



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

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**Date:** June 8, 2018  
**To:** Interested Person  
**From:** Andrew Gulizia, Land Use Services  
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**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 18-136384 CU**

**GENERAL INFORMATION**

**Applicant/Owner:** Jessica Hale  
5775 Skyline Dr.  
West Linn, OR 97068

**Site Address:** 5205 NE 14<sup>th</sup> Pl.

**Legal Description:** BLOCK 22 LOT 8 TL 8700, VERNON  
**Tax Account No.:** R860704220  
**State ID No.:** 1N1E23AB 08700  
**Quarter Section:** 2532  
**Neighborhood:** Vernon, contact Carson Mead at [carson.mead@gmail.com](mailto:carson.mead@gmail.com)  
**Business District:** Soul District Business Association, contact at [info@nnebaportland.org](mailto:info@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030

**Zoning:** R2.5ah – Single-Dwelling Residential 2,500 with Alternative Design Density (“a”) and Aircraft Landing (“h”) overlay zones

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

**Proposal:** The applicant requests Conditional Use approval to operate a Type B accessory short-term rental (ASTR) facility in the existing 5-bedroom house on this site. No exterior alterations to the house are proposed. The full-time resident of the house (a long-term tenant) will manage the ASTR operation. The applicant proposes to rent 4 bedrooms for the ASTR operation to start, and requests approval for a 5th short-term rental bedroom once a planned accessory dwelling unit (ADU) is constructed on the property. No outside employees, food or beverage service, or commercial events are proposed. The proposed house rules would require quiet hours between 9pm and 7am on weekdays and between 10pm and 7:00am on weekends.

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