



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 21, 2014
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on March 24, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-112281 CU, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 14-112281 CU

Applicant: Bill Howard
Odelia Pacific For AT&T Mobility
10570 SE Washington St, Suite 200
Portland OR 97216

Property owner: Lazaro G Santiago
4734 NE Cully Blvd
Portland, OR 97218

Representative: Allen Greene, Main Contact
Odelia Pacific
6233 SW Orchid Dr
Portland OR 97219
503 866 5111

Site Address: 4734 NE CULLY BLVD

Legal Description: BLOCK 10 LOT 3, PADDOCK AC
Tax Account No.: R637204170
State ID No.: 1N2E20BC 05800
Quarter Section: 2537

Neighborhood: Cully, contact David Sweet at 503-493-9493.
Business District: None
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Zoning: CN1h: Neighborhood Commercial 1 with Aircraft Landing 'h' overlay
Case Type: CU: Conditional Use
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant, AT&T, requests a conditional use for equipment cabinets associated with a wireless telecommunications facility that will be mounted on a replacement utility pole in the public right of way. The replacement pole will be 15 feet taller than the existing utility pole, as allowed by the franchise agreement the City has that regulates wireless service providers within the public rights of way.

The associated equipment will be located on adjacent private property, as follows: An 11' 5" by 26' precast concrete equipment shelter near the southeast corner of the site, meeting the required 5-foot setback from the south property line. Although the structure is allowed by the zoning code to have a 0-foot setback from the rear property line, the applicant proposes a 5 foot setback from the rear (east) property line as well. The equipment shelter will be screen from the street by the existing building on site, as well as by a wooden fence that will fully enclose the shelter. Additional equipment called Remote Radio Heads (RRH) will be placed on the rooftop of the existing building within an approximately 14 foot by 9 foot by screen that will fully conceal this additional equipment.

Cable and fiber optic runs will be placed underground, connecting the equipment in the shelter with the RRH units via a cable chase mounted to the north façade of the building; a second cable chase will connect the RRH units to the antennas mounted to the replacement utility pole via an underground run. The cables will run up inside the replacement utility pole, so they will not be visible to pedestrians. Both the RRH screen and the cable chases will be designed and painted to match the material of the existing north façade of the building.

Because the facility equipment is not exempted from the zoning requirements of 33.274, a Type Ix Conditional Use review is required for the associated equipment located on private property. Please refer to the attached plans for a graphical depiction of the proposal. *The antennas and the replacement pole in the public right of way are not subject to this review.*

Please note that City of Portland policies and regulations allow wireless facilities to be mounted on existing or replacement utility poles located within public rights of way via a franchise agreement with the City. Additional information about franchise agreements with the City can be found on the City's web site at: <http://www.portlandoregon.gov/revenue/63234>

Because the antennas and utility pole are located in the public right of way, zoning regulations, such as a conditional use review, *do not apply to that portion of the overall facility*. However, the associated equipment cabinets placed on private property require a conditional use review.

Relevant Approval Criteria:

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

- 33.815.225 A. 1-3, *Conditional Use criteria*
- 33.274.040, *Mandatory Development Standards*

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 31, 2014 and determined to be complete on February 19, 2014.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

