



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: November 2, 2018
To: Interested Person
From: Shawn Burgett, City Planner
503-823-7618 / shawn.burgett@portlandoregon.gov

NOTICE OF A TYPE IIx 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 42 days, **we need to receive your written comments by 5 p.m. on December 3, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-170826 LDS, in your letter. It also is helpful to address your letter to me, Shawn Burgett. 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 18-170826 LDS PC # 18-117174

Applicant/Owner: Daniel Silvey | DBS Group LLC
PO Box 205 | Tualatin, OR 97062

Representative: Danelle Isenhardt | Emerio Design
6445 SW Fallbrook Pl. Suite #100 | Beaverton, OR 97008

Site Address: 8521 N St. Louis Ave

Legal Description: BLOCK A LOT 15-20 TL 600, GENERAL COMPSONS ADD
Tax Account No.: R311400170
State ID No.: 1N1W01CD 00600
Quarter Section: 2021

Neighborhood: St. Johns, contact Sheryl Lyons at sjnalu@gmail.com
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.
Plan District: St. Johns

Zoning: R1d (Multi-Family Residential 1,000 sq. ft. with "d" design overlay)
Case Type: LDS (Land Division Subdivision)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant has proposed a 6-lot land division and Common Green (Private street tract) on the 6,654 sq. ft. site for two sets of attached houses. The existing house on the site will be demolished. Proposed Lots 1-3 will measure between 731 sq. ft. and 867 sq. ft. will accommodate attached dwelling units. Proposed Lots 4-6 will measure between 704 sq. ft. and 916 sq. ft. and will also accommodate attached dwelling units.

Lots 1-6 will be served by the Common Green, which is a type of Private Street tract that will provide the only street frontage for Lots 2-5. The common green may also function as a community yard. Hard and soft landscape features will be included in the common green, such as groundcover, trees, shrubs and a surfaced path. Lot 1 and 6 will also abut N St. Louis Ave. Common Greens are not designed to accommodate motor vehicle access and must have a paved path for pedestrians. No parking is proposed on Lots 1-6.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: 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 May 14, 2018 and determined to be complete on October 24, 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.

