



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

**Date:** September 6, 2019  
**To:** Interested Person  
**From:** Clare Fuchs, Land Use Services  
503-823-7843 / [Clare.Fuchs@portlandoregon.gov](mailto:Clare.Fuchs@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 October 7, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-189826 LC, in your letter. It also is helpful to address your letter to me, Clare Fuchs. 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 19-189826 LC**

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

**Owner:** Gary Pigman 2212 N Kilpatrick St  
Portland, OR 97217-6820

**Site Address:** 2212 N KILPATRICK ST

**Legal Description:** BLOCK 38 LOT 30 EXC W 5' LOT 31&32, KENTON  
**Tax Account No.:** R445914940  
**State ID No.:** 1N1E09DB 04700  
**Quarter Section:** 2228  
**Neighborhood:** Kenton, contact at [knalanduse@gmail.com](mailto:knalanduse@gmail.com)  
**Business District:** Kenton Business Association, contact Mo Bachmann at [info@kentonbusiness.com](mailto:info@kentonbusiness.com).

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Zoning:** R2a (Multi Dwelling 2,000 square feet with an "a" alternative design density overlay)

**Conservation District:** Kenton  
**Case Type:** 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 30, with the exception of the west 5-feet, and Lot 31, Block 38 of Kenton Subdivision into one parcel. The Lot Consolidation is in preparation for a pending Property Line Adjustment (19-197075 PR) with abutting Lot 32 under the same ownership to rotate the shared property line and establish a developable lot to the south of the existing duplex. The Property Line Adjustment is not 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 approval criteria are: Zoning Code 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 July 9, 2019 and determined to be complete on August 30, 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.

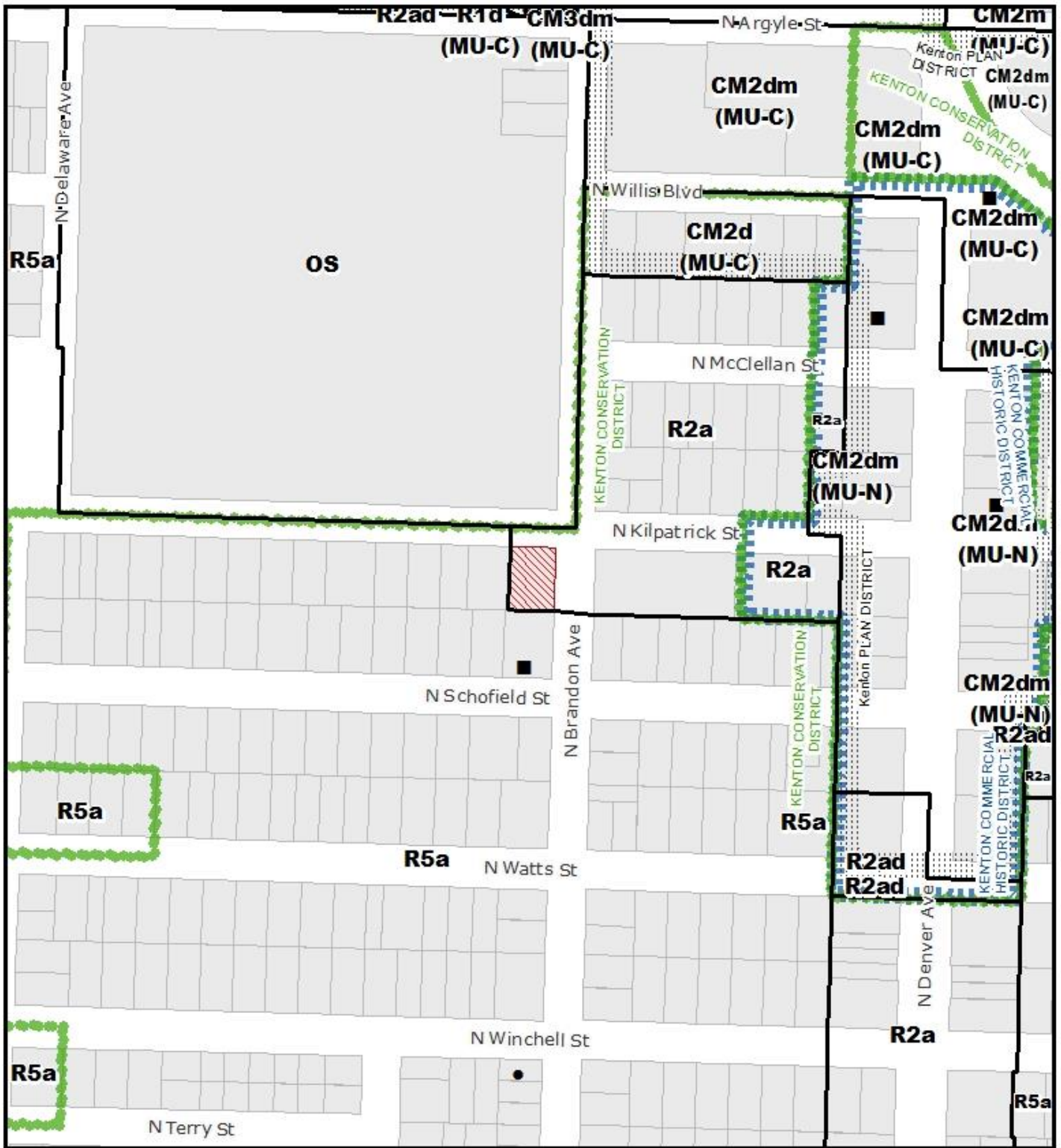
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandoregon.gov](http://www.portlandoregon.gov).

