



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: December 24, 2019
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or lois.jennings@portlandoregon.gov

NOTICE OF A TYPE IIx 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 42 days, **we need to receive your written comments by 5 p.m. on January 23, 2020**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-241104 LDS, 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 19-241104 LDS

Applicant: Kevin Partain
Urban Visions
223 NE 56th Ave
Portland OR 97213
Phone# 503-421-2967 or kevinp@gorge.net

Owner/Agent: Jim Kosta
Sunset Bridge Inc
9516 SE Wyndham Way
Happy Valley, OR 97086
Phone#: 971-570-1271

Site Address: 31 NE 143rd Ave

Legal Description: N 59.5' OF E 100' OF LOT 153 S 40.5' OF E 100' OF LOT 154, ASCOT AC

Tax Account No.: R041804750

State ID No.: 1N2E36CB 07600

Quarter Section: 3045

Neighborhood: Hazelwood, contact Arlene Kimura at arlene.kimura@gmail.com

Business District: Gateway Area Business Association, contact at gabapdxboard@gmail.com

District Coalition: East Portland Community Office, contact at 503-823-4550.

Plan District: East Corridor

Other Designations:

Zoning: R2-Low Density Multi-Family Residential Zone (1 unit per 2,000 s.f. of site area) with an “a”-Alternative Design Density overlay and “d”-Design Overlay

Case Type: LDS-Land Division Subdivision

Procedure: Type IIX, an administrative decision with appeal to the Hearings Officer.

Proposal: The applicant is proposing to divide this 10,000 s.f. site into four detached single-family lots. The site is 10,000 s.f. in area and currently developed with a single-family house and attached garage that will be removed from the site. Four trees exist on the property and only the 20-inch shore pine is subject to the tree preservation standard. The applicant is proposing to remove the 20-inch shore pine and mitigate for the removal of the tree. The applicant’s preliminary site and utility plan shows how services (sanitary, stormwater and water) will be provided for each lot. The applicant is proposing to have on-site parking for the future development on these lots as shown on the preliminary site and utility plan.

Portland Bureau of Transportation is requiring street dedication along this frontage to improve the pedestrian corridor to City Standards.

This subdivision proposal is reviewed through a Type IIX procedure because: (1) the site is in a residential zone; (2) four lots are proposed (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:

- Section 33.660.120, Approval Criteria for Land Division 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 October 16, 2019 and determined to be complete on December 19, 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 Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

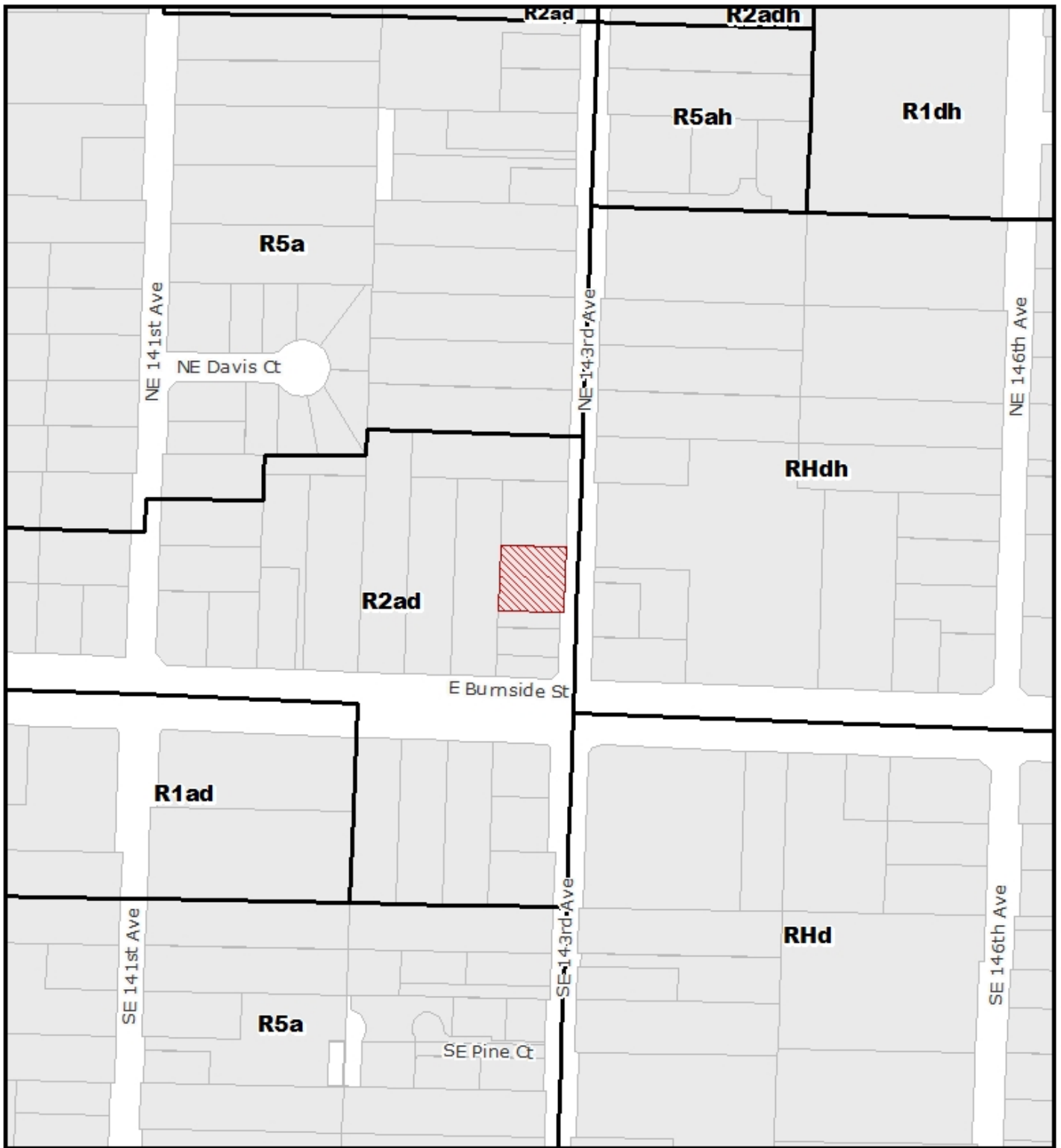
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed 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 that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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
 EAST CORRIDOR PLAN DISTRICT

