



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: April 26, 2019
To: Interested Person
From: Diane Hale, Land Use Services
503-823-7705 / Diane.Hale@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 28 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-130118 LC, in your letter. It also is helpful to address your letter to me, Diane Hale. 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 19-130118 LC

Applicants: Kevin Partain, Urban Visions (503) 421-2967
223 NE 56th Ave / Portland OR 97213

Justin Wood, Fish Construction NW, Inc (503) 292-9891
6401 NE 33rd Ave / Portland OR 97211

Applicants' Representative: Jocosa Bottemiller, Statewide Land Surveying, Inc (503) 665-7777
43 NW Ava Ave / Gresham OR 97030

Owner: Greg Perrin, Lakeview II Defferred Profit Sharing Plan & Trust
5891 SW Meridian Way / Tualatin OR 97062

Site Address: 1305 NE 88TH AVE
Legal Description: BLOCK 3 LOT 14-16, HAZELDELL
Tax Account No.: R369800500
State ID No.: 1N2E33BA 03800
Quarter Section: 2939
Neighborhood: Madison South, contact Kimberly Botter at mkbotter@msn.com
Business District: Parkrose Business Association, contact parkrosebusinessassociation@gmail.com

District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

Zoning: R5 (Single family residential, 5,000)
Case Type: LC (Lot Consolidation)

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate historic lots 15 and 16, Block 3 of Hazeldell, into one parcel. This lot consolidation is part of an overall proposal with a Property Line Adjustment to create two parcels from the existing corner lot. There are three underlying historic lots at this site; therefore, historic lots 15 and 16 must be consolidated into one parcel. The Property Line Adjustment will rotate the line between lots 14 and 15 to create lots facing NE 88th Avenue. Future development is not part of this review and has not been submitted to the City at this time.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are **Zoning Code section 33.675.300, Lot Consolidation Standards**.

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 March 8, 2019 and determined to be complete on April 5, 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

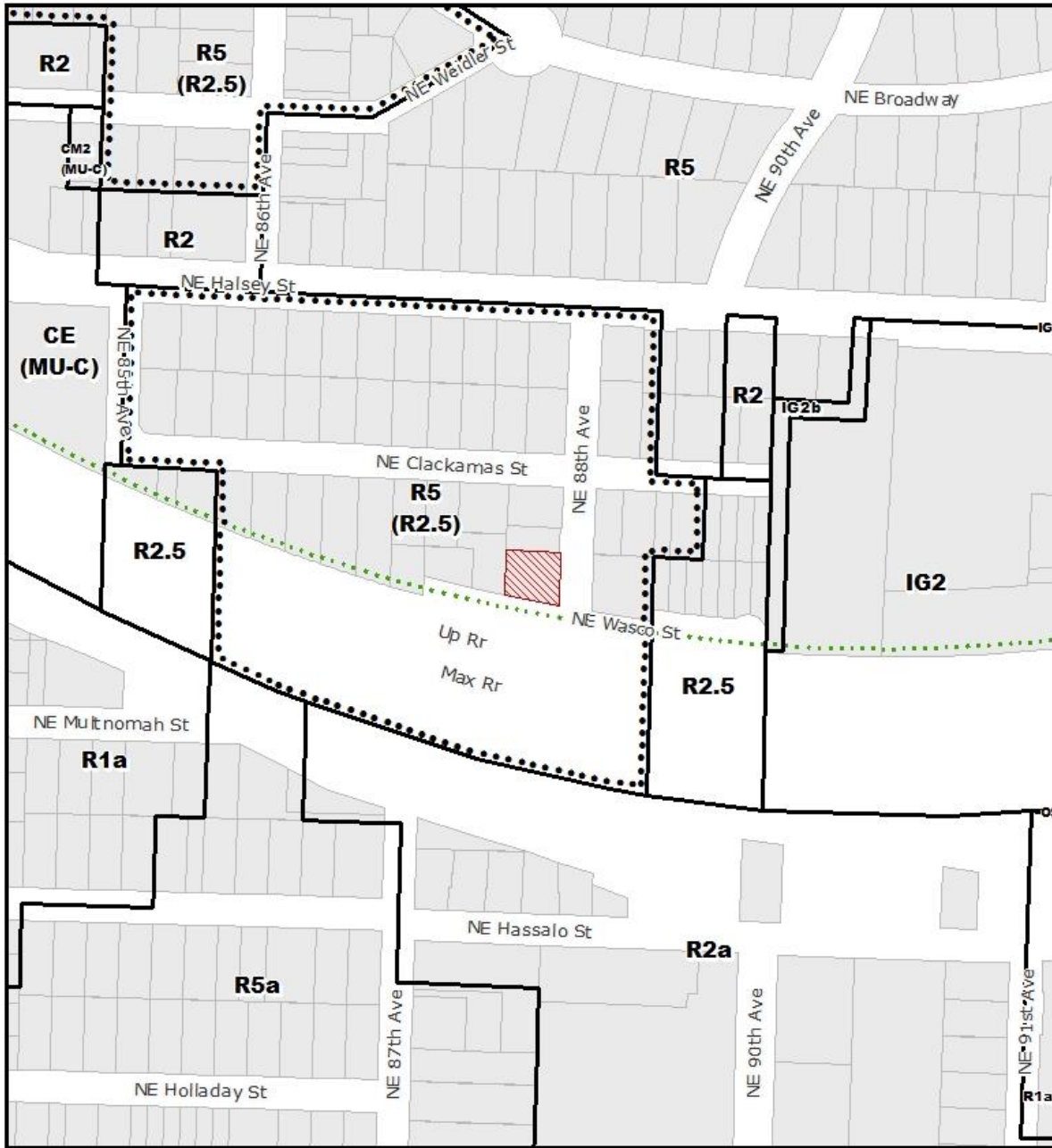
raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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