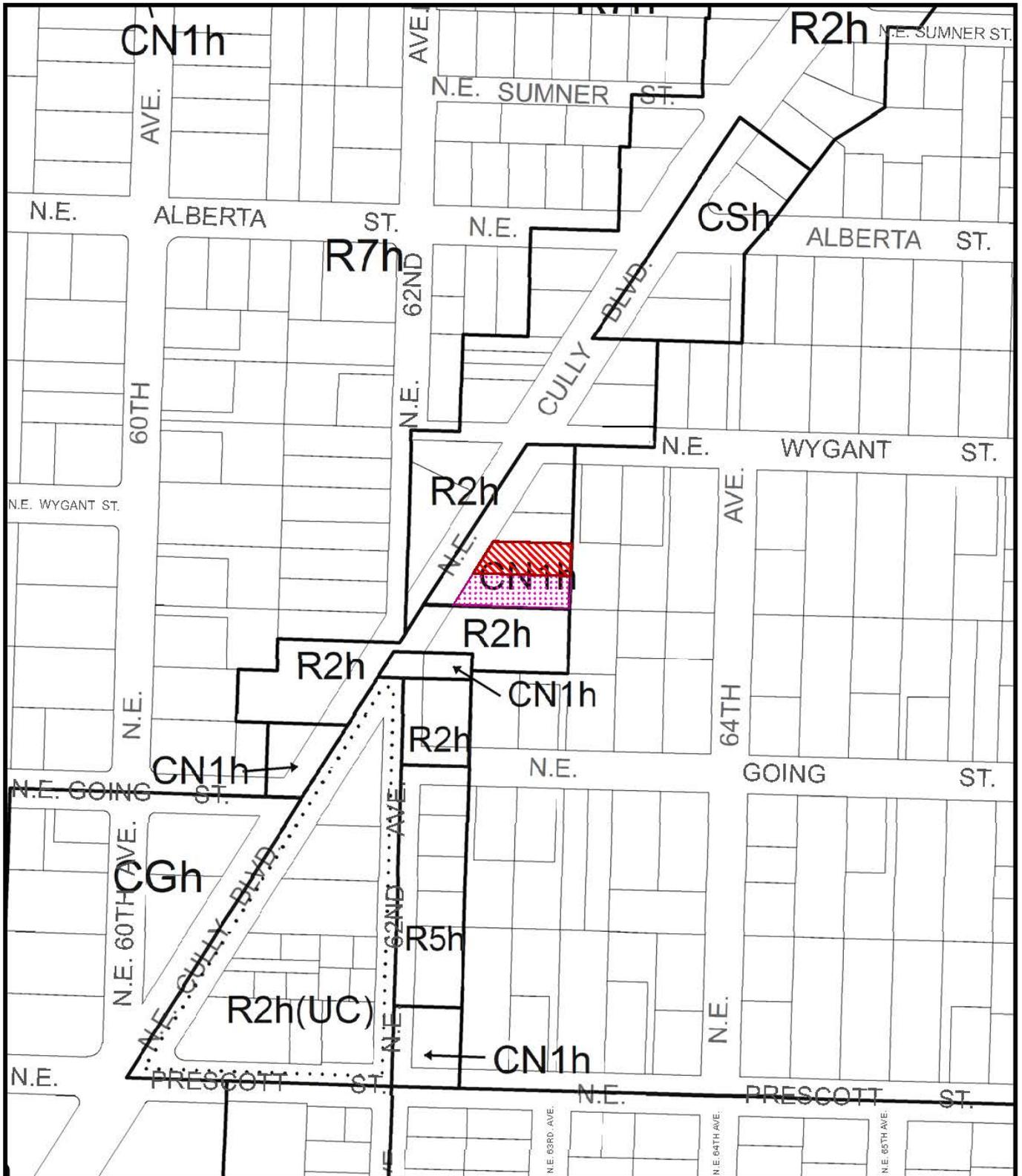
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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; North Elevation



ZONING

-  Site
-  Also Owned



File No. LU 14-112281 CU
 1/4 Section 2537
 Scale 1 inch = 200 feet
 State_Id 1N2E20BC 5800
 Exhibit B (Feb 05, 2014)



LDC
Commercial
Residential
Telephone
1400 NE WASHINGTON BLVD
PORTLAND, OR 97232
www.ldcgroup.com

