



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 11, 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 October 11, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-191663 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. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-191663 LDP

Applicant/owner: Brent W. Bowling
4422 N Albina Ave. | Portland, OR 97217

Representative: Danelle Isenhardt | Emerio Design
6445 SW Fallbrook Place, #100 | Beaverton, OR 97008
503-880-4979 | danelle@emeriodesign.com

Site Address: 4422 N ALBINA AVE

Legal Description: BLOCK 6 N 12' OF LOT 11 LOT 12, CENTRAL ALBINA
Tax Account No.: R146800790
State ID No.: 1N1E22CA 02300
Quarter Section: 2629

Neighborhood: Humboldt, contact Katie Piper at HNAnews@gmail.com
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

District: Mississippi Conservation District
Zoning: R2.5- Single-Dwelling Residential -1 unit per 2,500 s.f., with an "a"-Alternative Design Density overlay

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 two (2) lot partition on the site. Parcel 1 will be 3,020 s.f. in area and Parcel 2 will be 1,771 s.f. in area. The existing house will remain on future Parcel 1. Future development on Parcel 2 will be for a detached single-family residence with vehicle access to parking from the alley. Alley will be paved adjacent to site. The 40-inch Deodar Cedar which is partly on the site and within the public right-of-way, N. Prescott Street, is considered a street tree and will be retained. The 40-inch walnut tree is being removed for the future development on Parcel 2. The applicant's preliminary site & utility plan shows how services (sanitary, stormwater and water) are being provided to each lot. The applicant notes the future development on Parcel 2 will be able to meet community design standards.

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 units of land (2 lots). 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 criteria are 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 June 22, 2018 and determined to be complete on September 6, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.

- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov.

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

Preliminary Site & Utility plan



ZONING



THIS SITE LIES WITHIN THE:
MISSISSIPPI CONSERVATION DISTRICT



Site

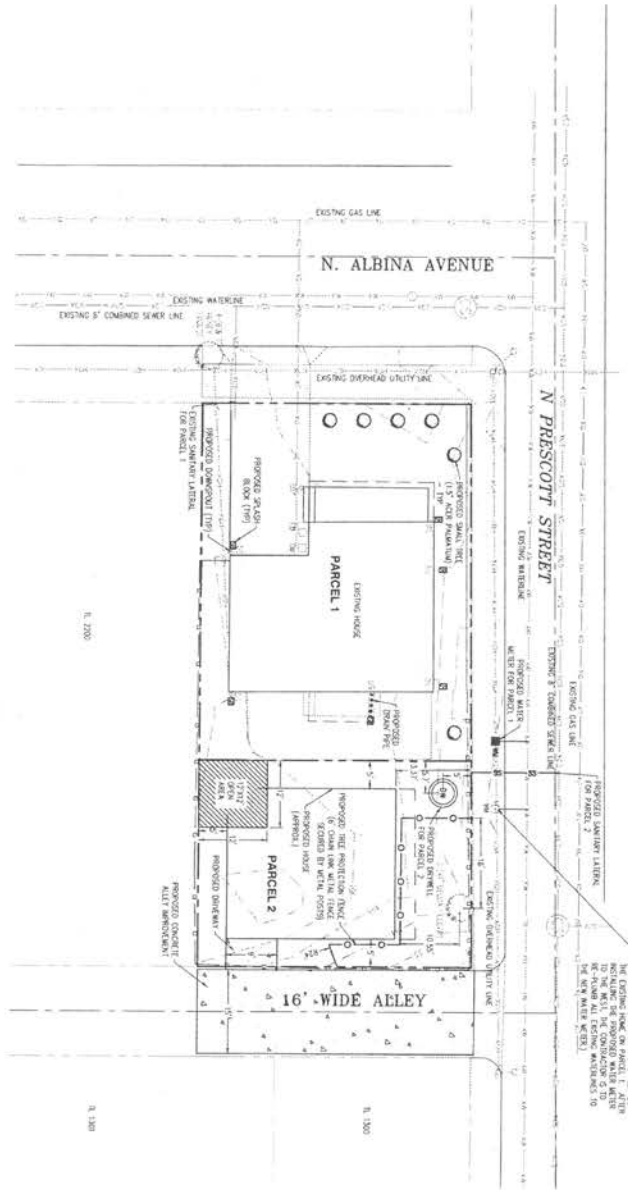


Historic Landmark

File No.	LU 18-191663 LDP
1/4 Section	2629
Scale	1 inch = 200 feet
State ID	1N1E22CA 2300
Exhibit	B Jun 29, 2018

RECEIVED

SEP 06 REC'D



EXISTING WATER METERS FOR PARCEL 2
 ARE TO BE REPLACED WITH A SINGLE
 METER FOR BOTH PARCELS. THE
 EXISTING WATER METER FOR PARCEL 1
 IS TO REMAIN. THE CONSTRUCTION OF
 THE NEW WATER METERS IS TO BE
 SHOWN WITH DASHED LINES.

NORTHEAST CORNER OF THE INTERSECTION OF N
 ALBINA AVENUE AND N PRESCOTT STREET
 APPROXIMATELY 40 FEET FROM THE PRESENT CORNER

- LEGEND**
- PROPOSED LINE
 - EXISTING/ADJUSTED TO LINE
 - EXISTING LINE
 - SET MAIN LINE
 - EXISTING 1" CONDUIT LINE
 - EXISTING 2" CONDUIT LINE
 - EXISTING TIE
 - EXISTING OVERHEAD SWER SERVICE
 - EXISTING WATER METER
 - EXISTING ELECTRICAL METER
 - EXISTING ELECTRICAL SERVICE
 - EXISTING GAS METER
 - EXISTING GAS SERVICE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING UNDERGROUND UTILITY LINE
 - EXISTING SANITARY LATERAL
 - PROPOSED WATER METER



LU 18-191663 LDP

SHEET	4
	5

EMERIO
Design

4445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 744-8812
 FAX: (503) 633-9582
 www.emeriodesign.com

REVISIONS	
NO.	DESCRIPTION

PRELIMINARY
 SITE/UTILITY PLAN

4422 N ALBINA AVENUE
 2-LOT PARTITION
 TAX MAP T1N R1E 22CA
 TAX LOT 2300
 PORTLAND, OREGON