



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: February 8, 2018
To: Interested Person
From: Brandon Rogers, Land Use Services
503-823-7597 / Brandon.Rogers@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 March 12, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-107706 LDP, in your letter. It also is helpful to address your letter to me, Brandon Rogers. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-107706 LDP

Applicant: Zac Horton/Faster Permits
2000 SW 1st Ave #420
Portland OR 97201

Owner: Late Bloomers-Harris Street Property LLC
3002 Hendricks Hill Dr.
Eugene, OR 97403-2230

Site Address: 3951 N VANCOUVER AVE
Legal Description: BLOCK 24, LOT 3, CENTRAL ALBINA
Tax Account No.: R146803970
State ID No.: 1N1E22DC 01500
Quarter Section: 2630
Neighborhood: Boise, contact boiselanduse@gmail.com
Business District: Soul District Business Association, contact at outreach@nnebaportland.org & Williams Vancouver Bus. Assoc., contact annabelle@northportlandwellness.com

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

Zoning: Residential 2,500 (**R2.5**) with the "a" Alternative Design Density overlay zone.

Case Type: Land Division Partition (**LDP**)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a two-parcel partition of a 5,019 square-foot site to create two parcels for development of attached houses. Water and sanitary sewer services are proposed to be provided from existing utilities located in N Vancouver Avenue. No off-street parking is proposed. Stormwater is proposed to be managed with on-site drywells. All existing development is proposed to be removed from the site.

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 two 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 January 16, 2018 and determined to be complete on February 6, 2018.

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.

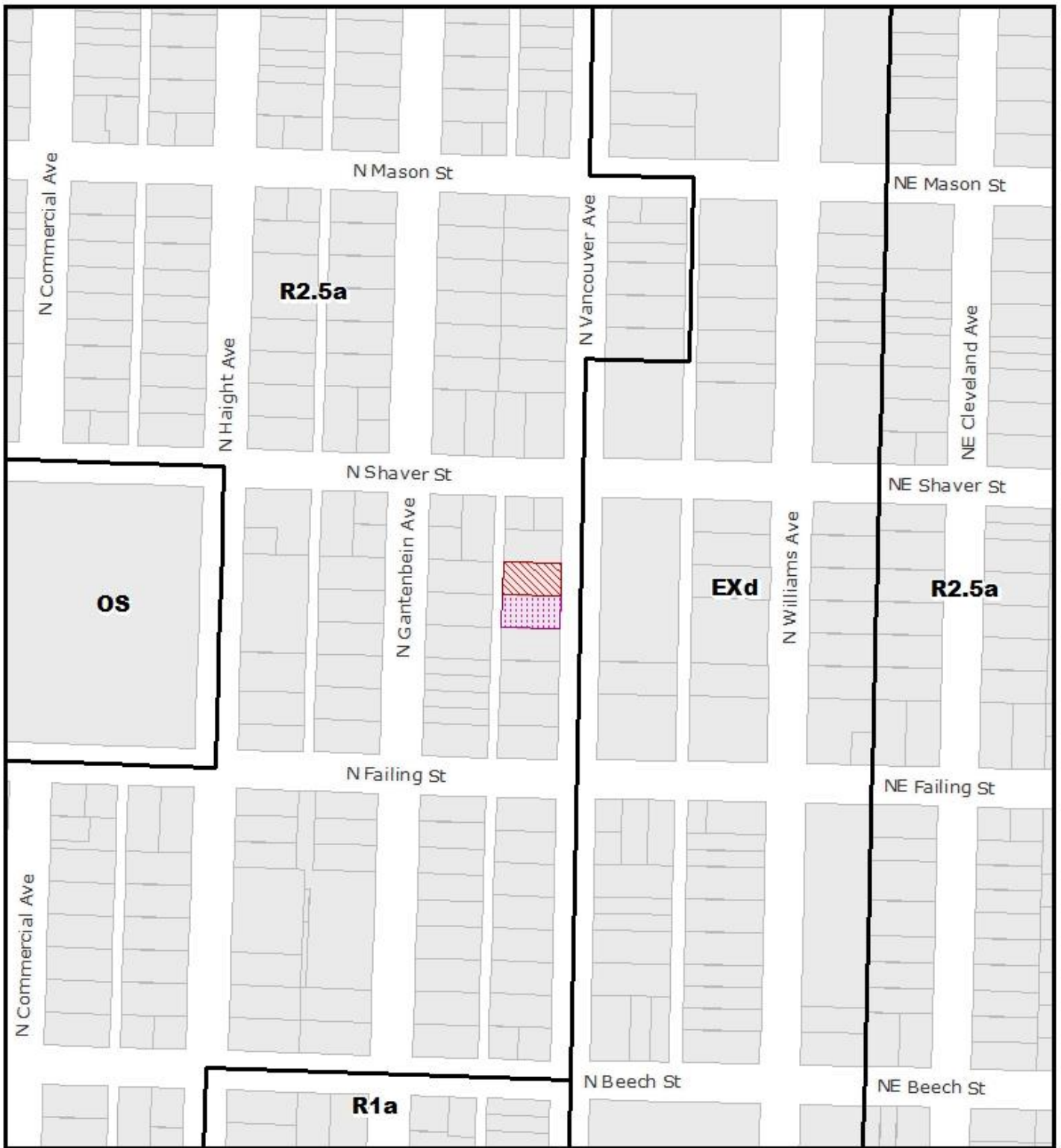
APPEAL PROCESS

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:

