



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 18, 2016
To: Interested Person
From: Kate Green, Land Use Services
503-823-5868 / Kate.Green@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 March 21, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 15-270045 LDP, in your letter. It also is helpful to address your letter to me, Kate Green. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 15-270045 LDP

Applicant: Sarah Radelet / Strata Land Use Planning
PO Box 90833
Portland OR 97290

Site Address: vacant corner property west of 1217 NE Mason Street

Legal Description: BLOCK 19 LOT 7&8 TL 12101, NORTH IRVINGTON
Tax Account No.: R611503220
State ID No.: 1N1E23CA 12101
Quarter Section: 2631
Neighborhood: Sabin Community Association / Rachel Lee / 503-964-8417
Business District: North-Northeast Business Association / Joice Taylor / 503-841-5032
District Coalition: Northeast Coalition of Neighborhoods / contact Lokyee Au / 503-388-9030
Zoning: Single Dwelling Residential 5,000 (R5)
Alternative Design Density (a) overlay
Aircraft (h) overlay
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 requests a **Land Division-Partition** to divide an approximately 5,000 square foot property into 2 parcels using a provision that allows for attached houses on corner lots (33.110.240.E). Each parcel is proposed to be 2,500 square feet in area.

Water and sewer services are proposed from service lines in NE Mason Street for Parcel 1 and from services lines in NE 12th Avenue for Parcel 2. Stormwater management is proposed via an onsite drywell on each parcel.

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 (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 2 units of land (2 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 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 November 25, 2015 and determined to be complete on **February 11, 2016.**

DECISION MAKING PROCESS: The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Avenue, Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

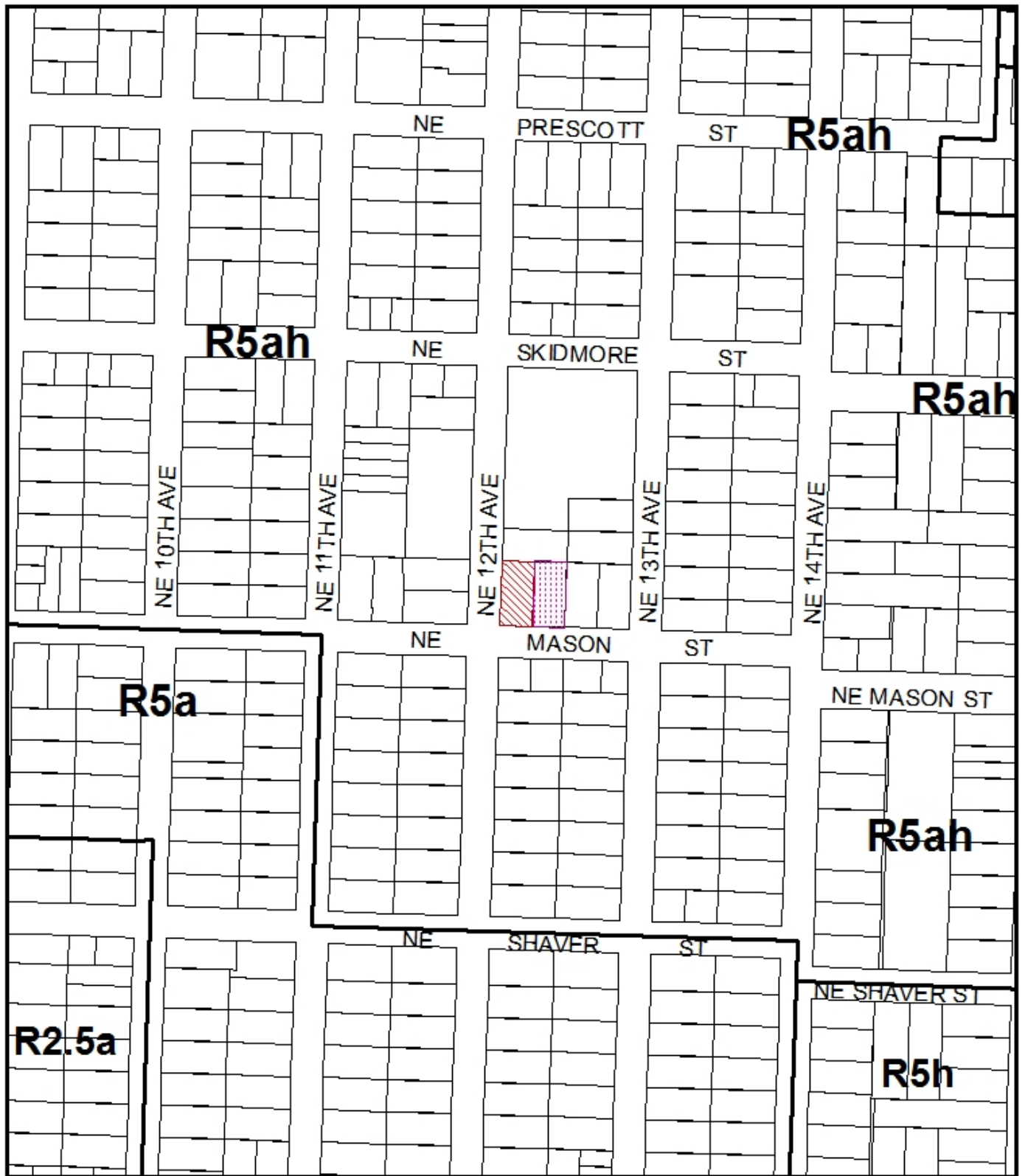
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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: 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, Preliminary Plan



