



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: June 9, 2021
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 July 9, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-128493 LDP, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-128493 LDP

Applicant/Owner: William Christian, At The Top Roofing and Construction
6805 SE Harold St | Portland, OR 97206
(503) 380-6002 | atthetoproofing@gmail.com

Consultant: Paul Roeger | CMT Surveying & Consulting
20330 SE Hwy 212 | Damascus, OR 97089
(503) 860-2545 | paul@cmtsc.net

Site Address: 13100 SE RAYMOND ST

Legal Description: TL 300 0.33 ACRES, SECTION 14 1S 2E
Tax Account No.: R992143350
State ID No.: 1S2E14BD 00300
Quarter Section: 3543

Neighborhood: Powellhurst-Gilbert, contact at pgnaboard@gmail.com
Business District: Midway, contact info@midwaybusiness.org.
District Coalition: East Portland Community Office, contact at 503-823-4550.

Plan District: Johnson Creek Basin
Zoning: Single-Dwelling Residential 5,000 (R5), 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 divide a 14,280 square foot corner lot into two parcels. Parcel 1 is proposed at 8,495 sq ft in area and will remain a corner lot; the existing dwelling will remain on Parcel 1. Parcel 2 is proposed as a 5,759 sq ft interior lot to the south of the existing house that will have frontage on and be accessed via 130th Pl.

The proposal includes approximately three feet of street dedication along SE Raymond St. A 6.72-foot dedication in front of Parcel 1 and a 7.72-foot dedication along Parcel 2 are proposed at SE 130th Pl, where frontage improvements, including a sidewalk corridor are proposed. The smaller dedication along the SE 130th Pl for Parcel 1 is to allow for continued stability of the existing house where excavation for the new sidewalk will occur and a new retaining wall will be built. Frontage improvements are not being required or proposed at this time along the SE Raymond St frontage (Case File 21-026124 WT).

The site is home to a number of trees. All of the trees on proposed Parcel 2 are Black locust trees, which is classified as a nuisance species in the City of Portland; as such, those trees are not subject to tree protection and preservation. There are two trees along the west side of proposed Parcel 1, an Apple tree and a Blue spruce; both are being removed as part of the dedication and frontage improvements. There are six Douglas firs along the east property line of proposed Parcel 1. Of the six, only one, the southern most of the row, extends onto the subject property; the 34-inch diameter tree is proposed for preservation and all of the trees in the row are included in the tree protection plan drafted by the applicant's arborist.

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 (two 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 approval 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 March 10, 2020 and based on a request to do so by the applicant, was determined to be complete on September 1, 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 this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

