



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 4, 2020
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@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 5, 2020. **During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-168016 LDP, 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 20-168016 LDP

Applicant: Debbie Cleek
The Bookin Group
1140 SW 11th Avenue, #500
Portland, OR 97205
(503) 789-3211 | cleek@bookingroup.com

Owner: Jeanne Sabbe
5242 NW Shoreline Way
Portland, OR 97229

Site Address: 7724 SE Long Street

Legal Description: W 90' OF LOT 13&14, PEMBROKE
Tax Account No.: R654100170
State ID No.: 1S2E17AA 05100
Quarter Section: 3538

Neighborhood: Foster-Powell, contact Shawn Morgan at mrshawnmorgan@yahoo.com.
Business District: NONE
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313

Plan District: None
Zoning: Residential 2,500 (R2.5) w/ Alternative Design Density Overlay (a)

Case Type: Land Division Partition (LDP)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to partition the subject property into 3 parcels of approximately 3,920 (Parcel 1) and 2,450 (Parcels 2 and 3) square feet in size. Existing development consists of a detached single-family home that will be retained on Parcel 1 and a detached garage that will be removed. Replacement parking (driveway/parking pad) will be provided on parcel 1.

Sewer and water service are proposed from SE Long Street. Stormwater management is proposed via individual infiltration facilities (drywell). A 50-inch Black Walnut will be preserved on Parcel 1 for compliance with Tree Preservation standards (33.630). A 2-foot right-of-way dedication is required to accommodate standard sidewalk improvements. Parcels 2 and 3 are proposed to be developed with either attached or detached houses.

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 3 units of land (3 parcels). 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 July 21, 2020 and determined to be complete on August 31, 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.

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.

