



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

Dan Ryan, Commissioner
Rebecca Esau, Director
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www.portland.gov/bds

Date: May 5, 2022
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-865-6714/Andrew.Gulizia@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 contact 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 May 26, 2022. Your comments must be emailed to the assigned planner listed above;** please include the Case File Number, LU 22-134512 CU, in your email. If you do not have access to email, 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 22-134512 CU

Applicant: Stuart Cowburn
7015 SE 16th Ave.
Portland, OR 97202
(971) 344-1520
jboyle0724@gmail.com

Property Owners: Stuart Cowburn & Josie Cowburn
7015 SE 16th Ave.
Portland, OR 97202

Site Address: 7015 SE 16th Ave.

Legal Description: BLOCK 8 LOT 2, CITY VIEW PK ADD & NO 2
Tax Account No.: R158901170
State ID No.: 1S1E23AB 18700
Quarter Section: 3732

Neighborhood: Sellwood-Moreland, contact David Schoellhamer at
chair.landuse.smile@gmail.com

Business District: Sellwood-Westmoreland, contact at info@sellwoodwestmoreland.com
District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org
Plan District: None

Zoning: RM1d – Residential Multi-Dwelling 1 base zone with Design (“d”) overlay zone

Case Type: CU – Conditional Use Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer

Proposal:

The applicant requests Conditional Use Review approval to operate a Type B accessory short-term rental (ASTR) facility in the existing 3-bedroom house on this site. The Type B ASTR operation would begin when the homeowner, who would also manage the ASTR, moves into a planned, 1-bedroom accessory dwelling unit (ADU) in the rear yard. A building permit has been approved to convert the existing garage into an ADU, but construction has not yet begun as of the date of this notice (building permit 21-072984 RS).

The applicant also requests to rent 4 bedrooms on the property (the 3-bedroom house plus the 1-bedroom ADU) for up to 95 days each calendar year, when the homeowner may be away from home. During these periods, a third-party manager would operate the ASTR.

No commercial events or alterations to the 3-bedroom house are proposed. The applicant proposes to enforce indoor quiet hours between 10pm and 7am every day. For outdoor areas of the site, the applicant proposes to enforce quiet hours between 9pm and 7am on weekdays and between 10pm and 7am on weekends.

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code. The relevant criteria are in Zoning Code Section 33.815.105.A-E.

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 April 20, 2022 and determined to be complete on May 2, 2022.

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 Hearings Officer. The Hearings Officer 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.

