



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

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 6, 2013  
**To:** Interested Person  
**From:** Rachel Whiteside, Land Use Services  
503-823-7605 / [Rachel.Whiteaside@portlandoregon.gov](mailto:Rachel.Whiteaside@portlandoregon.gov)

## **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 June 27, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-160957 EN, in your letter. It also is helpful to address your letter to me, Rachel Whiteside.

## **CASE FILE NUMBER: LU 13-160957 EN**

**Applicants:** Jocelyn Bates,  
SRG Partnership  
621 SW Morrison, Ste 200  
Portland, OR 97205  
Paul Dedyo,  
KPFF Consulting Engineers  
111 SW 5th Ave, Ste 2500  
Portland, OR 97204

**Owner:** Metro/Oregon Zoo  
4001 SW Canyon Rd  
Portland OR 97221

**Site Address:** 4001 SW CANYON RD

**Legal Description:** TL 1200 3.65 ACRES, SECTION 05 1S 1E; TL 1400 60.69 ACRES,  
SECTION 05 1S 1E

**Tax Account No.:** R991050720, R991050750

**State ID No.:** 1S1E05 01200, 1S1E05 01400

**Quarter Section:** 3125, 3225, 3226

**Neighborhood:** Arlington Heights, contact Jeff Boly at 503-223 4781.

**Business District:** None

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

**Plan District:** None

**Zoning:** OScps – Open Space with Environmental Conservation and Protection  
and Scenic Resource overlay zones

**Case Type:** EN – Environmental Review

**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer.

**Proposal:**

The Oregon Zoo is preparing to construct a new elephant habitat approved under Land Use cases 11-179602 CU EN AD and 12-156412 EN. As part of this major redevelopment, a service road is being moved to the perimeter of the new buildings. The design of this service road includes a roughly 515-foot long, up to 12-foot high, soldier pile wall that supports the south and east edge of the road as it rounds the east side of the buildings. Seismic analysis of the wall design by the applicants' geotechnical engineer indicate the need to lower the perched groundwater elevation under the wall and buildings in order to achieve a minimum factor of safety.

This proposal is for installation of an outfall within the Environmental Conservation overlay that will serve an array of horizontal finger drains below the building site, which is outside of the environmental zones. The array of drains will be collected at the face of slope and conveyed in a surface-mounted pipe to the outfall. The outfall is proposed at the existing toe of slope within the existing natural drainage channel that conveys surface runoff to the public storm system along Highway 26. The applicant has been able to site the drilling equipment and staging area within the transition area of the environmental 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 33.430.250.A.1 & 3**.

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 May 29, 2013 and determined to be complete on June 5, 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](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. 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.

