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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 6, 2014

To: Interested Person

From: Andrew Gulizia, Land Use Services
503-823-7010 / Andrew.Gulizia@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 February 27, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-108989 AD, in your letter. It also is helpful to address your letter to me, Andrew Gulizia.

CASE FILE NUMBER: LU 14-108989 AD

Representative: George Pierce / Ryka Consulting / 206-523-1941
918 S Horton St, Suite 1002 / Seattle, WA 98134

Applicant: Nathan Dunn / New Cingular Wireless PCS, LLC (dba AT&T Mobility)
19801 SW 72nd Ave / Tualatin, OR 97062

Property Owner: PMP Properties, LLC
9220 SW Barbur Blvd #119-306 / Portland, OR 97219

Site Address: 3610 N Suttle Rd

Legal Description: TL 1600 3.89 ACRES SEE R323419 (R951320521), SECTION 32 2N 1E
Tax Account No.: R951320520
State ID No.: 2N1E32DA 01600
Quarter Section: 1826
Neighborhood: St. Johns, contact Justin Sundling at justinsundling@gmail.com.
Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.
Plan District: None
Zoning: IHc, h – Heavy Industrial zone with Environmental Conservation and Aircraft Landing overlay zones
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
This industrial site contains telecommunications antennas attached to an existing tower with accessory equipment on the ground. Pursuant to Zoning Code Section 33.274.040.9, landscaping was required for previous building permits for telecommunications equipment. The Zoning Code allows the landscaping to be placed anywhere on the site. However, the landscaping shown on previous building permit site plans was either not installed or was subsequently removed. In order to resolve this outstanding issue, the applicant is requesting an Adjustment to remove the landscaping requirement for this facility.

The site is within the Aircraft Landing Overlay Zone, and a portion of the site is within the Environmental Conservation Overlay Zone. However, the associated regulations do not affect the Adjustment request.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria have been met. The relevant criteria are:

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

D. City-designated scenic resources and historic resources are preserved; and

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

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 January 23, 2014 and determined to be complete on February 3, 2014.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and do one of the following:
- 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.

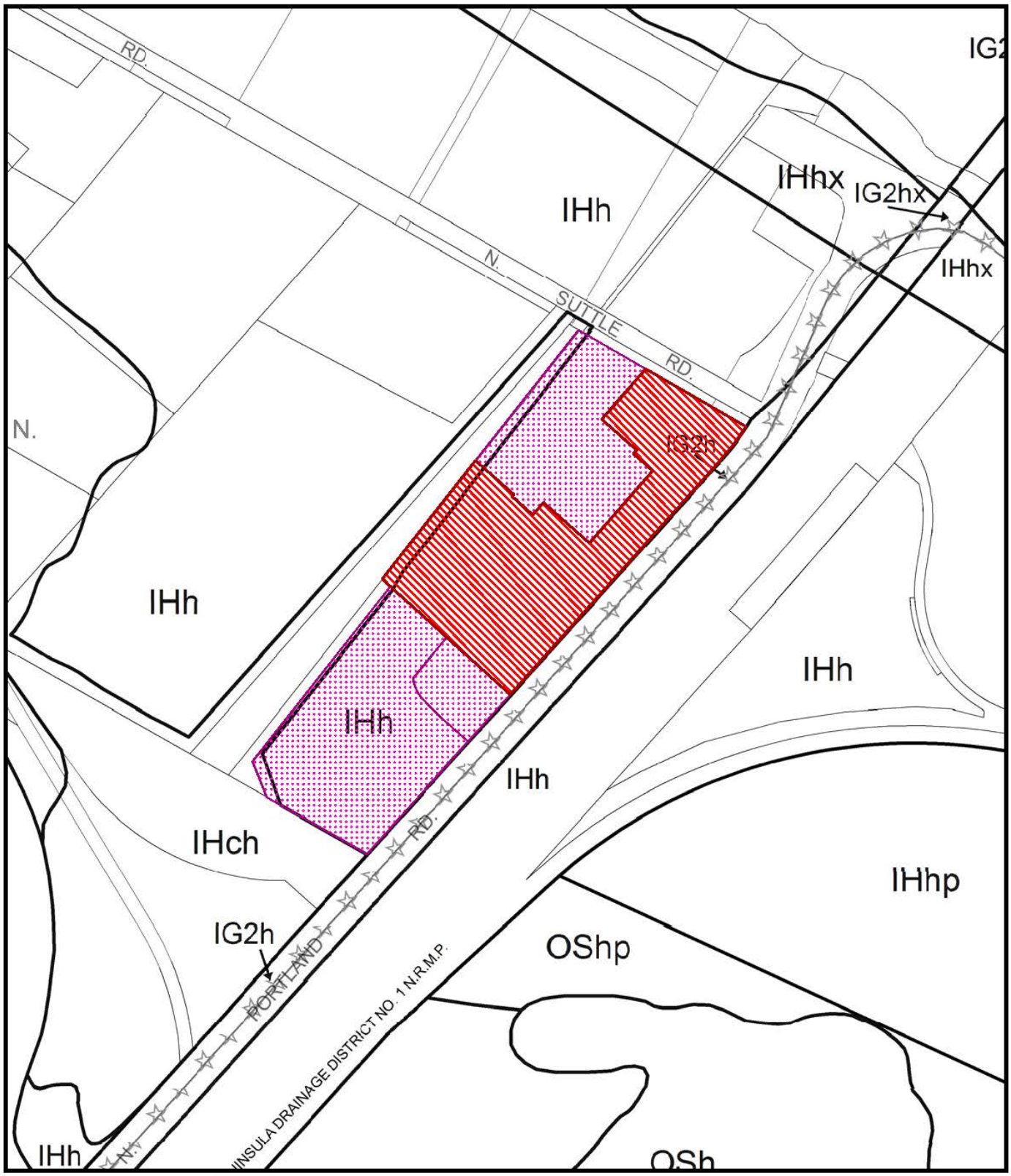
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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



