



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: July 3, 2018
To: Interested Person
From: Diane Hale, Land Use Services
503-823-7705 / Diane.Hale@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 August 2, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-178504 LDP, in your letter. It also is helpful to address your letter to me, Diane Hale. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-178504 LDP

Applicant: Meaghan Bullard, Jones Architecture
120 NW 9th Ave #210 / Portland, OR 97209 / (503) 477-9165

Owners': Robb Rathe and Erin Moeschler

Representatives: 2406 NE Going Street / Portland, OR 97211

Owner: Big Tree 3 LLC
2360 N Harding Ave | Portland, OR 97227

Site Address: 3934 SE BOISE ST

Legal Description: BLOCK 7 LOT 13, WILLIAMS ADD 2

Tax Account No.: R916103370

State ID No.: 1S1E12DD 03300

Quarter Section: 3434

Neighborhood: Creston-Kenilworth, contact Zachary Smith at 503-866-8575.

Business District: None

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R2.5 (Single Family Residential 2,500)

Case Type: LDP (Land Division Partition)

Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a 2-parcel partition for attached housing for this 5,000 square foot interior lot. The existing development will be removed. Parcels 1 and 2 are proposed to be 2,504 square feet each and 25 feet wide. The minimum lot width in the R2.5 zone is 36 feet. Lots that are narrower than 36 feet wide can be approved if they meet the "narrow lot criteria" located in the Zoning Code in 33.611.200. Off-street parking is proposed for both new homes. The applicant is proposing to preserve the 86" Giant Sequoia tree on 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 2 units of land (2 parcels). 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 approval criteria 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 May 29, 2018 and determined to be complete on June 28, 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.

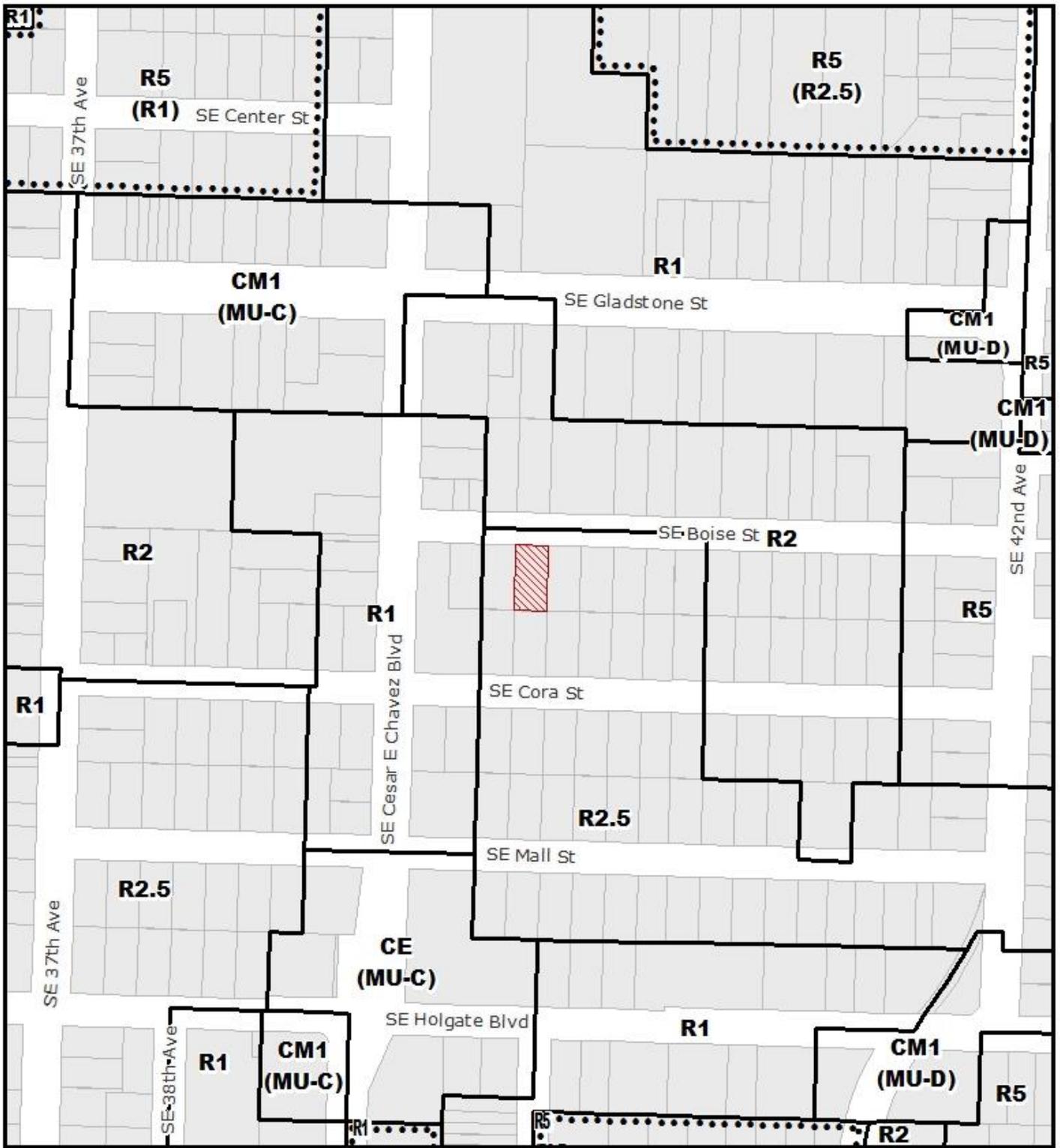
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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 Plans



