



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: January 12, 2018
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 February 12, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-267966 LC, 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 17-267966 LC & LU 17-267971 LC

Applicant: Kevin Partain | Urban Visions
223 NE 56th Ave
Portland, OR 97213
(503) 421-2967 | kevinp@gorge.net

Owner: Wilfred A Woodruff
8525 SE 89th Ave
Portland, OR 97266-6560

Site Address: Lots south of 8525 SE 89th Avenue

Legal Description: BLOCK 1 LOT 22 AND E 25' OF LOT 25, PANAMA VILLA;
BLOCK 1 LOT 23 AND E 25' OF LOT 24, PANAMA VILLA

Tax Account No.: R642000220
State ID No.: 1S2E21CD 02900
Quarter Section: 3839

Neighborhood: Lents, contact Cora Lee Potter, Land Use Chair, at cora.potter@gmail.com

Business District: Eighty-Second Ave of Roses Business Association, Frank Harris at info@82ndave.org
Lents Business Association, contact lentsgrown@gmail.com

District Coalition: East Portland Neighborhood Office, Victor Salinas, 503-823-6694

Plan District: Johnson Creek Basin - South
Zoning: R5a – Residential 5,000 with the ‘a’ Alternative Design Density Overlay

Case Type: LC – Lot Consolidation
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: This notice is for two separate proposals on the same site. The property is comprised of Tax Lot 2900 (R233240), a vacant site located to the south of 8525 SE 89th, which is under the same ownership. This site contains all or part of eight (8) historic lots (see attached proposal maps), of which lots 22-25 are included with this proposal. The applicant proposes to consolidate the east 25 feet of lot 25 and all of lot 22 through one Lot Consolidation (LU 17-267971 LC) and the east 25 feet of lot 24 with all of lot 23 through a second Lot Consolidation (LU 17-267966 LC). This is being done to facilitate a Property Line Adjustment at the site which would result in the consolidated lots being oriented north-south rather than east-west. The historic lots on the northern portion of the site (the east 25 feet of lots 26 and 27 and lots 20 and 21) are being considered under a separate Lot Confirmation review (PR 17-267961 LC).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are Zoning Code section 33.675.300, Lot Consolidation Standards.

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 8, 2017 and determined to be complete on date December 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,

