



**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:** October 8, 2018  
**To:** Interested Person  
**From:** Brandon Rogers, Land Use Services  
503-823-7597 / [Brandon.Rogers@portlandoregon.gov](mailto:Brandon.Rogers@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 November 7, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-238978 LC, in your letter. It also is helpful to address your letter to me, Brandon Rogers. 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 18-238978 LC**

**Applicant:** Patrick Clark | Trinity Academy  
7424 N Mississippi Ave #200 | Portland OR, 97217  
503-567-9559 | [Patrick.Clark@TrinityAcademyPortland.org](mailto:Patrick.Clark@TrinityAcademyPortland.org)

**Owner's Representative:** Luke Glover | People of Praise, Inc  
7424 N Mississippi Ave #200 | Portland OR, 97217  
503-567-9559 | [lcolepop@gmail.com](mailto:lcolepop@gmail.com)

**Owner:** People of Praise, Inc  
7424 N Mississippi Ave #400 | Portland OR, 97217

**Consultant:** Debbie Cleek | The Bookin Group  
1140 SW 11th Ave #500 | Portland OR, 97205  
503-789-3211 | [Cleek@BookinGroup.com](mailto:Cleek@BookinGroup.com)

**Site Address:** 7620 & 7654 N. Delaware Ave. / 2434 N Farragut St.

**Legal Description:** BLOCK 6 TL 15400, MURLARK ADD; BLOCK 7 LOT 8-11 TL 16800, MURLARK ADD; BLOCK 7 LOT 12&13, MURLARK ADD; BLOCK 7 LOT 14, MURLARK ADD

**Tax Account No.:** R593500620, R593501070, R593501150, R593501190, R593500620  
**State ID No.:** 1N1E09DC 15400, 1N1E09DC 16800, 1N1E09DC 16900, 1N1E09DC 17000, 1N1E09DC 15400

**Quarter Section:** 2228  
**Neighborhood:** Kenton, contact Webly Bowles at [knalanduse@gmail.com](mailto:knalanduse@gmail.com)

**Business District:** Kenton Business Association, contact Maureen Bachmann at info@kentonbusiness.com

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Zoning:** Residential 5,000 (R5) with the “a” Alternative Design Density overlay zone.

**Case Type:** Lot Consolidation (LC).

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

**Proposal:** The applicant proposes to consolidate several historic lots of the Murlark Addition, as shown on the Attached Partition Plat, into two parcels through the Lot Consolidation process. The Lot Consolidation is required to facilitate a separate request for a right of way vacation of the 10-foot wide portion of N Baldwin Street that passes through the site. The right of way vacation, future land use review processes and development are not part of this review.

**Relevant Approval Criteria:**

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

- Zoning Code Section 33.675.300, Lot Consolidation Standards

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 17, 2018 and determined to be complete on October 4, 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.

