



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: July 29, 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 August 28, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-186085 LC, 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 19-186085 LC

Applicant: Bryan Seits | Greenwood Homes, Llc
P.O. Box 1225 | Canby OR 97013
Phone#: 503-732-4649 or bryan@greenwoodhomespdx.com

Owner: Greenwood Homes LLC | Rep: Greg Cochell
PO Box 1225 | Canby, OR 97013
Phone#: 503-969-1297 or greg@greenwoodhomespdx.com

Representative & Surveyor: CMT Surveying & Consulting
20330 SE Hwy 212
Damascus, OR 97089

Site Address: 232 NE 65TH AVE

Legal Description: BLOCK 20 N 20.86' OF LOT 14 LOT 15&16, NORTH MT TABOR
Tax Account No.: R612403100
State ID No.: 1N2E32CB 13600
Quarter Section: 3037

Neighborhood: North Tabor, contact Robert Jordan at landuse@northtabor.org
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None
Other Designations: None

Zoning: R5- Single Family Residential (5,000 s.f)
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 Lot 15, Block 20 of North Mt. Tabor with the North 20.86 ft. of Lot 14, Block 20 N. Mt. Tabor into one Parcel. This lot consolidation is in preparation for a property line adjustment with abutting Lot 16, Block 20, North Mt. Tabor under the same ownership. The reconfigured lots would be available for development of new houses.

The Property Line Adjustment application, 2019-110340, is not part of this review. With the Property Line Adjustment the applicant proposes to adjust the common property line between the consolidated property and Lot 16.

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

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 June 28, 2019 and determined to be complete on July 26, 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.

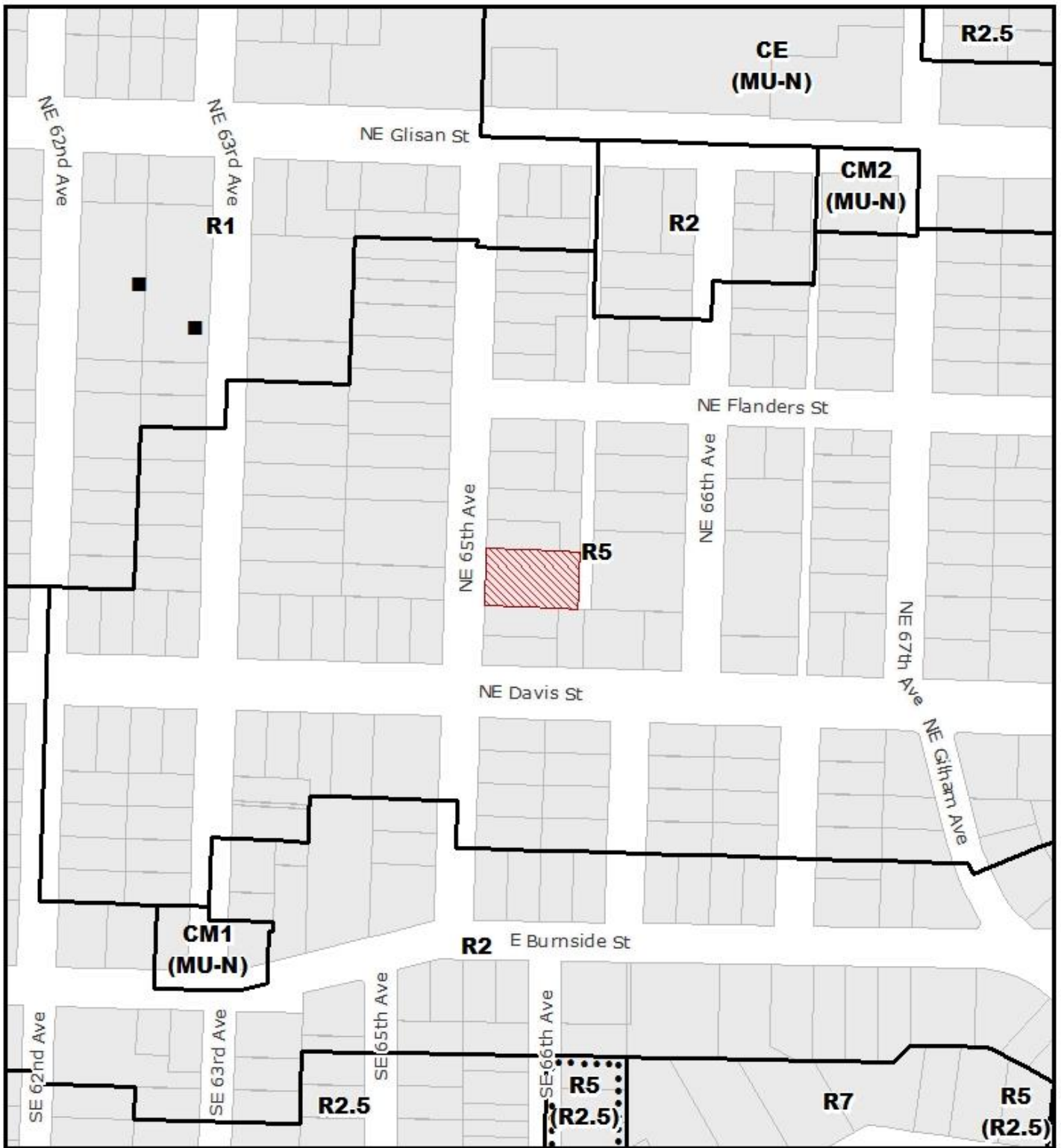
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Existing supplemental Site Plan

