



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 22, 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 November 21, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-232660 LDP, 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 19-232660 LDP

Applicants: James Lashbaugh,
Vintage Properties NW, LLC
6114 SE 19th Ave
Portland, OR 97202

Mate Skoro,
Skoro Homes
PO Box 38
Boring, OR 97009

Owners: Vintage Properties NW LLC & Skoro Homes LLC
6114 SE 19th Avenue
Portland, OR 97202

Site Address: **6804 SE OGDEN ST**

Legal Description: BLOCK 10 LOT 10 EXC S 60', BRENTWOOD & SUB
Tax Account No.: R099903390
State ID No.: 1S2E20BD 08400
Quarter Section: 3737

Neighborhood: Brentwood-Darlington, contact bdlanduse@gmail.com.
Business District: None
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313.

Plan District: None
Other Designations: None
Zoning: R5 -Residential 5,000 with an “a”-Alternative Design overlay
Case Type: LDP-Land Division Partition
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant is proposing to divide this currently vacant 8,900 s.f. corner property into two (2) parcels. The applicant is utilizing the corner lot alternative development option (33.110.240.E) to create attached housing lots for Parcels 1 and 2. This provision requires attached housing lots to meet the minimum lot dimension standards of the R2.5 zone. Parcels 1 and 2 will be each 4,182 s.f. in area, each with a lot width of 48.5-ft. The applicant’s preliminary site and proposed improvement & utility plan shows how services (sanitary, stormwater, and water) will be provided for each lot.

Portland Bureau of Transportation (PBOT) noted for this land division that, SE Ogden Street and SE 68th Avenue, currently do not meet City standards. The site plan reflects a 3-ft. street dedication along SE Ogden Street and 3-ft. street dedication along SE 68th Avenue.

This partition 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 partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create two units of land (2 lots). Therefore, this land division is considered a partition.

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 September 26, 2019 and determined to be complete on October 17, 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.

