



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 5, 2019
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@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 May 6, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-112299 LDP, in your letter. It also is helpful to address your letter to me, Lois Jennings. 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 19-112299 LDP

Applicant: Kevin Partain, Urban Visions
223 NE 56th Ave, Portland OR 97213
Phone#: 503-421-2967 or e-mail: kevinp@goreg

Owner: SDB Investments LLC, Simon Blashishin
16520 SE Crest Court, Portland, OR 97236

Site Address: 3019 N Hunt St

Legal Description: East 32 feet of Lots 37, 38, 39 and 40, Block 9, Peninsular Addition No. 2 and the adjacent southerly 100 ft. of Block 67, Peninsular Addition No. 4, including the portion of vacated N. Wintrop Street

Tax Account No.: R655247700
State ID No.: 1N1E09BC 12000
Quarter Section: 2127

Neighborhood: Kenton, contact at knalanduse@gmail.com
Business District: Kenton Business Association, contact Mo Bachmann at info@kentonbusiness.com.

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

Plan District: None
Zoning: R5 -Residential 5,000 with an "a"-Alternative Design overlay
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 to divide this currently vacant 10,193 s.f. corner property into three (3) parcels. The applicant is utilizing the corner lot alternative development option (33.110.240.E) to create attached housing lots for Parcels 2 and 3. This provision requires attached housing lots to meet the minimum lot dimension standards of the R2.5 zone. Parcel 2 will be 3,441 s.f. with a lot width of 53-ft. and Parcel 3 will be 3,051 s.f. in area with a lot width of 47-ft. Parcel 3 will be 3,601 s.f. and will be developed with a detached single-family house. The applicant's preliminary site, proposed improvement & utility plan shows how services (sanitary, stormwater, and water) will be provided for each lot.

Prior to this land division application being submitted, the applicant received approval for a building permit for a new single-family house under permit 18-269375 RS. This new house will be located on future Parcel 1.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create three units of land (three lots). Therefore, this land division is considered a partition.

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 January 28, 2019 and determined to be complete on April 3, 2019.

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.

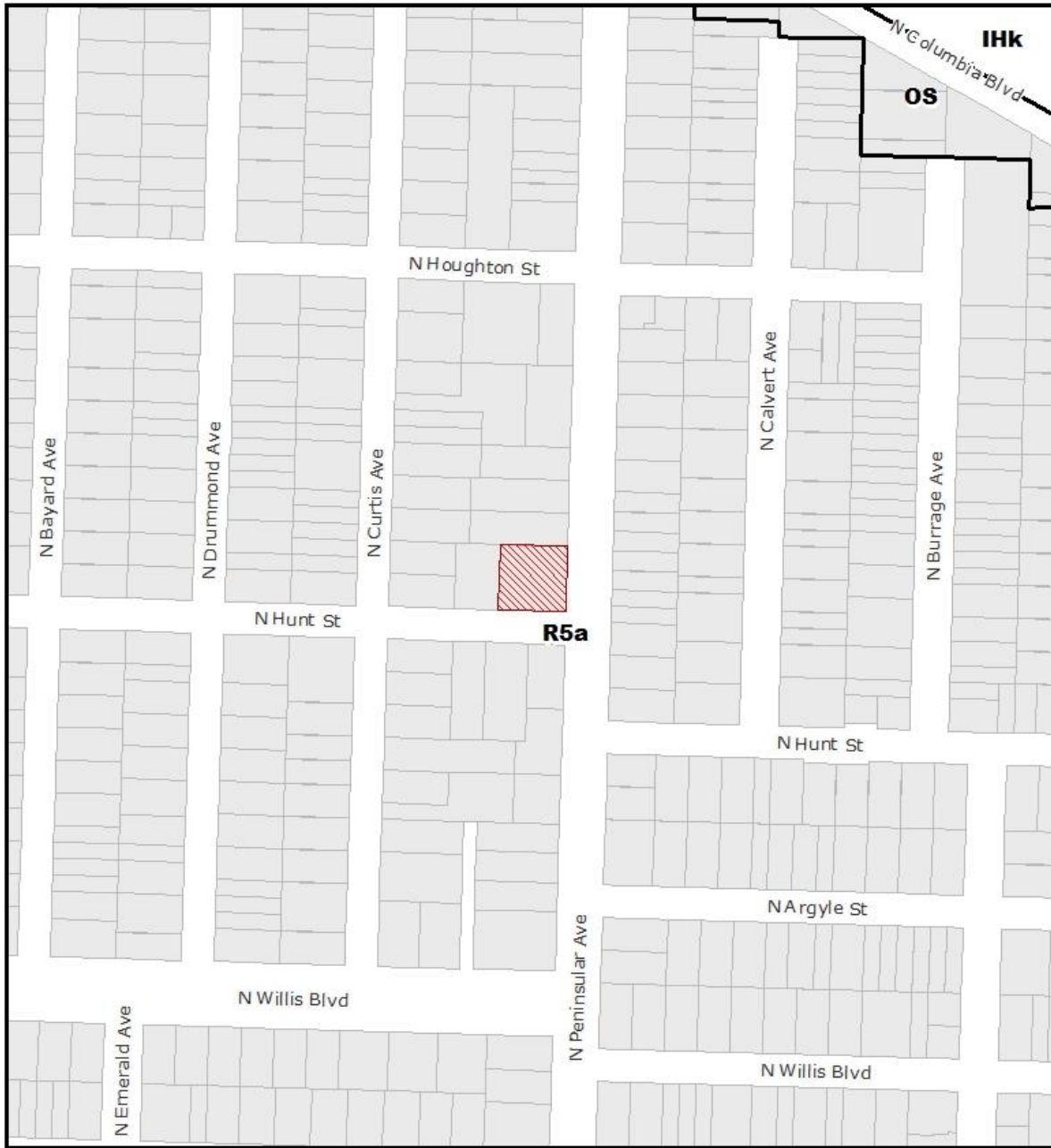
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Preliminary tentative land division plan