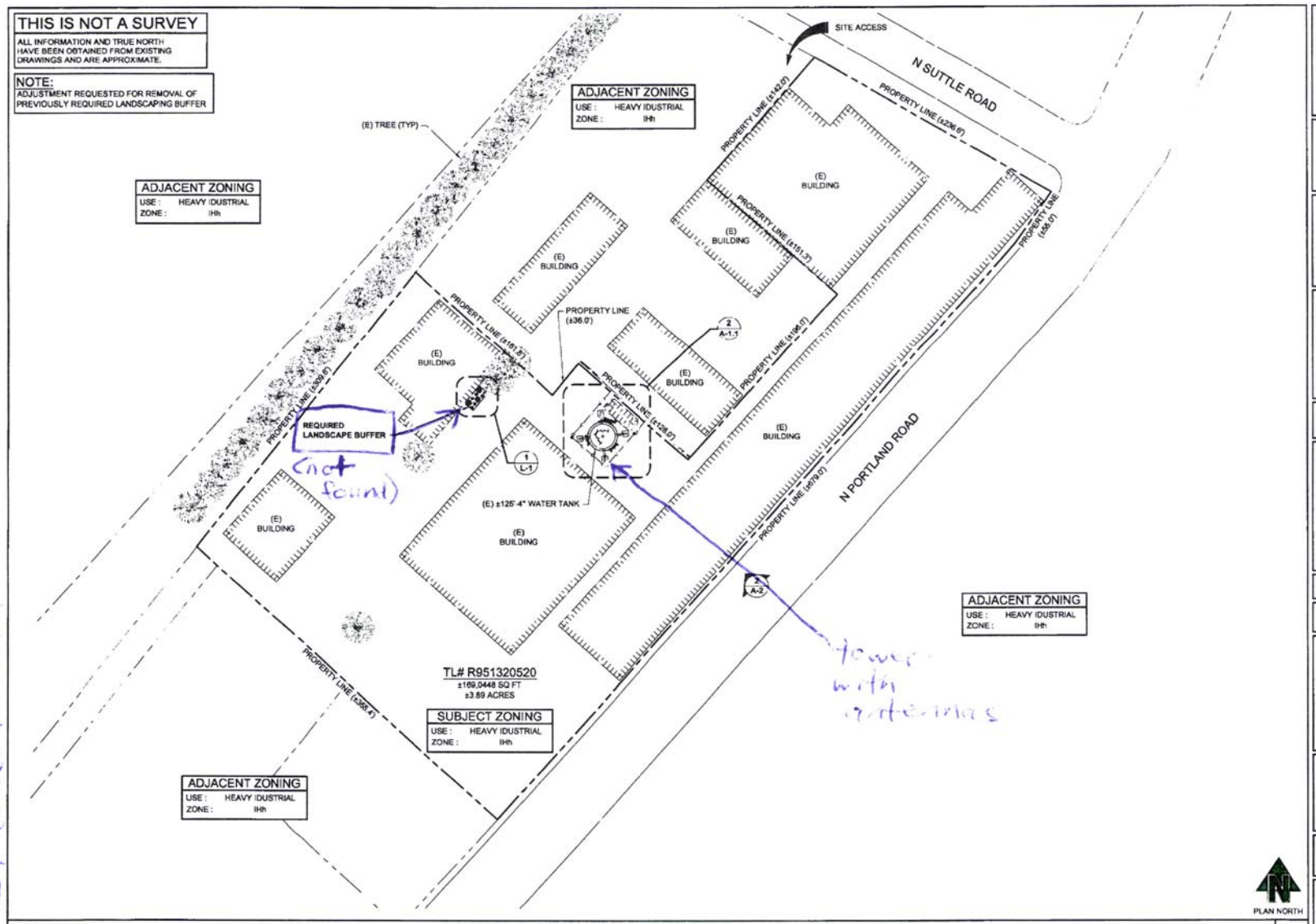
ZONING

Site

Also Owned

NORTH

File No.	LU 14-108989 AD
1/4 Section	1826
Scale	1 inch = 267 feet
State_Id	2N1E32DA 1600
Exhibit	B (Jan 29,2014)



SITE PLAN

22x34 SCALE: 1" = 40'-0" | 11x17 SCALE: 1" = 80'-0"

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at&t Your world. Delivered.

PROJECT CONSULTANTS:

WESTOWER COMMUNICATIONS

PLANS PREPARED BY:

CORNERSTONE ENGINEERING, INC.
16028 WOODINVILLE-REDMOND RD NE, SUITE 210
WOODINVILLE, WA 98072
PHONE: 425.487.1732
EMAIL: cei@cornerstone-engr.com
WWW.CORNERSTONE-ENGR.COM

PROJECT INFO:

PR23

NORTH PORTLAND

3610 N SUTTLE ROAD
PORTLAND, OR 97217
MULTNOMAH COUNTY

ISSUED FOR:

CONSTRUCTION

REV:	DATE:	ISSUED FOR:	BY:
1	01-07-14	FINAL	LLW
0	12-03-13	FINAL	LLW
A	10-18-13	PRELIMINARY	DMO

DRAWN BY:	CHK.:	APV.:
DMO	MWO	MWO

CURRENT ISSUE DATE:

01-07-14

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
74636PE
OREGON
MARK W. OLSON
01/07/14
EXPIRATION DATE: 12/31/14

DRAWING INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A-1 | 1

CEI JOB NUMBER: MOD 13-13173

LU 14-103781 AD