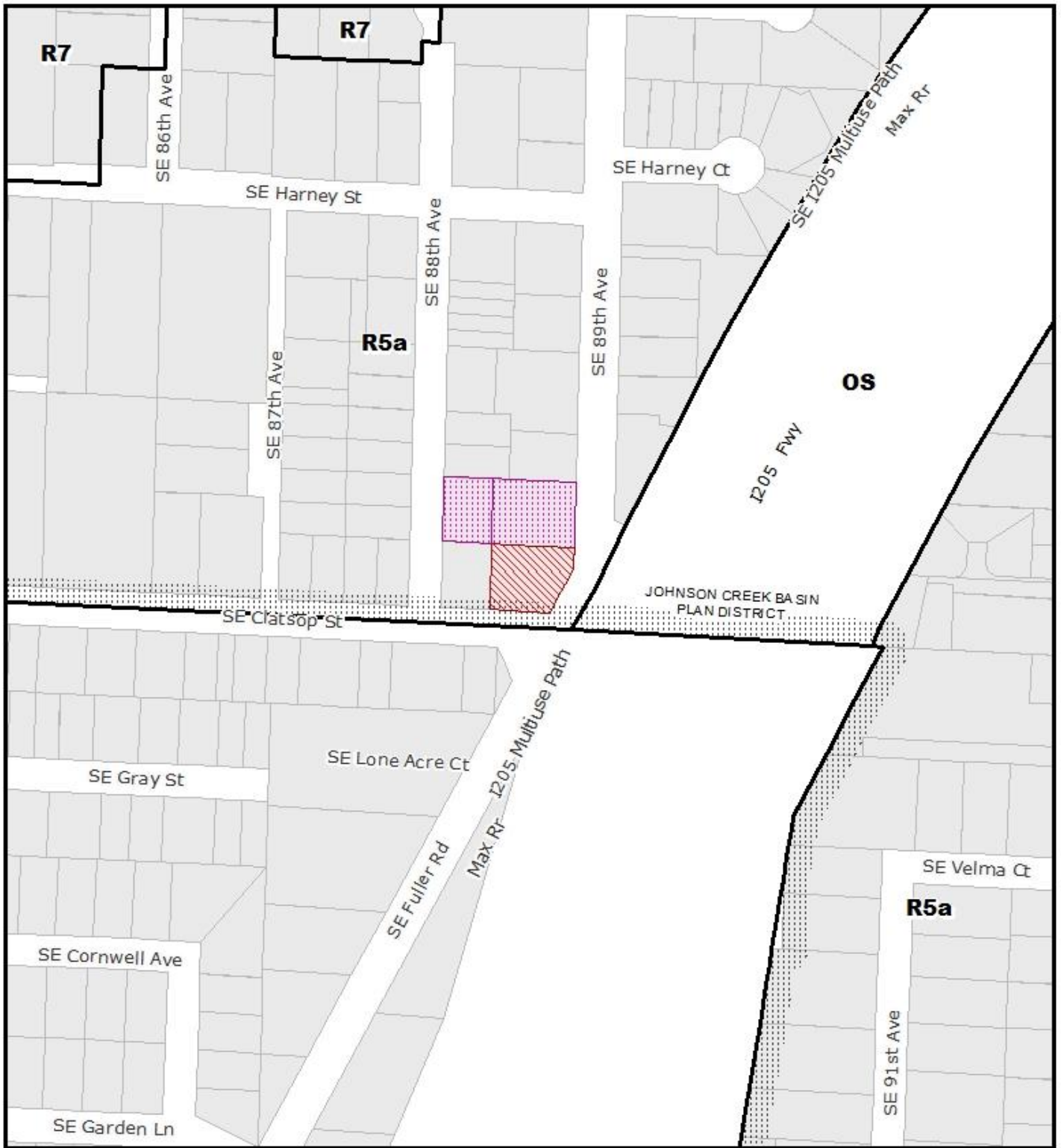
Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity 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 Maps (2)

Proposal Maps (2)