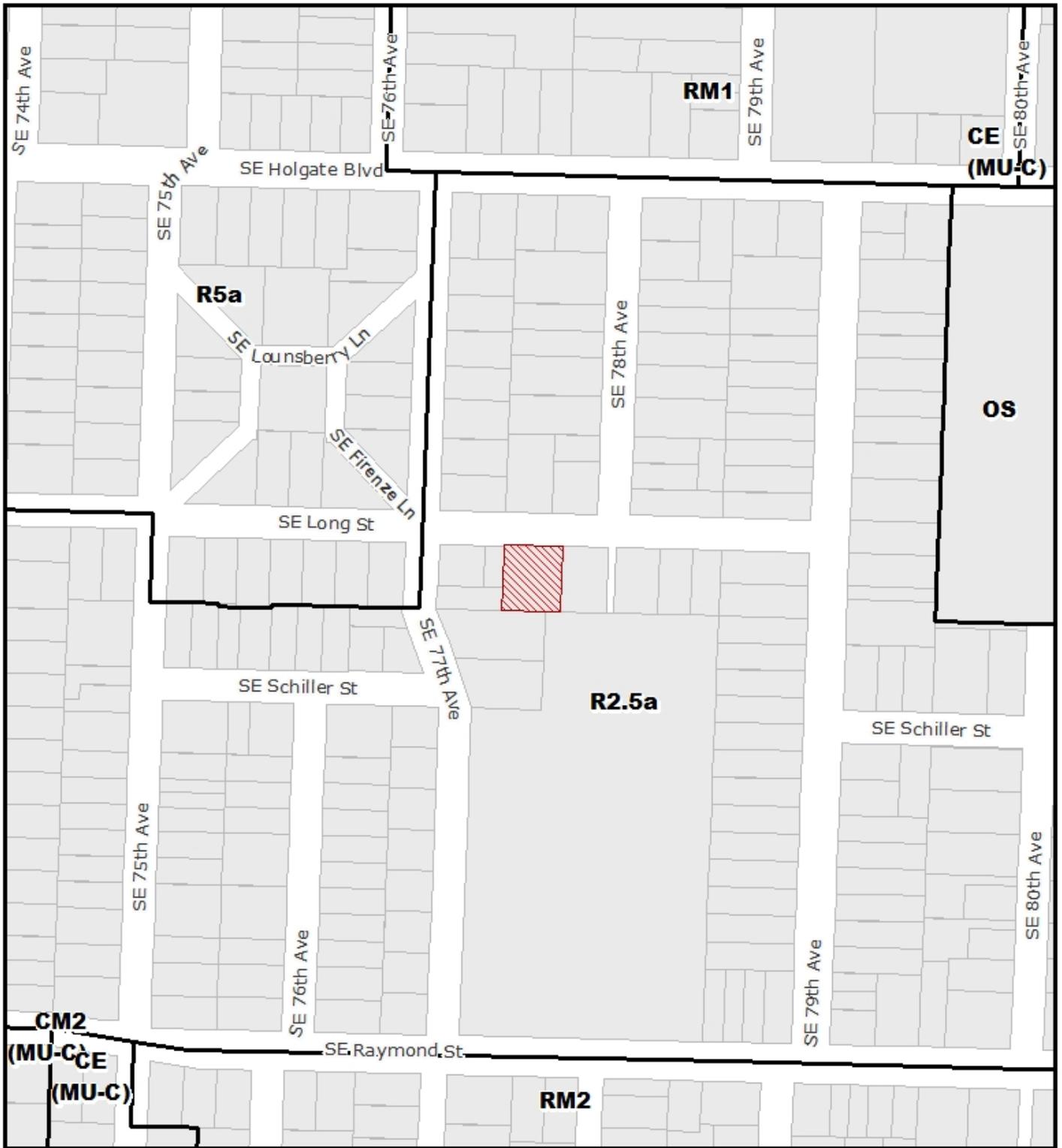
APPEAL PROCESS

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:

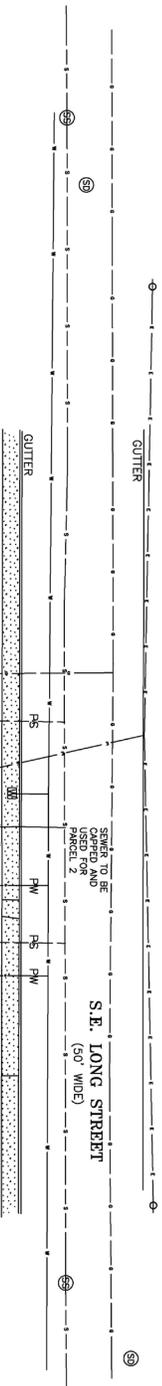
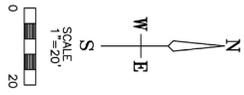
Zoning Map
Site Plan



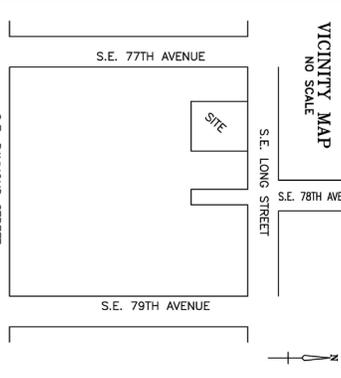
ZONING  NORTH

 Site

File No.	LU 20 - 168016 LDP
1/4 Section	3538
Scale	1 inch = 200 feet
State ID	1S2E17AA 5100
Exhibit	B Jul 21, 2020



- SYMBOLS**
- ⊕ = POWER POLE
 - ⊞ = WATER METER
 - ⊞ = GAS METER
 - ⊞ = ELECTRIC METER
 - ⊞ = STORM SEWER MANHOLE
 - ⊞ = SANITARY SEWER MANHOLE
 - ⊞ = PROPOSED DREWELL
 - ⊞ = FIRE HYDRANT
 - W— = WATER LINE
 - G— = GAS LINE
 - E— = ELECTRIC LINE
 - S— = SANITARY SEWER
 - ☼ = DECIDUOUS TREE
 - ☼ = CONIFER TREE



NOTES: ELEVATION DATUM IS PER CITY OF PORTLAND BENCHMARK NO. 2038
 EXISTING HOUSE DOOR NUMBER 7832229
 EXISTING GARAGE DOOR NUMBER 7832229
 EXISTING GARAGE DOORS NOT HAVE DOWNSPOUTS AND HAS 1.0' EAVES

Ferguson Land Surveying, Inc.

646 SE 106TH AVE. PORTLAND, OR 97216
 Phone (503) 408-0601 Fax (503) 408-0602
 www.fergusonlandsurveying.com

PROPOSED PLAN
 WEST 90.00' OF LOTS 13-14, "PENBROOK"
 SITUATED IN THE NE 1/4 OF SECTION 17, T.1S., R.2E.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CLIENT: **JEANNE SARBRE**
 5240 S.W. BRENNE LINE WAY
 PORTLAND, OR 97229

DATE: **DECEMBER 26, 2019**
 REVISIONS:
 REVISION: FEBRUARY 17, 2020
 REVISION: JULY 14, 2020
 REVISION: AUGUST 26, 2020

JOB NO. 19-127
 DRAFTED 12.26.19
 SHEET 1 OF 1

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 25, 1980
JOE H. FERGUSON
 RENEWAL DATE 12/31/21