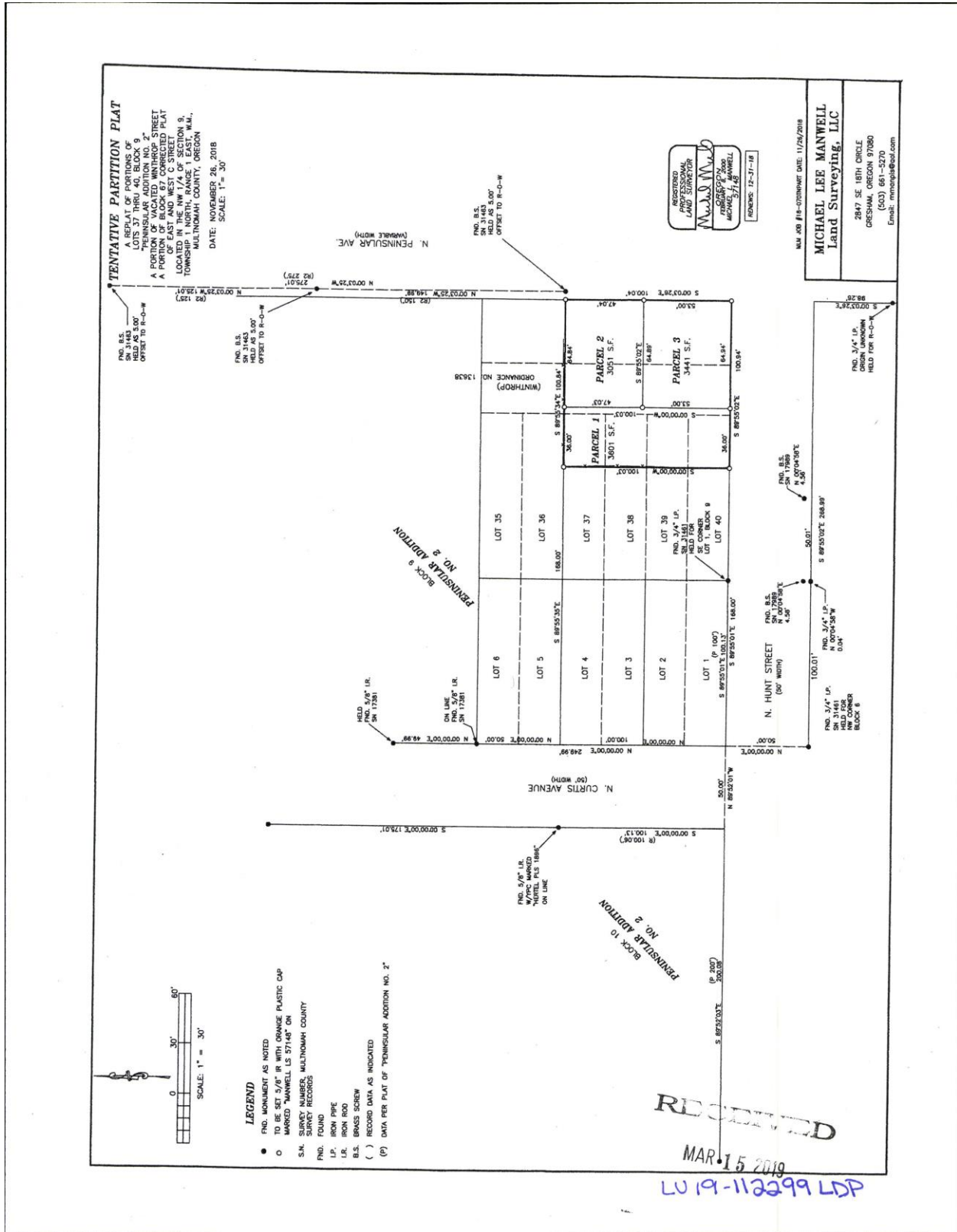
Existing Conditions & proposed preliminary with proposed development with utilities site plan



