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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: January 5, 2010

To: Interested Person

From: Sean Williams, Land Use Services
503-823-7612 / sean.williams@ci.portland.or.us

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 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 28 days, **we need to receive your written comments by 5 p.m. on January 26, 2010**. Please mail or deliver your comments to the address above, and include the Case File Number, LU 09-178304 AD, in your letter. It also is helpful to address your letter to me, Sean Williams.

CASE FILE NUMBER: LU 09-178304 AD

Applicant: Ralph Fullerton
Central City Homes, Llc
6426 SW Beaverton Hillsdale Hwy.
Portland OR, 97221

Representative: Mark Person
W.B. Wells & Associates, Inc.
4230 NE Fremont Street
Portland, OR 97213

Site Address: 5008 SW Taylors Ferry Road

Legal Description: TL 100 1.04 ACRES, SECTION 30 1S 1E, TL 100 1.04 ACRES
Tax Account No.: R991300410
State ID No.: 1S1E30DB 00100
Quarter Section: 3924
Neighborhood: Crestwood, contact John Prouty at 503-246-7366.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: None
Other Designations: Potential Landslide Hazard
Zoning: Residential 7,000 (R7)
Case Type: Adjustment (AD)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
The applicant is requesting an adjustment to the maximum lot size of Parcel 2 of partition plat 2009-81 from 12,000 square feet to approximately 20,142 square feet in preparation for a

property line adjustment (09-177503 PR). The subject property is currently 19,119 square feet and was created through a land division (LU 08-101826 LDP AD) in which an adjustment was approved to the maximum lot size for this parcel. An adjustment review is necessary because the property was created through a maximum lot size adjustment and is now proposed to move further out of conformance with the maximum lot area standard for the zone.

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 **33.805.040 A.-F., Approval Criteria for Adjustments.**

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 December 17, 2009 and determined to be complete on December 30, 2009.

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

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

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body 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.

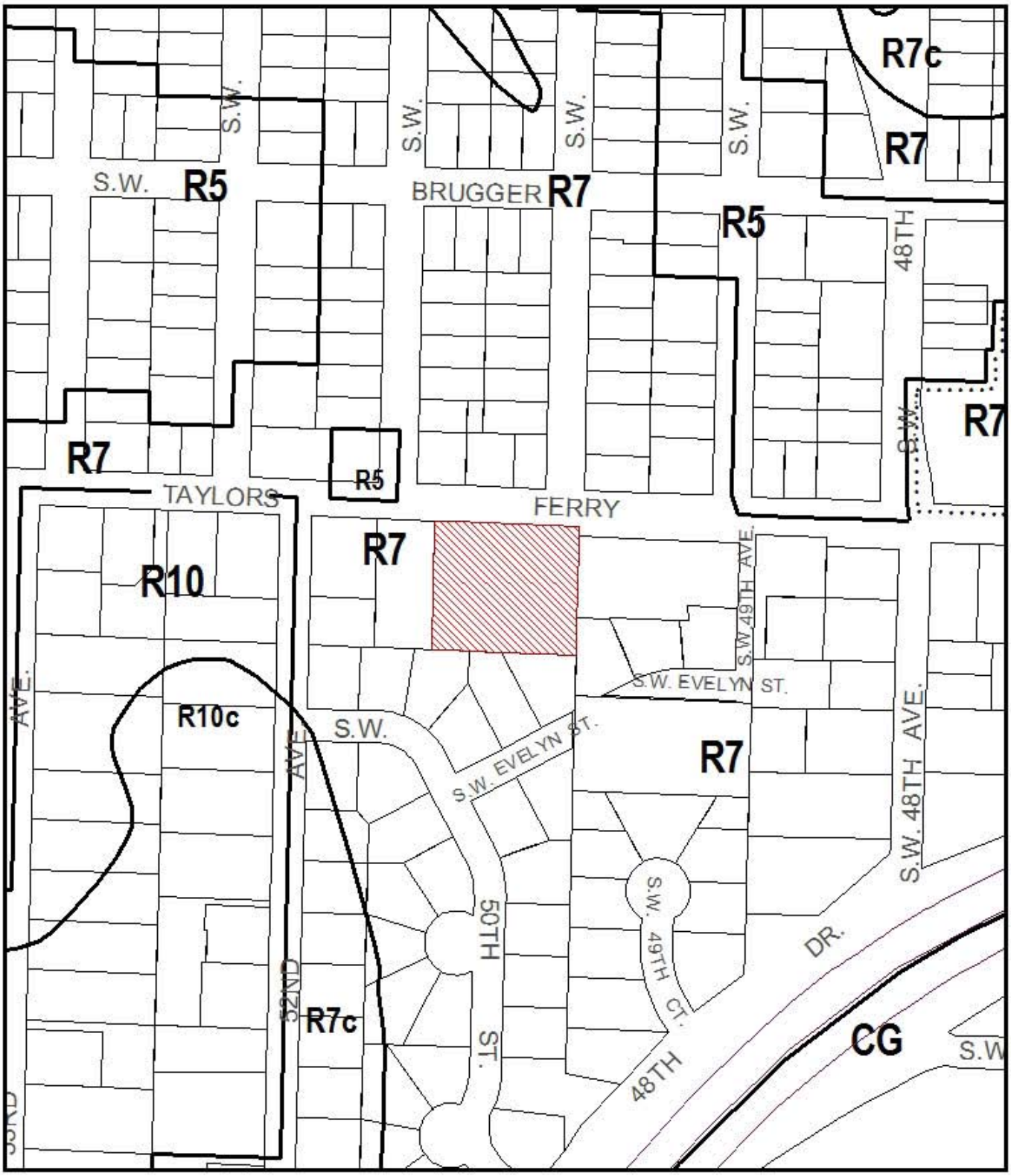
There is a fee charged for appeals. Recognized neighborhood associations and low-income individuals appealing a decision for their personal residence may qualify for an appeal fee waiver.

