



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** September 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 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 15, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-229206 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 18-229206 LDP**

**Applicant:** Sarah Radelet, Strata Land Use Planning  
PO Box 90833, Portland OR, 97290  
Phone#: 503-320-0273 or [sarah@stratalanduse.com](mailto:sarah@stratalanduse.com)

**Owner:** Scott Collins, Bridgetown Equity Construction Inc.  
PO Box 33408, Portland, OR 97292

**Site Address:** 6136 SE BOISE ST

**Legal Description:** BLOCK 2 LOT 19, STEWART PK  
**Tax Account No.:** R795500560  
**State ID No.:** 1S2E07DD 04400  
**Quarter Section:** 3436

**Neighborhood:** Foster-Powell, contact Shawn Morgan at 503-622-3933.  
**Business District:** Foster Area, contact Venture Portland at 503-477-9648.  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** None  
**Zoning:** R2.5- Single Dwelling Residential – 1 unit per 2,500 s.f.  
“ 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 to divide an existing vacant site into two (2) lots, for future development of detached houses. The previous house on the site was demolished under permit #18-130851 RS. No trees exist on the site. Parcel 1 will be 2,429 s.f. with frontage on SE Boise Street and SE 62<sup>nd</sup> Avenue and Parcel 2 will be 2,529 s.f. in area. Vehicle access for the future development on Parcel 1 will be from SE Boise Street's frontage and for Parcel 2 from SE 62<sup>nd</sup> Avenue. The applicant's proposed conditions map shows how services (sanitary, stormwater and water) are being provided for each lot.

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 August 29, 2018 and determined to be complete on September 11, 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.

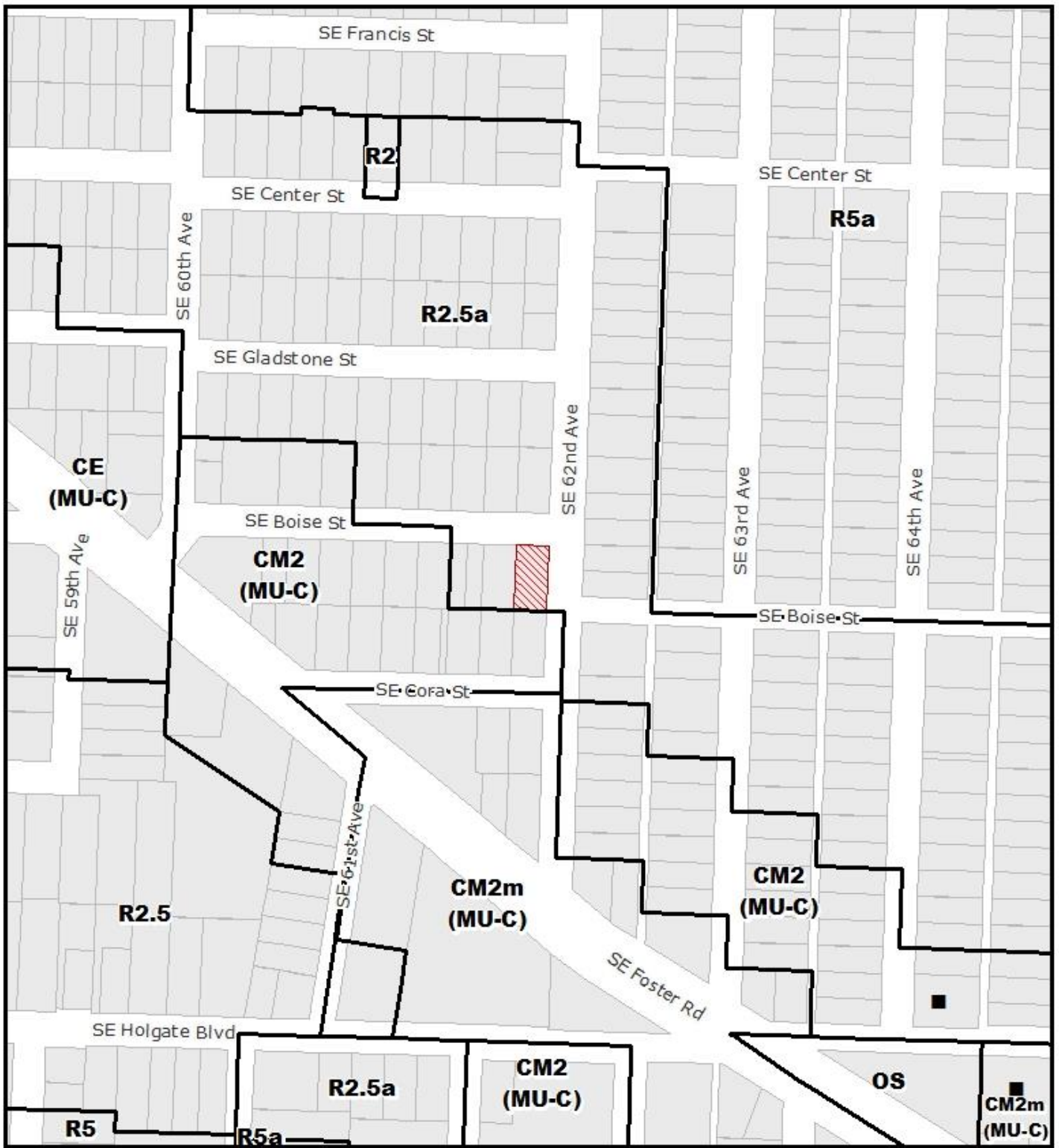
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandoregon.gov](http://www.portlandoregon.gov).