 Site

File No.	LU 19 - 241104 LDS
1/4 Section	3045
Scale	1 inch = 200 feet
State ID	1N2E36CB 7600
Exhibit	B Oct 18, 2019

**SUPPLEMENTAL PLAN
EXISTING CONDITIONS, TENTATIVE PLAN AND TREE SURVEY
FOR A PROPOSED SUBDIVISION,
S. 40.5' OF E. 100' OF LOT 154 AND
N.59.5' OF E. 100' OF LOT 153,
ASCOT ACRES**

PER DOCUMENT NO. 2015-046185

SITUATED IN THE S.W. 1/4 OF SECTION 36, T.1N., R.2E., W.M.
CITY OF PORTLAND

MARY ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503-667-5550
FAX: 503-666-8666
EMAIL: DON@MARYASSOC.SNET

DATE DRAWN: DECEMBER 13, 2019
DRAWING NO. 19051SUPP
ACCOUNT NO. 19051

ZONING:
R2-RESIDENTIAL 2,000

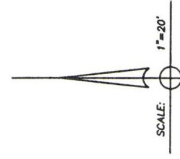
SITE SIZE:
10,000 SQUARE FEET

PARCEL DATA:
S. 40.5' OF E. 100' OF LOT 154 AND N.59.5' OF E. 100' OF LOT 153,
ASCOT ACRES PER DOCUMENT NO. 2015-046185

BENCH MARK:
2" BRASS DISC, BM NO. 4488, 1' EAST OF P.T. S. CORN.
E. BURNSIDE AND S.E. HAST AVE. ELEVATION = 314.684 COP DATUM

NOTES & LEGEND:

- 1" DIA. DEPCTS WATER METER
- 4" DIA. DEPCTS SANITARY SEWER MANHOLE
- 4" DIA. DEPCTS POWER POLE
- Ø NOT USED
- Ø DEPCTS DOWNSPOUT TO SURFACE
- Ø NOT USED
- 123.4° DENOTES SPOT ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.467° DENOTES GROUND ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.450° DENOTES TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT)
- 123.450° DENOTES TOP CURB ELEVATION (GUTTER ELEVATION) (ELEVATION IS AT DECIMAL POINT)
- 123.450° DENOTES EDGE PAVEMENT ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.450° DENOTES CENTERLINE ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.450° DENOTES GUTTER ELEVATION (ELEVATION IS AT DECIMAL POINT)
- 123.41W° DENOTES TOP WALL ELEVATION
- BOFC° DENOTES BOARD FENCE
- 0-° DENOTES BOARD FENCE
- 02PC° DENOTES WIRE FENCE
- 0-° DENOTES CHAINLINK FENCE
- W-° DENOTES WATER LINE
- S-° DENOTES SEWER LINE
- SS-° DENOTES STORM SEWER LINE
- PW-° DENOTES PROPOSED WATER LINE
- PS-° DENOTES PROPOSED SEWER LINE
- Ø DEPCTS PROPOSED DRY WELL
- Ø DEPCTS TREE TO BE REMOVED