Site Plan

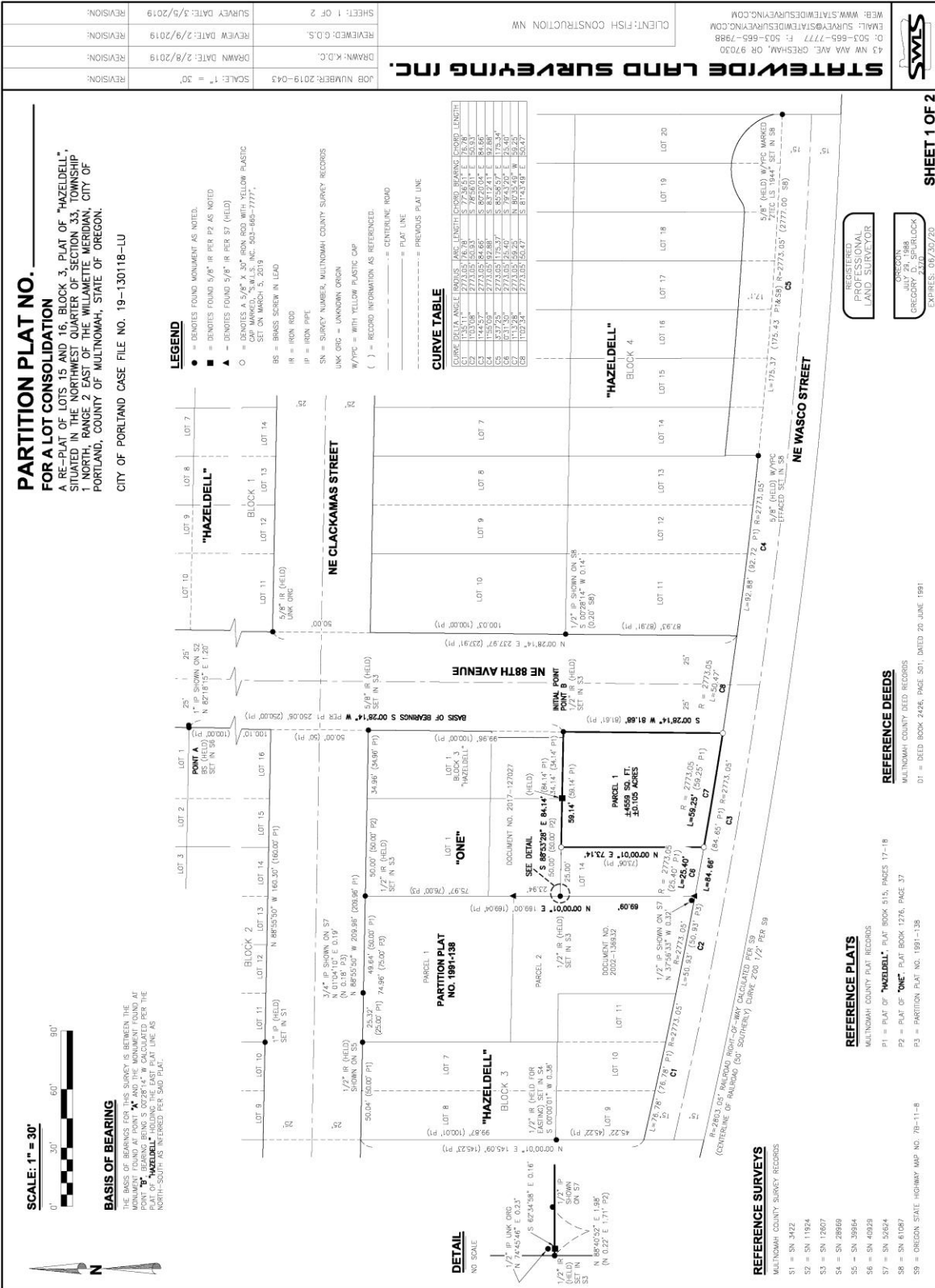


ZONING



-  Site
-  Recreational Trails

File No.	<u>LU 19-130118 LC</u>
1/4 Section	<u>2939</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N2E33BA 3800</u>
Exhibit	<u>B Mar 13, 2019</u>



