



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
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www.portlandoregon.gov/bds

Date: September 9, 2019

From: Diane Hale, Land Use Services
503-823-7705 / Diane.Hale@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 19-168681 LDS
Pre App: PC # 19-123465

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Diane Hale at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than October 7, 2019.**
If I receive comments after this date, I may not have enough time to include them in the staff report.
- **We must publish our report 10 days before the public hearing.**
- **A public hearing before the Hearings Officer will be held at a future date to be determined. You will receive notice of the hearing date.**

Applicant's Representative: Danelle Isenhart, Isenhart Consulting, LLC
PO Box 2364 / Beaverton OR 97075 / (503) 880-4979

Applicant: Casey Colton, Stone Creek Building Development Inc.
502 7th St, #204 / Oregon City OR 97045

Owners: John and Kalin Beirwagen
11127 SE 121st Ct. / Happy Valley, OR 97086

Site Address: 619 SW LOBELIA ST
Legal Description: BLOCK 2 LOT 2 E 30' OF LOT 3, KILPATRICK COLLINS TRACT
Tax Account No.: R450500150
State ID No.: 1S1E28AA 08100
Quarter Section: 3928
Neighborhood: Collins View, contact at contact@collinsview.org
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592
Plan District: None
Other Designations: Regulatory Landslide Hazard
Zoning: R2.5 – Single family residential, 2,500
Case Type: LDS – Land Division Subdivision
Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

The applicant is proposing to subdivide this 12,063 square foot site into 4 narrow lots for attached single-dwelling homes. Lots 1 to 4 will be 27.5 feet wide and 3,016 square feet each. New narrow lots can be approved if they meet the regulations in 33.611.200.C.2. The existing development will be removed. Frontage improvements (sidewalk, curb and planter strip) will be constructed along SW Lobelia Street. All homes will have off-street parking. Stormwater from the lots and new homes will be directed to on-site planters, then routed off site to a proposed extension of the public storm sewer line in SW Lobelia Street. Many of the trees on the site are exempt from the tree preservation regulations because they are dead or a nuisance species. The applicant has proposed to preserve 1 of the 4 regulated trees on the site, a 7" western red cedar located on Lot 1.

This subdivision proposal is reviewed through a Type III procedure because: (1) the site is in a residential zone; (2) four or more dwelling units are proposed, not including accessory dwelling units; and (3) the site is located within a Potential Landslide Hazard or Flood Hazard Area (see 33.660.110).

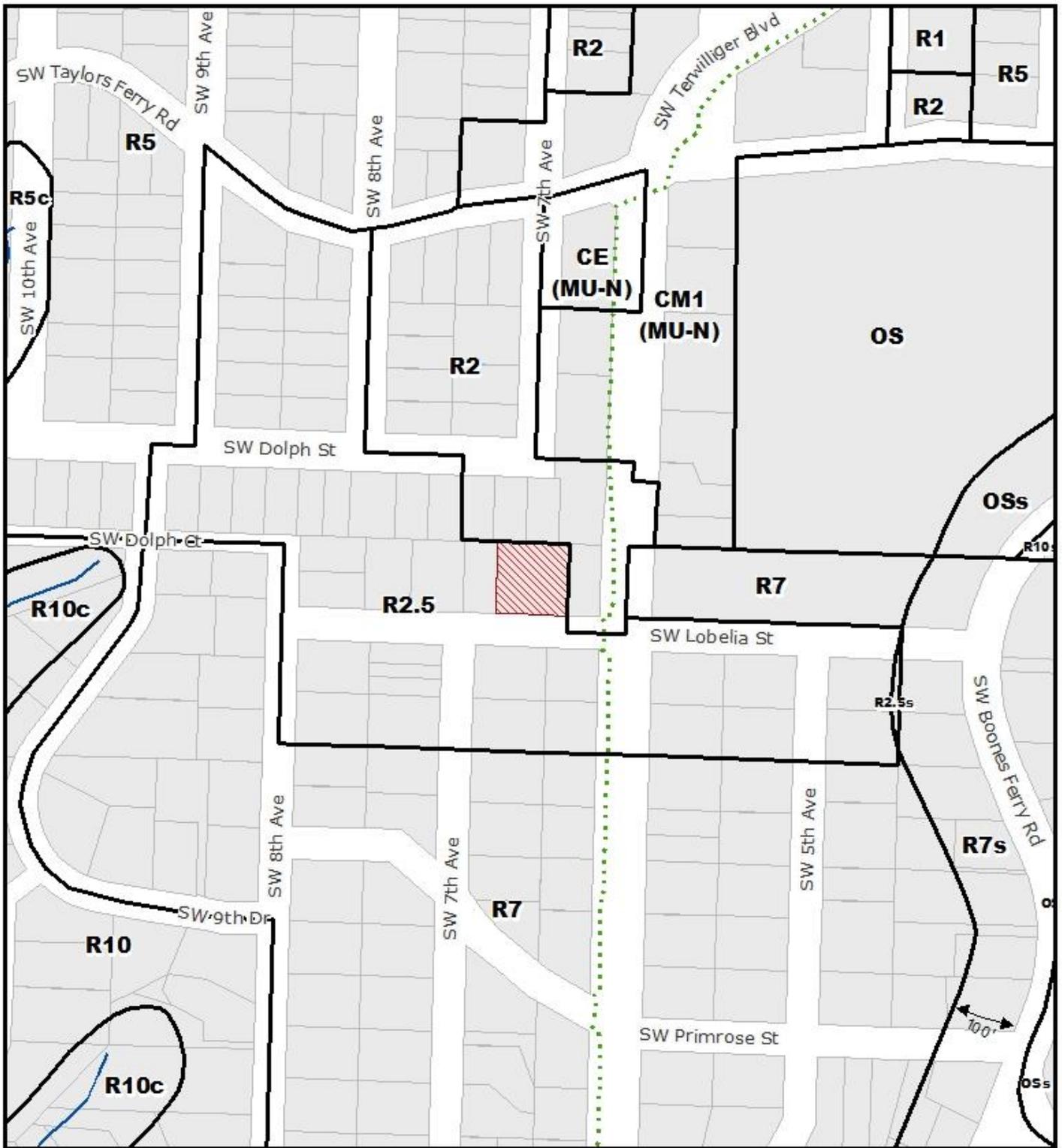
For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create 4 units of land (4 lots). 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on May 22, 2019 and determined to be complete on September 3, 2019.

