



**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](http://www.portland.gov/bds)

**Date:** January 11, 2022  
**To:** Interested Person  
**From:** Andrew Gulizia, Land Use Services  
503-865-6714 / [Andrew.Gulizia@portlandoregon.gov](mailto:Andrew.Gulizia@portlandoregon.gov)

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL  
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 21-025688 CU AD  
(PC # 20-196072)  
REVIEW BY: Hearings Officer  
WHEN: January 31, 2022 at 1:30pm

**This land use hearing will be limited to remote participation via Zoom. The instructions to observe and participate are enclosed with this notice.**

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Development has been proposed in your neighborhood requiring 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 are attached. I am the staff person handling the case. Please contact me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

**Owner:** City of Portland (Portland Parks and Recreation)  
1221 SW 4<sup>th</sup> Ave. #130  
Portland, OR 97204-1900

**Party of Interest:** Elizabeth Decker  
JET Planning  
1300 SE Stark St., Ste. 211  
Portland OR 97214  
(503) 705-3806  
[edecker@jetplanning.net](mailto:edecker@jetplanning.net)

**Applicants:** Sandra Burtzos  
Portland Parks & Recreation  
1120 SW 5<sup>th</sup> Ave., Ste. 858  
Portland, OR 97204  
(971) 940-5722  
[sandra.burtzos@portlandoregon.gov](mailto:sandra.burtzos@portlandoregon.gov)

Taj Hanson  
Walker Macy  
111 SW Oak St., Ste. 200  
Portland, OR 97204  
(503) 228-3122  
thanson@walkermacy.com

**Site Address:** 15309 SE Main St.

**Legal Description:** LOT 3&4&30 TL 100, NEWHURST PK; INC PT VAC ST LOT 5 INC PT VAC ST E 1/2 OF LOT 6, NEWHURST PK; INC PT VAC ST S 413.6' OF W 1/2 OF LOT 6 S 413.6' OF LOT 7 EXC PT IN ST EXC W 234.5', NEWHURST PK; LOT 27-30 TL 300, NEWHURST PK

**Tax Account No.:** R602300350, R602300650, R602301000, R602303900

**State ID No.:** 1S2E01AC 00100, 1S2E01AC 00200, 1S2E01BD 00600, 1S2E01AC 00300

**Quarter Section:** 3145, 3146

**Neighborhood:** Centennial, contact at dbramske@EMAarchitecture.com

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

**District Coalition:** East Portland Community Office, contact Douglas Armstrong at dda882@gmail.com

**Zoning:** OS – Open Space

**Case Type:** CU AD – Conditional Use Review and Adjustment Review

**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Proposal:** Portland Parks and Recreation proposes to expand Parklane Park from 5 acres to 25 acres by improving a currently vacant property immediately north of the existing park. The proposal includes play areas, picnic areas, sports courts, a skate park, a community garden, an off-leash dog area, restrooms, and off-street parking. All of the improvements the applicant hopes to install are illustrated and described in the applicant’s submittal, but some improvements may not be installed depending on construction costs and the availability of funding. The two largest sports courts would be for organized soccer games, but no public address (PA) system or field lights are proposed. The proposal requires approval of a Type III Conditional Use Review per Zoning Code Sections 33.100.100.B.2, 33.279.035.B.1, and 33.815.040.B.2.b.

The following Adjustments to Zoning Code requirements are also requested:

- To waive the requirement for a 15-foot-wide L3 (high screen) landscaping buffer along the lot lines abutting residentially zoned lots (Zoning Code Section 33.100.200.B.1, Zoning Code Table 110-5);
- To waive the requirement for 5-foot-wide L2 (low screen) landscaping buffers abutting the south sides of the proposed parking lots (Zoning Code Section 33.266.130.G.2.d.1); and
- To waive the requirement for 5-foot-wide L3 (high screen) landscaping buffers abutting the north and east sides of the west parking lot and abutting the north and west sides of the east parking lot (Zoning Code Section 33.266.130.G.2.d.2).

**Relevant Approval Criteria:** To be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Zoning Code Section 33.815.100.A-D (Conditional Use Review); and
- Zoning Code Section 33.805.040.A-F (Adjustment Review).

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 16, 2021 and determined to be complete on September 13, 2021.

### **DECISION MAKING PROCESS**

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The staff report will be posted on the Bureau of Development Services website at [www.portlandoregon.gov/bds/35625](http://www.portlandoregon.gov/bds/35625). Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is East Portland Neighborhood Office.

If you are interested in viewing the file, please contact the planner listed on the front of this notice. The planner can provide information over the phone or via email. Only digital copies of the material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at [www.portland.gov/code/33](http://www.portland.gov/code/33).

We are seeking your comments on this proposal. The evidentiary proceeding before the Hearings Officer will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Hearings Officer decision and the evidence in the record compiled by the Hearings Officer in support of that decision.

To comment, you may write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201, FAX your comments to 503-823-4347, email your comments to [HearingsOfficeClerks@portlandoregon.gov](mailto:HearingsOfficeClerks@portlandoregon.gov), or testify during the hearing. **Please see the enclosed insert for further information on how to testify.** In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Bureau of Development Services staff will be available during the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record.

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.

### **APPEAL PROCESS**

You can appeal the Hearings Officer decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Hearings Officer decision. The City Council will consider legal arguments (for example arguments pointing out ways the Hearings Officer decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Hearings Officer findings are not supported by the evidence submitted to the Hearings Officer. However, the City Council will not accept or consider new evidence that was not submitted to the Hearings Officer.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record by the Hearings Officer in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough

detailed information to the Hearings Officer, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

**HEARING CANCELLATION**

This public hearing may be canceled due to inclement weather or other emergency. Contact the Hearings Office at 503-823-7307 for immediate information regarding cancellations or rescheduling. If canceled, the hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

**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:**

Land use hearing participation information  
Zoning map  
Site plan