Lot Consolidation Plat survey (page one only)



ZONING

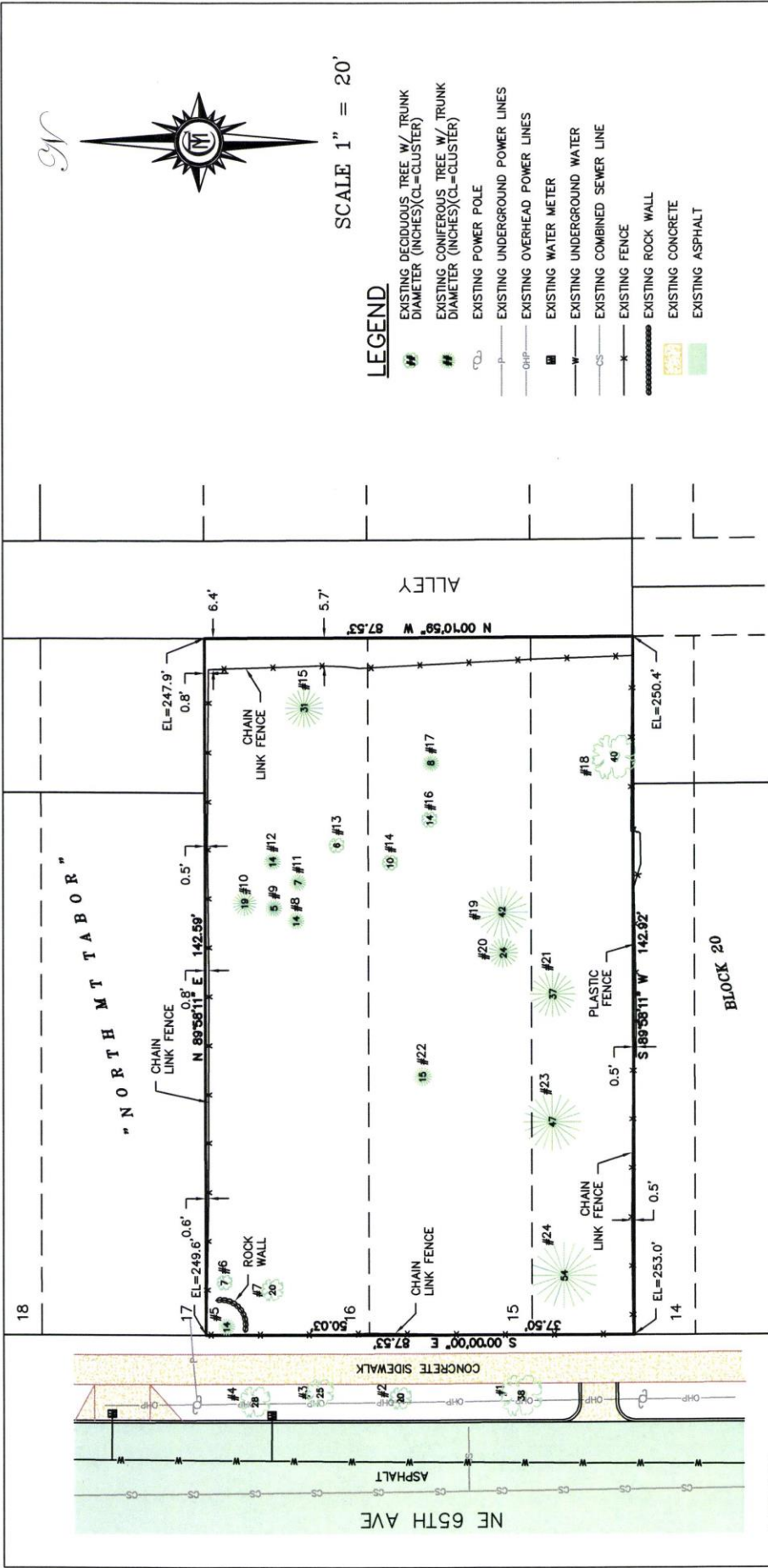


Site



Historic Landmark

File No.	LU 19-186085 LC
1/4 Section	3037
Scale	1 inch = 200 feet
State ID	1N2E32CB 13600
Exhibit	B Jul 03, 2019



