



City of Portland, Oregon **Bureau of Development Services**

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868

www.portlandoregon.gov/bds

April 18, 2013 Date:

To: Interested Person

From: Mark Bello, Land Use Services

503-823-7810 / Mark.Bello@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

WIRELESS EQUIPMENT UPGRADE

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 May 9, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-204621 DZ, in your letter. It also is helpful to address your letter to me, Mark Bello.

CASE FILE NUMBER: LU 12-204621 DZ

Applicants: J.M. Brookhouse

Secureasite LLC

902 S Mcloughlin Blvd Portland OR 97045

Michael Bacon

T Mobile

8960 NE Alderwood Portland OR 97220

IEH Portland LLC 121 SW Salmon St

Portland, OR 97204-2901

Jim Carver Owner:

Portland General Electric Co

2213 SW 153rd Drive Beaverton OR 97006

Site Address: 26 SW SALMON ST

BLOCK 5 LOT 1-8, PORTLAND; BLOCK 6 LOT 1-8, PORTLAND Legal Description:

Tax Account No.: R667700830, R667700970, R667702030

State ID No.: 1S1E03BA 00200, 1S1E03BD 00200, 1S1E03BA 02100

Quarter Section: 3129 **Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.

Business District: None

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Zoning: CXd, Central Commercial with Design Overlay

Case Type: DZ, Design Review

Procedure: Type II, an administrative decision with appeal to the Design

Commission.

Proposal: The applicant proposes installation of wireless equipment on three sectors as follows:

Replace one existing dual antenna with one new hex antenna

Replace one existing dual antenna with one new quad antenna

The dimensions of a hex antenna are: 60" tall, 19.7" wide and 3.5" deep. The dimensions of a quad antenna are 59" tall, 11.9" wide and 6.3" deep.

Because the proposal will result in exterior alterations to the property in the d, Design Overlay zone, design review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

Central City Fundamental Design Guidelines

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 13, 2012 and determined to be complete on April 18, 2013.

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 Design Commission. 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 may qualify for an appeal fee waiver.

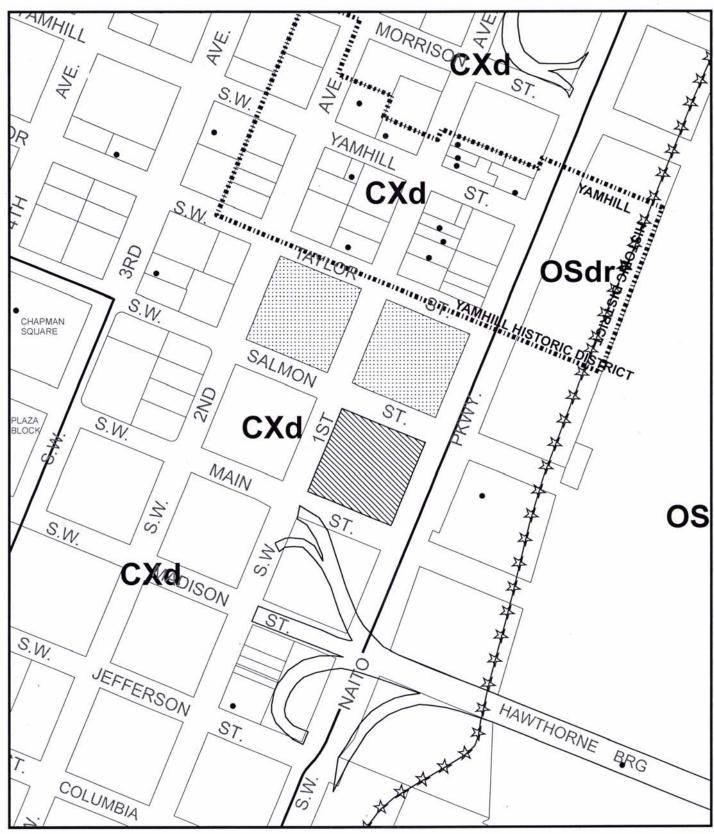
APPEAL OF THE FINAL CITY DECISION

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
- Details



ZONING



Also Owned



Historic Landmark



This site lies within the: CENTRAL CITY PLAN DISTRICT **DOWNTOWN**

LU 12-204621 DZ File No.

3129 1/4 Section

1 inch = 200 feet Scale

1S1E03BD 200 State Id

В (Nov 14,2012) Exhibit.

