



**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](http://www.portlandoregon.gov/bds)

**Date:** April 30, 2019  
**To:** Interested Person  
**From:** Sean Williams, Land Use Services  
503-823-7612 / [Sean.Williams@portlandoregon.gov](mailto:Sean.Williams@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 30, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-133426 LDP, in your letter. It also is helpful to address your letter to me, Sean Williams. 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 19-133426 LDP**

**Applicant:** Kevin Partain / Urban Visions  
223 NE 56<sup>th</sup> Avenue / Portland, OR 97213  
(503) 421-2967 / [kevinp@gorge.net](mailto:kevinp@gorge.net)

**Owner:** Yihong Wright & Country Air Custom Homes  
PO Box 90160 / Portland, OR 97290

**Site Address:** 8004 SE 72<sup>nd</sup> Avenue

**Legal Description:** TL 4400 0.15 ACRES, SECTION 20 1S 2E  
**Tax Account No.:** R992202190  
**State ID No.:** 1S2E20DB 04400  
**Quarter Section:** 3838  
**Neighborhood:** Brentwood-Darlington, contact [bdlanduse@gmail.com](mailto:bdlanduse@gmail.com).  
**Business District:** None  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.  
**Plan District:** None  
**Zoning:** Residential 2,000 (R2) w/ Alternative Design Density Overlay (a)  
**Case Type:** Land Division Partition (LDP)  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

The applicant is proposing to partition the subject property into 3 parcels for detached houses ranging in size from 1,863 to 2,442 square feet. The site is void of any development or trees. Sanitary sewer and water service for Lots 2 and 3 are proposed from mains in SE Crystal Springs Boulevard and services for Lot 1 are proposed from SE 72<sup>nd</sup> Avenue. Stormwater management for each lot is proposed via individual infiltration facilities (drywells). Street improvements are required along the site's SE Crystal Springs Boulevard frontage.

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).

**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 March 15, 2019 and determined to be complete on April 25, 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](http://www.portlandoregon.gov).