**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, Tax Map Showing Historical Lot Lines, Lot Consolidation Plat



# ZONING

↑ NORTH

THIS SITE LIES WITHIN THE:  
KENTON CONSERVATION DISTRICT

-  Site
-  Conservation Landmarks
-  Historic Landmark

File No.	LU 19-189826 LC
	2228
Scale	1 inch = 200 feet
State ID	1N1E09DB 4700
Exhibit	B Jul 11, 2019

1/4 Section

52	53	54	55	56	57	58
25'	25'	25'	25'	25'	25'	25'

50'	3400
	38   37
	25'   25'

MILPATRICK

25'	17'	25'	25'	20'	25'	25'
26	27	28	29	30	31	32
4900		102.38'	4800	4700		102.09'
		SEE CS	23692	SEE CS	575	
7300	7400	7500				100'

BRANDON

25'	25'
1	2
101.992'	4600
7600	
100'	

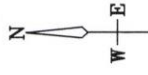
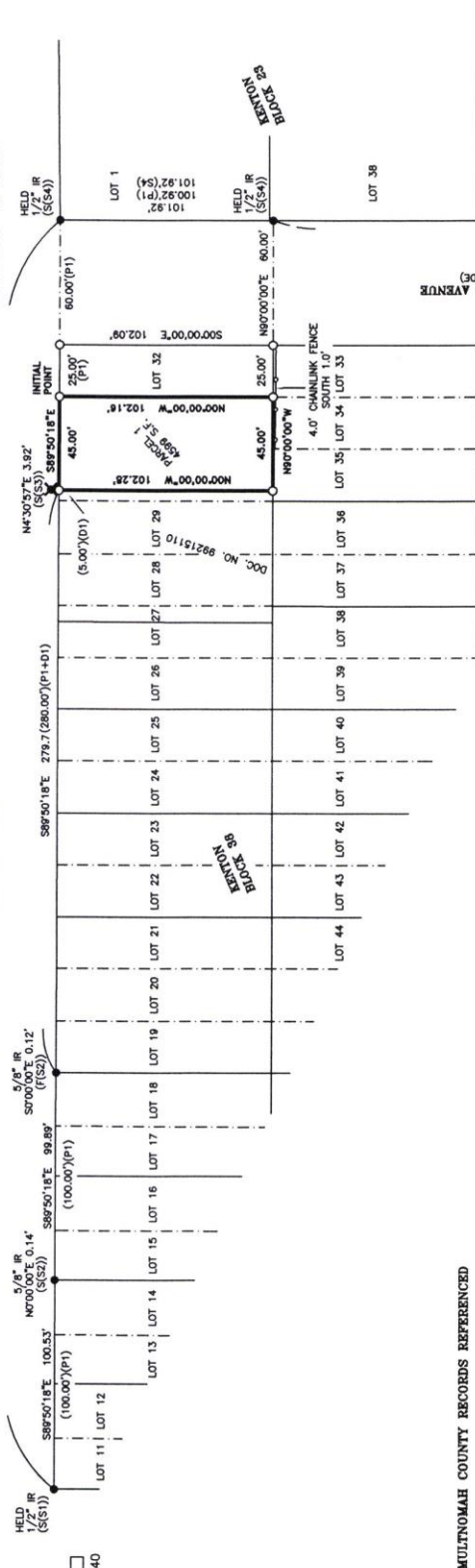
LU 19-189826-LC  
 Tax Map Showing Historical Lot Lines



# PARTITION PLAT NO. \_\_\_\_\_

A REPLAT OF  
 LOT 30 EXCEPT THE WEST 5.00' AND LOT 31, BLOCK 38, "KENTON"  
 SITUATED IN THE SE 1/4 OF SECTION 9, T.1N, R.1E., W.M.  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 DATE: JULY 3, 2019