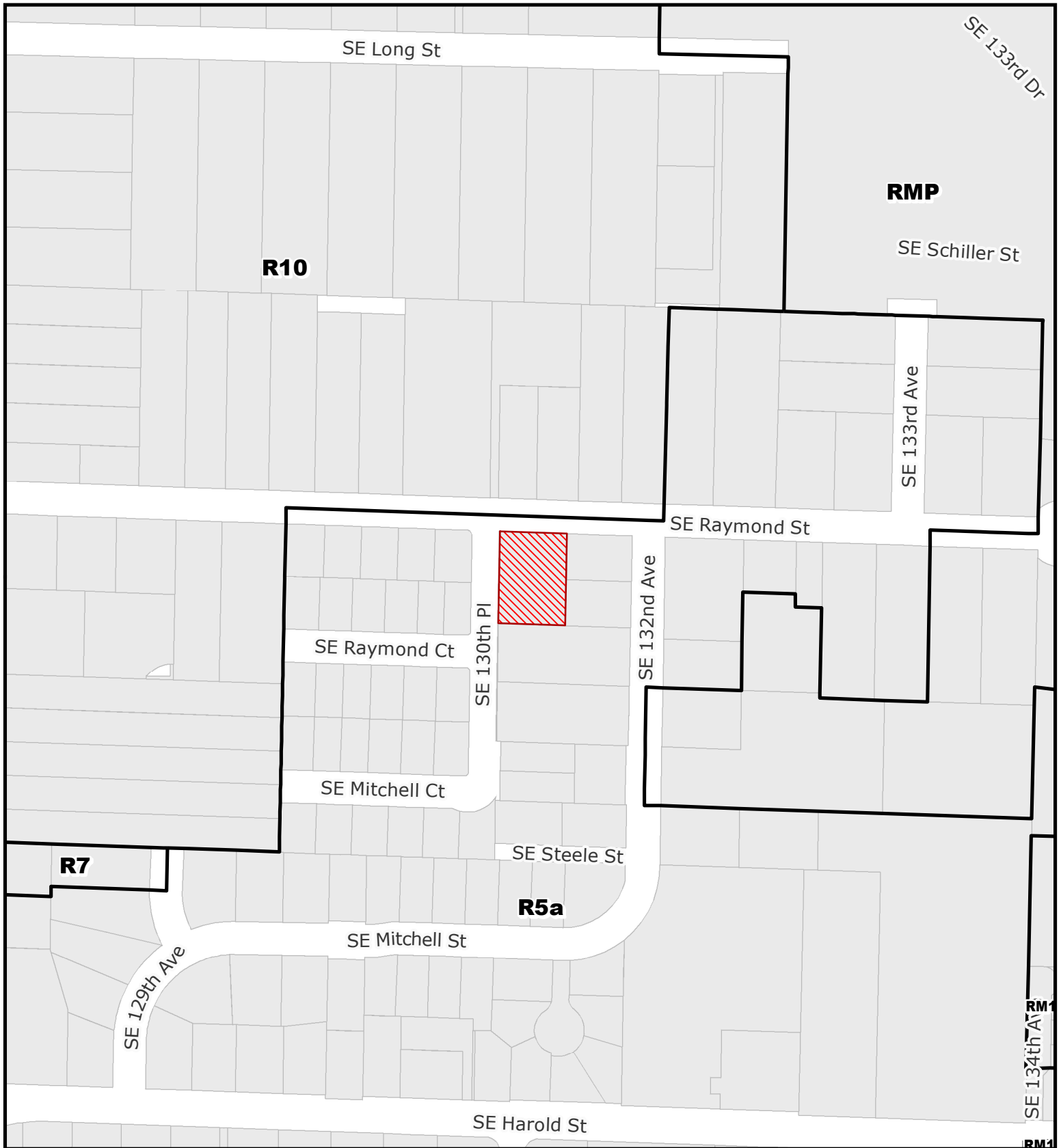
APPEAL PROCESS

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



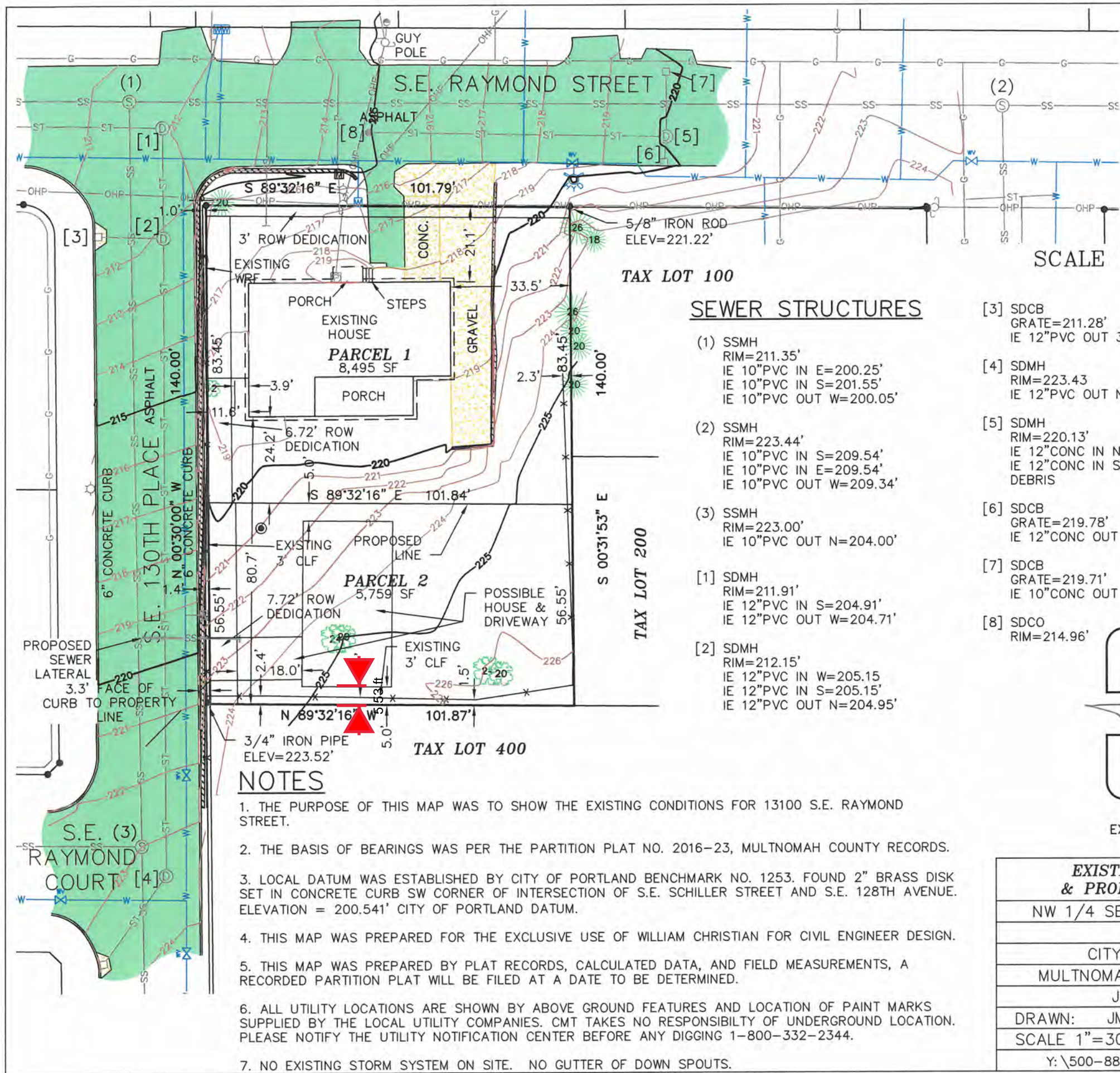
ZONING


NORTH

JOHNSON CREEK PLAN DISTRICT



File No.	LU 20 - 128493 LDP
1/4 Section	3543
Scale	1 inch = 200 feet
State ID	1S2E14BD 300
Exhibit	B Mar 31, 2020



LEGEND

- ## EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)
- ## EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)
- P- EXISTING SIGN
- ⊠ EXISTING ELECTRIC METER
- ☼ EXISTING POWER POLE W/STREET LIGHT
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING LIGHT POLE
- P- EXISTING UNDERGROUND POWER LINES
- OHP- EXISTING OVERHEAD POWER LINES
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- W- EXISTING UNDERGROUND WATER
- G- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING STORM MANHOLE
- EXISTING CLEANOUT
- SS- EXISTING SANITARY SEWER LINE
- ST- EXISTING STORM SEWER LINE
- X- EXISTING FENCE
- ▨ EXISTING CONCRETE BLOCK RETAINING WALL
- FOUND MONUMENTS
- ▨ EXISTING GRAVEL
- ▨ EXISTING CONCRETE
- ▨ EXISTING ASPHALT
- ⊕ PROPOSED WATER SERVICE
- ⊙ PROPOSED DRY WELL