**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](http://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**

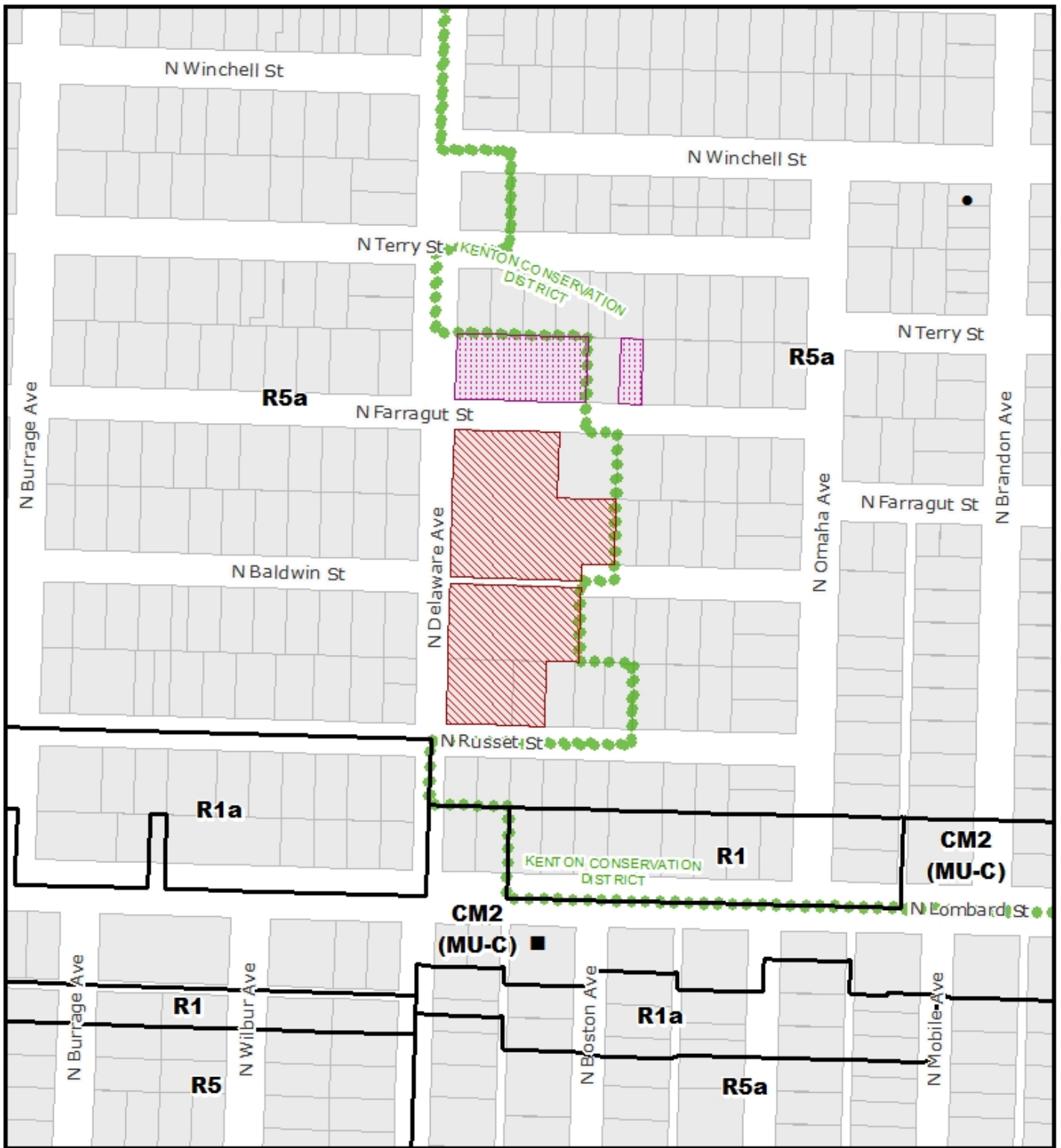
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal 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

Proposed Partition Plat



# ZONING



-  Site
-  Also Owned Parcels
-  Conservation Landmarks
-  Historic Landmark

File No.	LU 18-238978 LC
1/4 Section	2228
Scale	1 inch = 200 feet
State ID	1N1E09DC 15400
Exhibit	B Sep 19, 2018

# PARTITION PLAT NO. \_\_\_\_\_

A REPLAT OF LOTS 9-16 AND THE WEST 10.00 FEET OF LOT 8 BLOCK 6, LOTS 8-11 BLOCK 7, "MURLARK ADDITION" AND THOSE PROPERTIES VACATED IN NORTH BALDWIN STREET BY CITY OF PORTLAND ORDINANCE NUMBER 148448, SEPTEMBER 19, 1979, BOOK 1397, PAGE 1633-1637, SITUATED IN THE SE 1/4, SECTION 9, T.1N., R.1E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