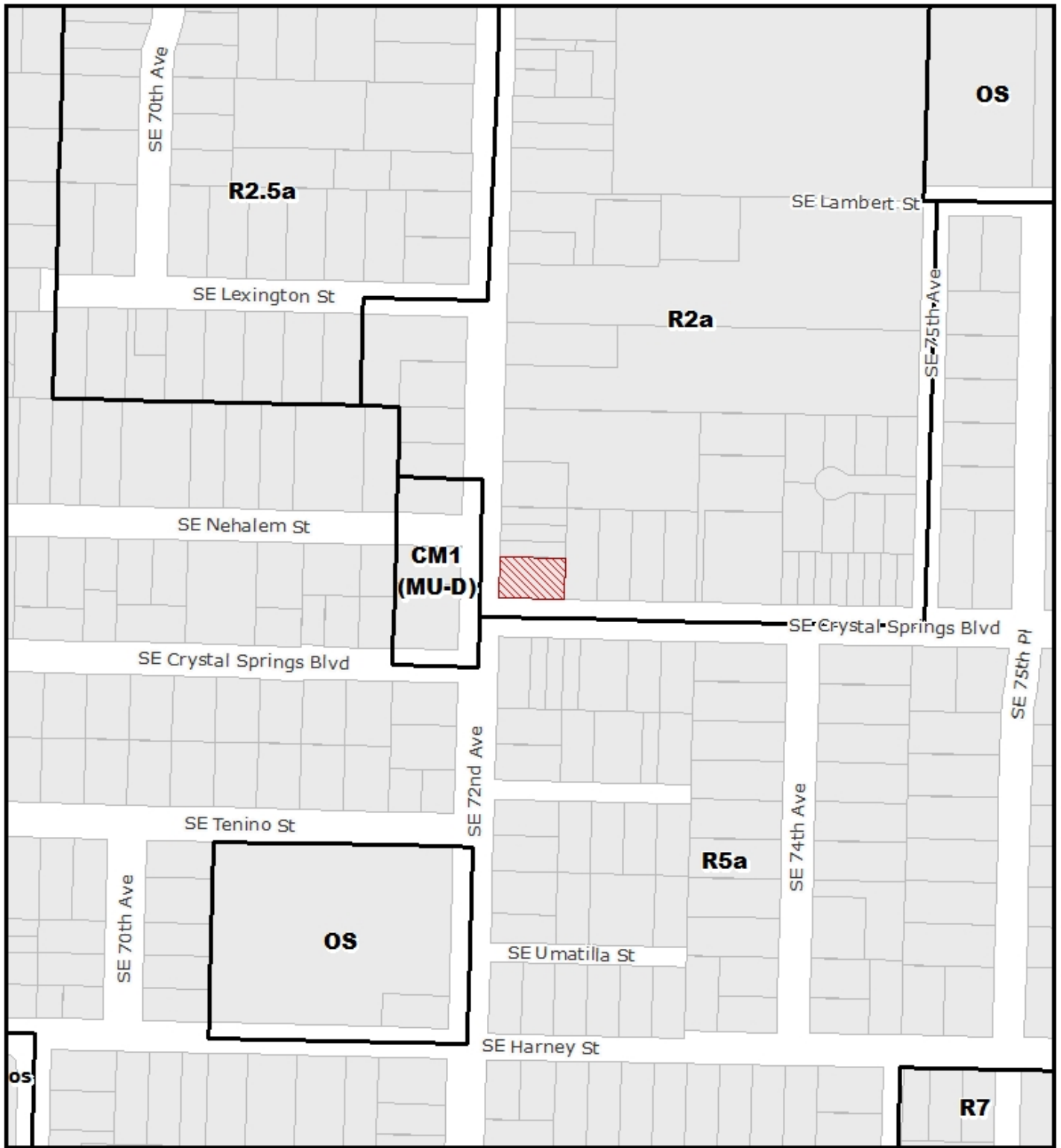
#### **APPEAL PROCESS**

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 19-133426 LDP
1/4 Section	3838
Scale	1 inch = 200 feet
State ID	1S2E20DB 4400
Exhibit	B Mar 19, 2019

MANHOLE 1056  
 RIM = 234.35'  
 IE IN NORTHWEST = 233.20'  
 IE IN EAST = 233.23'  
 IE OUT WEST = 223.23'

MANHOLE 1057  
 RIM = 234.44'  
 IE IN NORTHWEST = 228.01'  
 IE IN SOUTH = 229.45'  
 IE IN WEST = 223.07'  
 IE OUT NORTH = 223.17'

MANHOLE 1058 - SUMP  
 RIM = 237.14'  
 IE TOP OF PIPE = 229.89'  
 SUMP = 25'

CATCH BASIN 1077  
 RIM = 237.08'  
 IE IN EAST = 235.13'  
 IE OUT WEST = 225.93'