ZONING



THIS SITE LIES WITHIN THE:
JOHNSON CREEK BASIN PLAN DISTRICT
SOUTH SUBDISTRICT

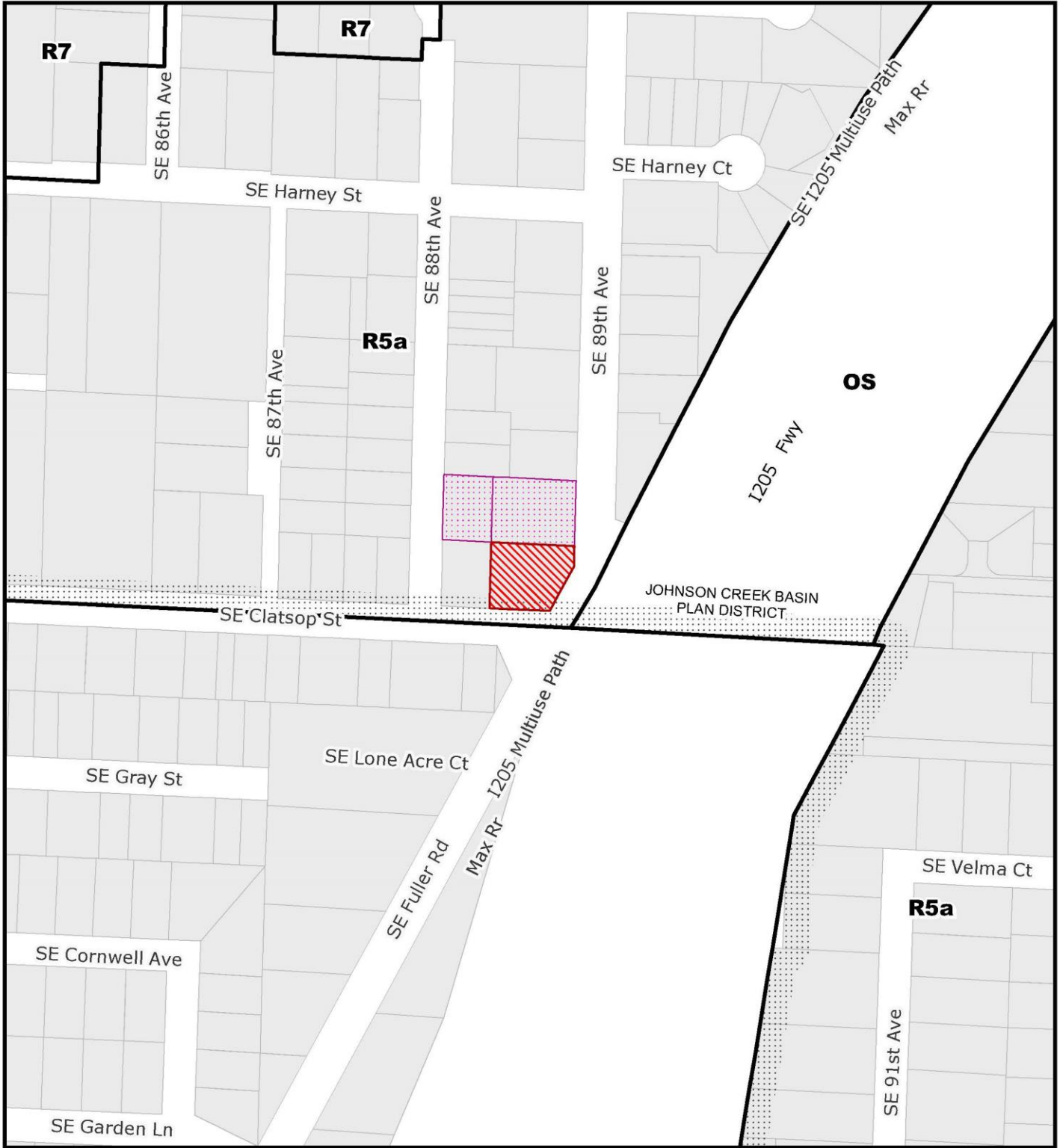


Site



Also Owned Parcels

File No.	LU 17-267966 LC
1/4 Section	3839
Scale	1 inch = 200 feet
State ID	1S2E21CD 2900
Exhibit	B Nov 13, 2017



