



**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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Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 8, 2018  
**To:** Interested Person  
**From:** Kate Green, Land Use Services  
503-823-5868 / [Kate.Green@portlandoregon.gov](mailto:Kate.Green@portlandoregon.gov)

## **NOTICE OF A TYPE IIx 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 42 days, **we need to receive your written comments by 5 p.m. on February 7, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-267225 LDS, in your letter. It also is helpful to address your letter to me, Kate Green. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-267225 LDS PC # 17-247630**

**Primary Contact / Consultant:** Sarah Radelet | Strata Land Use Planning | 503-320-0273  
PO Box 90833 | Portland OR 97290

**Applicant:** Jesse Cereghino  
1640 Amonson Court | Gladstone OR 97027

**Purchaser:** Adam Hoesly  
5539 SE 67th Avenue | Portland OR 97206

**Property Owners:** William J Hoesly and Thomas C Hulett  
11666 SE Home Avenue | Milwaukie OR 97222-5433

**Site Address:** 13429 SE Ramona Street

**Legal Description:** LOT 4 TL 3500, LAMARGENT PK  
**Tax Account No.:** R466101740  
**State ID No.:** 1S2E14DB 03500  
**Quarter Section:** 3644

**Neighborhood:** Powellhurst-Gilbert | [pgnaboard@gmail.com](mailto:pgnaboard@gmail.com)  
Pleasant Valley | [Steve Montgomery | foxtrotlove@hotmail.com](mailto:foxtrotlove@hotmail.com)

**Business District:** None  
**District Coalition:** East Portland Neighborhood Office | Victor Salinas | 503-823-6694

**Zoning:** Single Dwelling Residential 5,000 (R5)  
Alternative Design Density Overlay (a)

**Plan District:** Johnson Creek Basin  
**Other Designations:** abuts the Springwater Corridor  
**Case Type:** Land Division-Subdivision (LDS)  
**Procedure:** Type IIx, an administrative decision with appeal to the Hearings Officer

**Proposal:** The applicants propose a **Land Division-Subdivision** to divide an approximately 41,189 square foot property into 9 lots. The lots are proposed to range in size from 2,563 square feet to 5,248 square feet. The house and outbuildings on the site are proposed to be

removed. Attached houses are proposed on Lots 1 and 2 (per 33.110.240.E) and detached houses are proposed on the balance of the lots.

The site's frontages along SE Ramona and SE 134<sup>th</sup> Avenue are to be developed with new roadway surfaces, sidewalks, planters, and street trees. At the cul-de-sac terminus of SE 134<sup>th</sup> Avenue, a new public pedestrian path will be extended along the western boundary of Lot 9 to provide a connection to the Springwater Corridor north of the site.

New water and sanitary sewer services are proposed to serve the lots via existing lines in SE Ramona and SE 134<sup>th</sup> Avenue. Drywells are proposed to manage stormwater on each lot.

This subdivision proposal is reviewed through a Type IIx procedure because: (1) the site is in a residential zone; (2) four to ten dwelling units are proposed, not including accessory dwelling units (see 33.660.110).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create 9 units of land (9 lots). Therefore, this land division is considered a subdivision.

**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 November 7, 2017 and determined to be complete on January 4, 2018.

**DECISION MAKING PROCESS:** The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

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.

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.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.ci.portland.or.us](http://www.ci.portland.or.us).

