



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

Date: February 27, 2018
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@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 29, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-256300 LDP, 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 17-256300 LDP

Applicant: Donald R. Holman | Allen Trust Company
121 SW Morrison Street, Suite 875 | Portland OR 97204-3110

Applicant's Representative: Steve Miller | Emerio Design
6445 SW Fallbrook Place, Suite 100 | Beaverton, OR 97008
Phone#: 503-746-8812 or stevem@emeriodesign.com

Owner: Thunderbird Investments LLC
121 SW Morrison Street, Suite 875 | Portland, OR 97204-3110

Site Address: 1630 SE MORRISON ST

Legal Description: W 10' OF LOT 24 LOT 25 E 20' OF LOT 26&27, BELLEVIEW ADD
Tax Account No.: R065800250
State ID No.: 1S1E02AB 14300
Quarter Section: 3132

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
Business District: Belmont Business Association, contact Connie Ihrke at 503-267-3721.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Zoning: R2.5- Attached/Detached Single Family Residential Zone (one unit per 2,500 s.f.)

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 is proposing a two-lot land division. The existing single-family residence is being retained on Parcel 2. Parcel 1 will be 2,997 and will be developed with a single-family residence with on-site parking. Morrison Street is classified as a major priority transit arterial street and therefore a Driveway Design Exception (TR 18-100917) was approved to allow this proposed on-site parking space to back out into SE Morrison Street. This site is within 500 feet of two transit streets, SE Morrison and SE Belmont Street and Trimet Bus line #15 provides frequent service in this area and therefore no on-site parking is required. The existing house on Parcel 2 will not retain any on-site parking as shown on the site plan. Two trees exist on this site and the applicant is proposing to preserve the 38-inch Deodar Cedar shown on Parcel 1 to meet the tree preservation requirement.

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.**

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 lots and a tree preservation tract. Therefore, this land division is considered a partition.

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 October 16, 2017 and determined to be complete on February 23, 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.

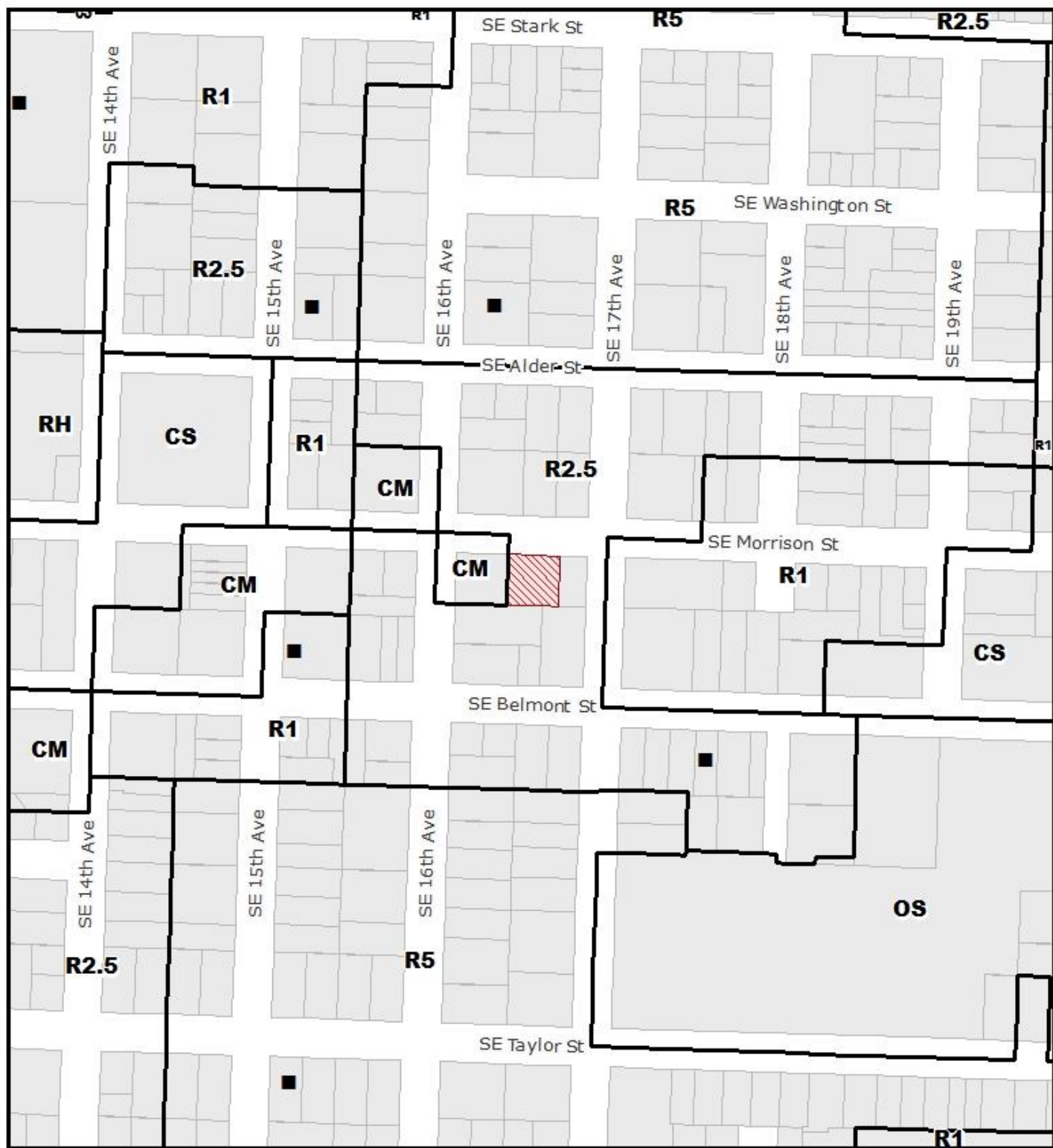
APPEAL PROCESS

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
 Historic Landmark

File No.	LU 17-256300 LDP
1/4 Section	3132
Scale	1 inch = 200 feet
State ID	1S1E02AB 14300
Exhibit	B Oct 18, 2017