ZONING



-  Site
-  Also Owned

File No. LU 15-270045 LDP
 1/4 Section 2631
 Scale 1 inch = 200 feet
 State_Id 1N1E23CA 12101
 Exhibit B (Dec 04, 2015)

PRELIMINARY PLAN MAP

LOCATED IN THE
 S.W. 1/4 SECTION 23 T.1N., R.1E., W.M.
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 OCTOBER 21, 2015 SCALE 1"=20'

SURVEY NOTES:
 THE DATUM FOR THIS SURVEY IS BASED UPON CITY OF PORTLAND BENCHMARK NO. 1899,
 BEING A STANDARD DISC AT THE INTERSECTION OF NE MASON STREET AND 14TH AVENUE,
 ELEVATION= 177.921, COP DATUM.
 A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD
 TRAVERSE.
 THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER
 RECORDS OF THE CITY OF PORTLAND, MULTNOMAH COUNTY.
 THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND DETERMINE THE PERMETER BOUNDARY
 OF THE SUBJECT PROPERTY AND TO IDENTIFY ANY UTILITIES AND ENCROACHMENTS AND
 ENCROACHMENTS NO PROPERTY CORNERS WERE SET IN THIS SURVEY.
 NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE
 POSSESSION, ESTOPPEL, AGGRIEVANCE, ETC.