**APPEAL PROCESS:** If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

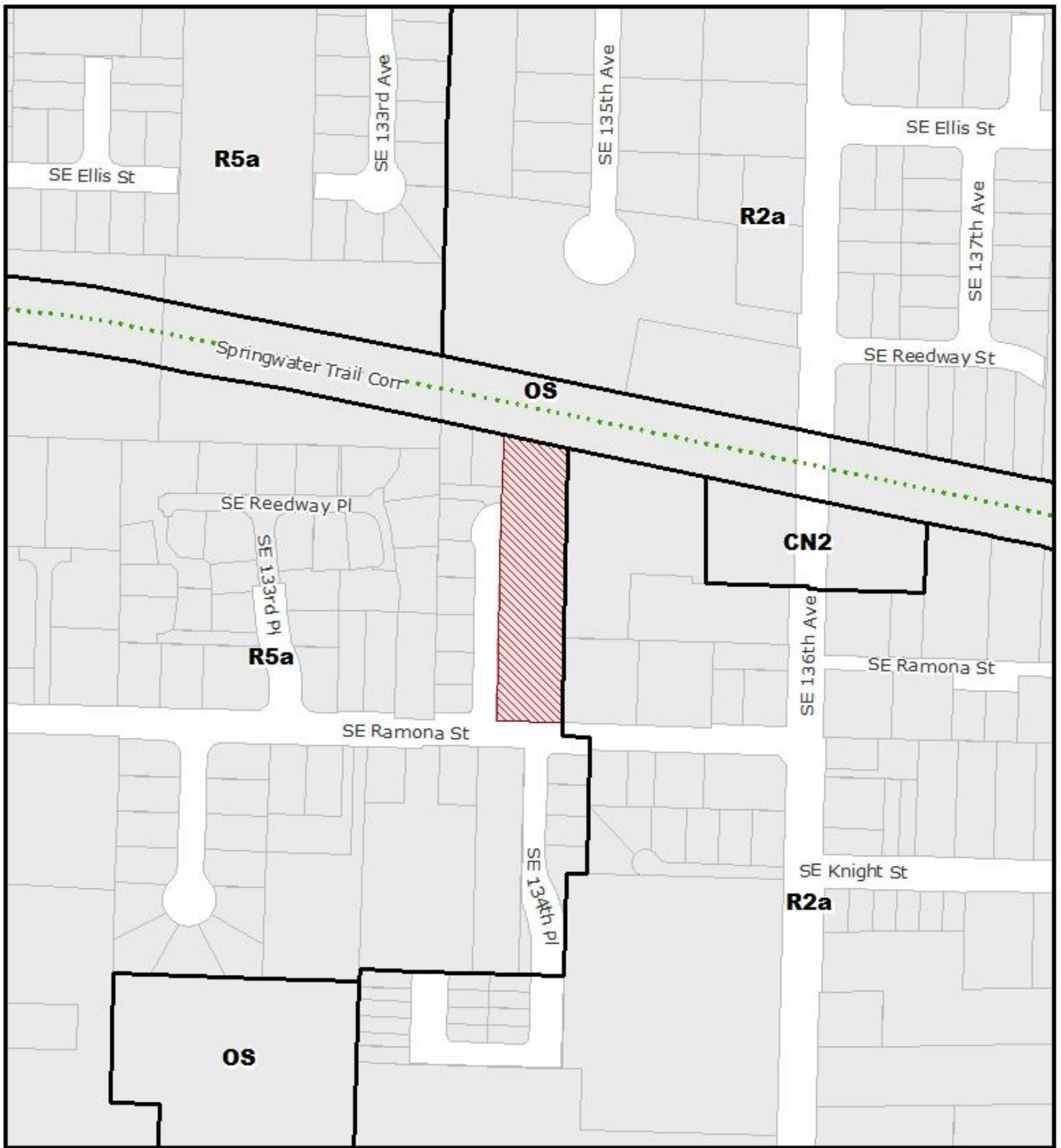
**APPEAL OF THE FINAL CITY DECISION:** After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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

