



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: September 6, 2019
To: Interested Person
From: Diane Hale, Land Use Services
503-823-7705 / Diane.Hale@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 19-132133 LDS, in your letter. It also is helpful to address your letter to me, Diane Hale. 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 19-132133 LDS

Applicant: Sarah Radelet, Strata Land Use Planning (503) 320-0273
Po Box 90833 / Portland OR 97290

Owner: Hao P Tran / 14537 SE Rhine St / Portland, OR 97236-2525

Site Address: 14537 SE RHINE ST
Legal Description: BLOCK 1 LOT 14, POWELL VILLAGE
Tax Account No.: R673400710
State ID No.: 1S2E12BC 09400
Quarter Section: 3345
Neighborhood: Centennial, contact Tom Lewis at 503-347-5715.
Business District: Midway, contact info@midwaybusiness.org.
District Coalition: East Portland Community Office, contact Victor Salinas at 503-823-6694.
Plan District: Johnson Creek Basin
Other Designations: None
Zoning: R5a - Single Family Residential 5,000 with an "a" Alternative Design Density Overlay

Case Type: LDS – Land Division Subdivision
Procedure: Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing a 3-lot subdivision for this 20,000 square foot interior site, with 3 standard lots served by a new private street. The existing house will remain on Lot 1. Off-street parking is proposed for all three homes. The private street will also have off-street parking. The

applicant is required to install frontage improvements along SE Rhine Street, including a curb, planter strip and sidewalk. There are 5 regulated trees on the site. The applicant is proposing to preserve two of these trees, a 31" Grand Fir and a 17" Juniper.

This subdivision 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).

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create 4 units of land (3 lots and 1 tract). Therefore, this land division is considered a subdivision.

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 determined to be complete on August 23, 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.

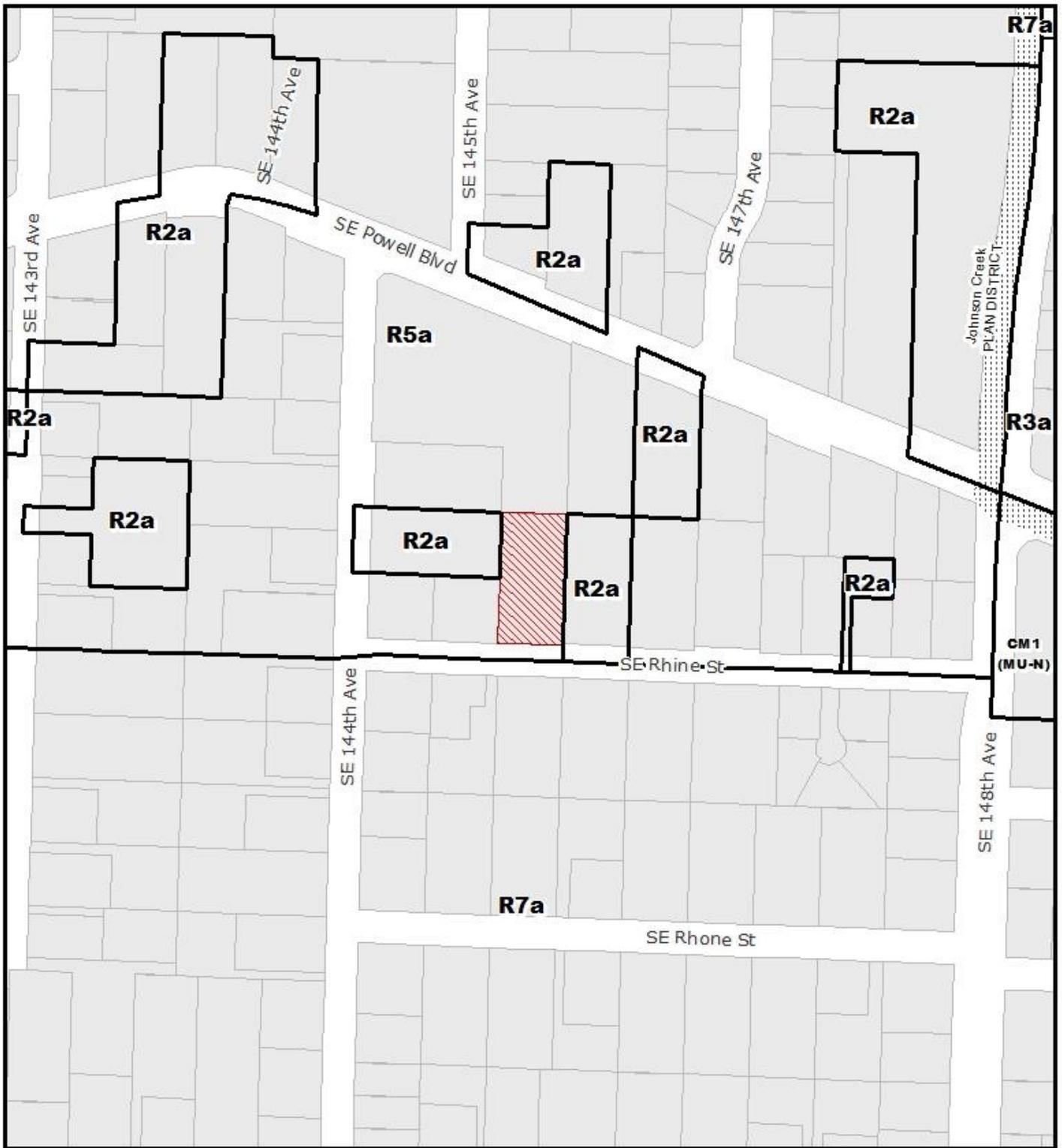
APPEAL PROCESS

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:

