



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: June 4, 2019
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@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 July 4, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-162366 LC, in your letter. It also is helpful to address your letter to me, Kate Green. 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 19-162366 LC

Applicant: Jennifer Santhouse / Portland General Electric
121 SW Salmon Street
Portland OR 97204
503-464-8121 / jennifer.santhouse@pgn.com

Property Owner: Portland General Electric Company (contact: Mark Lindley)
121 SW Salmon Street
Portland OR 97204

Surveyor: Samantha Bianco / Mackay Sposito
1325 SE Tech Center Drive, Suite 140
Vancouver WA 98683

Site Address: 6381 NW ST HELENS ROAD

Legal Description: BLOCK 8 LOT 1 DEPT OF REVENUE, WILLBRIDGE; BLOCK 8 LOT 2-5 DEPT OF REVENUE, WILLBRIDGE; BLOCK 8 LOT 27-30 DEPT OF REVENUE, WILLBRIDGE; BLOCK 8 LOT 31 DEPT OF REVENUE, WILLBRIDGE

Tax Account No.: R915501260, R915501280, R915501700, R915501780

State ID No.: 1N1W13DB 01400, 1N1W13DB 01600, 1N1W13DB 01700, 1N1W13DB 01500

Quarter Section: 2422

Neighborhood: Linnton, contact at chair@linntonna.org

Business District: None

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Plan District: Northwest Hills/Forest Park-Linnton

Other Designations: Landslide Hazard

Zoning:	Heavy Industrial (IH) Prime Industrial (k) overlay
Case Type:	Lot Consolidation (LC)
Procedure:	Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a **Lot Consolidation** to combine 10 previously platted lots (Willbridge, Block 8, Lots 1-5 and Lots 27-31) into a single parcel (*as shown on the attached Lot Consolidation Partition Plat*). No changes to the existing development are proposed as part of this review.

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 33.675.300, Lot Consolidation Approval Criteria**.

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 May 9, 2019 and determined to be complete on May 31, 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

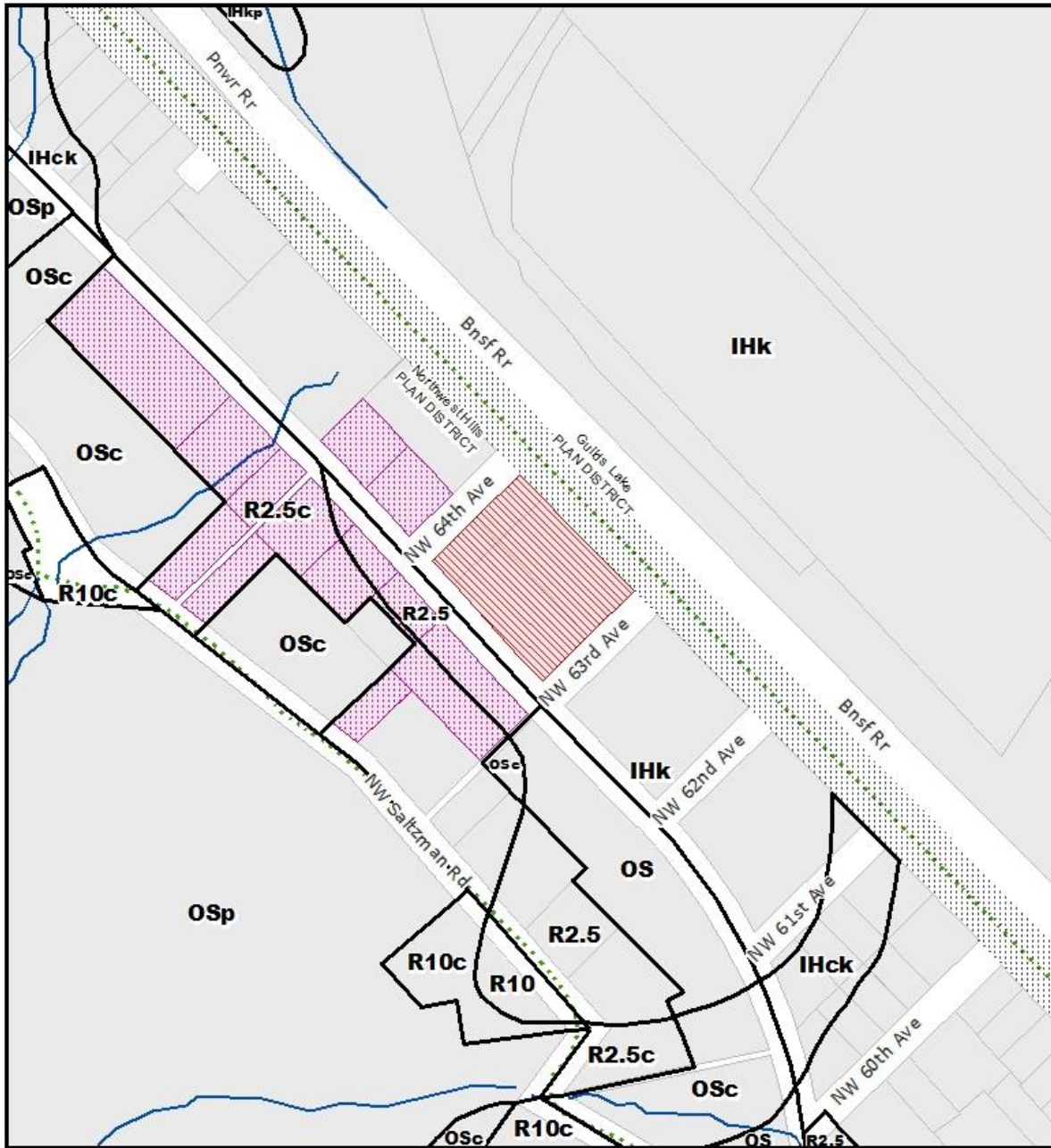
raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.