PARTITION PLAT NO. FOR A LOT CONSOLIDATION
 A RE-PLAT OF LOTS 15 AND 16, BLOCK 3, PLAT OF "HAZELDELL", SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.
 CITY OF PORTLAND CASE FILE NO. 19-130118-LU

- LEGEND**
- = DENOTES FOUND MONUMENT AS NOTED.
 - = DENOTES FOUND 5/8" IR PIPER P2 AS NOTED.
 - ▲ = DENOTES FOUND 3/8" IR PIPER P2 (HELD).
 - = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SET ON MARCH 3, 2019.
 - SB = BRASS SCREEN IN LEAD
 - IR = IRON ROD
 - IP = IRON PIPE
 - SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 - UNK ORG = UNKNOWN ORIGIN
 - W/PPC = WITH YELLOW PLASTIC CAP
 - () = RECORD INFORMATION AS REFERENCED.
 - = CENTERLINE ROAD
 - = PLAT LINE
 - = PREVIOUS PLAT LINE

CURVE TABLE

CURVE DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'
C2	144.53°	2773.05'	84.66'	84.66'	S 62°25.04' E	84.66'
C3	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'
C4	135.09°	2773.05'	92.88'	92.88'	S 63°12.41' E	92.88'
C5	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'
C6	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'
C7	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'
C8	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'
C9	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'
C10	135.11°	2773.05'	75.99'	75.99'	S 72°36.51' E	75.99'

STATEWIDE LAND SURVEYING INC.
 CLIENT: FISH CONSTRUCTION NW
 43 N WA AVE, GRESHAM, OR 97030
 F: 503-665-7988
 E: SURVEYS@STATEWIDESURVEYING.COM
 WWW.STATEWIDESURVEYING.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 CREGORY D. SPURLOCK
 JULY 20, 1988
 EXPIRES: 06/30/2020

SHEET 1 OF 2

SCALE: 1" = 30'

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE POINT "A" BEARING BEING S 02°29'14" W CALCULATED PER THE PART OF "HAZELDELL" INCLUDING THE EAST PLAT LINE AS NORTH-SOUTH AS REFERRED PER SAID PLAT.

REFERENCE SURVEYS
 MULTNOMAH COUNTY SURVEY RECORDS
 S1 = SN 3422
 S2 = SN 11924
 S4 = SN 12607
 S4 = SN 28869
 S5 = SN 39964
 S6 = SN 40929
 S7 = SN 52674
 S8 = SN 61097
 S9 = OREGON STATE HIGHWAY MAP NO. 78-11-8

REFERENCE PLATS
 MULTNOMAH COUNTY PLAT RECORDS
 P1 = PLAT OF "HAZELDELL", PLAT BOOK 515, PAGES 17-18
 P2 = PLAT OF "ONE", PLAT BOOK 1276, PAGE 37
 P3 = PARTITION PLAT NO. 1991-138

REFERENCE DEEDS
 MULTNOMAH COUNTY DEED RECORDS
 D1 = DEED BOOK 2426, PAGE 501, DATED 20 JUNE 1981

JOB NUMBER: 2019-043	SCALE: 1" = 30'	REVISION:
DRAWN: K.D.C.	DATE: 2/8/2019	REVISION:
REVIEWED: G.D.S.	DATE: 2/9/2018	REVISION:
SURVEY DATE: 1/25/2019		REVISION:

STATEWIDE LAND SURVEYING INC.
 43 NW AVE. GRESHAM, OR 97030
 EMAIL: SURVEY@STATEWIDESURVEYING.COM
 C: 503-665-7777 F: 503-665-7988
 WEB: WWW.STATEWIDESURVEYING.COM



SHEET 2 OF 2

PARTITION PLAT NO. FOR A LOT CONSOLIDATION
 A RE-PLAT OF LOTS 15 AND 16, BLOCK 3, PLAT OF "HAZELDELL", SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.

