



**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](http://www.portlandoregon.gov/bds)

**Date:** March 13, 2018  
**To:** Interested Person  
**From:** Lois Jennings, Land Use Services  
503-823-2877 or [lois.jennings@portlandoregon.gov](mailto:lois.jennings@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 April 12, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-239358 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 17-239358 LDP**

**Applicant/Owner:** Paul Webb and Marsha Short-Webb  
3213 SW Caraway Ct | Portland, OR 97219  
512-809-6470 | [pcw1268@gmail.com](mailto:pcw1268@gmail.com)

**Site Address:** 3213 SW Caraway Ct

**Legal Description:** LOT 2, PARTITION PLAT 1992-1  
**Tax Account No.:** R649720040  
**State ID No.:** 1S1E29DC 05900  
**Quarter Section:** 4026

**Neighborhood:** Arnold Creek, contact Liz Marantz at 503-823-4592.  
**Business District:** None  
**District Coalition:** Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.  
**Plan District:** None  
**Zoning:** R10-Low Density Single Dwelling zone (1 unit per 10,000 s.f. of site area)

**Case Type:** Land Division Partition -LDP  
**Procedure:** Type IIx, an administrative decision with appeal to the Hearings Officer.

**Proposal:** The applicant is proposing to divide the existing 19,941 square foot site into two 9,970 s.f. lots. Parcel 1 will retain the existing house with on-site parking and Parcel 2 will be developed with a detached single-single family house within on-site parking. The applicant is proposing to preserve two trees (#6-7-inch Apple Tree & #5-26-inch Cherry Tree) in order to meet the Zoning Code Tree Preservation requirement (33.630). Southwest Caraway Court currently does not meet the City's Pedestrian Design Guideline standards at this location. Portland Bureau of Transportation (PBOT) is requesting a 2.5-3 ft. street dedication along SW

Caraway Court, so the applicant will be able to construct the sidewalk corridor to meet the City Standards.

**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 proposal is reviewed through a Type IIX procedure because: (1) the site is in a residential zone; (2) two or three lots are proposed; and (3) the site is located within a Potential Landslide Hazard Area (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 (2 lots). 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 September 12, 2017 and determined to be complete on March 9, 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.

