



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

Dan Ryan, Commissioner
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www.portland.gov/bds

Date: November 3, 2021
To: Interested Person
From: Clare Fuchs, Land Use Services
503-865-6423 / Clare.Fuchs@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 December 3, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-021623 RP, 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 21-021623 RP

Applicant: Tyson Okely, Dez Development LLC
15648 SE 114th Ave, Suite #211 Clackamas OR 97015
tyson@dezdevelopment.com 503-858-3035

Owner's Agent and Owner: Rudi Pino - kingdomcapitalnw@gmail.com, 360-921-9099
7808 SE 60th LLC
10117 SE Sunnyside Road #F1123 Clackamas, OR 97015

Site Address: 7808 SE 60TH AVE

Legal Description: BLOCK 13 LOT 1&2 W 10 1/2' OF LOT 3, DARLINGTON
Tax Account No.: R197902940
State ID No.: 1S2E19DA 04600
Quarter Section: 3836

Neighborhood: Brentwood-Darlington, contact Stephenie Frederick at bdlanduse@gmail.com

Business District: Woodstock Community Business Association, contact at <http://www.woodstockbiz.com>

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313

Zoning: Residential 5,000 (R5)
Overlay Zone: Alternative Design Density ("a")
Case Type: Replat (RP)

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

Proposal:

The applicant proposes to replat the 2 existing historic lots, and 1 historic lot remnant on this site: Darlington Subdivision, Block 13, Lots 1 and 2, and the west 10.5 feet of Lot 3. Existing lot line(s) will be removed and reconfigured resulting in a total of 2 parcels, which will be 4,509 (Parcel 1) and 2,501 (Parcel 2), square feet in size.

In order to show feasibility of providing services and other criteria, the applicant has provided a site plan showing an existing residence on Parcel 1 to remain with on-site parking accessed via a driveway on SE Lambert Street. Parcel 2 is currently vacant and does not have a conceptual development proposal. On-site parking is not required (33.266.110.B.2).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are: Section **33.675.300, Replat Approval Criteria.**

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 24, 2021 and determined to be complete on August 31, 2021.

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

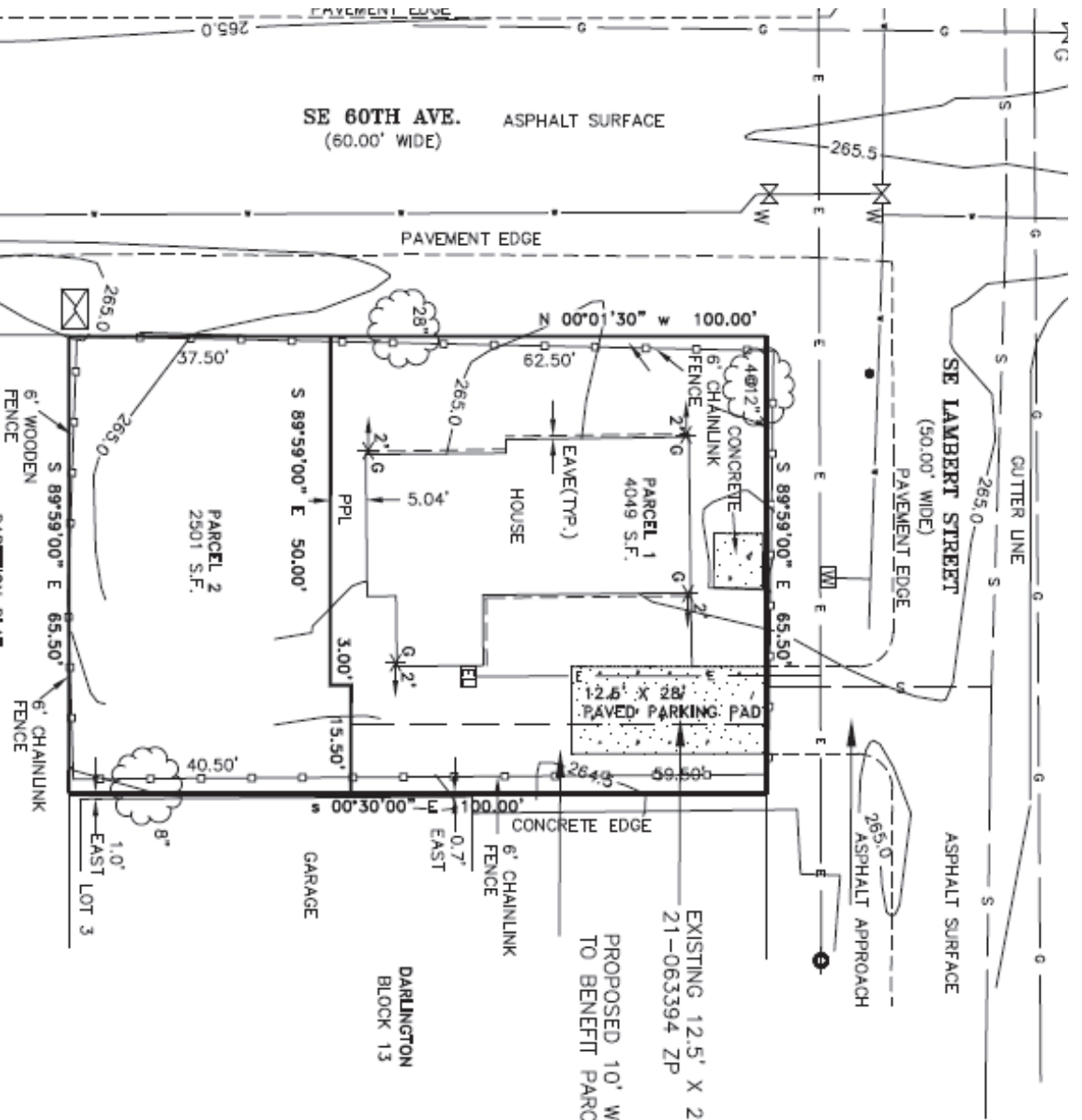
Site Plan



ZONING 
NORTH



File No.	<u>LU 21 - 021623 RP</u>
1/4 Section	<u>3836</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S2E19DA 4600</u>
Exhibit	<u>B</u> <u>Mar 04, 2021</u>



EXISTING 12.5' X 28' PARKING PAD
21-063394 ZP

PROPOSED 10' WIDE SANITARY SEWER EASEMENT
TO BENEFIT PARCEL 2.

DARLINGTON
BLOCK 13

- SYMBOLS**
- ⊕ = POWER POLE
 - = BOLLARDS
 - ⊗ = MAILBOX
 - ⊠ = WATER METER
 - ⊞ = GAS METER
 - ⊡ = ELECTRIC METER
 - ⊗ = WATER VALVE
 - ⊗ = GAS VALVE
 - ⊙ = STORM SEWER MANHOLE
 - ⊕ = FIRE HYDRANT
 - ⊕* = DOWN SPOUTS TO GROUND
 - ⊕* = DOWN SPOUTS TO PIPE
 - = WATER LINE
 - = GAS LINE
 - = ELECTRIC LINE
 - = SANITARY SEWER
 - = STORM SEWER
 - ☁ = DECIDUOUS TREE