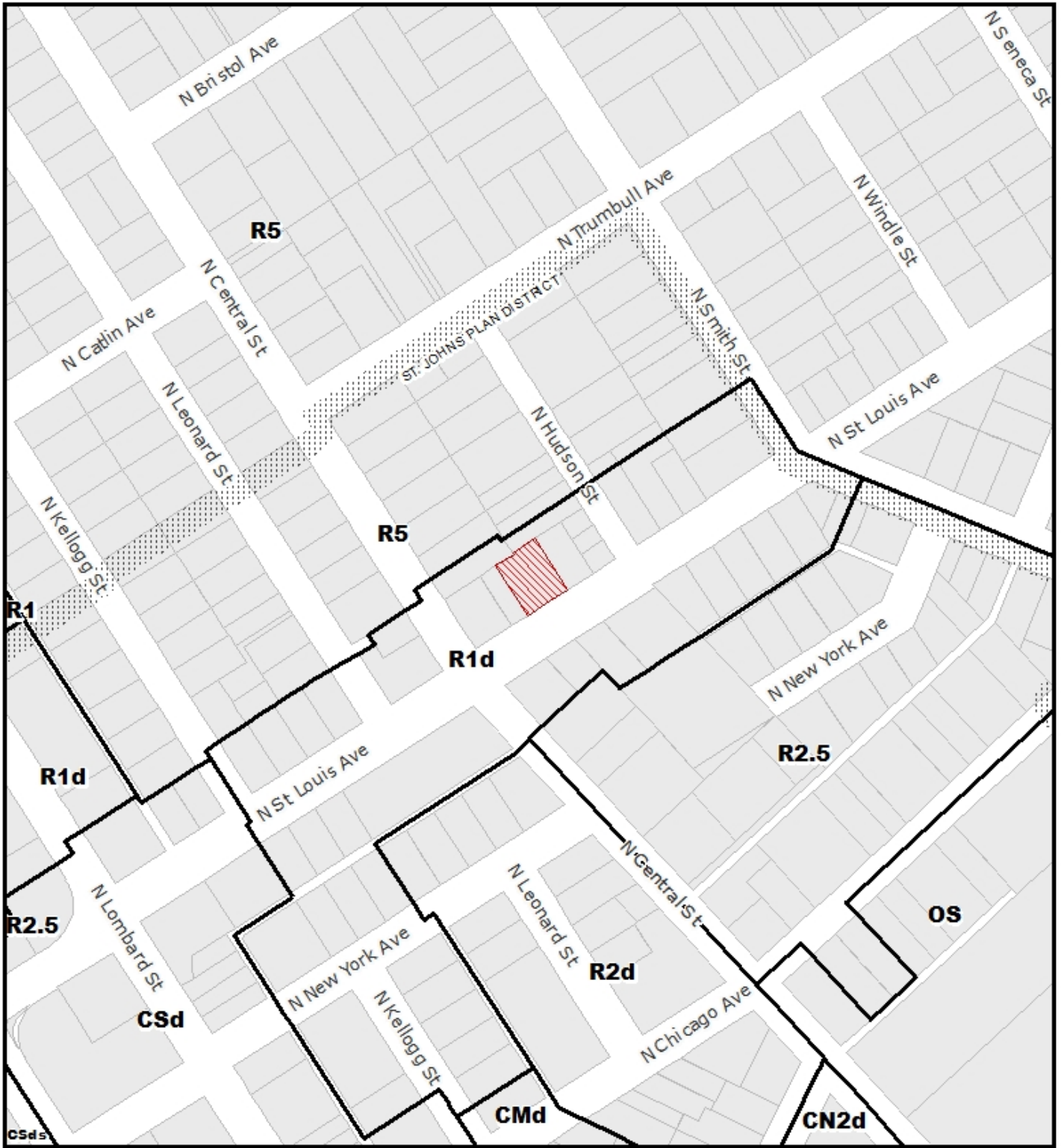
APPEAL OF THE FINAL CITY DECISION

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, OR 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

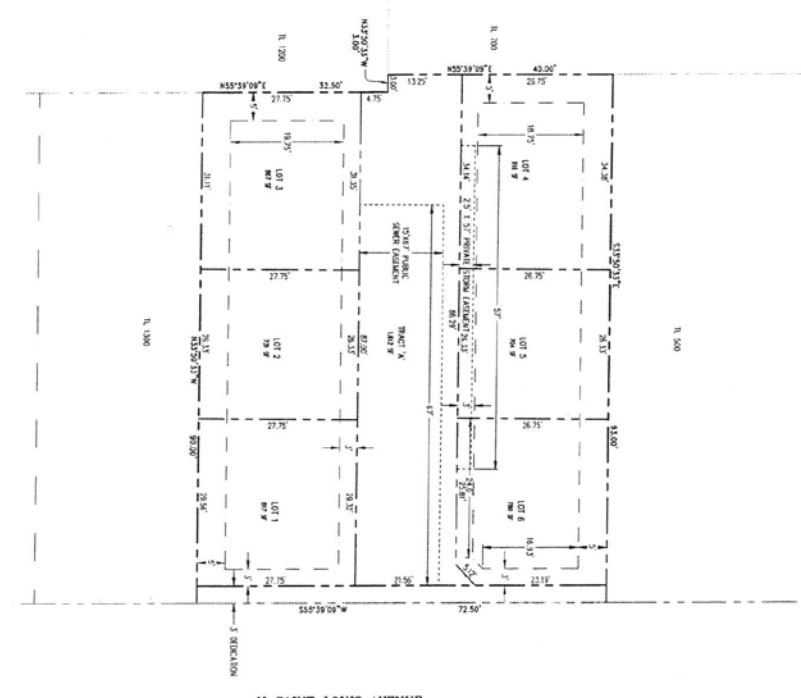


ZONING



THIS SITE LIES WITHIN THE:
ST. JOHNS PLAN DISTRICT

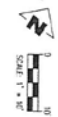
File No.	LU 18-170826 LDS
1/4 Section	2021
Scale	1 inch = 200 feet
State ID	1N1W01CD 600
Exhibit	B May 17, 2018



N SAINT LOUIS AVENUE

SETBACKS (Minimum)
 FRONT: 3 FT. (20' Max)
 GARAGE: 5'18" FT.
 REAR: 5 FT.
 SIDE: 5 FT.

LEGEND
 PROPERTY LINE
 ADJACENT/ADJOINING LOT LINE
 OWNER LOT BND
 SET BACK LINE



SHEET
 3
 5

EMERIO
Design
 6445 SW HALLMARK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812

REVISIONS	
NO.	DESCRIPTION

PRELIMINARY PLAT

8521 N. ST. LOUIS AVENUE
 TAX MAP T1N R1W 01CD
 TAX LOT 600

LU
 18-170826
 LDS