



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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www.portlandoregon.gov/bds

Date: August 25, 2020
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624/staci.monroe@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, we need to receive your written comments by 5 p.m. on September 15, 2020. **Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-158993 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-158993 HR - REROOF

Applicant & Owner: Scott Terrall | St Clair House LLC
909 SW St. Clair Ave | Portland OR 97205

Representative: Mike Cooper | CC & L Roofing Co
3319 SE 92nd Ave | Portland, OR 97266-1924

Site Address: 909 SW ST CLAIR AVE

Legal Description: E 150' OF N 100' OF S 200' OF BLOCK 7, JOHNSONS ADD
Tax Account No.: R431601240
State ID No.: 1N1E33CD 04000
Quarter Section: 3027

Neighborhood: Goose Hollow, contact Jerry Powell or Scott Schaffer at planning@goosehollow.org.

Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: NONE
Other Designations: Contributing Resource in the Kings Hill Historic District.
Zoning: RM4d – Residential Multidwelling 4 with Design and Historic Resource Protection Overlays

Case Type: HR – Historic Resource Review

Public Notice for LU 20-158993 HR

Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant requests Historic Resource Review for the reroof of the St. Clair House at 909 SW St. Clair Avenue, a contributing resource in the King's Hill Historic District. The proposal includes removing the existing cement tiles and installing an asphalt composition shingle.

Historic Resource Review is required because the exterior alterations do not meet the exemptions listed in Section 33.445.320.B.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Kings Hill Historic District Design Guidelines

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 June 26, 2020 and determined to be complete on August 20, 2020.

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.

If you are interested in viewing information in the file, please contact the planner listed on the front of this proposal. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. 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.

