



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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www.portlandoregon.gov/bds

Date: February 23, 2018
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@portlandoregon.gov

Please Note: This notice corrects a printing error found in the prior notice that was mailed to you on February 21, 2018.

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 26, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-119516 LC, in your letter. It also is helpful to address your letter to me, Lois Jennings. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-119516 LC

Representative: Peter Finley Fry
303 NW Uptown Terrace, Unit 1B | Portland, OR 97210
Phone#: 503-703-8033 or peter@finleyfry.com

Applicant/Owner: George Hale, H Hudson Homes
9700 SW Capitol Hwy, Ste 100 | Portland, OR 97219

Owner: St. John Lutheran Church | Attn: Mrs. Barbara Brooks-Lacy
4227 N. Lombard Street | Portland, OR 97231

Site Address: 4227 N. Lombard St. and 4130 N. Russet St.

Legal Description: SECTION 08 1N 1E; TL 1000 1.20 ACRES, TL 1100 0.14 ACRES,
SECTION 08 1N 1E;

Tax Account No.: R941080290, R941080040
State ID No.: 1N1E08DC 01100, 1N1E08DC 01000
Quarter Section: 2226

Neighborhood: Portsmouth, contact pnalandusechair@gmail.com.
Business District: University Park Business District
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: R5 -High Density Single Family Residential zone
Case Type: LC- Lot Consolidation
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes to consolidate six legal lots of records into two lots (parcels) as shown on the lot consolidation plat survey (attached). There are no changes to the existing

development as part of this proposal. The lot consolidation is in preparation for a property line adjustment (17-114948 PR) on this site between the newly consolidated lots. The lot consolidation will re-establish a legal lot of record lot line, which will allow the property line adjustment to proceed to separate the church site from the house with the address of 4130 N. Russet Street. The property line adjustment will move the line out from under the building.

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 February 8, 2018 and determined to be complete on February 16, 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.

