCLE
GRESHAM, OREGON 97080
(503) 861-5270
email: mmmpl@pdx.com



TREE PROTECTION NOTES:
REQUIRED TREE PROTECTION FENCING
REQUIRED DA. ROOT TREE PROTECTION FENCING



TENTATIVE UTILITY KEY NOTES:

- EXISTING WATER SERVICE TO REMAIN FOR PARCEL 1
- NEW WATER SERVICE FOR PARCEL 2 AND 3
- EXISTING SEWER LATERAL TO BE MODIFIED TO SERVE PARCEL 2
- NEW SEWER LATERAL FOR PARCEL 2
- EXISTING SEWER LINE IN SE 67TH AVE. TO BE EXTENDED NORTH AS NEEDED. A NEW SEWER LATERAL TO BE INSTALLED SOUTH OF EXISTING HOUSE ON PARCEL ONE. MODIFY EXISTING LATERAL AS NEEDED.
- EXISTING RAIN DRAINS TO BE RETROFITTED WITH DOWN SPOUTS MIN. 5' FROM ADJACENT PROPERTY LINES AND 6.00' FROM BUILDINGS.
- PROPOSED 4" BY 8" DRY WELL TO BE INSTALLED FROM DOWN SPOUTS TO ADJACENT PROPERTY LINES.
- SEE SEPARATE ARBORIST REPORT FOR TREES REMOVAL AND PROTECTION.

POINT "A"
HELD 3/4" I.P.
NE CORNER
LOT 12

POINT "B"
HELD 3/4" I.P.
NE CORNER
LOT 12

POINT "C"
HELD 1/2" I.P.
SE CORNER
LOT 6

POINT "D"
HELD 3/4" I.P.
SE CORNER
LOT 6

POINT "E"
HELD 3/4" I.P.
SE CORNER
LOT 17

POINT "F"
HELD 3/4" I.P.
SE CORNER
LOT 17

POINT "G"
HELD 3/4" I.P.
SE CORNER
LOT 17

POINT "H"
HELD 3/4" I.P.
SE CORNER
LOT 17