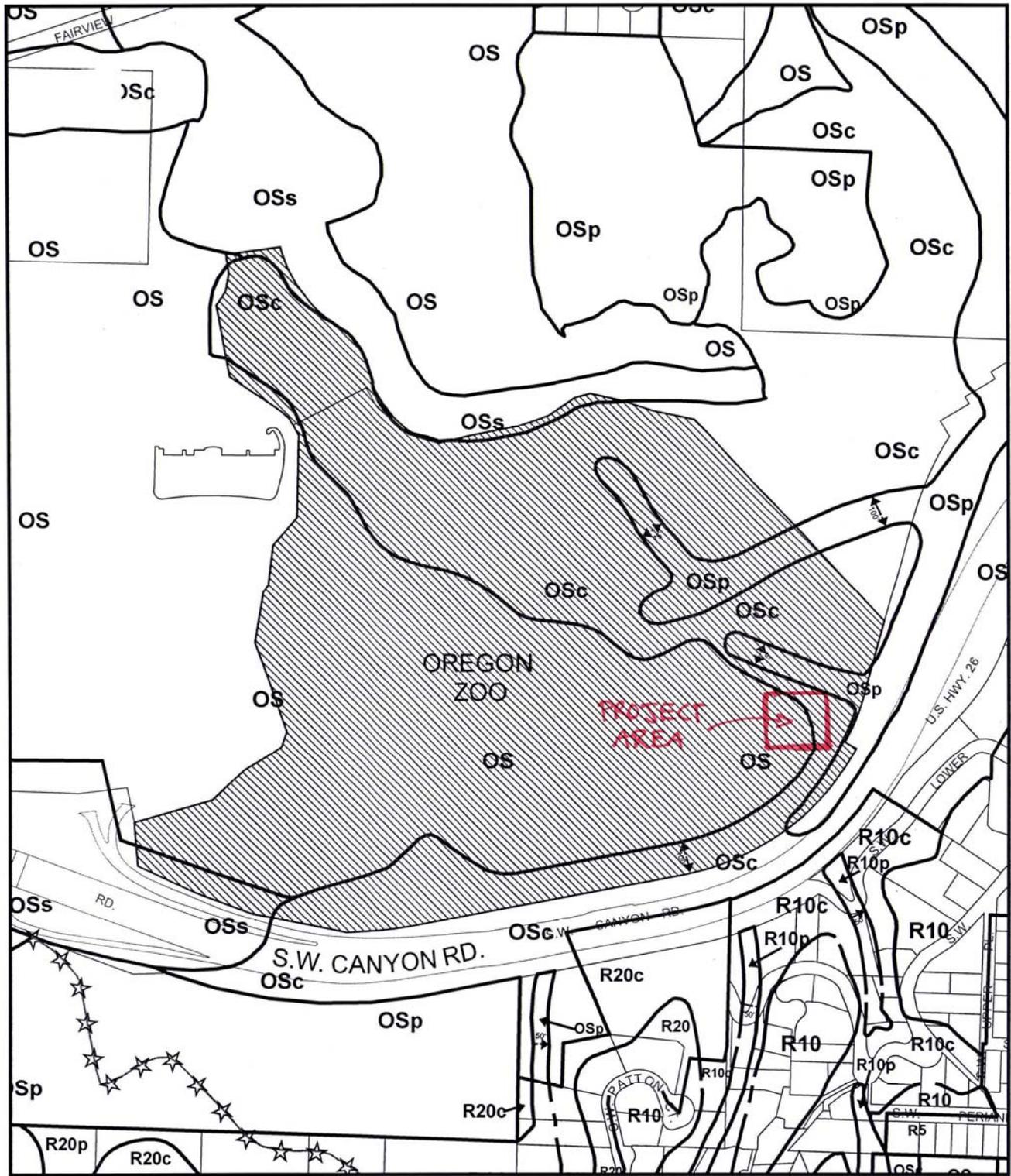
**APPEAL OF THE FINAL CITY DECISION**

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, Profile



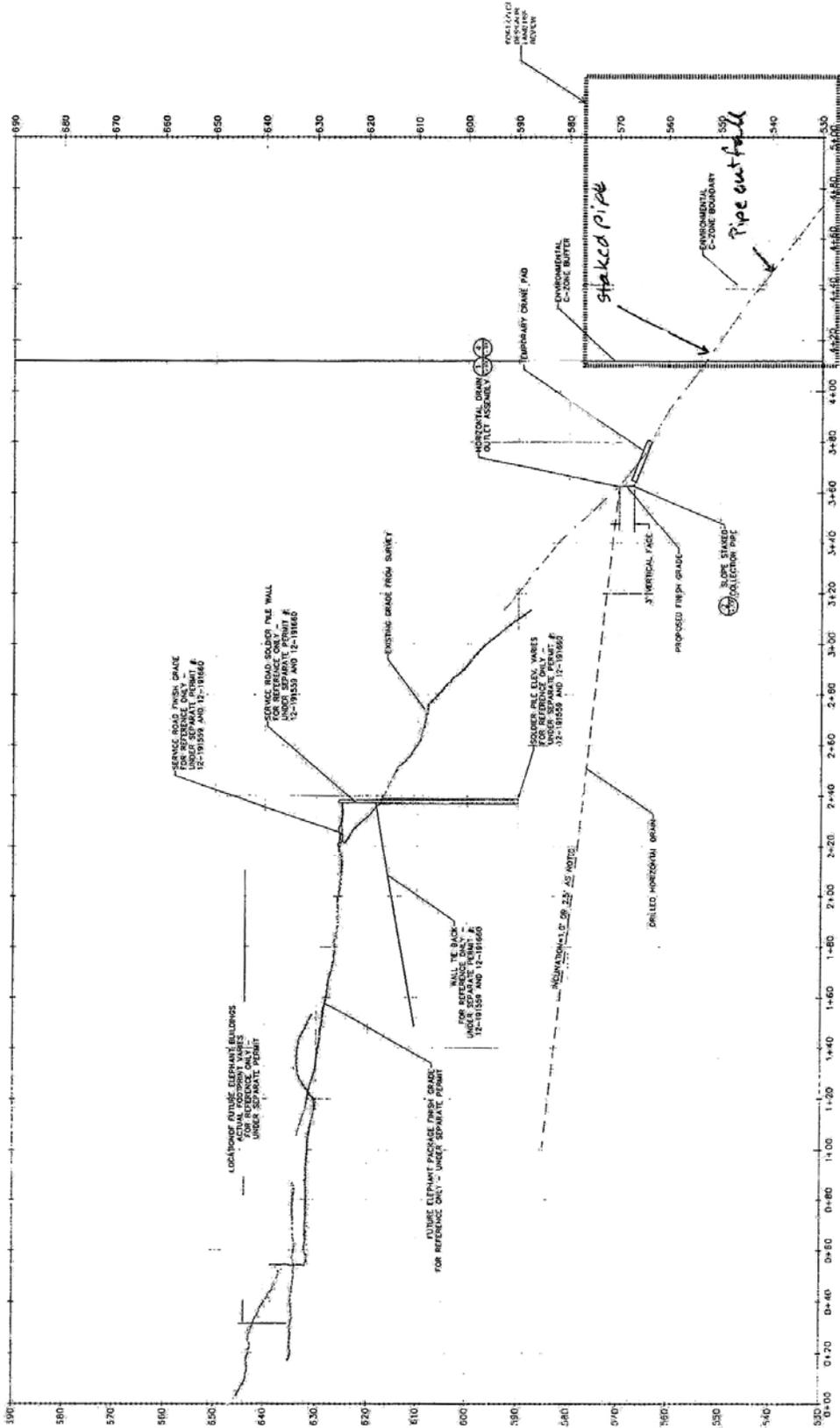
# ZONING

 Site



File No. LU 13-160957 EN  
 1/4 Section 3125.3225.3226  
 Scale 1 inch = 400 feet  
 State\_Id 1S1E05 1400  
 Exhibit B (Jun 03, 2013)





TYPICAL PROFILE - HORIZONTAL DRAIN  
 HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 10'

LU 13-166957 EN