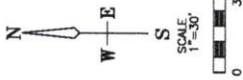
Zoning Map
Site Plan



ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 JOHNSON CREEK PLAN DISTRICT

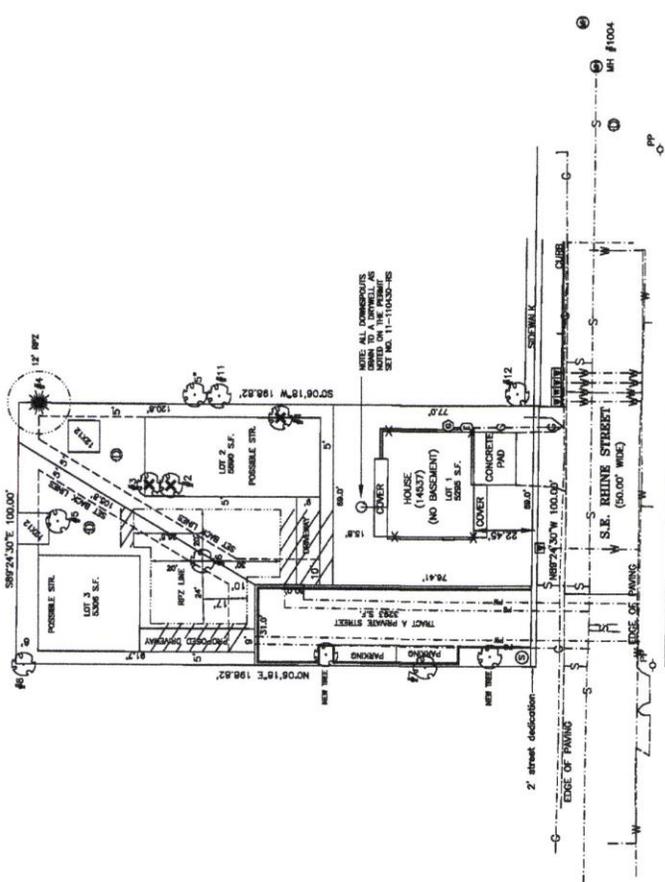
 Site

File No.	LU 19-132133 LDS
1/4 Section	3345
Scale	1 inch = 200 feet
State ID	1S2E12BC 9400
Exhibit	B Apr 15, 2019

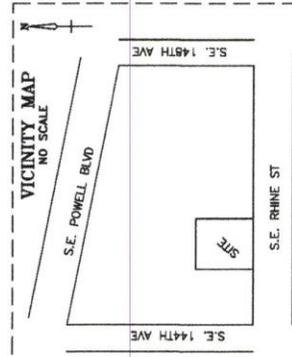


MANHOLE TABLE

MANHOLE NO. 1001	RM ELEV = 231.80'
E IN FROM EAST = 216.75'	
E IN FROM SOUTH = 216.94'	
E OUT TO NORTH = 216.88'	
MANHOLE NO. 1002 - STUMP	
RM ELEV = 231.73'	
MANHOLE NO. 1000 - STUMP	
RM ELEV = 231.70'	
MANHOLE NO. 1004	
RM ELEV = 233.35'	
E IN FROM SOUTH = 216.88'	
E IN FROM EAST = 218.91'	
E OUT TO WEST = 216.78'	



- NOTES:**
- ELEVATION DATUM IS PER CITY OF PORTLAND BENCHMARK NO. 3035
 - UTILITY NOTIFICATION TICKET NO. 18123788
 - ALL DOWNSPOUTS ON EXISTING HOUSE WILL BE CONVERTED TO SPLASH BLOCKS.



SYMBOLS

- ⊕ = POWER POLE
- ⊙ = CITY ANCHOR
- ⊗ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = SANITARY MANHOLE
- ⊙ = CLEAN OUT
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = CATCH BASIN
- ⊙ = CHAINLINK FENCE
- ⊙ = STORM MANHOLE
- * = DOWN SPOUTS
- W — = WATER LINE
- G — = GAS LINE
- E — = ELECTRIC LINE
- S — = SAN. SEWER
- D — = STORM LINE
- ⊙ = DECIDUOUS TREE
- ⊙ = CONIFER TREE
- ▨ = SOIL COMPACTION AVOIDANCE AREA

RECEIVED

AUG 23 2019

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1990
JOE H. FERGUSON
2446
RENEWAL DATE 12/29/19

Ferguson Land Surveying, Inc.

646 SE 108TH AVE, PORTLAND, OR 97216
Phone (503) 408-0601 Fax (503) 408-0602
www.FergusonLandSurveying.com

PRELIMINARY PLAT

LOT 14, BLOCK 1, "POWELL VILLAGE"
SITUATED IN THE NW 1/4 OF SECTION 12, T.15S., R.22E., W.1M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT:
HAO TRAN
14537 SE RHINE STREET
PORTLAND, OR 97236

DATE: AUGUST 22, 2018
JOB NO.: 18-114
DRAFTED: 08.22.18
REVISED: 9/7/2019
REVISION: 9/21/2019
SHEET 1 OF 1