ZONING



THIS SITE LIES WITHIN THE:
JOHNSON CREEK BASIN PLAN DISTRICT
SOUTH SUBDISTRICT



Site



Also Owned Parcels

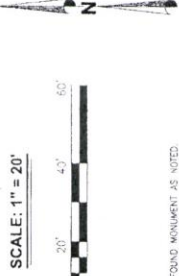
File No.	LU 17-267971 LC
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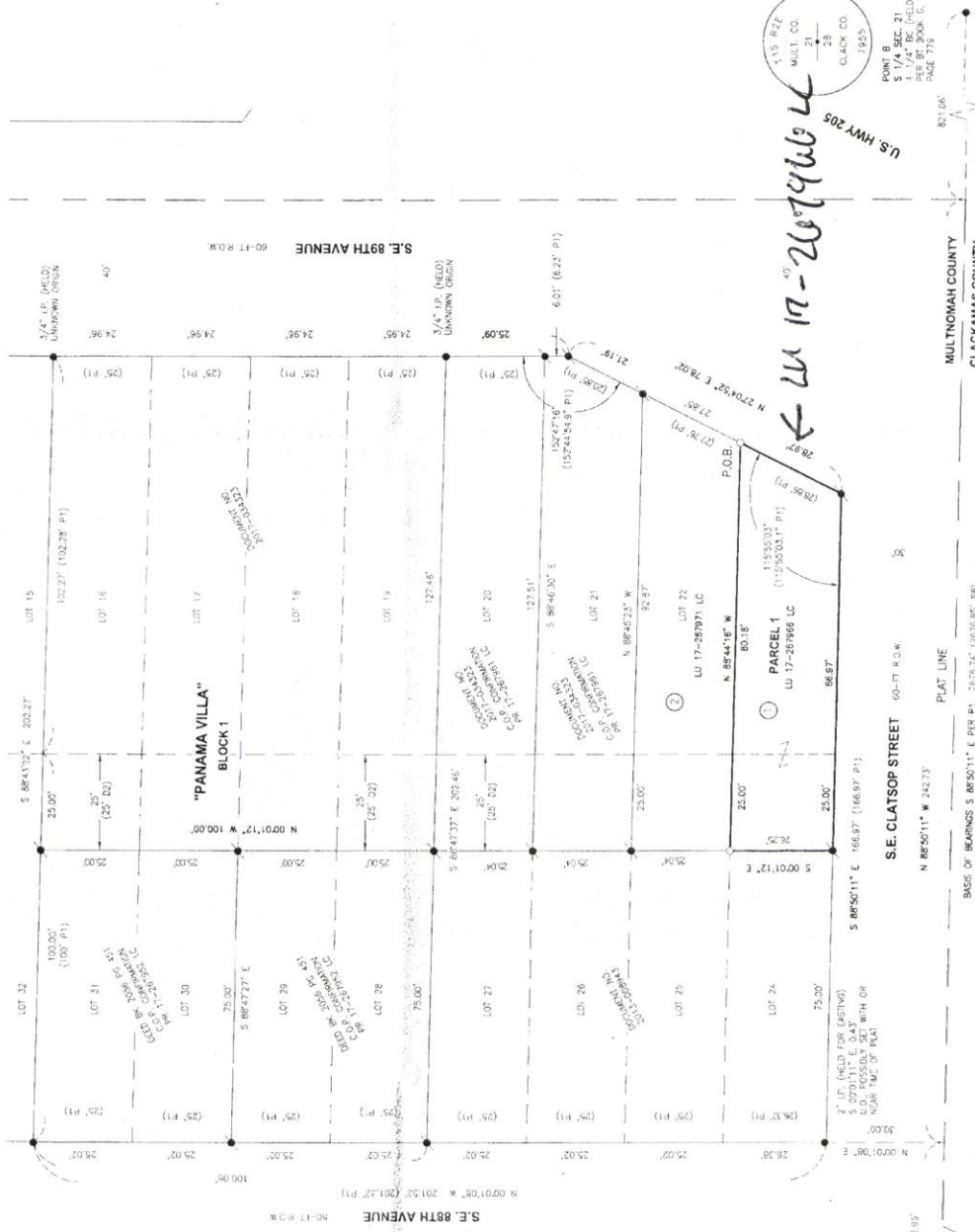
43 NW AVE. GRESHAM, OR 97030
 503-665-7777 F. 503-665-7888
 WWW.STATEWIDESURVEYING.COM

PARTITION PLAT NO.
A REPLAT OF LOT 22 AND THE EAST 25 FEET OF LOT 25,
BLOCK 1, PLAT OF "PANAMA VILLA"
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1
 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND,
 COUNTY OF MULTNOMAH, STATE OF OREGON.
 PLANNING CASE FILE NO. LU 17-267966 LC

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE FOUND MONUMENT
 AT POINT "A" AND THE 1/4" IRON MONUMENT AT POINT "B", PER THE PLAT OF
 "PANAMA VILLA", BEARING BEING S 88° 30' 11" E, FOR A DISTANCE OF 2676.74'
 (2676.58' ±)