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 550 Capitol St. NE, Suite 235, Salem, OR 97301. 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

Site

NORTH

File No.	LU 09-178304 AD
1/4 Section	3924
Scale	1 inch = 200 feet
State_Id	1S1E30DB 100
Exhibit	B (Dec 18,2009)

NARRATIVE

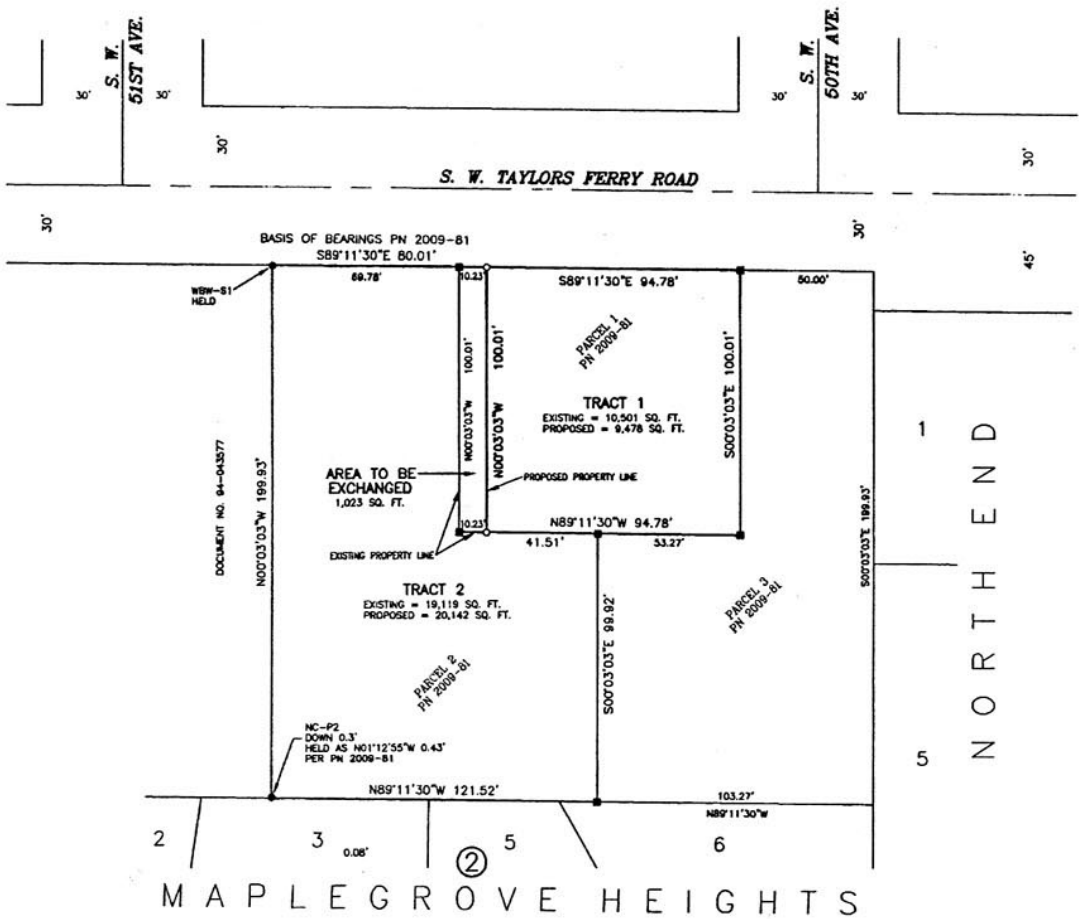
THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY OF A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN PARCELS 1 AND 2 OF PARTITION PLAT NO. 2009-81, MULTNOMAH COUNTY PLAT RECORDS.