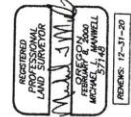
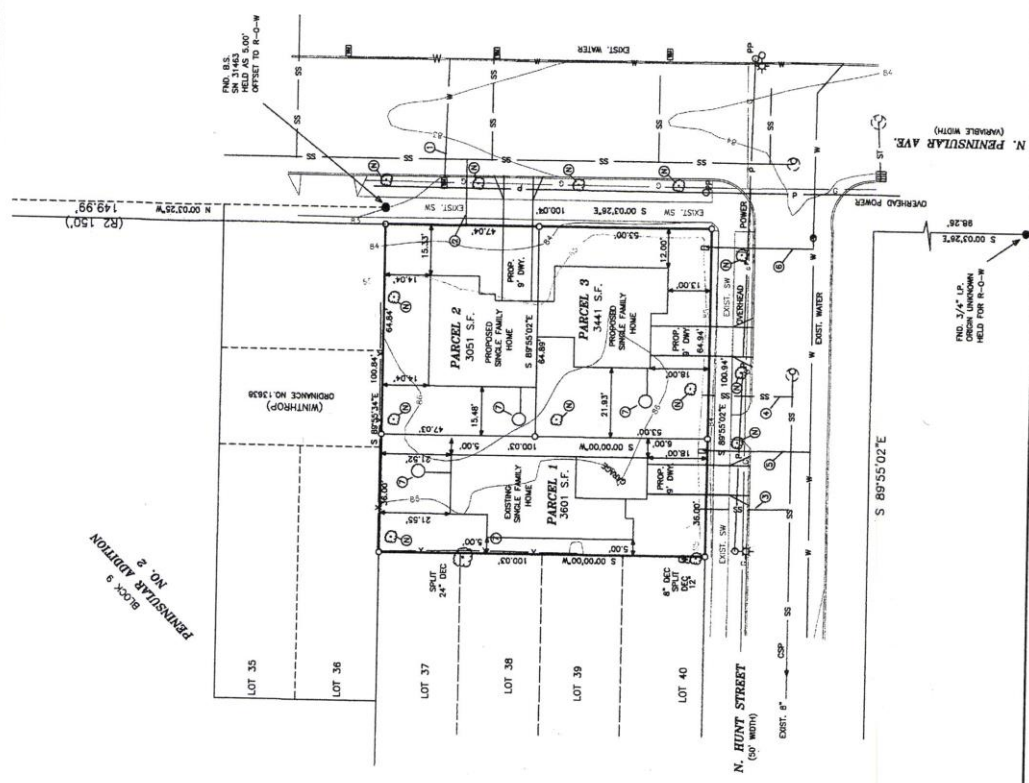
ZONING



File No.	LU 19-112299 LDP
1/4 Section	2127
Scale	1 inch = 200 feet
State ID	1N1E09BC 12000
Exhibit	B Jan 31, 2019



EXISTING CONDITIONS AND PROPOSED DEVELOPMENT
 A REPLAT OF PORTIONS OF LOTS 37 THRU 40, BLOCK 9, PENNSILVIA ADDITION, A PORTION OF VACATED WINTHROP STREET AND THE WEST C STREET SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M., MULTNOMAH COUNTY, OREGON.
 DATE: MARCH 12, 2019 SCALE: 1" = 20'



MAX JOB #E-ORDINANCE DATE 3/12/2019
MICHAEL LEE MANWELL
 Land Surveying, LLC
 2847 SE 18TH CIRCLE
 GRESHAM, OREGON 97030
 (503) 661-5276
 Email: mmanwell@aol.com

PENNSILVIA ADDITION
 BLOCK 9
 NO. 2

- LEGEND**
- FND. MONUMENT AS NOTED
 - TO BE SET 5/8" IR WITH ORANGE PLASTIC CAP
 - MARKED "MANWELL LS 57148" ON SURVEY RECORDS
 - S.M. SURVEY RECORDS MULTNOMAH COUNTY
 - FND. FOUND
 - I.P. IRON PIPE
 - B.S. BRASS SCREW

- TENTATIVE KEY NOTES:**
- ① EXISTING WATER SERVICE TO SERVE PARCEL 2
 - ② NEW SEWER LATERAL TO SERVE PARCEL 2
 - ③ EXISTING SEWER LATERAL TO SERVE PARCEL 1
 - ④ EXISTING SEWER LATERAL TO SERVE PARCEL 3
 - ⑤ NEW WATER SERVICE TO SERVE PARCEL 1
 - ⑥ NEW WATER SERVICE TO SERVE PARCEL 2
 - ⑦ PROPOSED 4" DIA. SUMP MIN. 10' FROM FOUNDATION AND 3.00 FOOT FROM PROPERTY LINE

- NEW TREE NOTES:**
- ① PROPOSED NEW TREE TO BE PLANTED 1-1/2' CALIBER RED OR WHITE OAK

MAR 15 2019

LU 19-112299 LDP