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

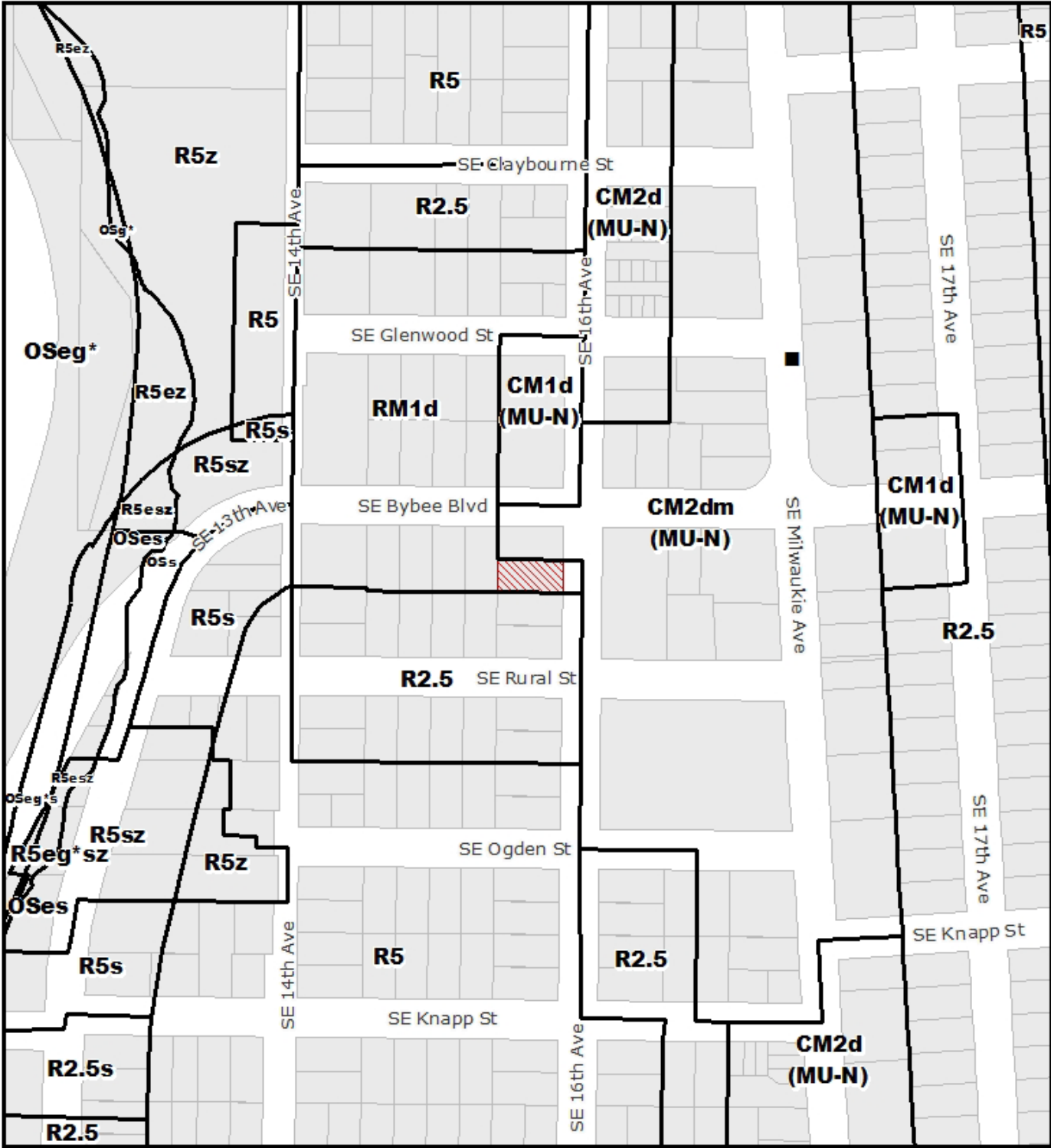
APPEAL OF THE FINAL CITY DECISION


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:

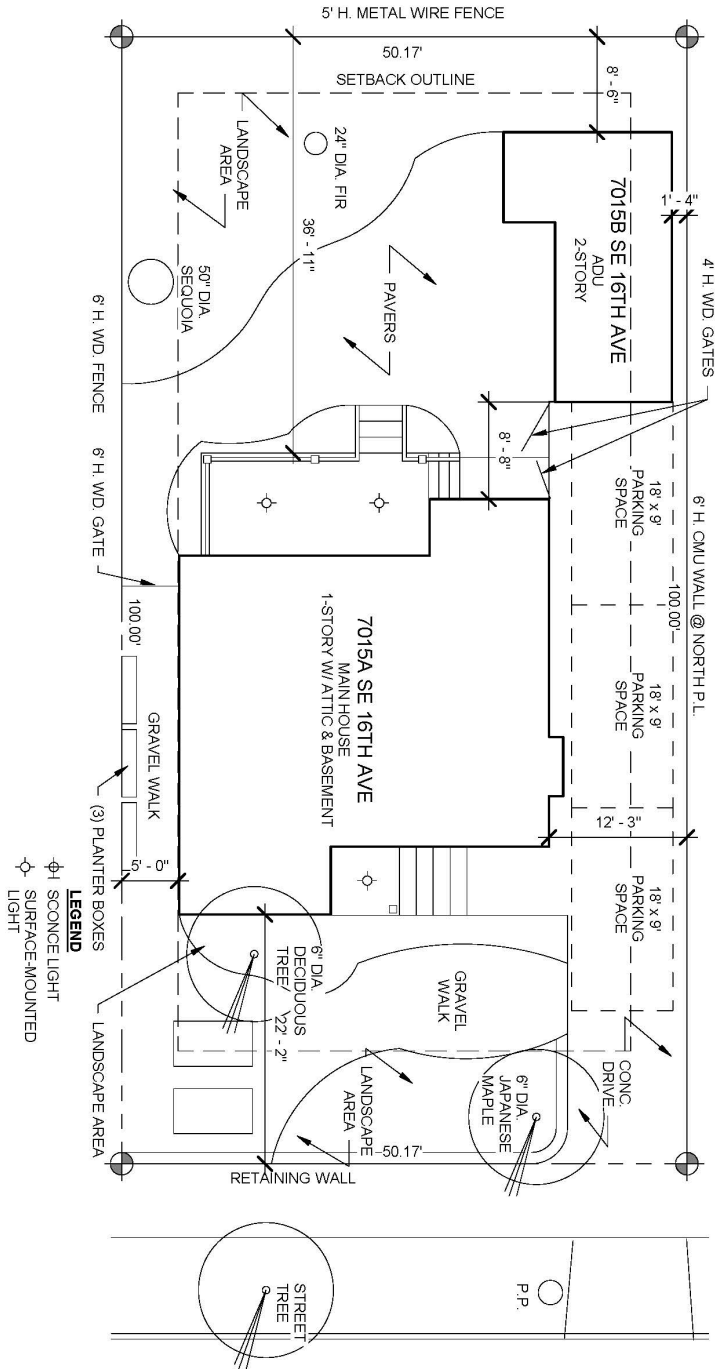
Zoning map
Site plan



ZONING 
 For Zoning Code in effect Post August 1, 2021

-  Site
-  Historic Landmark

File No.	LU 22 - 134512 CU
1/4 Section	3732
Scale	1 inch = 200 feet
State ID	1S1E23AB 18700
Exhibit	B Apr 21, 2022



1 Site Plan
1" = 10'-0"



PROPERTY INFORMATION:
 PROJECT ADDRESS:
 PROPERTY ID:
 STATE ID:
 TAX ROLL:
 LOT AREA:
 IMPERVIOUS AREA:

7015 SE 16TH AVE
 PORTLAND, OR 97202
 R134919
 SITE23AB 18700
 CITY VIEW PK ADD & NO 2 BLOCK 8, LOT 2
 5,015 SF (0.12 AC)
 2,434 SF

LU 22-134512 CU

1.0

SE 16th ASTR
 7015 SE 16th Ave.
 Portland, OR 97202

Issue Date: 1/11/22

Site Plan

LU 22-134512 CU

Aligned Design, LLC
 Lindsey Jones, LEED AP
 www.aligneddesignpdx.com
 (503) 606-6100
 hello@aligneddesignpdx.com

