



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 26, 2019
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@portlandoregon.gov

NOTICE OF A TYPE IIx 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 42 days, **we need to receive your written comments by 5 p.m. on July 26, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-132117 LDP, 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 19-132117 LDP **PC # 18-224084**

Applicant: Sarah Radelet / Strata Land Use Planning
PO Box 90833 / Portland OR 97290
503-320-0273 / sarah@stratalanduse.com

Property Owner: Rarebird Inc (Mike Nuss and Tyler Combs)
800 NE Broadway Street / Portland OR 97232

Surveyor: Toby Bolden / Centerline Concepts Inc
19376 Molalla Avenue, Suite 120 / Oregon City OR 97045

Engineer: Evan Eykelbosch / Froelich Engineers
17700 SW Upper Boones Ferry Road, Suite 115 / Portland OR 97224

Site Address: 4610 SW Taylors Ferry Road

Legal Description: TL 700 0.49 ACRES, SECTION 30 1S 1E
Tax Account No.: R991301240
State ID No.: 1S1E30DA 00700
Quarter Section: 3924, 4024

Neighborhood: Crestwood / contact-crestwood@swni.org
Business District: None
District Coalition: Southwest Neighborhoods Inc / Sylvia Bogert / 503-823-4592

Zoning: Single Dwelling Residential 7,000 (R7)

Plan District: None
Other Designations: Landslide Hazard

Case Type: Land Division-Partition (LDP)
Procedure: Type IIX, an administrative decision with appeal to the Hearings Officer.

Proposal: The applicant proposes a **Land Division-Partition** to divide an approximately 21,581 square foot property into 3 parcels, including a 6-foot right-of-way dedication along the SW Taylors Ferry Road frontage.

An existing house is proposed to remain and be situated on Parcel 2. A detached garage and other structures are proposed to be removed. Trees are proposed for removal to accommodate a public sidewalk and storm facilities in the right-of-way and new development on the parcels; other trees are proposed for protection on Parcels 1 and 2, in the right-of-way, and on the abutting properties.

A shared vehicle access easement is proposed for Parcels 1 and 2. Public water and sanitary services are proposed from SW Taylors Ferry Road for each parcel, except Parcel 3 is proposed to have a sanitary connection via an easement on the neighboring property to the east (4548 SW Taylors Ferry Road). Stormwater basins are proposed to provide stormwater management for Parcels 1 and 3. The gutters and downspouts for the existing house on Parcel 2 are proposed to be modified to meet city standards.

This partition proposal is reviewed through a Type IIX procedure because: (1) the site is in a residential zone; (2) two or three lots are proposed; and (3) the site is located within a Potential Landslide Hazard or Flood Hazard Area (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 3 units of land 3 parcels). 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 March 13, 2019 and was deemed complete at the applicant's request on June 20, 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 Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

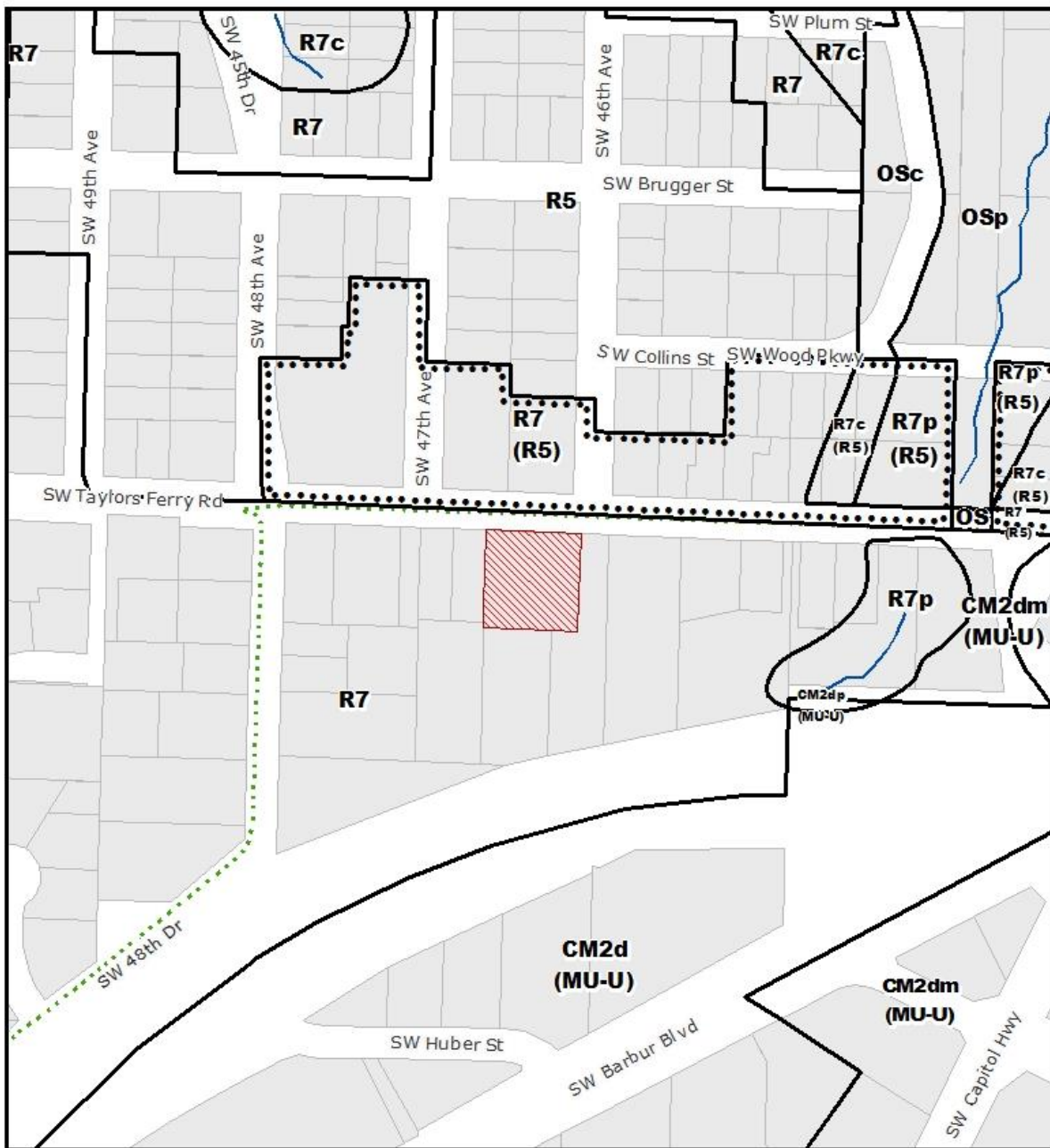
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed 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 that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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 Plat Layout



ZONING



NORTH

- Site
- Stream
- Recreational Trails

File No.	LU 19-132117 LDP
1/4 Section	3924,4024
Scale	1 inch = 200 feet
State ID	1S1E30DA 700
Exhibit	B Mar 15, 2019

