



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
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www.portlandoregon.gov/bds

Date: September 13, 2019
To: Interested Person
From: Timothy Novak, Land Use Services
503-823-5395 / Timothy.Novak@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 14, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-205864 LC , in your letter. It also is helpful to address your letter to me, Timothy Novak. 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 19-205864 LC

Applicant: Kevin Partain | Urban Visions
223 NE 56th Avenue | Portland, OR 97213

Owner: SDB Investments LLC
12100 SE Oak Street | Portland, OR 97216

Site Address: 9123 N Clarendon Avenue

Legal Description: BLOCK 1 LOT 9-11, COLLEGE PL
Tax Account No.: R169801190
State ID No.: 1N1E07AA 10500
Quarter Section: 2124
Neighborhood: Portsmouth, contact pnalandusechair@gmail.com.
Business District: University Park Business District
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None
Zoning: Residential 5,000 (R5)
Case Type: Lot Consolidation (LC)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to consolidate historic Lots 10 and 11 of College Place, Block 1 into one parcel. The lot consolidation is in preparation for a future property line adjustment (19-215754

PPR) with abutting Lot 9 of the same subdivision. 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 criteria are found in 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 August 7, 2019 and determined to be complete on September 9, 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.

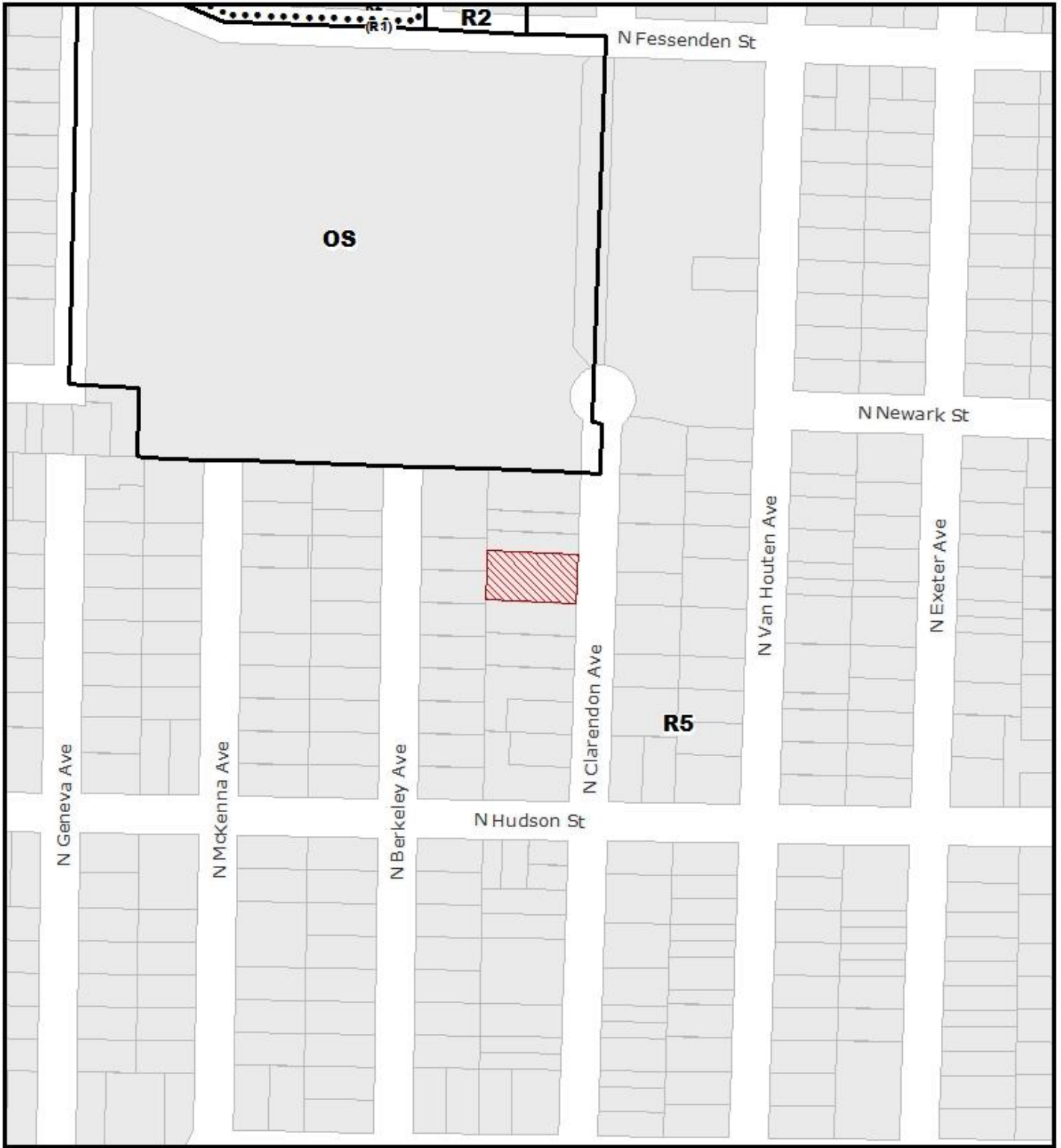
APPEAL PROCESS

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



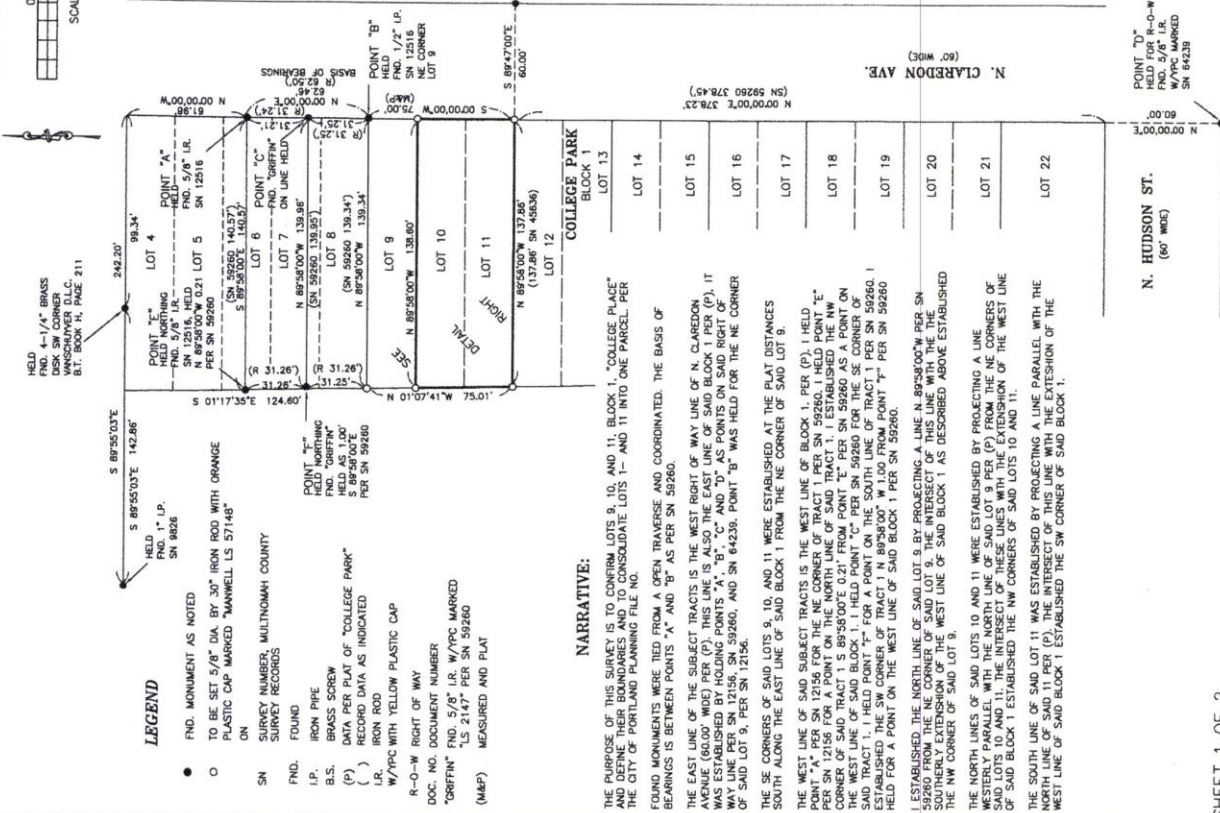
ZONING 
NORTH

 Site

File No.	LU 19-205864 LC
1/4 Section	2124
Scale	1 inch = 200 feet
State ID	1N1E07AA 10500
Exhibit	B Aug 09, 2019

PARTITION PLAT NO.

LOTS 10, AND 11, BLOCK 1
 LOT 1 OF COLLEGE PLACE
 SITUATED IN SECTION 7,
 TOWNSHIP 1 NORTH RANGE 1 EAST W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 AUGUST 06, 2019 SCALE: 1" = 40'



LEGEND

- FND. MONUMENT AS NOTED
- TO BE SET 5/8" DIA. BY 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "MANWELL LS 57148" ON SURVEY RECORDS
- SN SURVEY NUMBER, MULTNOMAH COUNTY
- FND. FOUND
- I.P. IRON PIPE
- B.S. BRASS SCREW
- (P) DATA PER PLAT OF "COLLEGE PARK"
- (M) RECORD DATA AS INDICATED
- (L) IRON ROD
- W/PPC WITH YELLOW PLASTIC CAP
- R-O-W RIGHT OF WAY
- DOC. NO. DOCUMENT NUMBER
- "ORIFIN" FND. 5/8" I.R. W/PPC MARKED LS 21447 PER SN 59260
- (MAP) MEASURED AND PLAT

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CONFORM LOTS 9, 10, AND 11, BLOCK 1, "COLLEGE PLACE" AND DEFINE THEIR BOUNDARIES AND TO CONSOLIDATE LOTS 10 AND 11 INTO ONE PARCEL. PER FOUND MONUMENTS WERE TIED FROM AN OPEN TRANSVERSE AND COORDINATED. THE BASIS OF BEARINGS IS BETWEEN POINTS "A" AND "B" AS PER SN 59260.