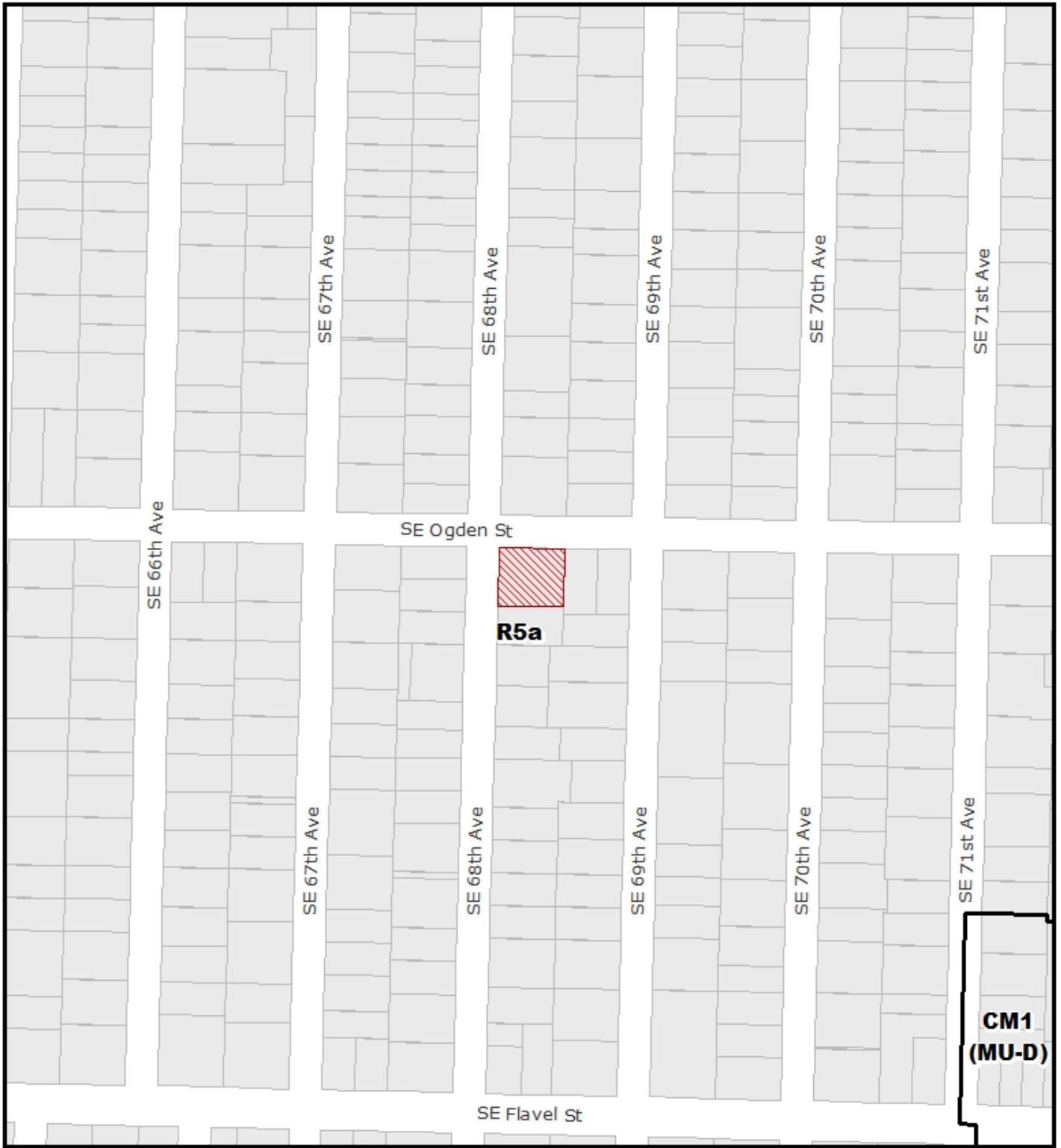
APPEAL PROCESS

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

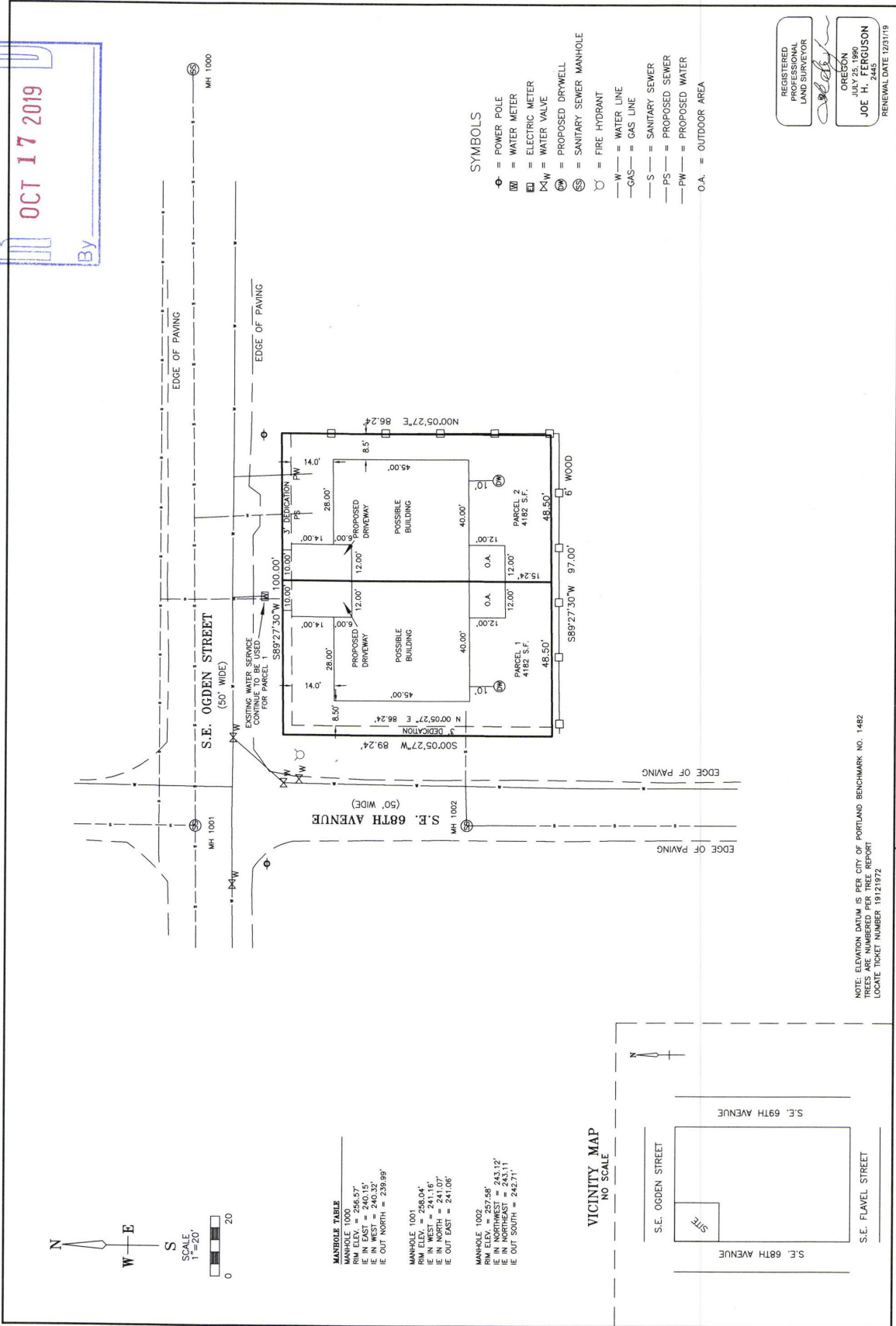


ZONING 
NORTH

 Site

File No.	LU 19 - 232660 LDP
1/4 Section	3737
Scale	1 inch = 200 feet
State ID	1S2E20BD 8400
Exhibit	B Sep 30, 2019

RECEIVED
 OCT 17 2019
 By

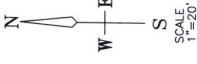


- SYMBOLS**
- ⊕ = POWER POLE
 - ⊗ = WATER METER
 - ⊞ = ELECTRIC METER
 - ⊞ = WATER VALVE
 - ⊞ = PROPOSED DRYWELL
 - ⊞ = SANITARY SEWER MANHOLE
 - ⊞ = FIRE HYDRANT
 - W— = WATER LINE
 - G— = GAS LINE
 - S— = SANITARY SEWER
 - PS— = PROPOSED SEWER
 - PW— = PROPOSED WATER
 - O.A. = OUTDOOR AREA

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 25, 1980
 JOE H. FERGUSON
 2445
 RENEWAL DATE 12/31/19