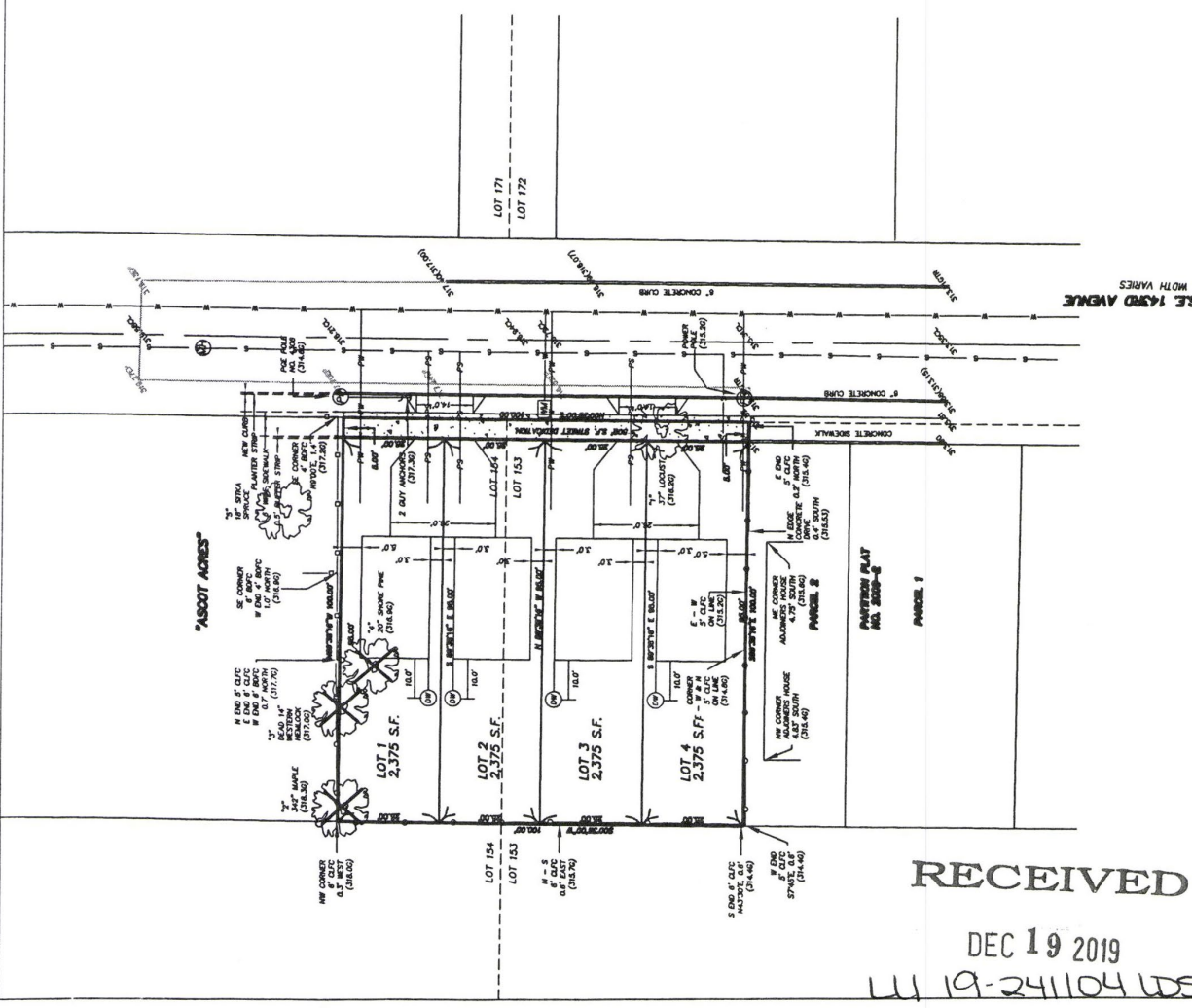


REGISTERED
PROFESSIONAL
LAND SURVEYOR

DESIGN
FEBRUARY 14, 1985
DANIEL BAKER
ELES
EXPIRATION DATE: 12/31/19



NOTE: UTILITIES ARE LOCATED AS SHOWN PER FIELD RES OR FIELD SURVEY. AS SHOWN PER FIELD RES OR FIELD SURVEY. AS SHOWN PER FIELD RES OR FIELD SURVEY. AS SHOWN PER FIELD RES OR FIELD SURVEY.



RECEIVED
DEC 19 2019
LU 19-241104 WDS