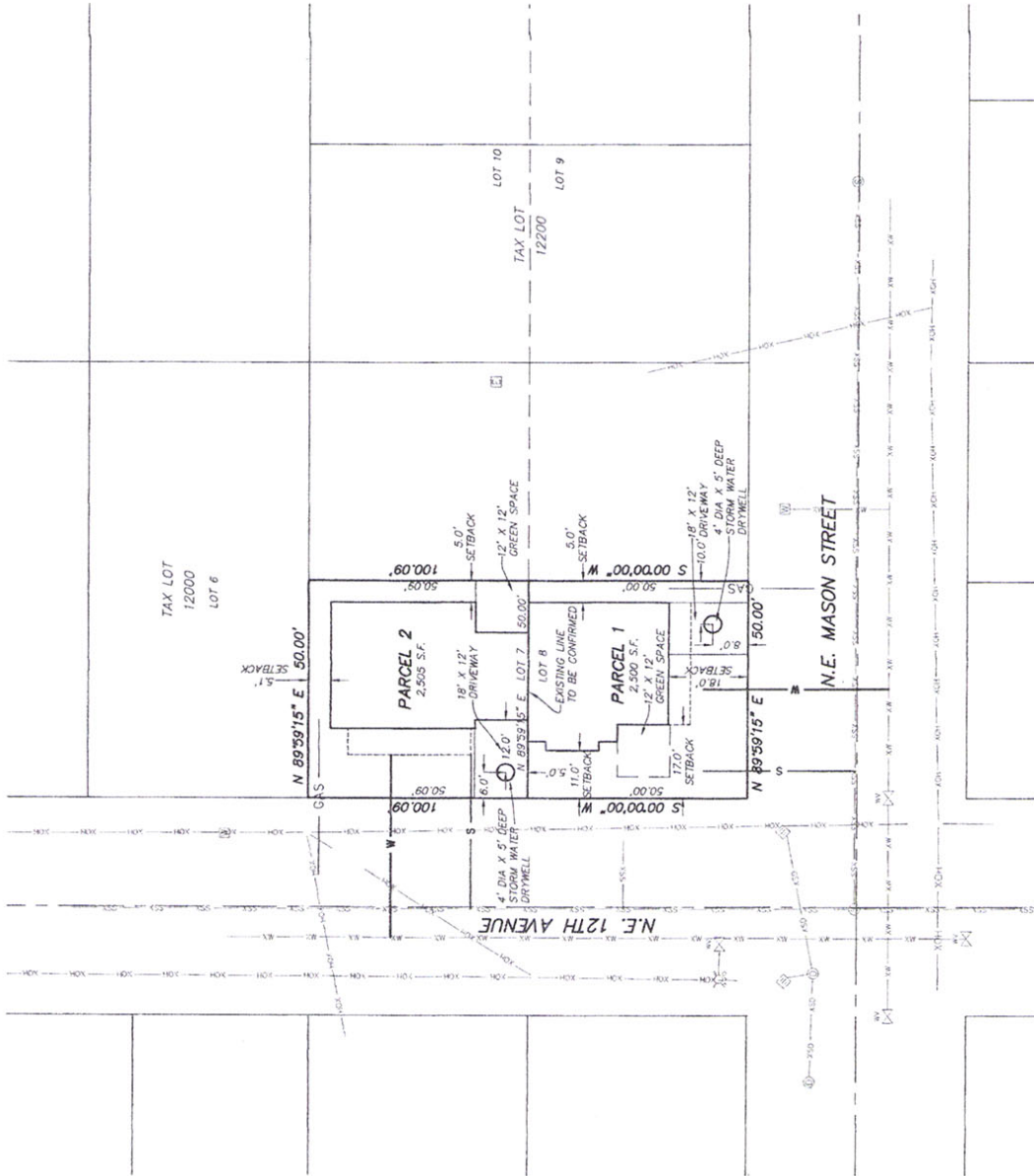
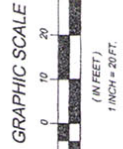
LEGEND:

Some Symbols shown may not be used on map

- | | | | |
|--|-------------------------|--|---------------------------|
| | DECIDUOUS TREE | | UTILITY AND LIGHT POLE |
| | EVERGREEN TREE | | GUY WIRE |
| | STORM SEWER MANHOLE | | TRAFFIC SIGNAL POLE |
| | SANITARY SEWER CLEANOUT | | ELECTRICAL POWER PEDESTAL |
| | CATCH BASIN | | COMMUNICATIONS PEDESTAL |
| | SANITARY SEWER MANHOLE | | OVERHEAD LINE |
| | WATER VALVE | | GAS LINE |
| | WATER METER | | ELECTRICAL LINE |
| | FIRE HYDRANT | | COMMUNICATIONS LINE |
| | BOLLARD | | SANITARY SEWER LINE |
| | GAS VALVE | | STORM DRAIN LINE |
| | GAS METER | | WATER LINE |
| | SIGN | | FENCELINE |
| | MAILBOX | | ELECTRIC RISER |
| | UTILITY POLE | | UTILITY RISER |
| | LIGHT POLE | | PROPOSED GAS LINE |
| | ELECTRIC METER | | PROPOSED SEWER LINE |

SIGNED ON: 11/16/16
 REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 13, 2004
 108 C. BOLDEN
 803.741.5

RENEWED: DECEMBER 31, 2017



CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 971045
 PHONE 503.650.0188 FAX 503.650.0189