N. KILPATRICK STREET  
 (60' WIDE)  
 N89°50'18"W 610.15'



MULTNOMAH COUNTY RECORDS REFERENCED  
 PLAT RECORDS  
 PLATS: (P1) KENTON  
 SURVEY RECORDS  
 SURVEYS: (S1) SN 8294, (S2) SN 34988, (S3) SN 23892,  
 (S4) SN 20842, (S5) SN 64002  
 DEED RECORDS  
 DEEDS: (D1), (D2)

- LEGEND**
- - INDICATES MONUMENT FOUND AS NOTED
  - ✱ - INDICATES FOUND BRASS SCREW WITH NO WASHER UNLESS OTHERWISE NOTED
  - - INDICATED 5/8" X 30" IRON ROD
  - W/ - YELLOW PLASTIC CAP STAMPED
  - FERGUSON LAND SURVEYING INC., SET ON XXX XX, 2019
  - "LS 2448", SET ON XXXX XX, 2019
  - (P/S) - DOCUMENTS REFERENCED
  - (P-F) FOUND BY (S-SET BY) (I)-REF.
  - BS - BRASS SCREW
  - IR - IRON ROD
  - W/PC - WITH YELLOW PLASTIC CAP
  - W/RC - WITH RED PLASTIC CAP
  - H - HELD
  - M - MEASURED
  - XXX(X)(X) - DENOTES HELD RECORD DISTANCE
  - OU - ORIGIN UNKNOWN
  - SI - SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
  - PN - PARTITION PLAT NUMBER, MULTNOMAH COUNTY PLAT RECORDS
  - DOC NO. - DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS

**NARRATIVE**  
 OF THIS SURVEY IS TO CONSOLIDATE THE BOUNDARY OF LOT 31 AND THE EAST 20.00 FEET OF LOT 30, BLOCK 38, "KENTON", MULTNOMAH COUNTY PLAT RECORDS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2018-009384, MULTNOMAH COUNTY DEED RECORDS.  
 AS THE BASIS OF BEARINGS I HELD THE LINE BETWEEN THE MONUMENT HELD AT THE SOUTHWEST CORNER OF LOT 38, BLOCK 24, "KENTON" THROUGH THE MONUMENT FOUND AT THE NORTHWEST CORNER OF TRACT 1, SHOWN ON SURVEY NO. 64002, EXTENDING THIS LINE TO THE MONUMENT HELD AT THE NORTHWEST CORNER OF LOT 38, BLOCK 23, "KENTON" AS NORTH PER SAID SURVEY NO. 64002. THIS LINE WAS HELD AS THE EAST RIGHT OF WAY LINE OF N BRANDON AVE. (60' WIDE).  
 THE WEST RIGHT OF WAY LINE OF SAID N BRANDON AVE. WAS HELD PARALLEL WITH SAID EAST RIGHT OF WAY LINE AND 60.00' WESTERLY THEREOF. THIS LINE ALSO BEING THE EAST LINE OF SAID BLOCK 38 AND THE EAST LINE OF LOT 32 SAID BLOCK 38.  
 THE WEST LINE OF LOTS 32 AND 31 WERE HELD PARALLEL WITH SAID EAST LINE AT PLAT DISTANCES WESTERLY THEREOF.  
 THE WEST LINE OF THE EAST 20.00 FEET OF LOT 30 WAS HELD PARALLEL WITH THE WEST LINE OF SAID LOT 31 AND AT THE USED DISTANCE OF 20.00 FEET.  
 THE SOUTH RIGHT OF WAY LINE OF N KIRKPATRICK ST. (60' WIDE) WAS HELD FROM THE MONUMENT FOUND AT THE NW CORNER OF SAID LOT 1 THROUGH THE MONUMENT FOUND AT THE NW CORNER OF LOT 11, BLOCK 38, "KENTON".  
 THE SOUTH LINE OF SAID LOTS 30 THROUGH 32 WAS HELD PERPENDICULAR (PER PLAT) TO SAID EAST RIGHT OF WAY LINE AND THROUGH THE MONUMENT FOUND AT THE SW CORNER OF SAID LOT 1.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 JOE H. FERGUSON  
 JULY 1980  
 DREFOIN  
 RENEWAL DATE 12/31/19

5/8" IR W/ YPC STAMPED  
 "COMPASS LAND SURVEYORS"  
 (S(S3))  
 BASIS OF BEARING  
 N00°00'00"W(S5)  
 74.83'  
 LOT 38

JOB NO. 19-061	DATE: JULY 3, 2019
DRAFTED 7.03.19	REVISION
SHEET 1 OF 2	REVISION

CLIENT:  
 GARY PIGMAN  
 15140 NW GILLIHAN ROAD  
 PORTLAND OR. 97231

LOT CONSOLIDATION

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

LU 19-189826-LC Lot Consolidation Plat

19-189826 LC