<p>DATE: MAY 29, 2019</p> <p>REVISED: 10/16/2019</p> <p>REVISED</p>	<p>CLIENT:</p> <p>VINTAGE PROPERTIES NW LLC JIM LASHBAUGH 6114 SE 19TH AVENUE PORTLAND, OR 97202</p>	<p>JOB NO. 19-052</p> <p>DRAFTED 05.29.19</p> <p>SHEET 1 OF 1</p>
<p>PROPOSED CONDITIONS</p> <p>LOT 10, BLOCK 10, "BENTWOOD" SITUATED IN THE NW 1/4 OF SECTION 20, T.15., R.2E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</p>		

LU 19-232600 LDP



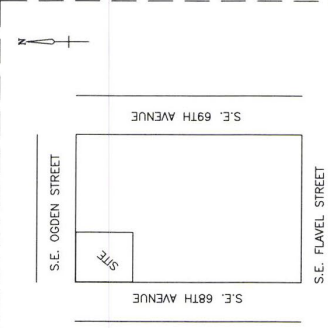
MANHOLE TABLE

MANHOLE 1001	RM ELEV. = 256.57'
E IN EAST	= 240.15'
E IN WEST	= 240.59'
E OUT NORTH	= 239.89'

MANHOLE 1002

RM ELEV.	= 257.58'
E IN WEST	= 241.16'
E IN NORTH	= 243.11'
E OUT SOUTH	= 242.71'

VICINITY MAP
NO SCALE



NOTE: ELEVATION GIVEN IS PER CITY OF PORTLAND BENCHMARK NO. 1482
 TREES ARE NUMBERED PER TREE REPORT
 LOCATE TICKET NUMBER 19121972

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 646 SE 106TH AVE. PORTLAND, OR 97216
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