SCALE 1" = 20'

LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING POWER POLE
- EXISTING UNDERGROUND POWER LINES
- EXISTING OVERHEAD POWER LINES
- EXISTING WATER METER
- EXISTING UNDERGROUND WATER
- EXISTING COMBINED SEWER LINE
- EXISTING FENCE
- EXISTING ROCK WALL
- EXISTING CONCRETE
- EXISTING ASPHALT

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 230 NE 65TH AVE.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "NORTH MT. TABOR" MULTNOMAH COUNTY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF GREENWOOD HOMES.
4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS. A RECORDED PROPERTY LINE ADJUSTMENT SURVEY WILL BE FILED AT A DATE TO BE DETERMINED.
5. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

EXPIRES DECEMBER 31, 2020

SUPPLEMENTAL PLAN

SW 1/4 SEC 32, T1N, R2E, W.M.
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON
JANUARY 2, 2019
DRAWN: DMR CHECKED: SPF
SCALE 1"=50' ACCOUNT # 273
Y:\273-020\DWG\273020EX

230 NE 65TH AVE



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590

WA 19-186085 LC

PARTITION PLAT NO.

A REPLAT OF LOT 15 AND A PORTION OF LOT 14, BLOCK 20, "NORTH MOUNT TABOR", LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

SEPTEMBER 10, 2018
 SURVEYED FOR:
 GREENWOOD HOMES
 11111 NE 111TH AVE
 PO BOX 1223
 CANBY, OR 97013



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE A PORTION OF THE PROPERTY DESCRIBED IN DEED DOCUMENT NO. 2018-108505 (D1), MULTNOMAH COUNTY DEED RECORDS, BEING LOTS 15, 16, AND A PORTION OF LOT 14, BLOCK 20, "NORTH MOUNT TABOR", MULTNOMAH COUNTY PLAT RECORDS.
 AS THE BASIS OF BEARINGS AND THE EAST RIGHT-OF-WAY LINE OF NE 60TH AVE, ALSO BEING THE WEST LINE OF THE SUBJECT PROPERTY, I HELD THE BEARING OF SAID EAST RIGHT-OF-WAY LINE TO BE A BEARING OF N 89°36'11" E, 144.67 FEET, AS SHOWN ON THE PLAT OF "NORTH MOUNT TABOR", BLOCK 20, "NORTH MOUNT TABOR", AS SHOWN.
 TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE WEST LINE OF A PUBLIC ALLEY 15 FEET WIDE, I HELD THE BEARING OF SAID EAST LINE TO BE A BEARING OF N 89°36'11" E, 144.67 FEET, AS SHOWN ON THE PLAT OF "NORTH MOUNT TABOR", BLOCK 20, "NORTH MOUNT TABOR", AND A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 16, AND EXTENDED SAID LINE SOUTHERLY THROUGH A 3/4" IRON PIPE FOUND NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.
 TO ESTABLISH THE NORTH LINE OF SAID LOT 16, I HELD A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER AND A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER, AS SHOWN.
 TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PROPERTY, I HELD A LINE PARALLEL WITH THE ESTABLISHED EAST LINE OF SAID LOT 16, 15 FEET WIDE, I HELD A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.
 THE PORTION OF LOT 14 AND ALL OF LOT 15 WERE CONSOLIDATED INTO A SINGLE PARCEL FOR CITY OF PORTLAND CASE FILE NO. _____

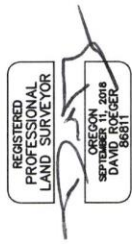
LEGEND

- FOUND MONUMENTS AS NOTED
- FOUND MONUMENTS AS NOTED
- INScribed "CAT 86811"
- SET ON: 2/25/2019
- IP = IRON PIPE
- FD = FOUND
- W/ = WITH
- GPC = GREEN PLASTIC CAP
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- GPC = GREEN PLASTIC CAP
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- (H) = HELD
- (M) = MEASURED
- (C) = CALCULATED
- (E/W) = EAST/WEST
- (S/N) = SOUTHERN/NORTHERN
- SPT = SOURCE FEET