ZONING 
NORTH

 Site

File No.	LU 18-178504 LDP
1/4 Section	3434
Scale	1 inch = 200 feet
State ID	1S1E12DD 3300
Exhibit	B Jun 06, 2018

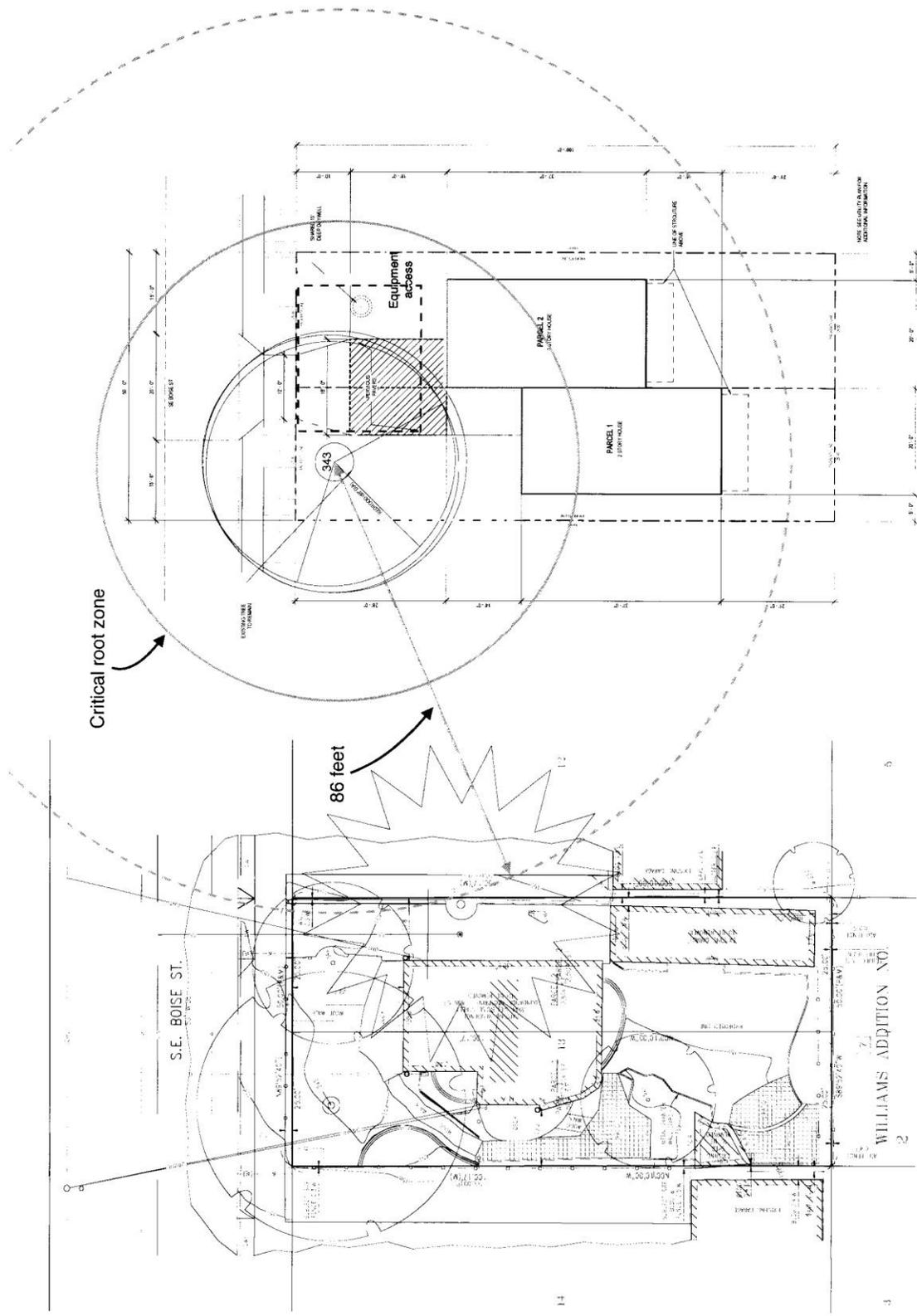
JONES
 JONES ARCHITECTURAL
 1515 W. VANANNE AVE. #100
 PORTLAND, OR 97201
 503.253.1111
 www.jonesarch.com

