



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

Date: October 12, 2018
To: Interested Person
From: Don Kienholz, Land Use Services
503-823-7771/Don.Kienholz@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on November 2, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-223304 CU, in your letter. It also is helpful to address your letter to me, Don Kienholz. 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 18-223304 CU

Applicant: Steve Miller | Emerio Design
6445 SW Fallbrook Place, Suite 100 | Beaverton OR, 97008

Owner's Representative: Wendy Reese | Tremont Evangelical
7115 SE Woodstock | Portland, OR 97236

Owner: Tremont Evangelical
7119 SE Knight St. | Portland, OR 97206

Site Address: 7119 WI/SE Knight St.

Legal Description: BLOCK 1 LOT 25&26, KENWOOD PK; BLOCK 1 S 53' OF LOT 29&30, KENWOOD PK; BLOCK 2 LOT 1&2, KENWOOD PK; BLOCK 2 LOT 3, KENWOOD PK; BLOCK 2 LOT 4-6&25&26 W 1/2 OF LOT 27, KENWOOD PK; BLOCK 2 E 1/2 OF LOT 27 LOT 28, KENWOOD PK; BLOCK 2 S 70' OF LOT 29&30, KENWOOD PK; BLOCK 2 N 30' OF LOT 29&30, KENWOOD PK

Tax Account No.: R447200270, R447200320, R447200340, R447200370, R447200400, R447200670, R447200690, R447200710

State ID No.: 1S2E17CA 15300, 1S2E17CA 15600, 1S2E17CA 13500, 1S2E17CA 13600, 1S2E17CA 13700, 1S2E17CA 13200, 1S2E17CA 13300, 1S2E17CA 13400

Quarter Section: 3637, 3638

Neighborhood: Mt. Scott-Arleta, contact Andrew Cecka at msanalandusechair@gmail.com

- Business District:** None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
- Plan District:** None
Other Designations:
- Zoning:** CM2 – Commercial/Mixed use 2
- Case Type:** CU – Conditional Use
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is proposing to remove a lot from the boundary of an established Conditional Use, the Tremont Evangelical Church. The lot contains eight parking spaces of the entire conditional use site’s 80 parking spaces. Removing any site area from an established conditional use boundary requires a Conditional Use review. Because removing the identified lot also removes 8 parking spaces, or 10% of the number of parking spaces on the entire conditional use site and the remaining church site satisfies the zone’s development standards, it is considered a minor alteration and is processed as a Type II Conditional Use 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 for this Conditional Use review are found in Portland Zoning Code section 33.815.105 - Institutional and Other Uses in Residential and Campus Institutional 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 17, 2018 and determined to be complete on September 13, 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 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.