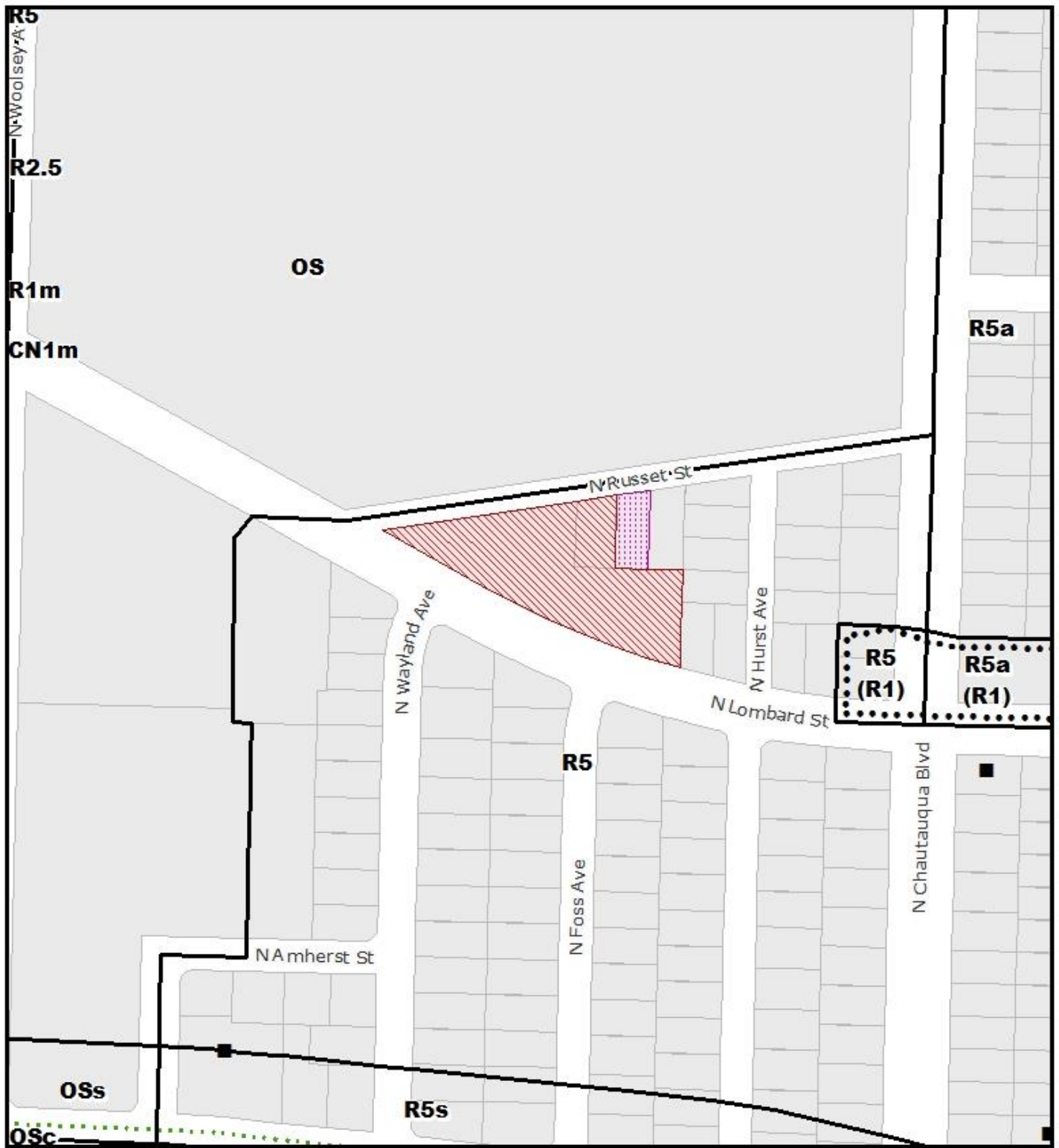
APPEAL PROCESS

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
Existing conditions supplemental plan
Lot Consolidation plat survey