BOISE
 3824 SE BOISE ST
 PORTLAND, OR 97202

SCHEMATIC DESIGN
 DATE: 08/13/18
 DRAWN BY: J.A.
 CHECKED BY: J.A.
 PROJECT NO.: 18-178504
 SHEET NO.: 100

SITE PLAN

100



- ① EXISTING CONDITIONS
1/8" = 1' 0"
- ② SITE PLAN
1/8" = 1' 0"
- Exploratory trench location
- - - Root protection fencing performance path
- · - · - Prescribed root protection zone
- ▨ Area to be mulched

LA 18 - 178504 LDP

March 19th, 2018

3949 SE BOISE - UTILITY PLAN

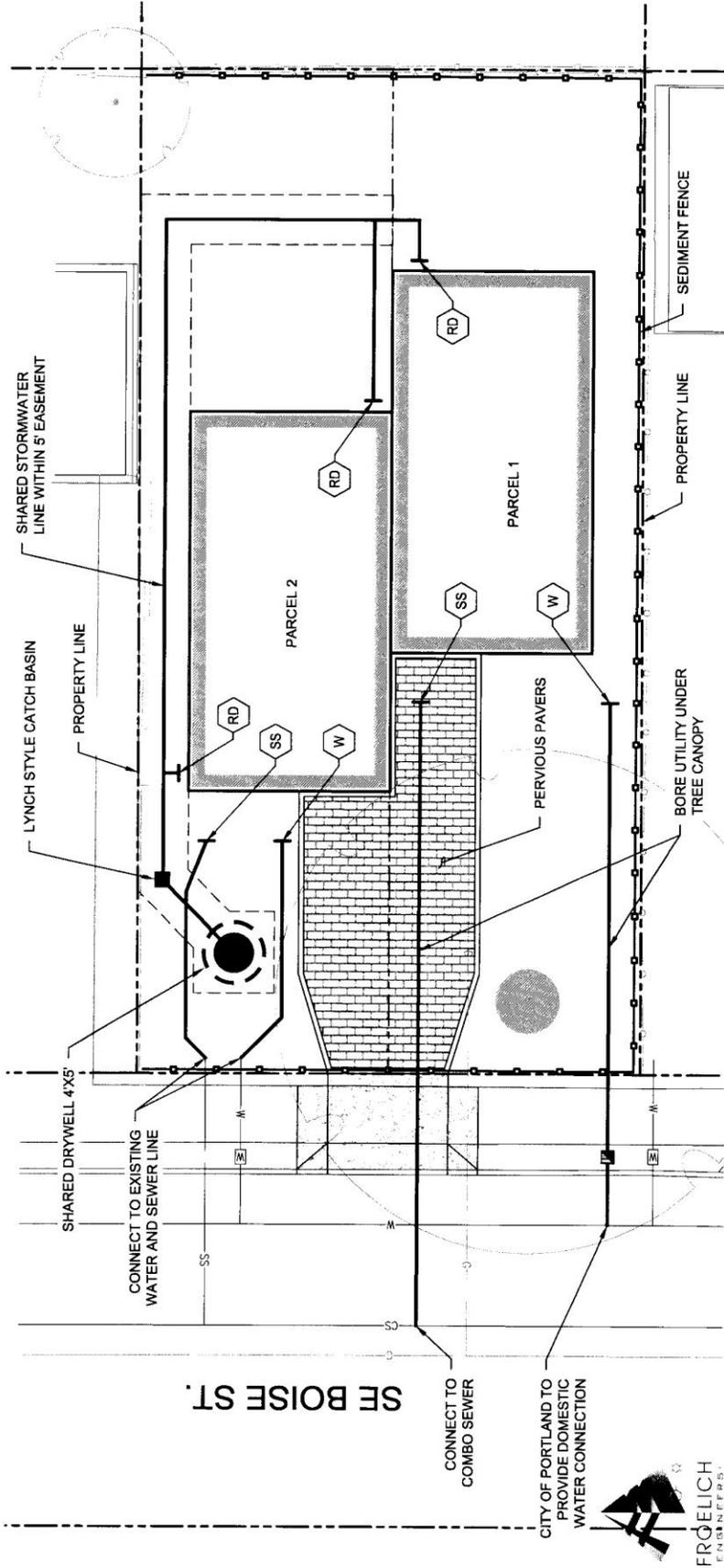
JONES ARCHITECTURE

STORMWATER

- BORING OF WATER AND SEWER LINE UNDER EXISTING TREE SHALL BE COORDINATED WITH CITY OF PORTLAND AND PROJECT ARBORIST
- EXCAVATION WITHIN THE RPZ ZONE SHALL BE COMPLETED PER ARBORIST RECOMMENDATIONS.

WATER / SEWER

- STORMWATER MANAGEMENT FOR THE SITE WILL BE ADDRESS THROUGH A SHARED 4'x5' DRYWELL AND PERVIOUS PAVERS