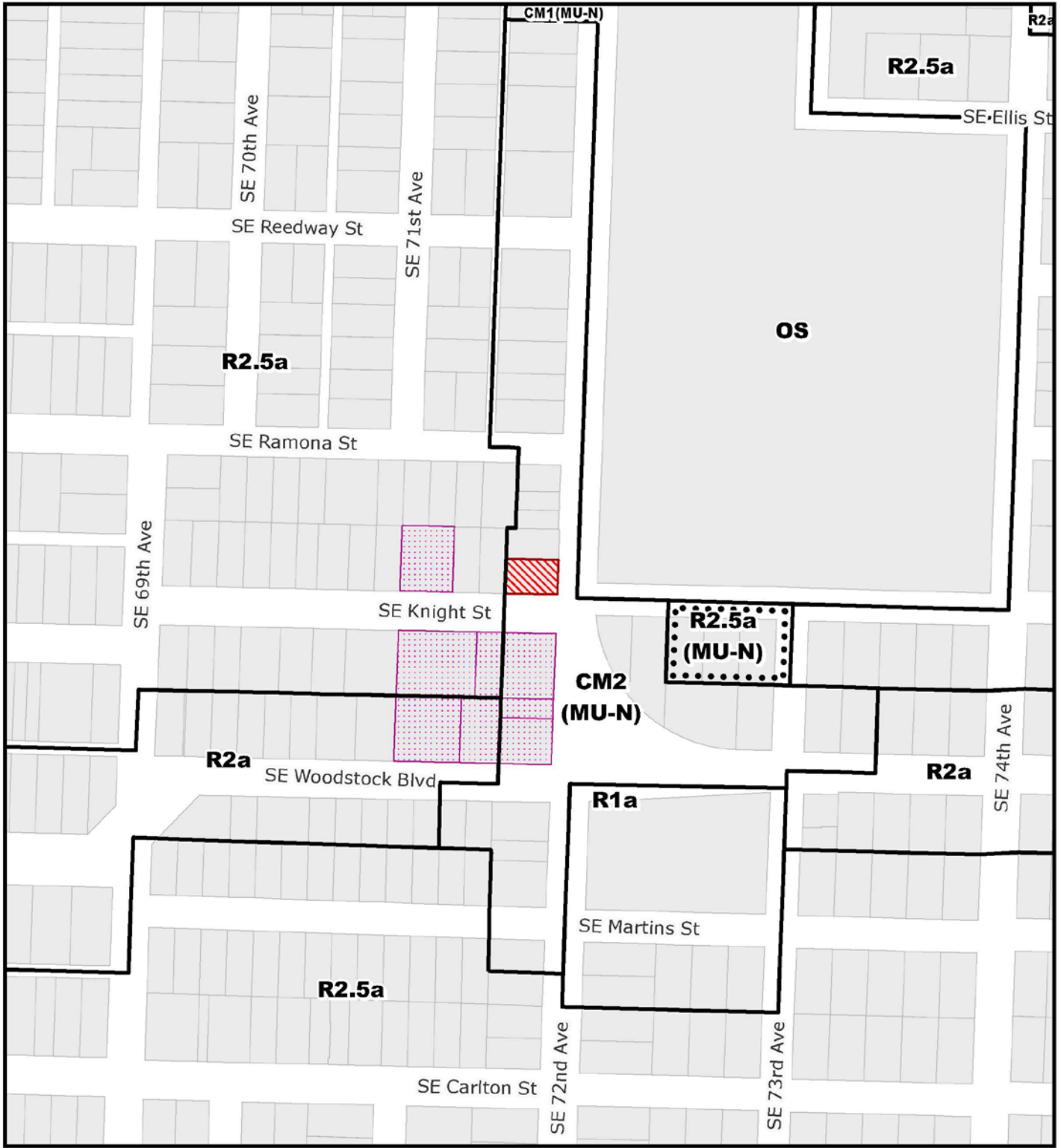
APPEAL OF THE FINAL CITY DECISION

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, Oregon 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:

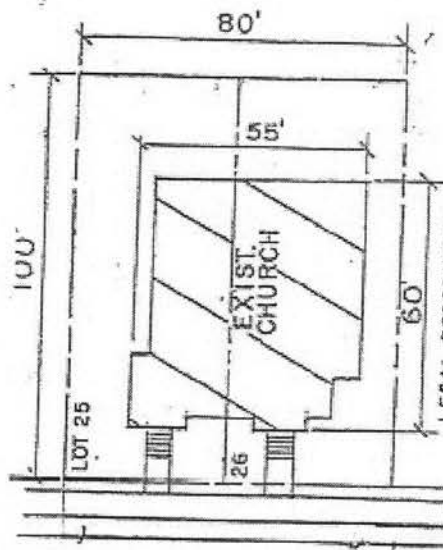
Zoning Map
Site Plan



ZONING  NORTH

-  Conditional Use Boundary
-  To Be Removed From Conditional Use Boundary

File No.	<u>LU 18-223304 CU</u>
1/4 Section	<u>3637,3638</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S2E17CA 15600</u>
Exhibit	<u>B Aug 21, 2018</u>



LEGAL DESCRIPTION
 NORTH OF KNIGHT ST.
 KENWOOD PARK EXIST.
 BLOCK 1 LOTS 25, 26 &
 28, 29 & 30

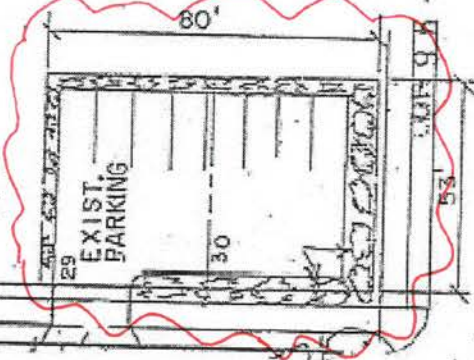
SOUTH OF KNIGHT ST.
 KENWOOD PARK EXIST.
 BLOCK 2 LOTS 3, 4, 5, 6,
 25, 26, 27, 28, 29 & 30
 BLOCK 2 LOTS NEW
 1 & 2