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 Plans

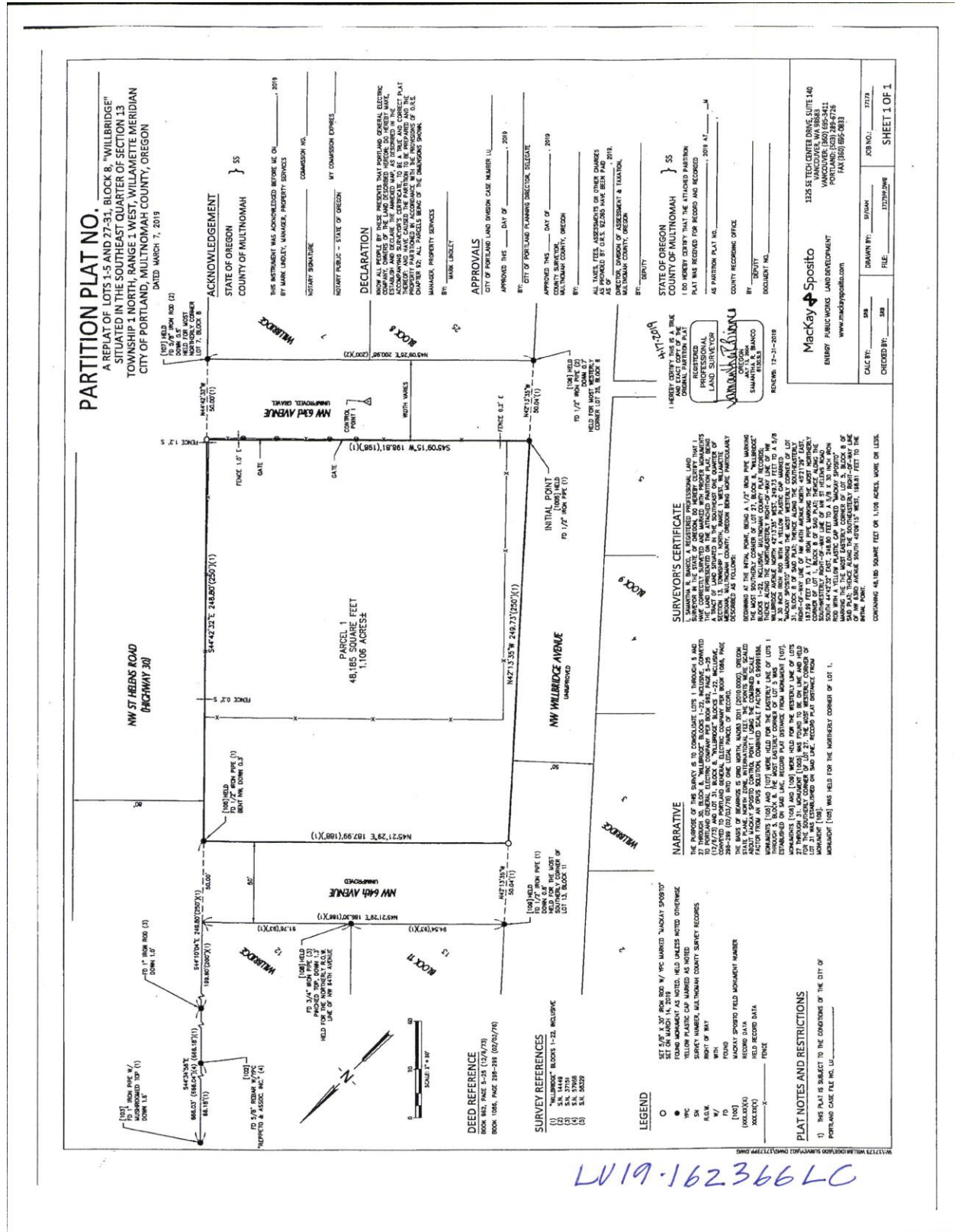


ZONING 
 NORTH

THIS SITE LIES WITHIN THE:
 NORTHWEST HILLS PLAN DISTRICT
 FOREST PARK SUBDISTRICT
 LINNTON SUBAREA

-  Site
-  Also Owned Parcels
-  Stream
-  Recreational Trails

File No.	LU 19-162366 LC
1/4 Section	2422
Scale	1 inch = 200 feet
State ID	1N1W13DB 1500
Exhibit	B May 13, 2019