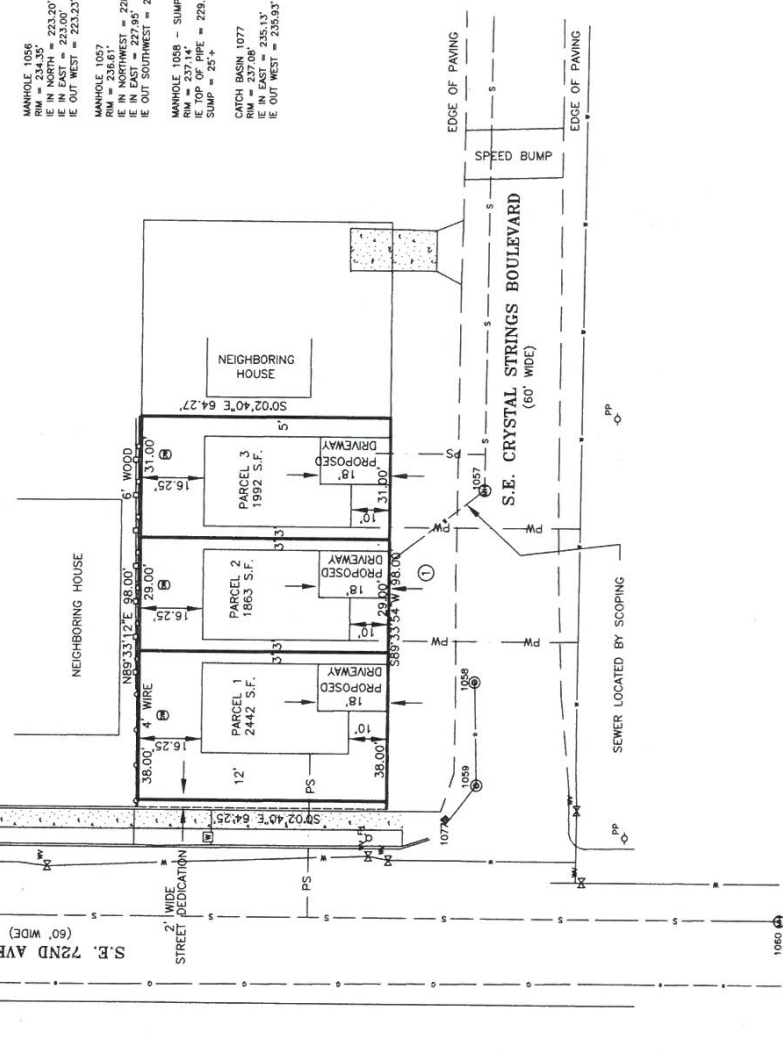
MANHOLE 1059  
 RIM = 237.46'  
 IE IN NORTHWEST = 231.46'  
 IE OUT EAST = 231.46'

MANHOLE 1060  
 RIM = 237.57'  
 IE IN NORTHWEST = 229.45'  
 IE IN SOUTH = 223.07'  
 IE OUT NORTH = 223.17'

MANHOLE 1061  
 RIM = 237.14'  
 IE IN SOUTH = 224.23'  
 IE IN WEST = 224.54'  
 IE OUT NORTH = 224.55'

MANHOLE 1056 IS APPROX. 225' EAST OF MANHOLE 1057.

**MANHOLE/CATCH BASIN TABLE**



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 25, 1990  
 JOE H. FERGUSON  
 2445  
 RENEWAL DATE 12/31/19

DATE: FEBRUARY 26, 2019  
 JOB NO. 19-018  
 DRAFTED 2.26.19

REVISIONS  
 REVISED: 4/23/2019  
 REVISED

CLIENT: COUNTRY AIR CUSTOM HOMES  
 GARDNER  
 P.O. BOX 90  
 PORTLAND, OR 97290

PROPOSED CONDITIONS  
 SITUATED IN THE S.W. 1/4 OF SECTION 20, T.5S., R.2E., W.4M.  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

NOTE: ELEVATION DATUM IS PER CITY OF PORTLAND BENCHMARK NO. 3473  
 UTILITY LOCATE TICKET NO. 19037984  
 ① = CAP AND REUSE SEWER FOR PARCEL 2



- SYMBOLS**
- PP = POWER POLE
  - ☉ = SANITARY MANHOLE
  - ☉ = WATER METER
  - ☉ = WATER VALVE
  - ☉ = FIRE HYDRANT
  - ☉ = CATCH BASIN
  - ☉ = STORM MANHOLE
  - ☉ = PROPOSED DRYWELL
  - W— = WATER LINE
  - G— = GAS LINE
  - S— = SAN. SEWER
  - D— = STORM LINE



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

*646 19-133426 LDP*

SHEET 1 OF 1