RECEIVED
 SEP 13 2018

ZONE R5

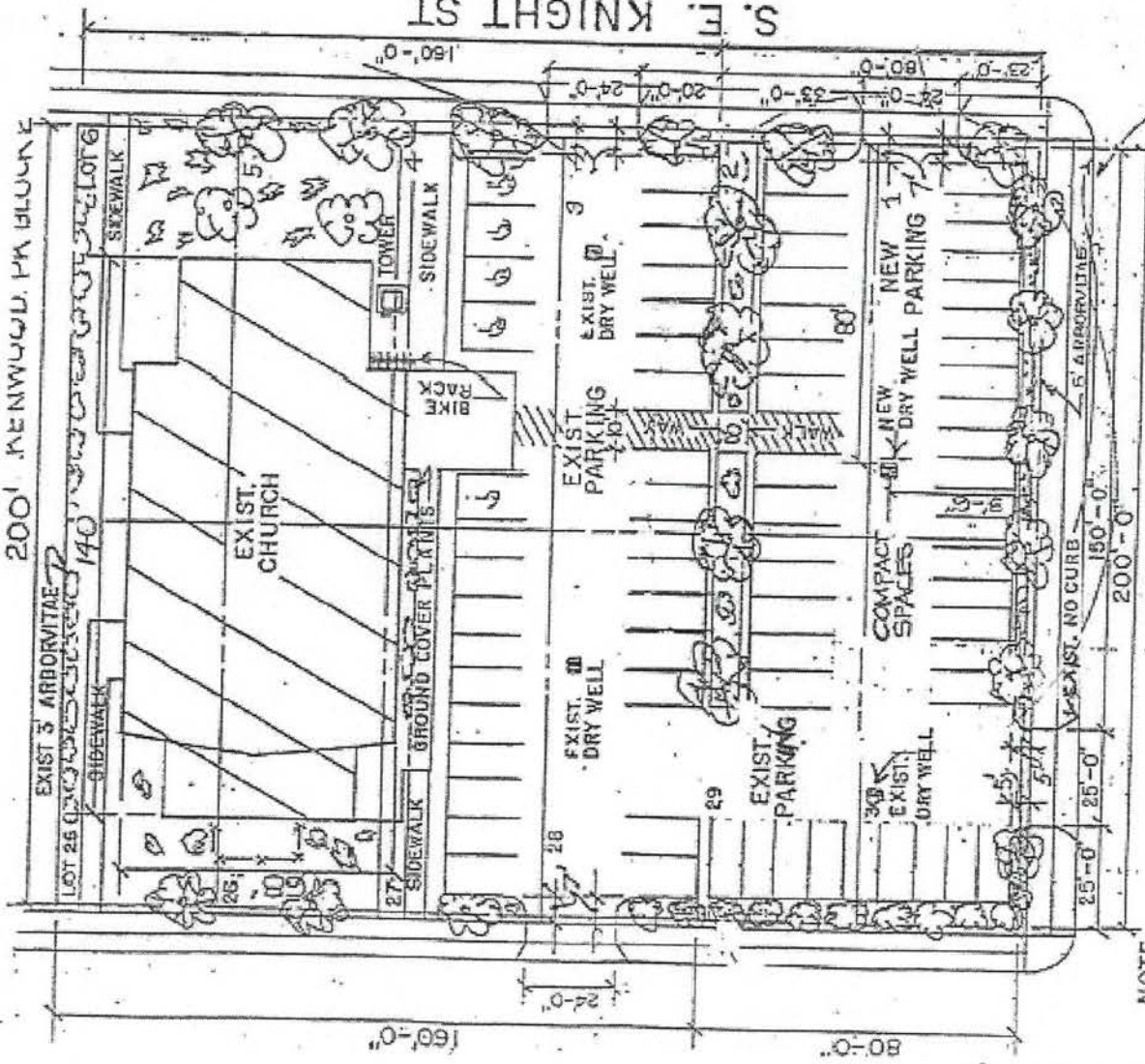
BLDG. SIZE	140' X 56'
SEATING	365
SANCTUARY	6
PLATFORM	30
CHOIR	60
BALCONY	60
TOTAL	461

Lot to be removed from boundary



SITE PLAN
 1" = 40'

TREMONT EVANGELICAL CHURCH



NOTE:
 INSTALLING CURB

LEGEND: S. E. 72 ST.

NOTE:
 18'-9'-6" WIDE SPACES
 (STRAIGHT IN)
 COMPACT SPACES
 7'-6" WIDE

LU 18-223304 CU