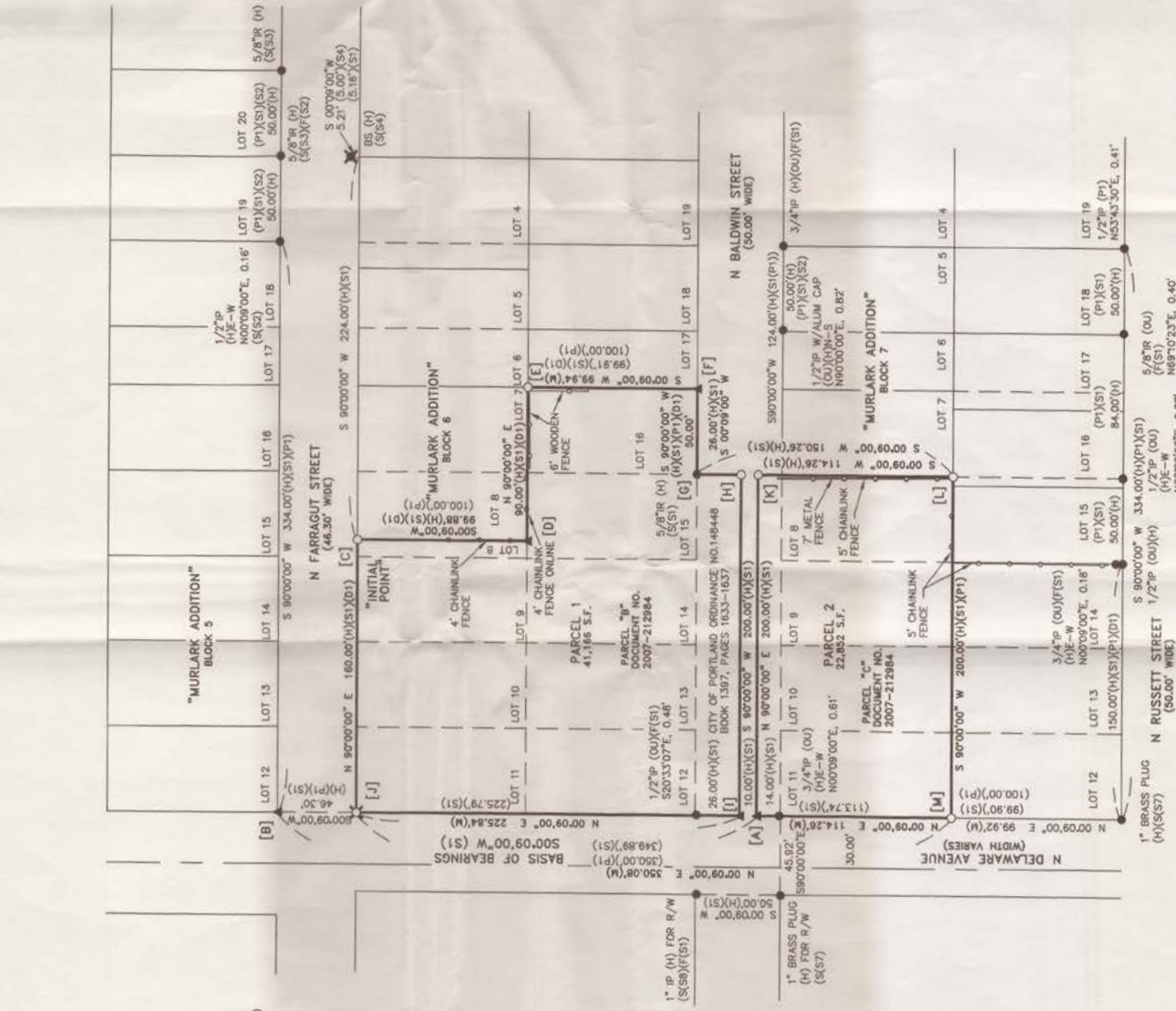
DATE: JULY 30, 2018

- LEGEND**
- - INDICATES MONUMENT FOUND AS NOTED
  - ✱ - INDICATES FOUND BRASS SCREW WITH NO WASHER UNLESS OTHERWISE NOTED
  - ▲ - INDICATED 5/8" IRON ROD
  - W/ - YELLOW PLASTIC CAP STAMPED
  - "IRON BUSH 41486 L3" (H)
  - - INDICATED 5/8" X 30" IRON ROD
  - W/ - YELLOW PLASTIC CAP STAMPED
  - "FERGUSON LAND SURVEYING INC.", SET ON XXX XX, 2018
  - ⊠ - INDICATES 1-1/4" BRASS DISC STAMPED
  - LS 60310', SET ON XXXX XX, 2018
  - (F/S) - DOCUMENTS REFERENCED (F=FOUND BY) (S=SET BY) ( )=REF.
  - BS = BRASS SCREW
  - IR = IRON ROD
  - IP = IRON PIPE
  - W/YPC = WITH YELLOW PLASTIC CAP
  - W/ALUM = WITH ALUMINUM CAP
  - DU = ORIGIN UNKNOWN
  - E-W = EAST-WEST
  - R/W = RIGHT OF WAY
  - [A] = MONUMENT REFERENCE NUMBER
  - S.F. = SQUARE FEET
  - SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
  - DOC. NO. = DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS

**MULTNOMAH COUNTY RECORDS REFERENCED**

PLATS: "MURLARK ADDITION" (P1)  
 SURVEYS: SN 59300 (S1), SN 20373 (S2), SN 3543 (S3), SN 51860 (S4), SN 41167 (S5), SN 37229 (S6), SN 63284 (S7), SN DEEDS: DOC. NO. 2007-212984 (D1), BOOK 1397, PAGE 1633 (D2)

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Donald Scott Sorenson  
 OREGON  
 JULY 11, 2017  
 DONALD SCOTT SORENSON  
 60310  
 RENEWAL DATE 06/30/20



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

**PARTITION PLAT**  
 TRACTS OF LAND IN BLOCK 6 AND 7, "MURLARK ADDITION"  
 SITUATED IN THE SE 1/4 OF SECTION 9, T.1N., R.1E., W.M.  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:  
 TRINITY ACADEMY  
 7424 N MISSISSIPPI AVE, STE.200  
 PORTLAND, OR 97217

DATE: JULY 30, 2018  
 JOB NO. 18-107  
 DRAFTED 7.30.18  
 SHEET 2 OF 2

LU 18-238978 LC