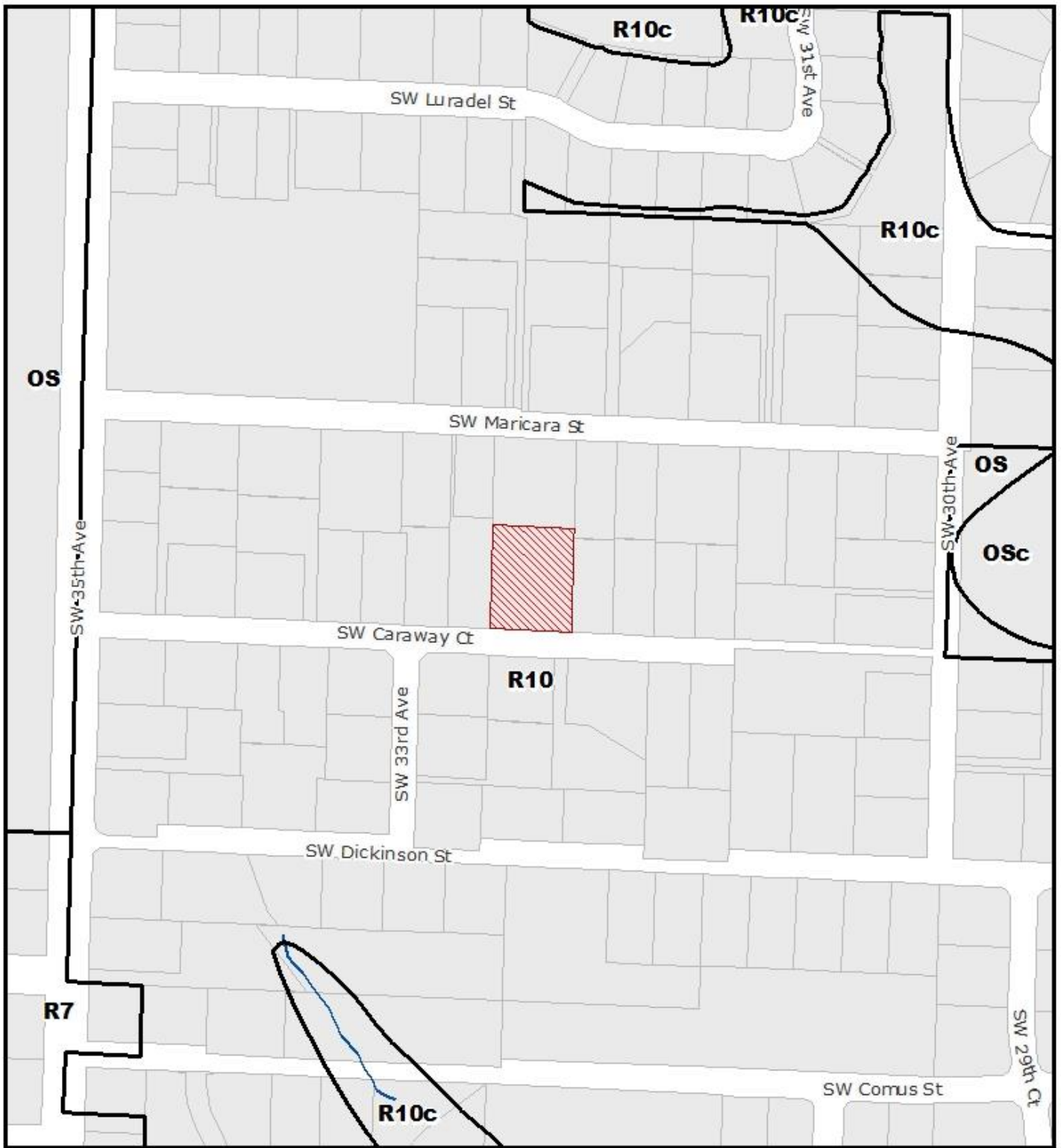
**APPEAL OF THE FINAL CITY DECISION**

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  
Site Plan



**ZONING**   
NORTH

 Site  
 Stream

File No.	LU 17-239358 LDP
1/4 Section	4026
Scale	1 inch = 200 feet
State ID	1S1E29DC 5900
Exhibit	B Sep 18, 2017

**bluedio**  
grou  
land surveying & map  
11700 SW 67th  
Portland, OR 97  
P. 503.624.0  
F. 503.624.9

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**Russell**  
OREGON  
17410  
ROBERT  
2888  
RENEWAL 1231-18