Enclosures: Zoning Map, Site Plan



ZONING



Site



Stream



Recreational Trails

File No.	LU 19-168681 LDS
1/4 Section	3928
Scale	1 inch = 200 feet
State ID	1S1E28AA 8100
Exhibit	B May 23, 2019



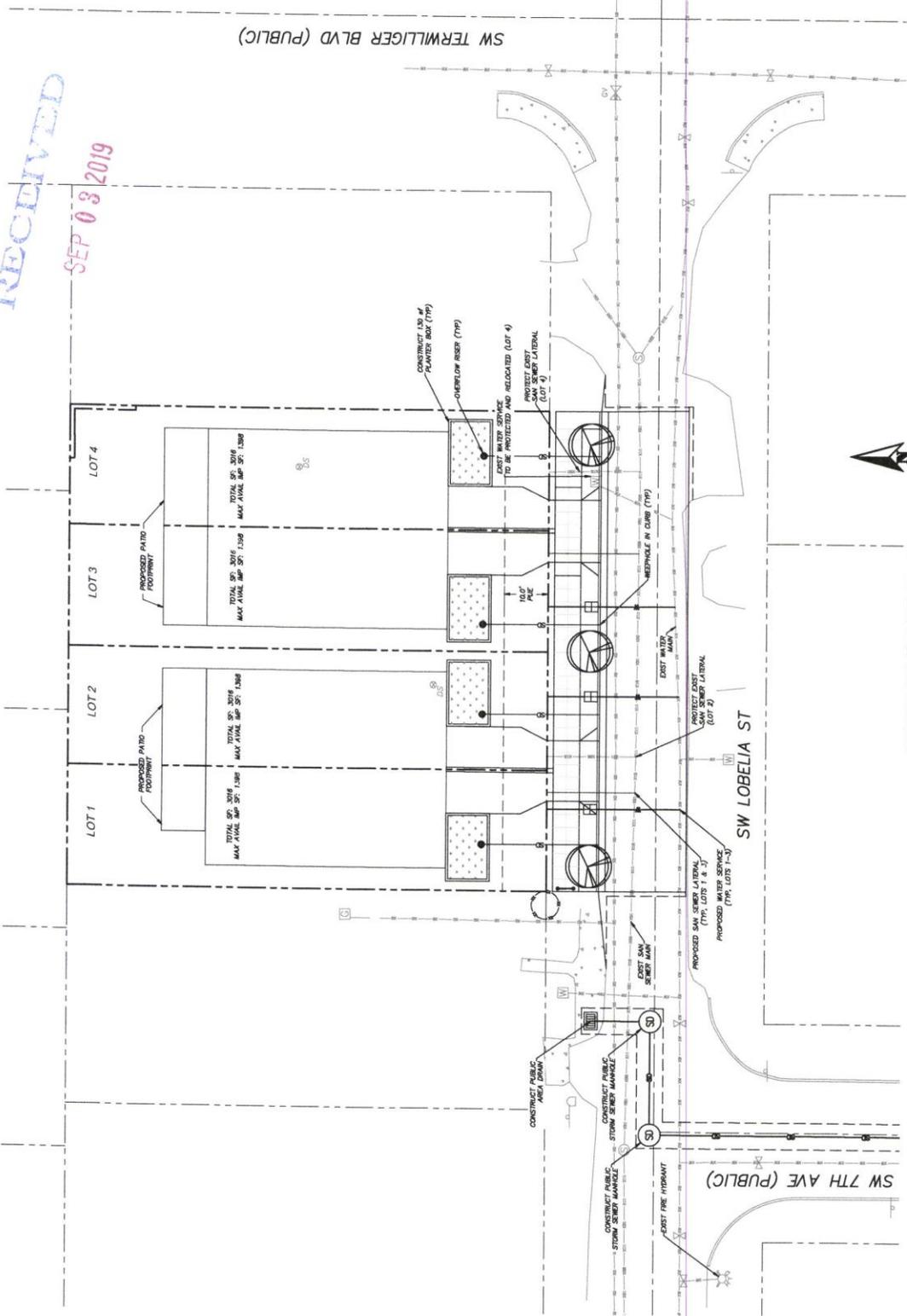
LOBELIA ST SUBDIVISION
PORTLAND, OREGON
COMPOSITE UTILITY PLAN

REV	DATE	BY
1	12/26/18	AMD
2	09/27/19	S.S.

PROJECT NUMBER	SCB012
DATE	07/26/2018
SCALE	AS SHOWN
Drawn By	JSP
Designed By	GD
Checked By	GD

C3.1

RECEIVED
SEP 03 2019



COMPOSITE UTILITY PLAN
SCALE: 1" = 10'