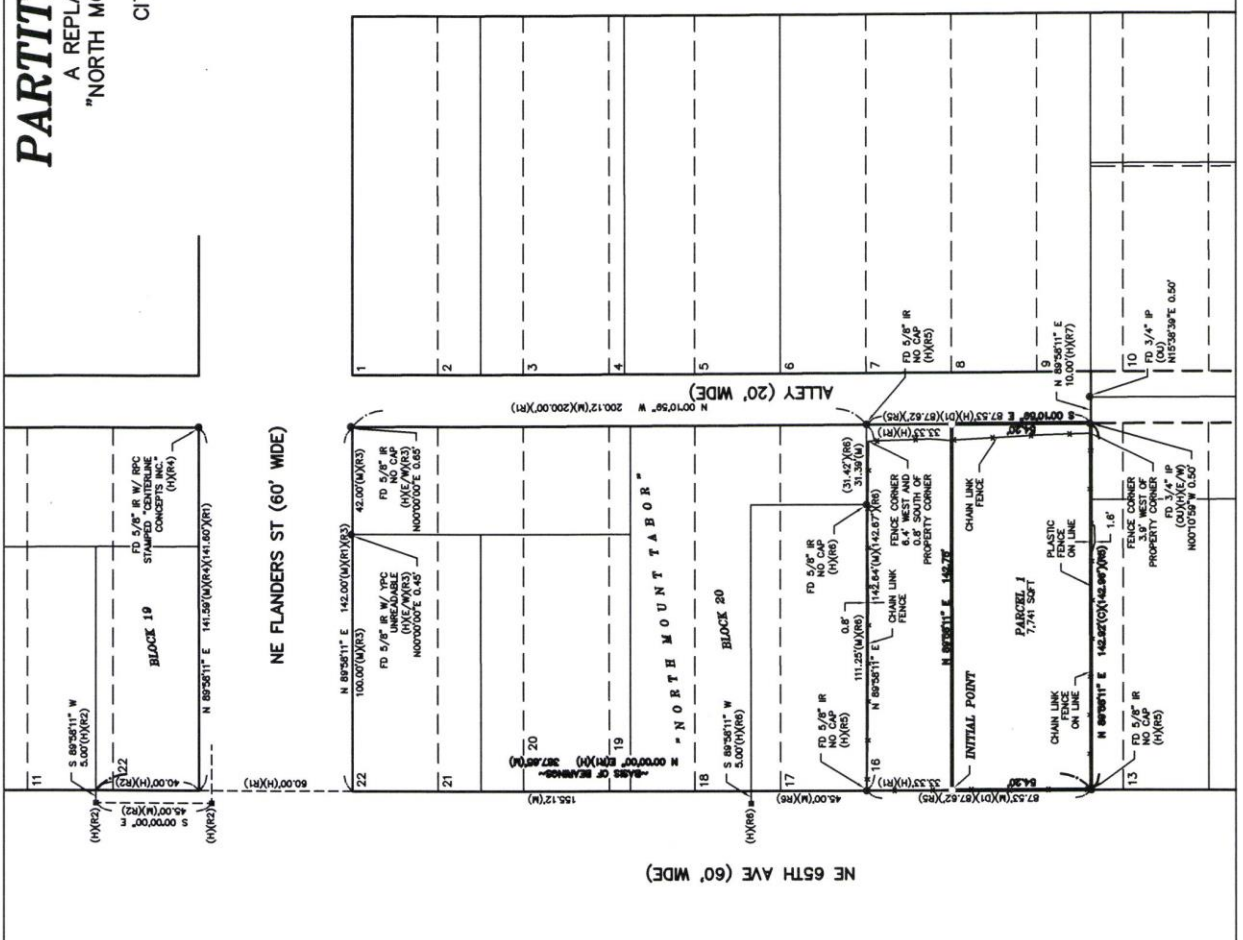
REFERENCES

- R1 PLAT OF "NORTH MOUNT TABOR"
- R2 SN 36265
- R3 SN 41997
- R4 SN 41997
- R5 SN 35468
- R6 SN 35468
- R7 SN 43262
- R8 SN 43262
- D1 DEED DOCUMENT NO. 2018-108505

EXPRESSES DECEMBER 31, 2020
 THIS SURVEY WAS PREPARED USING HELMETT PAC4840
 PRODUCT NO. 49444 ON MILANO MYLAR .PC-482



SHEET 1 OF 2
CMT SURVEYING AND CONSULTING
 20330 SE HORWAY 212
 TIGARD, OREGON 97133
 PHONE (503) 638-4472
 FAX (503) 638-4580
 Y:\273-020\lms\273020PART1.dwg ---DMR



WA 19-186085 LC