THE EAST LINE OF THE SUBJECT TRACTS IS THE WEST LINE OF WAY LINE OF N. CLAREDON AVENUE. THIS LINE IS ALSO HELD FOR THE WEST LINE OF SAID BLOCK 1 PER (P). IT WAS ESTABLISHED BY HOLDING POINTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" WAS HELD FOR THE NE CORNER OF SAID LOT 9, PER SN 12156.

THE SE CORNERS OF SAID LOTS 9, 10, AND 11 WERE ESTABLISHED AT THE PLAT DISTANCES SOUTH ALONG THE EAST LINE OF SAID BLOCK 1 FROM THE NE CORNER OF SAID LOT 9.

THE WEST LINE OF SAID SUBJECT TRACTS IS THE WEST LINE OF BLOCK 1, PER (P). I HELD POINT "A", PER SN 12156 FOR THE NE CORNER OF SAID TRACT 1. I ESTABLISHED THE NW CORNER OF SAID TRACT 1 S 89°58'00"E 0.21' FROM POINT "E" PER SN 59260 AS A POINT ON THE WEST LINE OF SAID BLOCK 1. I HELD POINT "C" PER SN 59260 FOR THE SE CORNER OF SAID BLOCK 1. I HELD POINT "D" PER SN 59260 FOR A POINT ON THE SOUTH LINE OF TRACT 1 PER SN 59260. I ESTABLISHED THE SW CORNER OF SAID BLOCK 1 PER SN 59260.

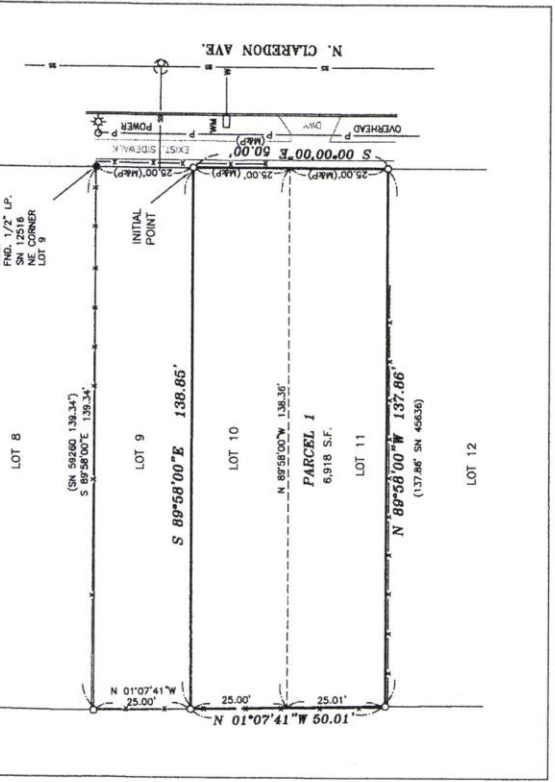
I ESTABLISHED THE NORTH LINE OF SAID LOT 9 BY PROJECTING A LINE N 89°58'00"W PER SN 59260 FROM THE NE CORNER OF SAID LOT 9 TO THE WEST LINE OF SAID BLOCK 1 AS DESCRIBED ABOVE ESTABLISHED THE NW CORNER OF SAID LOT 9.

THE NORTH LINES OF SAID LOTS 10 AND 11 WERE ESTABLISHED BY PROJECTING A LINE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 9 PER (P) FROM THE NE CORNERS OF SAID LOTS 10 AND 11, THE INTERSECT OF THESE LINES WITH THE EXTENSION OF THE WEST LINE OF SAID BLOCK 1 ESTABLISHED THE NW CORNERS OF SAID LOTS 10 AND 11.

THE SOUTH LINE OF SAID LOT 11 WAS ESTABLISHED BY PROJECTING A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 11 PER (P). THE INTERSECT OF THIS LINE WITH THE EXTENSION OF THE WEST LINE OF SAID BLOCK 1 ESTABLISHED THE SW CORNER OF SAID BLOCK 1.

DETAIL:

SCALE: 1" = 20'



MAP JOB #19-028 PREP DATE 8/16/2019

MICHAEL MANWELL
 Land Surveying, LLC
 2847 SE 18TH CIRCLE
 GRESHAM, OREGON 97080
 (503) 661-5270
 Email: mmanwell@out.com

LU 19-205864 LC