

## 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: December 11, 2012

From: Rachel Whiteside, Land Use Services

503-823-7605 / Rachel.Whiteside@portlandoregon.gov

## REQUEST FOR RESPONSE

Case File: LU 12-204862 LDS Pre App: PC # 12-177887

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via email. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase especially those that would significantly affect the proposal.
- ➤ Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- ➤ Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Rachel Whiteside at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- Please send your response to BDS no later than: January 10, 2013 (Comments received after this date, may not be included in the staff report).
- > We must publish our report by: January 18, 2013
- A public hearing before the Hearings Officer is tentatively scheduled for January 28, 2013

**Applicant:** Cody Johnecheck,

Consolidated Land And Cattle LLC

2 Centerpointe Dr #210 Lake Oswego, OR 97035 **Representative:** Bruce Vincent,

Bedsaul/Vincent Consulting, Llc

416 Laurel Ave #3 Tillamook, OR 97141

Site Address: 8600 SW 30TH AVE

Legal Description: S 3' OF LOT B LOT C, MADISON VILLA SUB LOT 21; LOT D EXC S 40'

OF W 150', MADISON VILLA SUB LOT 21; LOT E TL 9500, MADISON

VILLA SUB LOT 21

**Tax Account No.:** R524950200, R524950250, R524950310

**State ID No.:** 1S1E20DD 09200, 1S1E20DD 09300, 1S1E20DD 09500

Quarter Section: 3826

**Neighborhood:** Multnomah, contact Susan Rudloff at 503-358-2316.

**Business District:** None

**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: None

Other Designations: Potential Landslide Hazard Area

**Zoning:** R2c – Multi-Dwelling Residential with an Environmental Conservation

Overlay

**Case Type:** LDS – Land Division (Subdivision)

**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision

of the Hearings Officer can be appealed to City Council.

## Proposal:

The applicant proposes to divide the 19,660 square foot site into five lots for attached housing. Proposed lots range in size from 1,793 square feet to 2,634 square feet. The remaining 8,921 square feet, which includes all of the environmental conservation zone, will be placed into an environmental resource tract. The site is currently developed with a duplex that will be removed.

Water and sanitary sewer service are both available in SW 30<sup>th</sup> Avenue. Stormwater from individual lots will be treated in flow-through planters and disposed of off-site to a proposed storm line in SW 30<sup>th</sup> Avenue. There are no trees on the site outside of the environmental zone. All trees within the environmental zone will be preserved within Tract A.

This subdivision proposal is reviewed through a Type III procedure because more than three lots are proposed and the site is in a Potential Landslide Hazard Area (see 33.660.110). The proposal addresses the Standards for Land Divisions in Environmental Zones (Section 33.430.160), therefore an Environmental Review is not required.

For purposes of State Law, this land division is considered a subdivision. To subdivide land is to divide an area or tract of land into four or more lots within a calendar year, according to ORS 92.010. ORS 92.010 defines "lot" as a single unit of land created by a subdivision of land. The applicant's proposal is to create 5 lots. Therefore this land division is considered a subdivision.

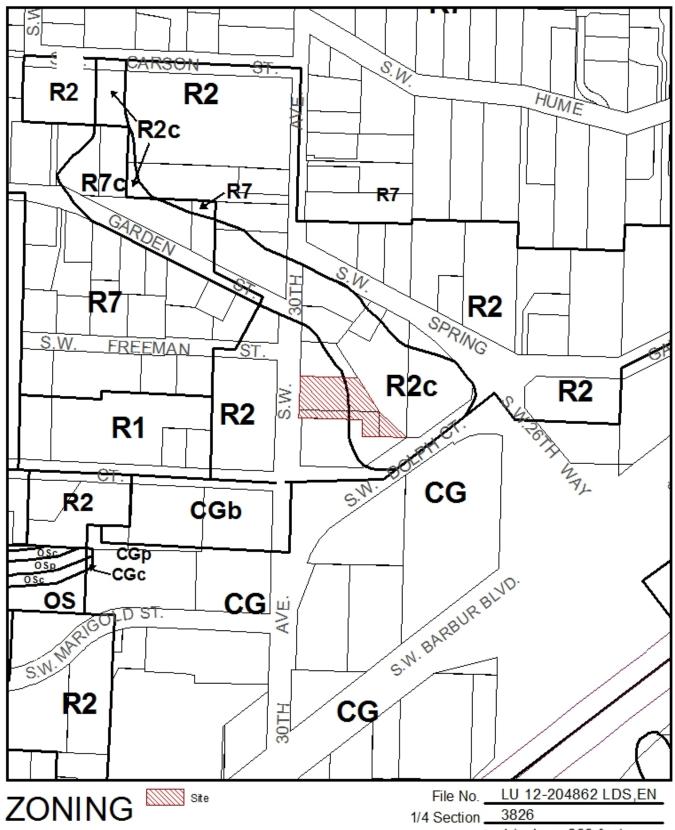
## Relevant Approval Criteria:

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on November 13, 2012 and has not yet been deemed complete.

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.

Enclosures: Zoning Map, Preliminary Plan, Utility Plan



File No. 3826 1/4 Section

200 feet 1 inch = Scale 1S1E20DD 9200, 9300, 9500 State\_Id

Exhibit \_ (Nov 14,2012)



NORTH

