



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

Ted Wheeler, Mayor
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www.portlandoregon.gov/bds

Date: December 27, 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 28, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-261114 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 18-261114 LDP

Applicant: Danelle Isenhardt | Emerio Design
6445 SW Fallbrook Pl #100
Beaverton, OR 97008
(503) 880-4979 | danelle@emeriodesign.com

Property Owner: Ian Curtis | Milk & Honey Investments LLC
4424 SE Stark St
Portland, OR 97215

Site Address: 5019 SE STEELE ST

Legal Description: TL 5700 0.26 ACRES, SECTION 18 1S 2E
Tax Account No.: R992180660
State ID No.: 1S2E18BD 05700
Quarter Section: 3535
Neighborhood: Woodstock, contact Ed Herrera at ed4woodstock@gmail.com
Business District: Woodstock Community Business Association, contact at norber@myexcel.com.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: R5 – Residential 5,000
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 partition on this 11,088 square foot lot that would result in one 4,830 square foot standard lot and one 6,258 square foot lot flag lot. The existing house on the site would remain on Parcel 1 and Parcel 2 would be available for future development. There are three non-exempt trees greater than 20-inches on the site, all of which will be preserved. To reduce the impacts from development on the 46-inch red oak on Parcel 2, the applicant is requesting a modification to the 10-foot side setback and 5-foot landscape buffer along the eastern property line of Parcel 2. The modification would allow for a 5-foot setback and reduced landscaping within that setback. One off-street parking space is proposed on each lot, both of which are accessed from the existing driveway on the site in a shared access easement. The Bureau of Transportation is requiring a 2-foot right-of-way dedication along SE Steele Street and the construction of a sidewalk corridor. Stormwater will be managed 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 November 1, 2018 and determined to be complete on date December 12, 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,

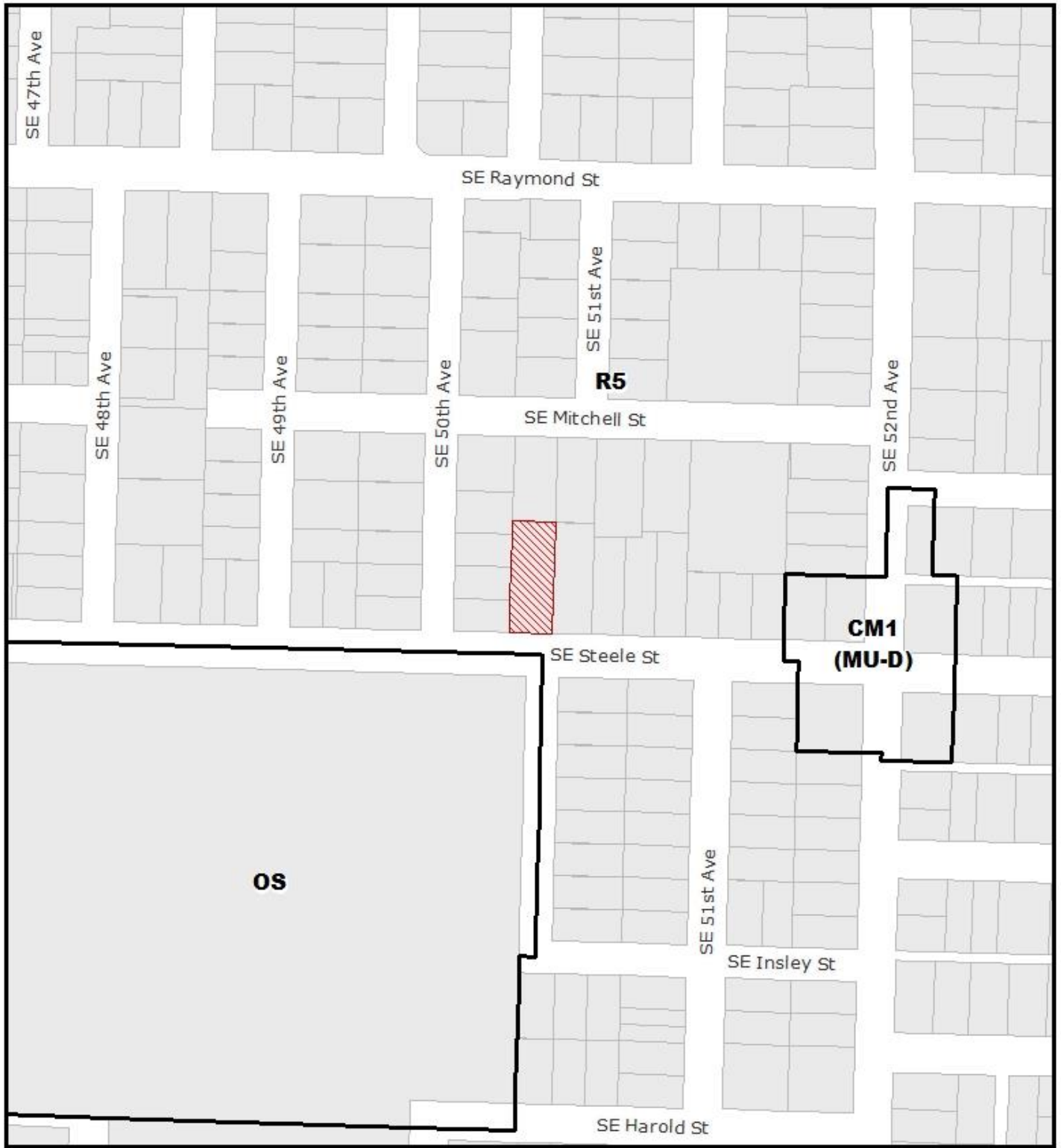
Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity 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

File No.	LU 18-261114 LDP
1/4 Section	3535
Scale	1 inch = 200 feet
State ID	1S2E18BD 5700
Exhibit	B Nov 05, 2018