Public Notice for LU 20-158993 HR

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

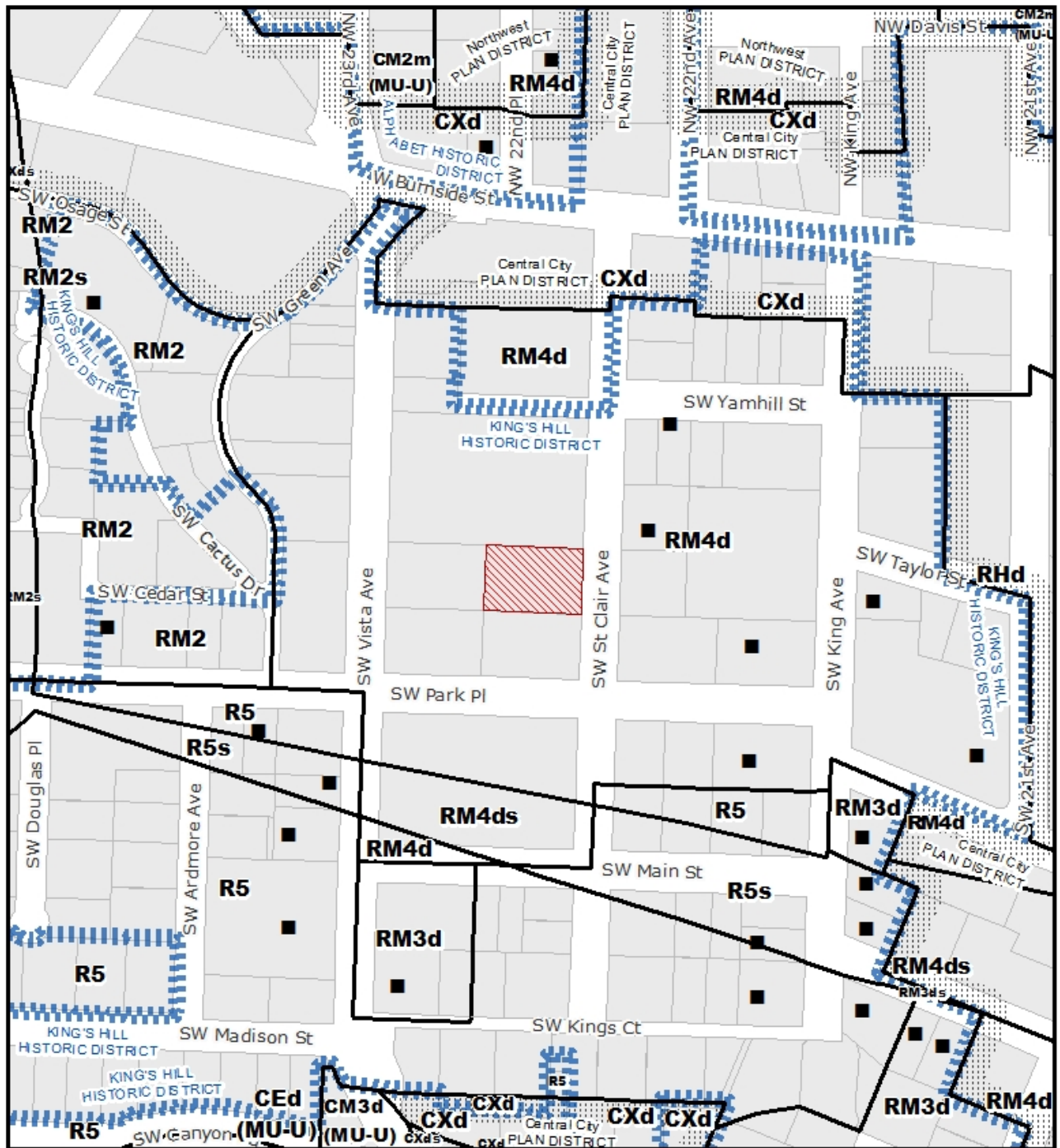
APPEAL OF THE FINAL CITY DECISION

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, Oregon 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



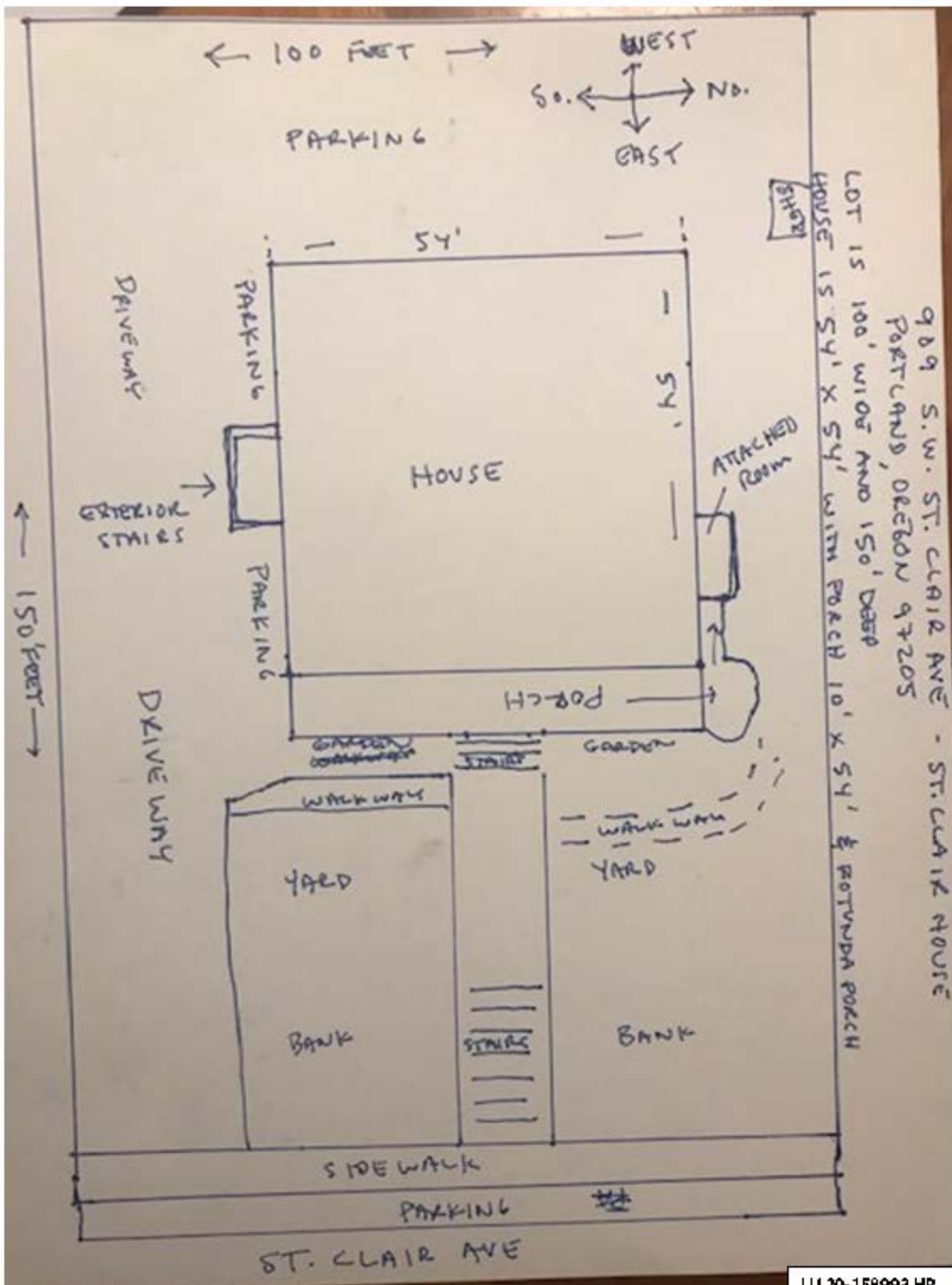
ZONING

NORTH ↑

KING'S HILL HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 20 - 158993 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CD 4000
Exhibit	B Jul 01, 2020



LU 20-158993 HR