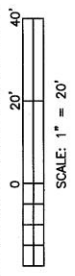
Zoning Map
Site Plan



ZONING  NORTH

 Site
 Also Owned Parcels

File No.	LU 18-107706 LDP
1/4 Section	2630
Scale	1 inch = 200 feet
State ID	1N1E22DC 1500
Exhibit	B Jan 21, 2018



POINT "C"
FND. DISC
WITH MARKS
SN 75/10
HELD FROM
CONTIGUOUS

PARTITION PLAT NO.
LOT 3 AND A PORTION OF LOT 4,
BLOCK 24, "CENTRAL ALBINA"
SITUATED IN THE SE 1/4 OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: DECEMBER 12, 2017 SCALE: 1" = 20'

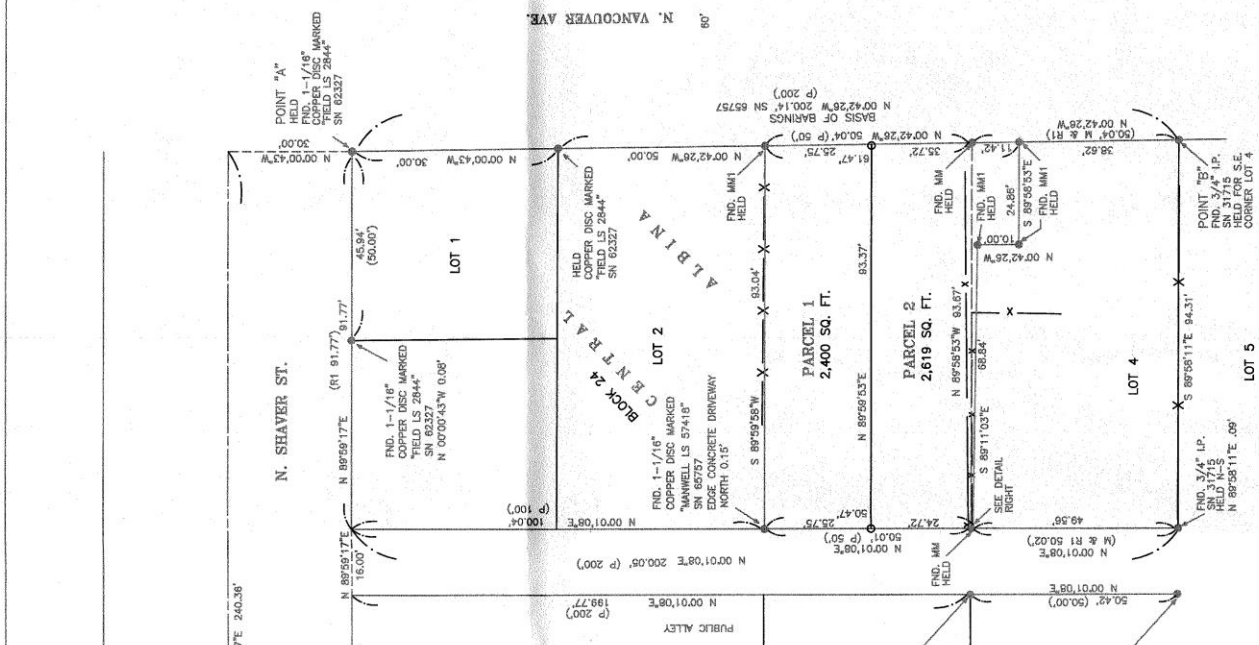
SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2017-10688, "CENTRAL ALBINA", MULTNOMAH COUNTY DEED RECORDS, SAID TRACT OF LAND WAS SURVEYED BY THIS FIRM IN SN 65757, MULTNOMAH COUNTY SURVEY RECORDS AND WAS USED AS A BASIS OF BEARINGS AND CONTROL FOR THIS PARTITION RECORD. MONUMENTS WERE UNCOVERED AND TIED FROM A RANDOM TRAVELER AND THEIR POSITIONS AGREE WITH RECORD SURVEY DATA. AS SHOWN.



LEGEND

- FND. MONUMENT AS NOTED
 - TO BE SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "MANWELL LS 57148" OR AS NOTED ON
 - (R1) DATA PER SN 31715
 - S.N. SURVEY NUMBER, MULTNOMAH COUNTY
 - FND. FOUND
 - L.P. IRON PIPE
 - I.R. IRON ROD
 - () RECORD DATA
 - P DATA PER PLAT OF "CENTRAL ALBINA" PARTITION PLAT NO., MULTNOMAH COUNTY PLAT RECORDS
 - MM FND. 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "MANWELL LS 57148" PER SN 64442
 - MM1 FND. 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "MANWELL LS 57148" PER SN 65757
- SQ. FT. SQUARE FEET



DETAIL
NOT TO SCALE

MICHAEL LEE MANWELL
Professional Land Surveyor
2847 SE 18TH CIRCLE
GRESHAM, OREGON 97080
(503) 661-5270
Email: mmanpl@coi.com

MM JOB #15-0077 PART DATE 12/23/2017

LA 18-107706 L09