



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

Dan Ryan, Commissioner
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Date: July 22, 2022
To: Interested Person
From: Diliana Vassileva, Land Use Services
503-823-8969 / Diliana.Vassileva@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 August 22, 2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-135853 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 22-135853 RP

Applicant: Kevin Partain, Urban Visions / 503-421-2967
6180 Trout Creek Ridge Rd. Mt. Hood Parkdale, Oregon, 97041 USA

Owner: Intrinsic Homes LLC / P O Box 3665 / Apollo Beach, FL 33572

Surveyor: Joseph Mcallister, Compass Land Surveyors
4107 International Way #705 / Milwaukie, OR 97222

Site Address: 811 NE 92ND AVE
Legal Description: BLOCK 4 LOT 8-11, ROSE WOOD
Tax Account No.: R724000730, R724000740
State ID No.: 1N2E33BD 01300, 1N2E33BD 01301
Quarter Section: 2939
Neighborhood: Montavilla, contact Adam Wilson at adam@montavillapdx.org
Business District: NONE
District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org
Plan District: NONE
Zoning: RM1, Residential Multi-Dwelling 1
Case Type: RP – Replat
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to replat four historically platted lots (ROSE WOOD, BK 4, LOTS 8-11) into three parcels. Parcel 1 will be approximately 2,103 square feet in size, Parcel 2 will be approximately 3,417 square feet in size and contain the existing residence, and Parcel 3 will be approximately 4,455 square feet in size. No new development is being proposed at this time.

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 April 25, 2022 and determined to be complete on July 8, 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 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:

Zone Map
Supplemental Survey