PARCELS 1 AND 2 WERE ESTABLISHED IN OUR PREVIOUS PARTITION PLAT NO. 2009-81, MULTNOMAH COUNTY PLAT RECORDS.

PROPOSED PROPERTY WAS ESTABLISHED PER CLIENT'S DIRECTIONS.

MULTNOMAH COUNTY
SURVEY RECORDS
DATE
FILED_____

_____
REGISTER NUMBER



LEGEND

●	FOUND MONUMENT AS NOTED.
O	SET 5/8"X30" IRON ROD WITH 1-1/4" DIAMETER YELLOW PLASTIC CAP MARKED "W.B. WELLS & ASSOC., INC" ON _____, 20__
■	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W.B. WELLS & ASSOC., INC", HELD PER PARTITION PLAT NO. 2009-81.
P1	PLAT OF "NORTH END", PLAT BOOK 1301, PAGE 37.
P2	PLAT OF "MAPLEGROVE HEIGHTS", PLAT BOOK 1199, PAGE 41.
S1	SN 60023.
SN	SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
WBW	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W.B. WELLS & ASSOC., INC.".
NC	FOUND 5/8" IRON ROD WITH NO CAP.
OU	ORIGIN UNKNOWN.
SQ. FT.	SQUARE FEET.
PN	PARTITION PLAT NO., MULTNOMAH COUNTY PLAT RECORDS

I, DEKKION T. MACKAI, STATE THAT THIS SURVEY WAS PREPARED USING HEWLETT-PACKARD PRODUCT NO. 51645A ON OCE NO. 868342.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REVISIONS:

DRAWN BY: PCS | CHECKED BY: DTM
DATE: 11/19/09 | SCALE: 1"=30'
PLOT DATE: 12/10/09 | JOB NO. 05-156
FILE: P:\05-156\05-156PLA.DWG

PROPERTY LINE ADJUSTMENT
FOR
CENTRAL CITY HOMES, LLC

PARCELS 1 AND 2 OF PARTITION PLAT NO. 2009-81
LOCATED IN THE SE 1/4 OF SECTION 30, T1S, R1E, W.M.
IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 12, 2005
DEKKION T. MACKAI
2342
EXPIRES 12-31-10

W.B. WELLS and associates, inc.
ENGINEERS-SURVEYORS-PLANNERS
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
PHONE:(503) 284-5896 FAX:(503) 284-8330
e-mail address: info@wbwells.com

SHEET 1 OF 1