1618-1630 SE MORRISON STREET
 2-PARCEL PARTITION
 TAX MAP T1S R1E 02AB
 TAX LOT 14300
 PORTLAND, OREGON

PRELIMINARY PLAT

NO.	DATE	DESCRIPTION
1	12/2017	NO. 14300

EMERGO
 8107 SW MURRAY BLVD, SUITE 147
 BEAVERTON, OREGON 97008
 PH: (503) 746-8912

DESIGN STATE: PRINTED ON 12/2017 - 3:18pm
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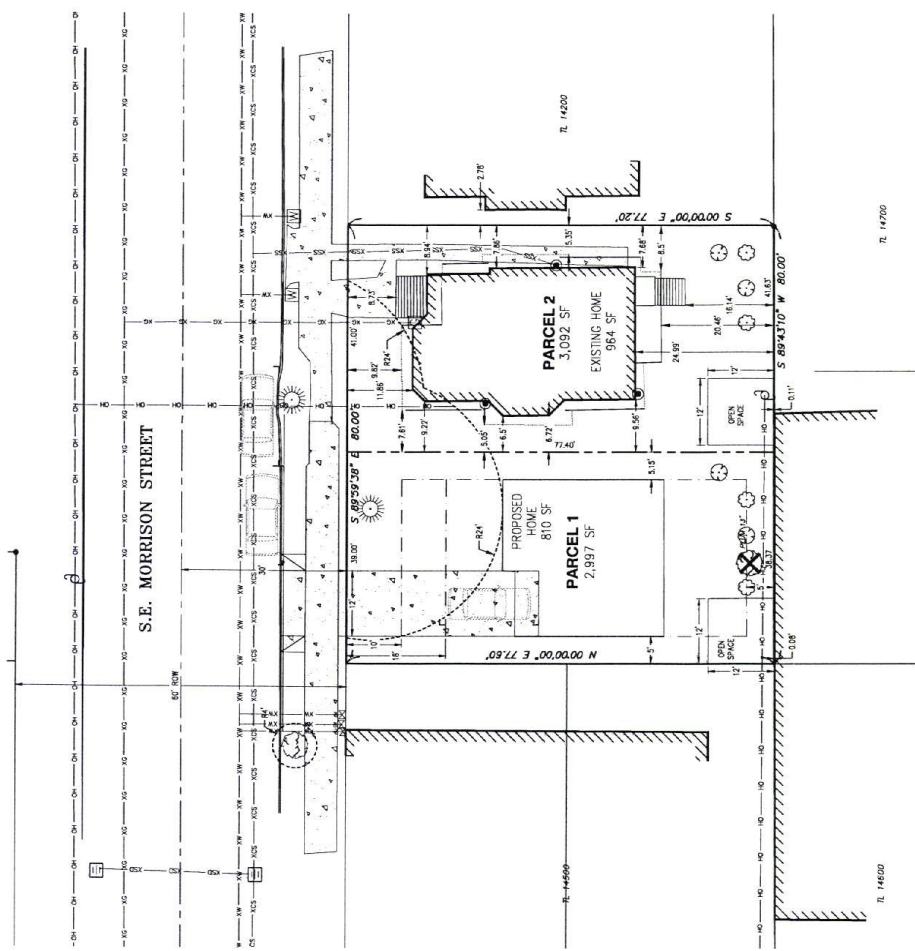
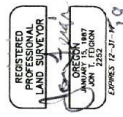


- LEGEND**
- PROPERTY LINE
 - ALIGNED FOLLOWING LOT LINE
 - CENTER LINE FOR
 - SET BACK LINE
 - CONCRETE EDGE
 - CURB LINE
 - ROOT PROTECTION ZONE
 - INDICATES EXISTING EAVE
 - INDICATES EXISTING EAVE WITH GUTTER
 - EXISTING TREES
 - EXISTING WELL TO BE REMOVED
 - PROPOSED JAPANESE MAPLE "ACER PALMATUM"
 - PROPOSED PAPERBARK MAPLE "ACER DISCOLOR"

ZONE
 R3.5
 SETBACKS
 FRONT: 10 FT.
 GARAGE: 18 FT.
 REAR: 5 FT.
 SIDE: 5 FT.

MAX HEIGHT = 35 FT

- NOTES**
- DEMOLITION PERMITS SHALL BE OBTAINED PRIOR TO ANY DEMOLITION.
 - THE EXISTING STRUCTURE IS A RANKED HISTORIC RESOURCE.
 - DECOMMISSIONING OF ANY CESSPOOLS WILL TAKE PLACE AS PER CITY STANDARDS PRIOR TO DEVELOPMENT.



LU 17-256300 LDP