- LEGEND**
- = DENOTES FOUND MONUMENT AS NOTED
 - = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "SWLS, INC. 503-665-7777". SET IN S.W. CORNER ON NOVEMBER 22, 2017.
 - = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "SWLS, INC. 503-665-7777". SET ON (DATE).
 - BC = BRASS DISK
 - BT = BRASS TREE
 - C.O.P. = CITY OF PORTLAND
 - I.R. = IRON ROD
 - I.P. = IRON PIPE
 - U.O. = UNKNOWN ORIGIN
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 - () = RECORDED INFORMATION AS REFERENCED
 - = OLD LOT LINE
- REFERENCE SURVEYS**
 MULTNOMAH COUNTY SURVEY RECORDS
 S1 = SN XXXXX
 S2 = SN 58200
 S3 = BT BOOK R, PAGE 774
 S4 = BT BOOK R, PAGE 411
- REFERENCE PLATS**
 MULTNOMAH COUNTY PLAT RECORDS
 P1 = PLAT OF "PANAMA VILLA", BOOK 564, PAGES 43 AND 44
- REFERENCE DEEDS**
 MULTNOMAH COUNTY DEED RECORDS
 D1 = DEED BOOK 2036, PAGE 451, DATED 10 APRIL 1981
 D2 = DOCUMENT NUMBER 2017-034323
 D3 = DOCUMENT NUMBER 2013-068843
- PARTITION CASE FILES**
 1 - CITY OF PORTLAND LOT CONSOLIDATION LU 17-267966 LC APPLICATION PROCESSED WITH THIS REPLAT AS SHOWN HEREON
 2 - CITY OF PORTLAND LOT CONSOLIDATION LU 17-267971 LC REPLAT



REGISTERED PROFESSIONAL LAND SURVEYOR
 Gregory D. Spurr, DCK
 EXPIRES: 06/30/2018

I HEREBY CERTIFY THAT THIS TRACING IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT.

PARTITION PLAT NO.
**A REPLAT OF LOT 22 AND THE EAST 25 FEET OF LOT 25,
 BLOCK 1, PLAT OF "PANAMA VILLA"**
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1
 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND,
 COUNTY OF MULTNOMAH, STATE OF OREGON.
 PLANNING CASE FILE NO. LU 17-267971 LC

LEGEND

- ◉ = EARTH FOUND MONUMENT AS NOTED.
- = DIMENSION A 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED, S.W.L.S. INC. 503-665-7777. SET IN SW CORNER ON NOVEMBER 22, 2017.
- = DIMENSION A 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED, S.W.L.S. INC. 503-665-7777. SET ON [DATE].
- ES = BRASS DISK
- BF = BEARING TREE
- COPT = CITY OF PORTLAND
- IR = IRON ROD
- IP = IRON PIPE
- UD = UNKNOWN ORIGIN
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- () = RECORD INFORMATION AS REFERENCED
- = OLD LOT LINE

REFERENCE SURVEYS

MULTNOMAH COUNTY SURVEY RECORDS

- S1 = SN 1904X
- S2 = SN 4200D
- S3 = BT BOOK C, PAGE 799
- S4 = BT BOOK H, PAGE 411

REFERENCE DEEDS

MULTNOMAH COUNTY DEED RECORDS

- D1 = DEED BOOK 2026, PAGE 451, DATED 10 APRIL 1981
- D2 = DOCUMENT NUMBER 2017-034323
- D3 = DOCUMENT NUMBER 2013-003943