ZONING

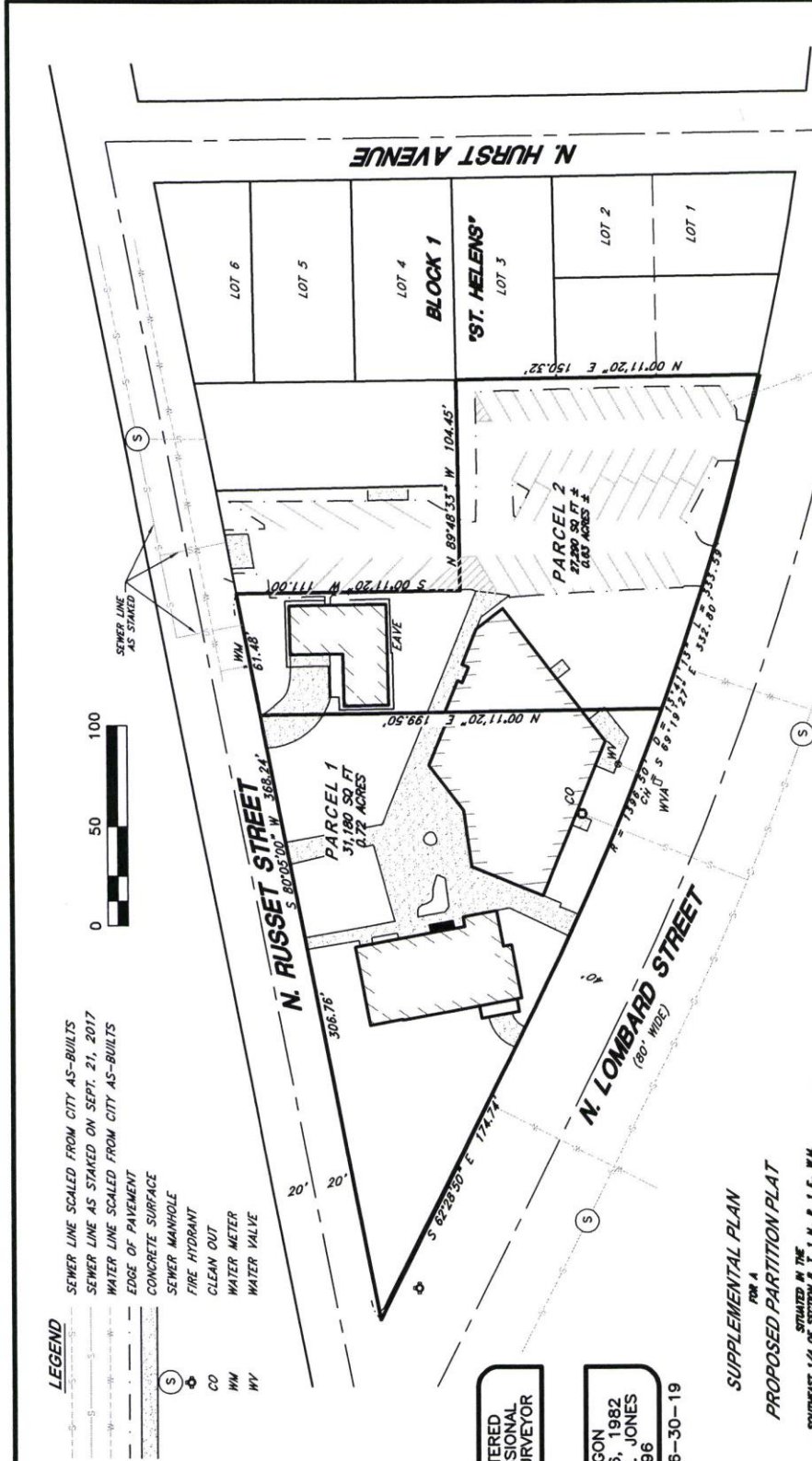


-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

File No.	LU 18-119516 LC
1/4 Section	2226
Scale	1 inch = 200 feet
State ID	1N1E08DC 1000
Exhibit	B Feb 15, 2018

LEGEND

- SEWER LINE SCALED FROM CITY AS-BUILTS
- SEWER LINE AS STAKED ON SEPT. 21, 2017
- WATER LINE SCALED FROM CITY AS-BUILTS
- WATER LINE AS STAKED
- EDGE OF PAVEMENT
- CONCRETE SURFACE
- SEWER MANHOLE
- FIRE HYDRANT
- CLEAN OUT
- WM
- WY
- CO
- WM
- WY



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
ERRIC D. JONES
1996
EXPIRES: 6-30-19

SUPPLEMENTAL PLAN
FORM A
PROPOSED PARTITION PLAT

SITUATED IN THE
SOUTHWEST 1/4 OF SECTION 8, T. 1 N., R. 1 E., W.M.
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

CHASE, JONES & ASSOCIATES INC. 716 S. E. 11TH AVE. PORTLAND, OREGON 97214 PHONE: (503) 228-9844	
PROJECT NO.	DATE
14989	2226
DRAWN BY	CHECKED BY
DLW/JTM	EDU
SHEET	OF
1	1
SCALE 1" = 40'	

R.S. GREENLEAF
MARSHALL BROTHERS
(1815-1957)
BOOTH & WRIGHT
(1957-1977)
SETON, JOHNSON & ODELL
(1977-1983)
CHASE, JONES &
ASSOCIATES INC.
(1983-)

- NOTES:**
- THE PURPOSE OF THE PARTITION PLAT IS TO CONSOLIDATE THE PROPERTIES, AND TO RE-ESTABLISH THE LINE BETWEEN THE FOLLOWING
 - THE SEWER SHOWN "AS STAKED" IS A LINE THAT WAS STAKED FOR CONSTRUCTION BY CHASE, JONES & ASSOCIATES ON SEPTEMBER 21, 2017. (THIS SEWER LINE IS NOT SHOWN ON PORTLANDMAPS.COM AS OF THE DATE OF THIS SUPPLEMENTAL PLAN.)

L018-119516LC