PARTITION PLAT NO.
 A REPLAT OF LOTS 1-5 AND 27-31, BLOCK 8, "WILLBRIDGE"
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13
 TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 DATED MARCH 7, 2019

ACKNOWLEDGEMENT
 STATE OF OREGON } SS
 COUNTY OF MULTNOMAH }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 2019
 BY MARK LINLEY, MANAGER, PROPERTY SERVICES
 COUNTY COMMISSIONER }
 MY COMMISSION EXPIRES _____

DECLARATION
 I, MARK LINLEY,
 KNOW ALL PEOPLE BY THESE PRESENTS THAT PORTLAND GENERAL ELECTRIC
 ESTABLISH AND RELEASE THE ATTACHED PARTITION PLAT RECORDS
 HEREIN AND HAVE CAUSED THE PARTITIONS TO BE PREPARED AND THE
 CHANGES TO ALL PARCELS BEING OF THE UNDIVIDED SHARE OF O.R.E.
 MANAGER, PROPERTY SERVICES
 BY: MARK LINLEY

APPROVALS
 CITY OF PORTLAND LAND DIVISION CASE NUMBER LL _____ 2019
 APPROVED THIS _____ DAY OF _____, 2019
 BY: CITY OF PORTLAND PLANNING DIRECTOR, DELEGATE
 APPROVED THIS _____ DAY OF _____, 2019
 BY: _____

STATE OF OREGON
 COUNTY OF MULTNOMAH } SS
 I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION
 PLAT WAS RECORDED FOR RECORD AND RECORDED
 AS PARTITION PLAT NO. _____
 COUNTY RECORDING OFFICE
 BY: DEPUTY _____
 DOCUMENT NO. _____

SURVEYOR'S CERTIFICATE
 I, MARTINA R. SPOSITO, A REGISTERED PROFESSIONAL LAND
 SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT
 THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT RECORDS
 WAS SURVEYED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION
 AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE OREGON SURVEYING ACT AND THE
 OREGON ENGINEERING BOARD RULES AND REGULATIONS.
 I AM NOT PROVIDING ANY INFORMATION TO THE SURVEYOR
 CONCERNING THE ACCURACY OF THE SURVEY OR THE
 ACCURACY OF THE INFORMATION PROVIDED TO ME BY THE
 CLIENT.
 SIGNATURE: MARTINA R. SPOSITO
 LICENSE NO. 12-3-2018

Mackay Sposito
 ENDSUR PUBLIC WORKS LAND DEVELOPMENT
 1335 SE TECH CENTER DRIVE, SUITE 140
 VANCOUVER, WA 98685
 PORTLAND, OREGON 97214
 PHONE: (503) 288-4728
 FAX: (503) 288-0833
 www.mackaysposito.com
 CALC BY: _____ JOB NO.: 17171
 CHECKED BY: _____ FILE: 11212104.DWG SHEET 1 OF 1

NARRATIVE
 SET 5/8" X 3/8" IRON ROD BY WPC MARKED "MACKAY SPORTS"
 SET ON MARCH 14, 2019. HELD UNLESS NOTED OTHERWISE
 YELLOW PLASTIC CAP MARKED AS NOTED
 SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 RIGHT OF WAY
 FOUND
 MACKAY SPORTS FIELD MONUMENT NUMBER
 RECORD DATA
 HELD RECORD DATA
 FENCE
 1) THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE CITY OF
 PORTLAND CASE FILE NO. LU _____

DEED REFERENCES
 (1) "WILLBRIDGE" BLOCKS 1-22, INCLUSIVE
 BOOK 1060, PAGE 219-221 (RE2/770)
 (2) S.L. 1444
 (3) S.L. 2306
 (4) S.L. 2309
 (5) S.L. 2609

LEGEND
 O SET 5/8" X 3/8" IRON ROD BY WPC MARKED "MACKAY SPORTS"
 WPC SET ON MARCH 14, 2019. HELD UNLESS NOTED OTHERWISE
 SN YELLOW PLASTIC CAP MARKED AS NOTED
 RW RIGHT OF WAY
 F FOUND
 (105) MACKAY SPORTS FIELD MONUMENT NUMBER
 (R) RECORD DATA
 (X) HELD RECORD DATA
 F FENCE

PLAT NOTES AND RESTRICTIONS
 1) THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE CITY OF
 PORTLAND CASE FILE NO. LU _____

LU19-162366 LC

