



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: June 12, 2018
To: Interested Person
From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@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 7/12/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-141840 LDS, in your letter. It also is helpful to address your letter to me, Shawn Burgett. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-141840 LDS

Applicant: Sarah Radelet | Strata Land Use Planning
Po Box 90833 | Portland, OR 97290
503-329-0273 or sarah@stratalanduse.com

Owner: Sam Lai | Green Canopy Homes LLC
1131 Poplar Pl S | Seattle, Wa 98144-2833

Site Address: 5133/5123 N Michigan Ave

Legal Description: S 50' OF N 80' OF E 100' OF BLOCK G INC PT VAC ST, M PATTONS & SUB; N 50' OF S 150' OF E 100' OF BLOCK G, M PATTONS & SUB

Tax Account No.: R520702190, R520702230

State ID No.: 1N1E22BB 01600, 1N1E22BB 01700

Quarter Section: 2529

Neighborhood: Humboldt, contact HNAnews@gmail.com.

Business District: Soul District Business Association, contact at info@nnebaportland.org

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Zoning: R2.5a (Residential 2,500 with "a" alternative design density overlay)

Case Type: LDS (Land Divison Subdivision)

Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing a 4-lot land division on the site for two sets of attached dwelling units. The applicant is also proposing attached Accessory Dwelling Units (ADU) in the rear of each parcel. The proposed parcels will measure between 2,505 sq. ft. and 2,511 sq. ft. in area. The two existing houses on the site will be demolished. The applicant is proposing to preserve a 16" diameter Magnolia tree located near the northeast corner of Parcel 1.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- **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 March 27, 2018 and determined to be complete on June 5, 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.

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.

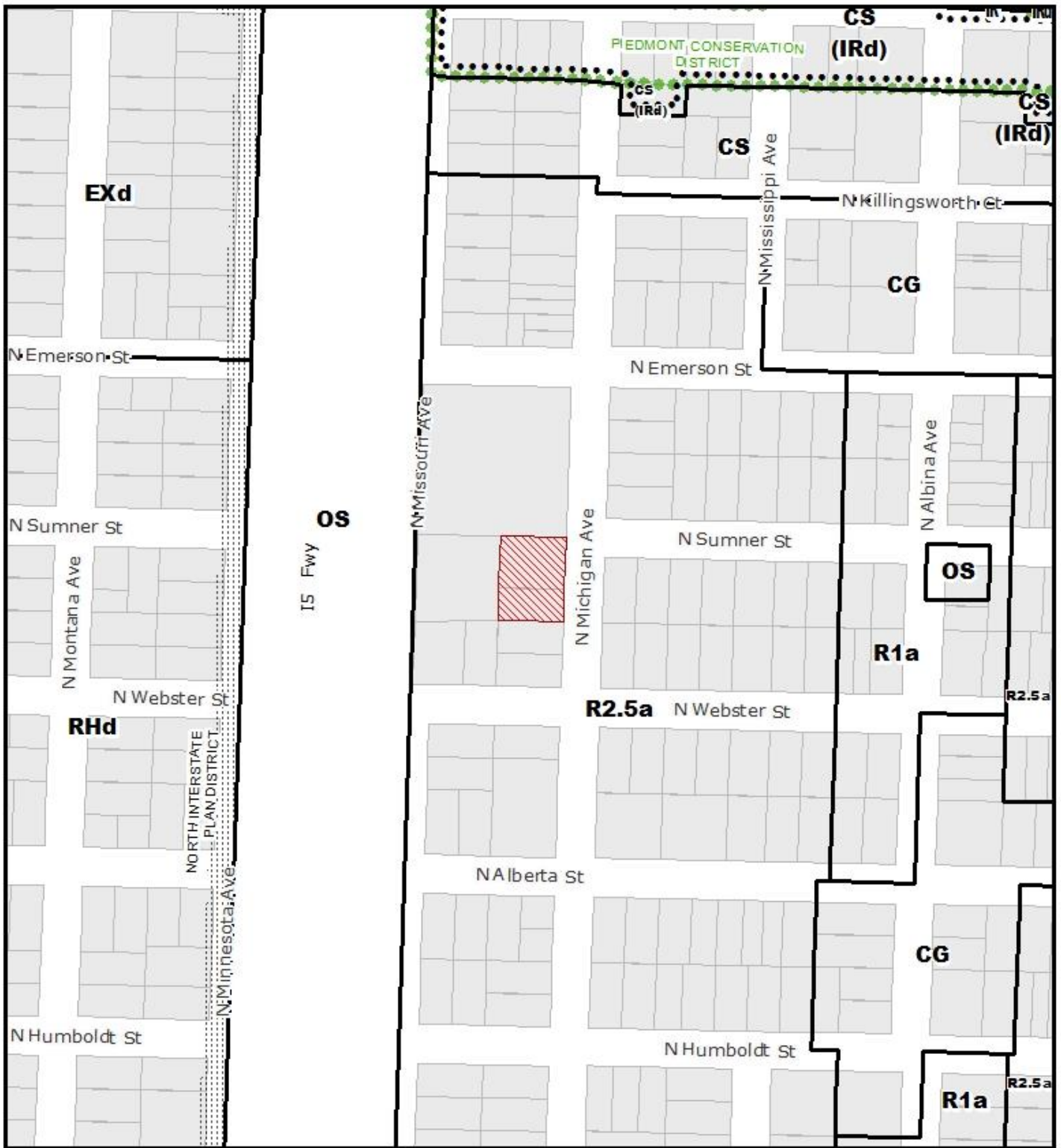
APPEAL OF THE FINAL CITY DECISION

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 Plans



ZONING  NORTH

 Site

File No.	LU 18-141840 LDS
1/4 Section	2529
Scale	1 inch = 200 feet
State ID	1N1E22BB 1700
Exhibit	B Mar 30, 2018