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
SHAUN P. FIDLER
50333

EXPIRES DECEMBER 31, 2021

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 13100 S.E. RAYMOND STREET.
2. THE BASIS OF BEARINGS WAS PER THE PARTITION PLAT NO. 2016-23, MULTNOMAH COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY CITY OF PORTLAND BENCHMARK NO. 1253. FOUND 2" BRASS DISK SET IN CONCRETE CURB SW CORNER OF INTERSECTION OF S.E. SCHILLER STREET AND S.E. 128TH AVENUE. ELEVATION = 200.541' CITY OF PORTLAND DATUM.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF WILLIAM CHRISTIAN FOR CIVIL ENGINEER DESIGN.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PARTITION PLAT WILL BE FILED AT A DATE TO BE DETERMINED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.
7. NO EXISTING STORM SYSTEM ON SITE. NO GUTTER OF DOWN SPOUTS.

EXISTING CONDITIONS & PROPOSED PARTITION	
NW 1/4 SEC 14, T1S, R2E, W.M.	
CITY OF PORTLAND	
MULTNOMAH COUNTY, OREGON	
JUNE 1, 2021	
DRAWN: JMR	CHECKED: DMR
SCALE 1"=30' ACCOUNT # 500-882	
Y:\500-882\DWG\500882BASE.DWG	

13100 SE RAYMOND ST

CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590