#### **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, Proposed Conditions Site Plan



# ZONING

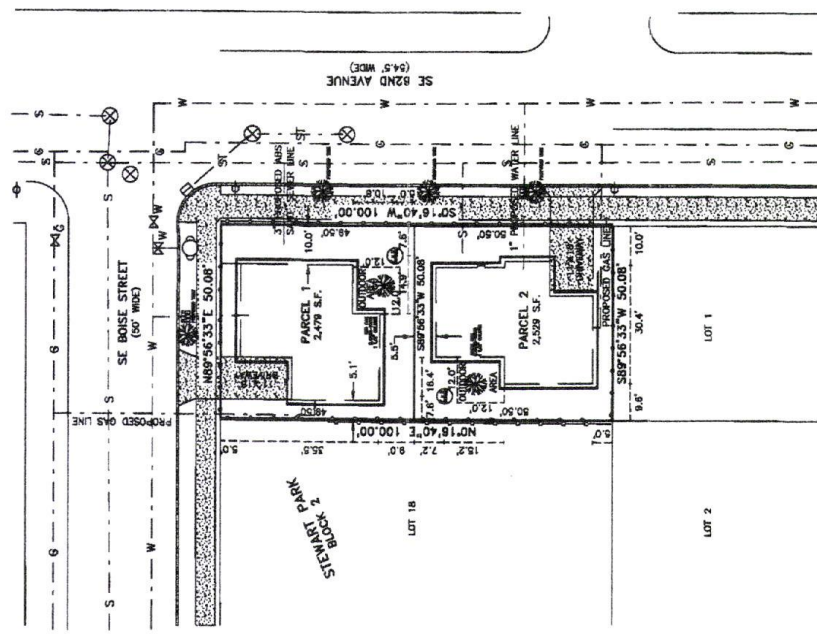
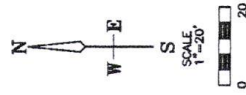


Site



Historic Landmark

File No.	LU 18-229206 LDP
1/4 Section	3436
Scale	1 inch = 200 feet
State ID	1S2E07DD 4400
Exhibit	B Aug 31, 2018

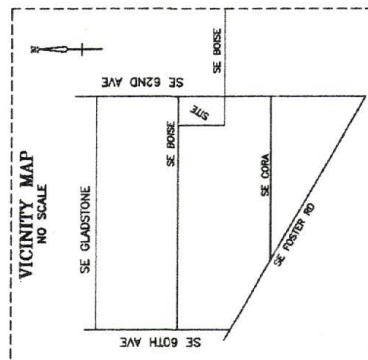


- SYMBOLS**
- ⊕ = POWER POLE
  - ⊙ = GUY ANCHOR
  - ⊖ = WATER METER
  - ⊕ = WATER VALVE
  - ⊕ = GAS VALVE
  - ⊕ = MANHOLE
  - ⊕ = CATCH BASIN
  - ⊕ = FIRE HYDRANT
  - W — = WATER LINE
  - G — = GAS LINE
  - E — = ELECTRIC LINE
  - ST — = STORM SEWER
  - S — = SAN. SEWER

REGISTERED PROFESSIONAL LAND SURVEYOR

*Joe H. Ferguson*

OREGON  
 JOE H. FERGUSON  
 2445  
 RENEWAL DATE 12/31/18



**Ferguson Land Surveying, Inc.**  
 646 SE 106TH AVE. PORTLAND, OR 97216  
 Phone (503) 408-0601 Fax (503) 408-0602  
 www.FergusonLandSurveying.com

**PROPOSED CONDITIONS MAP**  
 LOT 19, BLOCK 2, "STEWART PARK"  
 SITUATED IN THE SE 1/4 OF SECTION 7, T.1S., R.2E., W.M.  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:  
 BRIDGETOWN EQUITY CONSTRUCTION INC.  
 PO BOX 33408  
 PORTLAND OR 97232

DATE: AUGUST 21, 2016

REVISIONS:  
 REVISIONS  
 REVISIONS

JOB NO. 18-025  
 DRAFTED 8.21.18  
 SHEET 1 OF 1

LU 18-229206 LDP

LU 18-229206 LDP