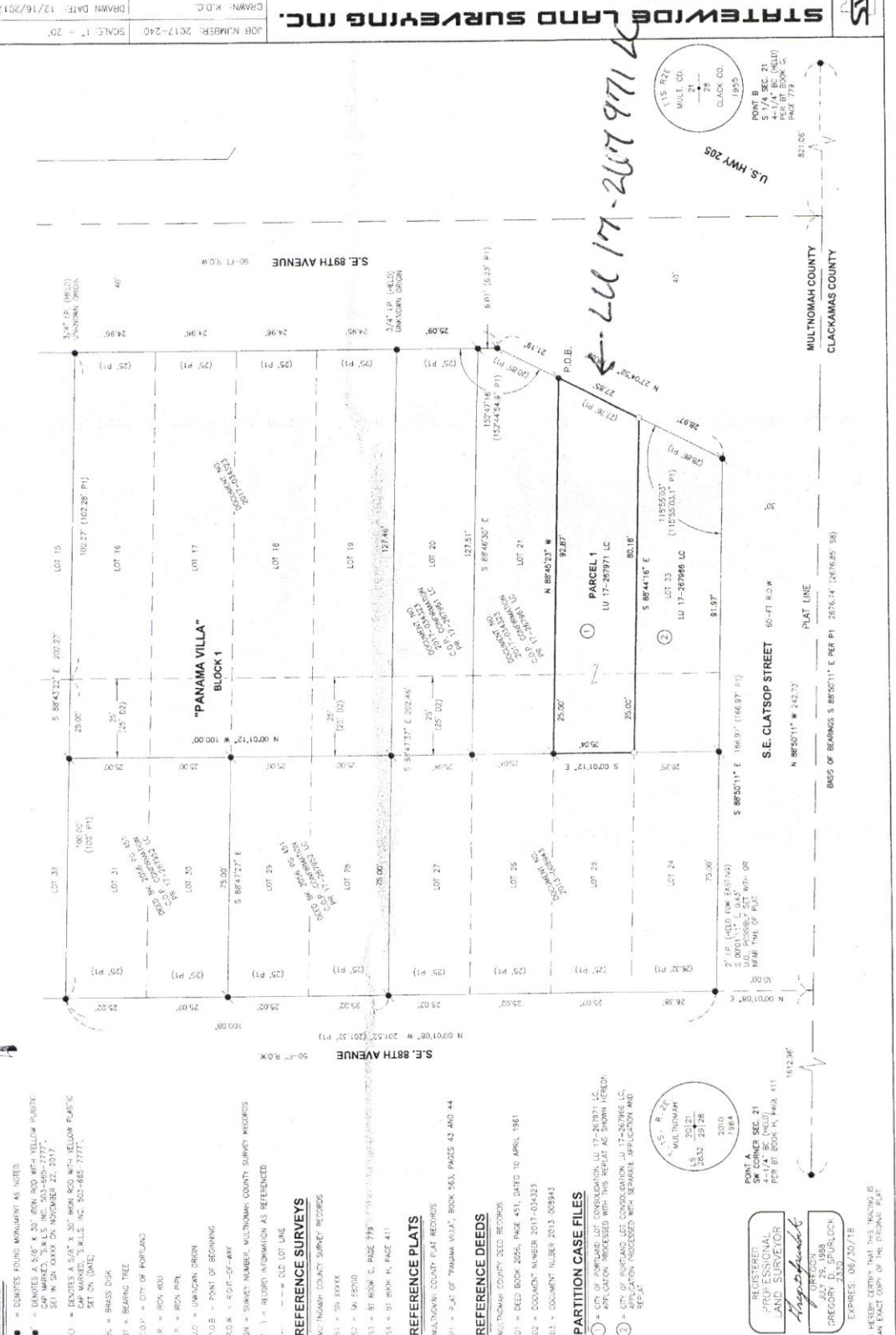
PARTITION CASE FILES

- ① = CITY OF PORTLAND LOT CONSOLIDATION LU 17-267971 LC APPLICATION PROCESSED WITH THIS REPLAT AS SHOWN HEREON.
- ② = CITY OF PORTLAND LOT CONSOLIDATION LU 17-267966 LC APPLICATION PROCESSED WITH SEPARATE APPLICATION AND REPLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
 GREGORY D. SPURLOCK
 JULY 25, 1988
 PPE BT BOOK H, PAGE 411

EXPIRES: 06/30/18

I HEREBY CERTIFY THAT THIS REPLAT IS AN EXACT COPY OF THE ORIGINAL PLAT.



SCALE: 1" = 20'

0' 20' 40' 60'

POINT CORNER SEC. 21
 4-1/4" BC (HELD)
 PPE BT BOOK H, PAGE 411

2010
 2012
 2013

1512.86'

POINT B
 5 1/4" BC (HELD)
 PPE BT BOOK H, PAGE 411

1995
 1995

PARCEL 1
 LU 17-267971 LC

PARCEL 2
 LU 17-267966 LC

PLAT LINE
 S.E. CLATSOP STREET 66'-0" R.O.W.
 N 88°50'11" W 242.73'
 S 88°50'11" E 196.97' (166.97' PI)

PLAT LINE
 S.E. 88TH AVENUE 60'-0" R.O.W.
 N 88°50'11" W 242.73'
 S 88°50'11" E 196.97' (166.97' PI)

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