Preliminary Plat



# ZONING



THIS SITE LIES WITHIN THE:  
JOHNSON CREEK BASIN PLAN DISTRICT

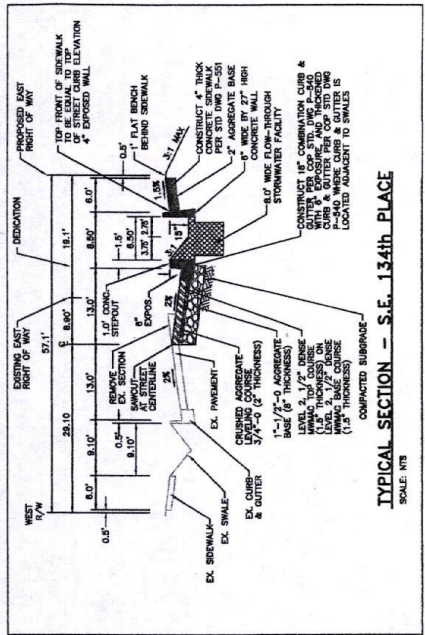


Site

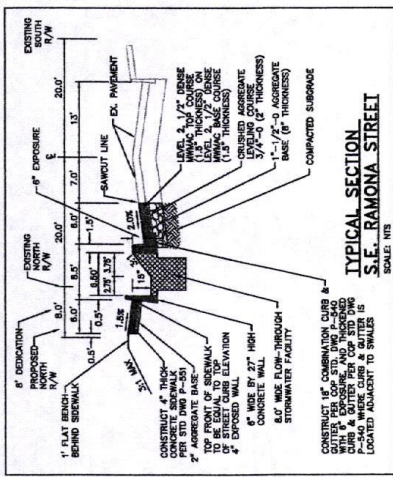


Recreational Trails

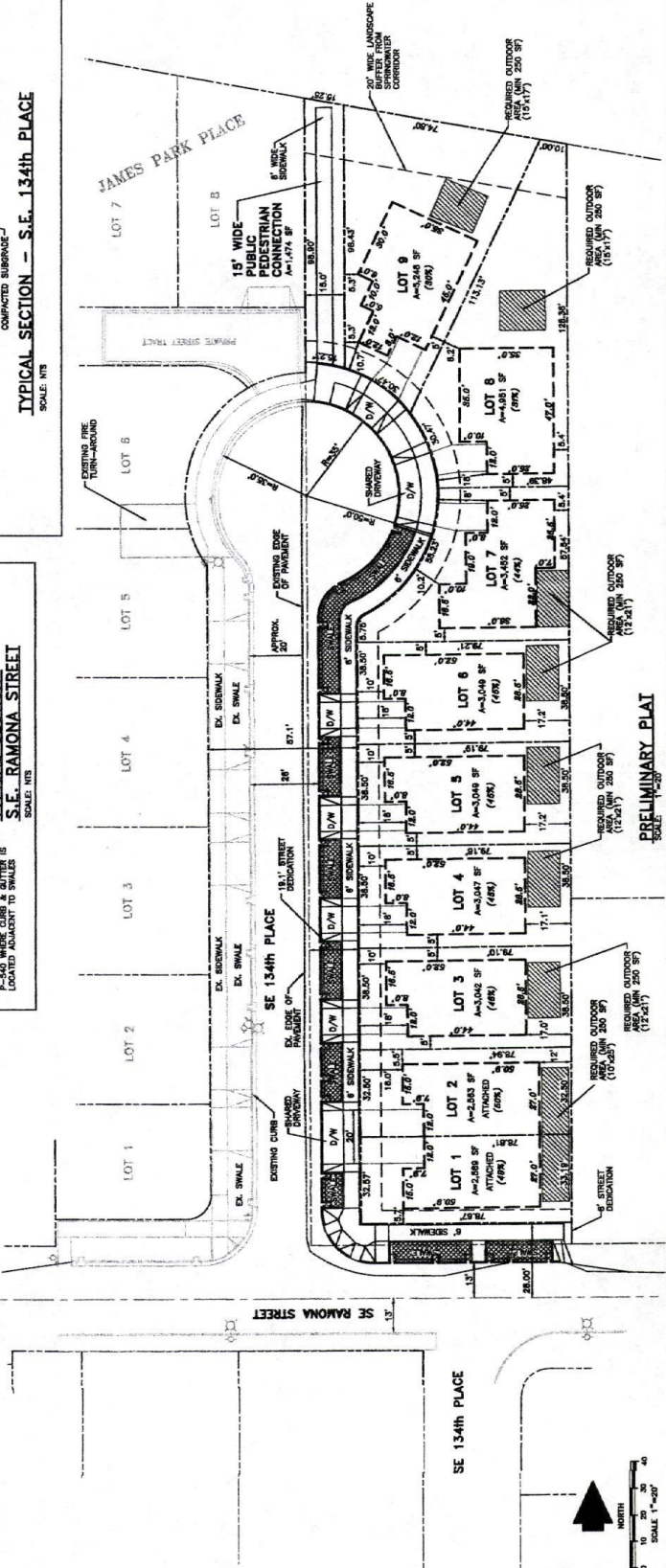
File No.	LU 17-267225 LDS
1/4 Section	3644
Scale	1 inch = 200 feet
State ID	1S2E14DB 3500
Exhibit	B Nov 08, 2017



TYPICAL SECTION - S.E. 134th PLACE  
SCALE: 1/8\"/>



TYPICAL SECTION - S.E. RAMONA STREET  
SCALE: 1/8\"/>



PRELIMINARY PLAT  
SCALE: 1\"/>

		PRELIMINARY PLAT PLANS PREPARED FOR: <b>JESSEY CERIGHIO</b> (503) 480-0829 1640 AMONSON CT GLADSTONE, OR 97027	13429 SE RAMONA STREET PRELIMINARY PLAT C1
DRAWN BY: J. STORNIO	CHECKED BY: J. STORNIO		
DATE: 12/29/2017	SHEET NO.: C1		

LU 17-267825 LDS