



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: December 5, 2018
To: Interested Person
From: JP McNeil, Land Use Services
503-823-5398 / Jason.McNeil@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 January 4, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-246864 LDP, in your letter. It also is helpful to address your letter to me, JP McNeil. 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 18-246864 LDP

Applicant: Sarah Radelet | Strata Land Use Planning
PO Box 90833, Portland, OR 97290
(503) 320-0273 | sarah@stratalanduse.com

Property Owner: Ngoc Nguyen
7531 SE Henderson St, Portland, OR 97206

Site Address: 5506 NE Hoyt Street

Legal Description: BLOCK 2 LOT 6 EXC PT IN HWY, AVALON
Tax Account No.: R045800180
State ID No.: 1N2E31AC 07600
Quarter Section: 2936

Neighborhood: North Tabor, contact Robert Jordan at landuse@northtabor.org
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R1 – Residential 1,000 square feet
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-parcel partition on this 4,405 square foot site. Parcel 1 would be 2,792 square feet in size and contain the existing structure, a single dwelling with an accessory dwelling unit (ADU). Parcel 2 would be 1,613 square feet and would be available for future development. The maximum density (or number of dwellings allowed) on the entire site is four dwelling units. Parcel 2 could be developed with either a duplex or a single dwelling unit with an ADU.

The applicant proposes to remove the existing garage and driveway on the site and close the curb cut. Off-street parking is not required at this site due to its proximity to frequent bus

service and MAX light rail. There is no sanitary sewer service in SE 55th adjacent to the site. Sewer service for Parcel 2 will be provided from a lateral that connects to the sanitary sewer main in NE Hoyt street within a 10-foot easement along the eastern portion of Parcel 1 (see attached site plan). The Portland Bureau of Transportation will require right-of-way dedication and construction of an ADA ramp at the corner of NE Hoyt and NE 55th. There are no trees on site.

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 October 2, 2018 and determined to be complete on November 26, 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.

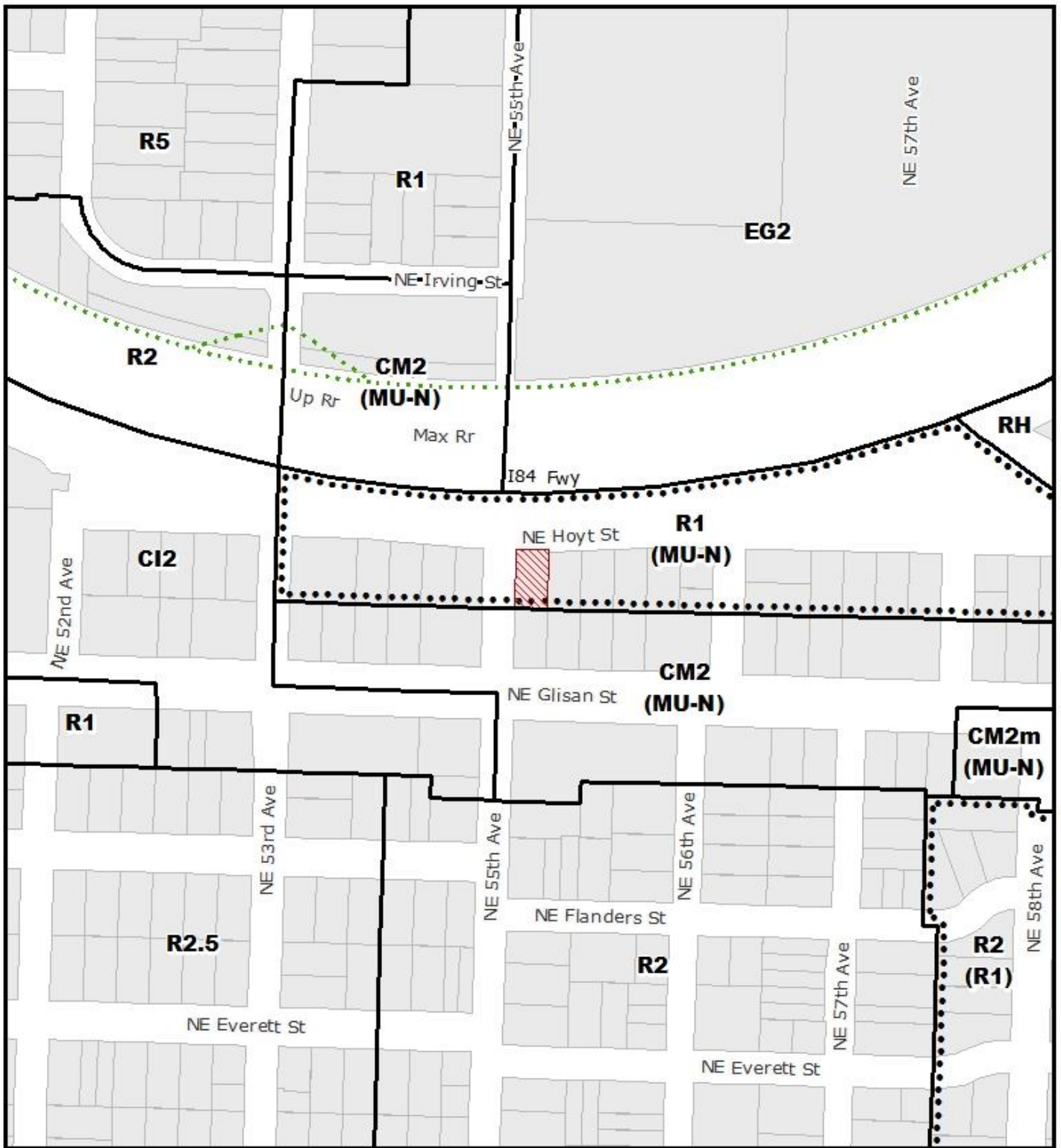
APPEAL PROCESS

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
Site Plan



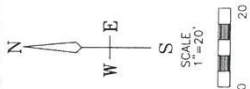
ZONING  NORTH

 Site
 Recreational Trails

File No.	LU 18-246864 LDP
1/4 Section	2936
Scale	1 inch = 200 feet
State ID	1N2E31AC 7600
Exhibit	B Oct 04, 2018