- DRYWELL IS AN ACCEPTABLE DISPOSAL METHOD, AND DO NOT REQUIRE RUNOFF TO BE TREATED, PRIOR TO DISPOSAL ALL RUNOFF WILL RUN THROUGH A LYNCH STYLE CATCH BASIN, DRYWELL IS SIZED THROUGH SIMPLIFIED APPROACH.
- INFILTRATION RATE: @ 10-FOOT DEPTH = 1.4 IN/HR; @ 15-FOOT DEPTH = 7.2 IN/HR
- SHARED DRYWELL DESIGNED PER CODE GUIDE - OPSC 308.0, NO PLUMBING CODE APPEAR REQUIRED.
- AN EASEMENT AND MAINTENANCE AGREEMENT WILL BE RECORDED WITH COUNTY PRIOR TO COMPLETION.
- PERVIOUS PAVERS ARE AN ACCEPTED IMPERVIOUS AREA REDUCTION TECHNIQUE. NO ADDITIONAL TREATMENT WILL BE REQUIRED. PAVERS SIZED FOR 10YR STORM EVENT WITH PERFORMANCE APPROACH - BASED ON INFILTRATION RATE OF 0.7IN/HR AND RESULT IN A 15" BASE ROCK DETENTION LAYER (40% VOID RATIO).
- IMPERVIOUS AREA
- PERVIOUS PAVERS = 600SF
- BUILDING ROOF = 1,525SF



UTILITY PLAN

SCALE: 1" = 10'



LA 18-178504 LDP