CITY OF PORTLAND CASE FILE NO. 19-130118-LU

SURVEYOR'S CERTIFICATE

I, GREGORY D. SPIRULOCK, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT OF LOTS 15 AND 16, BLOCK 3, PLAT OF "HAZELDELL", SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, SAID LAND BEING ABNDE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF "HAZELDELL", AS DESCRIBED IN PLAT BOOK 515, PAGES 17-18, RECORDS OF MULTNOMAH COUNTY;

THENCE, ALONG THE EAST LINE OF SAID LOT 16, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NE 98TH AVENUE, SOUTH 82784.4', WEST FOR A DISTANCE OF 81.88 FEET, TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING A 30 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-665-7777";

THENCE, ALONG THE 68.916' LINE OF SAID LOT 16 AND LOT 15, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NE WASSCO STREET, ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2773.05 FEET, A DELTA ANGLE OF 117.295', AN ARC LENGTH OF 69.25 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 15, MARKED BY A SET 5/8" INCH X 3.0 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-665-7777";

THENCE, ALONG THE WEST LINE OF SAID LOT 15, NORTH 0700091' EAST FOR A DISTANCE OF 73.14 FEET, TO THE NORTHWEST CORNER OF SAID LOT 15, MARKED BY A SET 5/8" INCH X 3.0 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-665-7777";

THENCE, ALONG THE NORTH LINE OF SAID LOT 15 AND LOT 16, SOUTH 8835275.9' EAST FOR A DISTANCE OF 1.02 ACRES, MORE OR LESS, TO THE **INITIAL POINT**, CONTAINING 4.539 SQUARE FEET OR 0.103 ACRES, MORE OR LESS.

CITY OF PORTLAND APPROVALS

CITY OF PORTLAND CASE FILE NO. 19-130118-LU
 APPROVED THIS _____ DAY OF _____, 20____
 BY: _____, CITY ENGINEER'S DELIGATE

MULTNOMAH COUNTY APPROVALS

APPROVED THIS _____ DAY OF _____, 20____
 BY: _____, MULTNOMAH COUNTY DECON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.025 HAVE BEEN PAID

AS OF _____, 20____
 DIRECTOR,
 DIVISION OF ASSESSMENT & TAXATION,
 MULTNOMAH COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR
 GREGORY D. SPIRULOCK
 OREGON LICENSE NO. 2470
 EXPIRES: 02/20/20

NOTES

1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. 19-130118 LU.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LUCKIEW B. DEFERRED PROFIT-SHARING PLAN AND TRUST, IS THE OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE PARTITION PLAT TO BE TRUE AND CORRECT AND TO BE PREPARED AND THE PROPERTY INTENTIONALLY SHOWN ON THE MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

GREG PERRIN, PRESIDENT OF BAC MANAGEMENT, INC.,
 MANAGERS OF COLUMBIA RIVER EQUIPMENT LLC

ACKNOWLEDGMENTS

STATE _____ }
 COUNTY OF _____ } SS
 KNOW ALL PERSONS BY THESE PRESENTS ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE AND COUNTY, PERSONALLY APPEARED GREG PERRIN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE SURVEYOR'S CERTIFICATE AND THAT HE IS THE OWNER OF SAID LAND. THAT HIS SIGNATURE AFFIXED THERE TO IS OF HIS OWN FREE ACT AND DEED.

NOTARY SIGNATURE _____
 NOTARY PUBLIC _____
 COMMISSION NO. _____
 MY COMMISSION EXPIRES: _____

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT FOR A LOT CONSOLIDATION OF LOTS 15 AND 16, BLOCK 3, PLAT OF "HAZELDELL", SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, SAID LAND BEING ABNDE PARTICULARLY DESCRIBED IN DEED BOOK 2426, PAGE 381, DATED 20 JUNE 1991, MULTNOMAH COUNTY DEED RECORDS.

THE PROJECT BEGAN WITH A SEARCH FOR AND SURVEY OF EXISTING MONUMENTS CONTROLLING THE NORTH LINE OF SUBJECT PROPERTY WAS DEFINED BY HOLDING THE 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 14 AND NORTHEAST CORNER OF LOT 16 OF SAID BLOCK AND PLAT PER SA 12807.

THE EAST LINE WAS DEFINED BY HOLDING THE BRASS SCREW FOUND AT THE NORTHEAST CORNER OF SAID LOT 14 AND THE WEST LINE WAS DEFINED BY HOLDING THE BRASS SCREW FOUND AT THE WEST CORNER OF SAID PLAT EXTENDED TO THE SOUTH TO THE NORTH LINE OF NE WASSCO STREET (307 WIDE) AS SHOWN.

THE SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID NE WASSCO STREET WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 4, AND THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 3, OF SAID PLAT THEN SHIRING A 2773.05' (CIRCULAR) PER 394' ARC BETWEEN SAID POINTS AS SHOWN.

THE SOUTHWEST CORNER OF LOT 15 AND THE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 3, OF SAID PLAT, THEN HOLDING PLAT DISTANCES ALONG THE NORTH AND SOUTH LINES TO SAID WEST LINE OF SAID LOT 15.

PER PORTLAND CASE FILE NO. 19-130118 LU.