FOR: PAUL WEBB  
2213 SW CARAWAY CT.  
PORTLAND, OR 97219

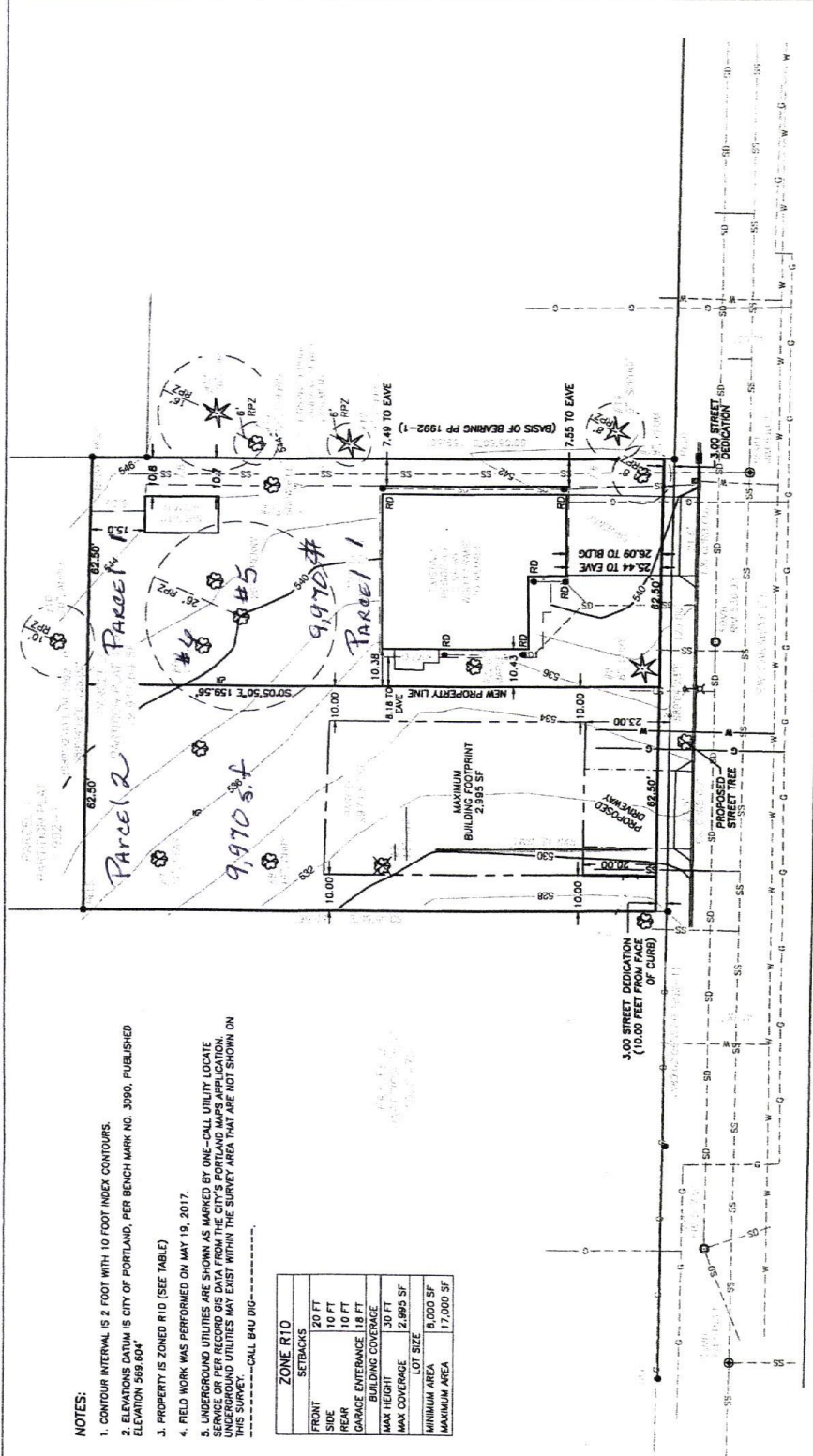
PROPOSED PARTITION PLAT

PAUL WEBB PROPERTY  
2213 SW CARAWAY CT., PORTLAND, OR  
SF 1/4 SECTION 20 T1S R1E W1M

REVISIONS

V1  
OF 1

DATE: OCTOBER 16, 2017  
JOB NO: 2017013



- LEGEND:**
- EXISTING**
- FOUND MONUMENT
  - STORM DRAIN MANHOLE
  - SANITARY MANHOLE
  - MILDIX
  - LUMINAIRE
  - ROOF DRAIN
  - HOSE BIB/SPIGOT
  - WATERLINE
  - SANITARY SEWER
  - STORM DRAIN
  - UNDERGROUND GAS LINE
  - CONFEROUS TREE
  - DECIDUOUS TREE
  - ROOT PROTECTION ZONE
  - PARTITION PLAT 1, 1992-1, MULTNOMAH COUNTY SURVEY RECORDS
- PROPOSED (CONCEPTUAL)**
- 2'x2' DRY WELL
  - WATERLINE
  - SANITARY SEWER
  - NATURAL GAS LINE

- NOTES:**
1. CONTOUR INTERVAL IS 2 FOOT WITH 10 FOOT INDEX CONTOURS.
  2. ELEVATIONS DATUM IS CITY OF PORTLAND, PER BENCH MARK NO. 3090, PUBLISHED ELEVATION 569.604'
  3. PROPERTY IS ZONED R10 (SEE TABLE)
  4. FIELD WORK WAS PERFORMED ON MAY 19, 2017.
  5. UNDERGROUND UTILITIES ARE SHOWN AS MARKED BY ONE-CALL UTILITY LOCATE SERVICE OR PER RECORD GIS DATA FROM THE CITY'S PORTLAND MAPS APPLICATION. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SURVEY AREA THAT ARE NOT SHOWN ON THIS SURVEY. CALL BHU DIG-----

ZONE R10	
FRONT SETBACKS	20 FT
SIDE	10 FT
REAR	10 FT
GARAGE ENTRANCE	18 FT
MINIMUM SETBACK	30 FT
MAX HEIGHT	35 FT
MAX COVERAGE	2,995 SF
LOT SIZE	8,000 SF
MINIMUM AREA	17,000 SF



LU 17 - 239358 LDF