RECEIVED

NOV 26 2018

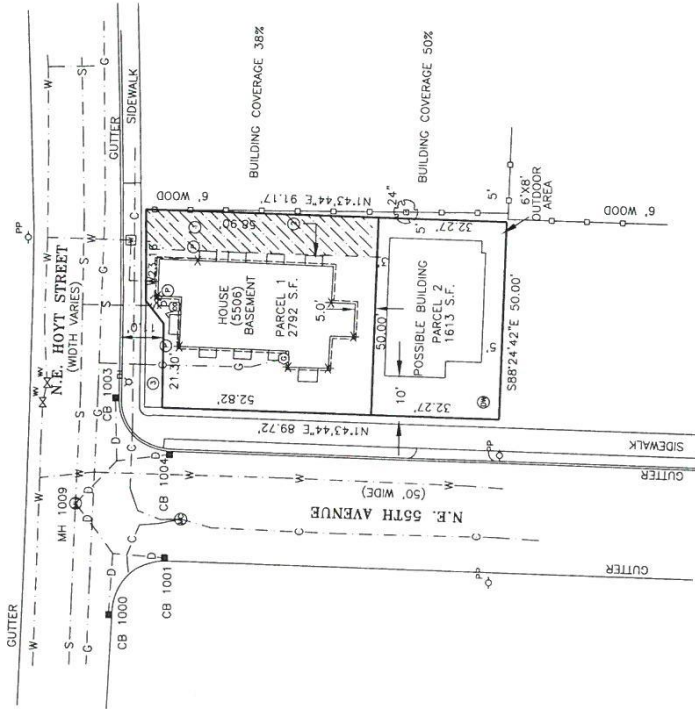


MANHOLE INFORMATION

MANHOLE NO. 1009
 RIM ELEV. = 201.69'
 I.E. SEWER IN FROM EAST = 184.63'
 I.E. STORM IN FROM SOUTHEAST = 196.20'
 I.E. STORM IN FROM SOUTHWEST = 194.19'
 I.E. SEWER OUT TO WEST = 184.66'

CATCHBASIN INFORMATION

CATCHBASIN 1000 = 201.11'
 CATCHBASIN 1001 = 201.19'
 CATCHBASIN 1002 = 201.34'
 CATCHBASIN 1003 = 201.77'

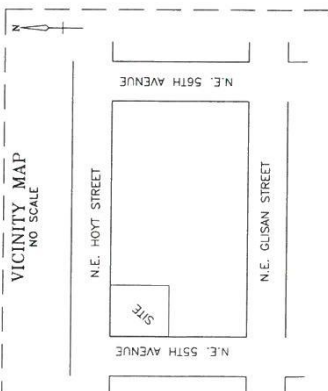


- PP = POWER POLE
- ⊙ = MANHOLE
- ⊕ = ELECTRIC METER
- ⊗ = GAS METER
- ⊕⊗ = COMBINED MANHOLE
- ⊕⊗ = CLEAN OUT
- ⊕⊗ = COMMUNICATIONS MANHOLE
- ⊕⊗ = WATER METER
- ⊕⊗ = WATER VALVE
- ⊕⊗ = FIRE HYDRANT
- ⊕⊗ = CATCH BASIN
- ⊕⊗ = STORM MANHOLE
- ⊕⊗ = DOWN SPOUTS GO TO GROUND UNLESS NOTED
- ⊕⊗ = DRAINAGE PIPE
- ⊕⊗ = PROPOSED DRYWELL
- W — = WATER LINE
- G — = GAS LINE
- C — = COMM. LINE
- S — = SAN. SEWER
- D — = STORM LINE
- ⊕⊗ = DECIDUOUS TREE
- PPL = PROPOSED PROPERTY LINE

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOE H. FERGUSON
 OREGON JULY 25, 1980
 LICENSE NO. 1223119
 RENEWAL DATE 12/31/19

- ① = PROPOSED 10.00' WIDE SEWER EASEMENT TO BENEFIT PARCEL 1
- ② = BASEMENT ESCAPE WINDOW WELLS (TYPICAL)
- ③ = NEW RIGHT OF WAY DEDICATION, SIDEWALK TO BE REBUILT TO HAVE A 4' PLANTER AND 6' SIDEWALK.

NOTES:
 1. LOT 6 EXCEPT PART IN STREET, BLOCK 2, "VALON" SUBDIVISION, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 2. ELEVATIONS ARE LOCATED AT GRADE
 3. DRYWELL TO BE 5.00' FROM PROPERTY LINE AND 10.00' FROM POSSIBLE BUILDING
 4. DOWNSPROUTS ON EXISTING HOUSE TO BE ADJUSTED TO BE 6' FROM FOUNDATION AND 5' FROM PROPERTY LINE.



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

PROPOSED CONDITIONS
 LOT 6 EXCEPT PART IN STREET, BLOCK 2, "VALON" SUBDIVISION, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:
 NDRA NGUYEN
 7831 SE HENDERSON STREET
 PORTLAND, OR 97206

DATE: SEPTEMBER 27, 2018
 JOB NO. 18-128
 DRAFTED 09.17.18
 REVISED: 11.8.2019
 REVISED

SHEET 1 OF 1

LU 18-246864 LDP