DATE: 12-04-13
DRAWN BY: JFO
CHECKED BY: RBH

REVISIONS

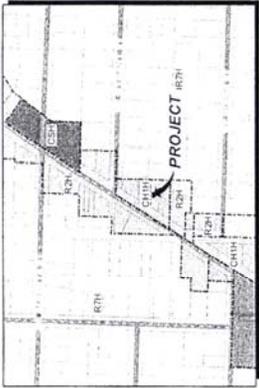
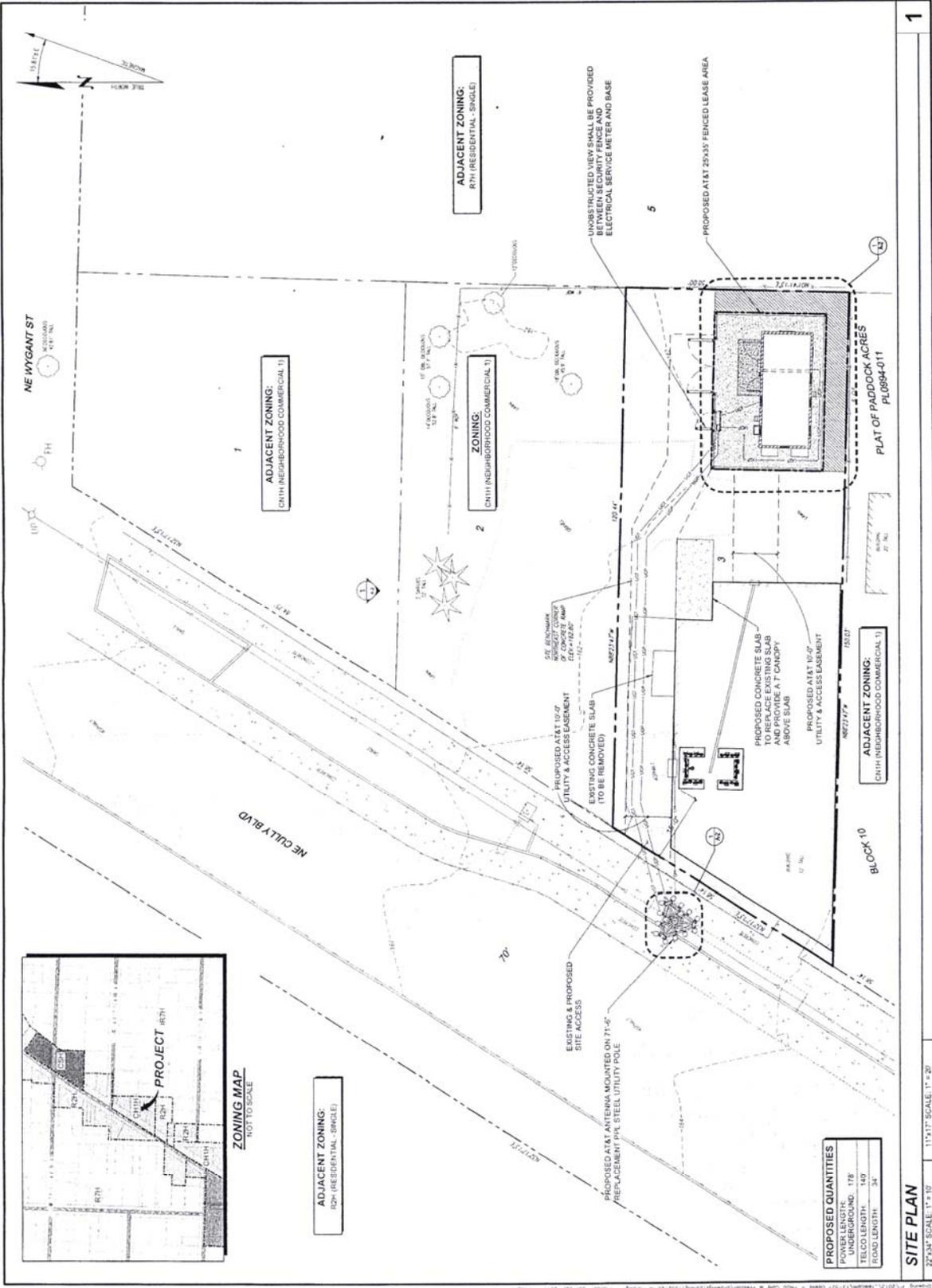
NO.	DATE	DESCRIPTION
1	12/04/13	FINAL PLAN SUBMITTAL
2	12/04/13	REVISED PER COMMENTS
3	12/04/13	REVISED PER COMMENTS



SITE
PNSO
CULLY AND PRESCOTT
4734 NE CULLY BOULEVARD
PORTLAND, OR 97218

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



ADJACENT ZONING:
R2H (RESIDENTIAL, SINGLE)

ADJACENT ZONING:
CNTH (NEIGHBORHOOD COMMERCIAL 1)

ZONING:
CNTH (NEIGHBORHOOD COMMERCIAL 1)

ADJACENT ZONING:
CNTH (NEIGHBORHOOD COMMERCIAL 1)

PROPOSED QUANTITIES

POWER LENGTH:	178
UNDERGROUND:	178
TELECOM LENGTH:	140
ROAD LENGTH:	24

SITE PLAN
27'x30' SCALE: 1" = 10'
11'x17' SCALE: 1" = 20'

Equipment →
Shelter + Cable runs
subject to CU
Review

LU 14-112281 CU



DATE: 12-04-13
DRAWN BY: JFO
CHECKED BY: RBH

REV#	DATE	DESCRIPTION
1	12-04-13	ISSUED FOR PERMITS
2	12-04-13	ISSUED FOR PERMITS
3	12-04-13	ISSUED FOR PERMITS
4	12-04-13	ISSUED FOR PERMITS



SITE:
PNS
DULLY AND PRESCOTT
474 NE CULLY BOULEVARD
PORTLAND, OR 97218

SHEET TITLE:
ELEVATION

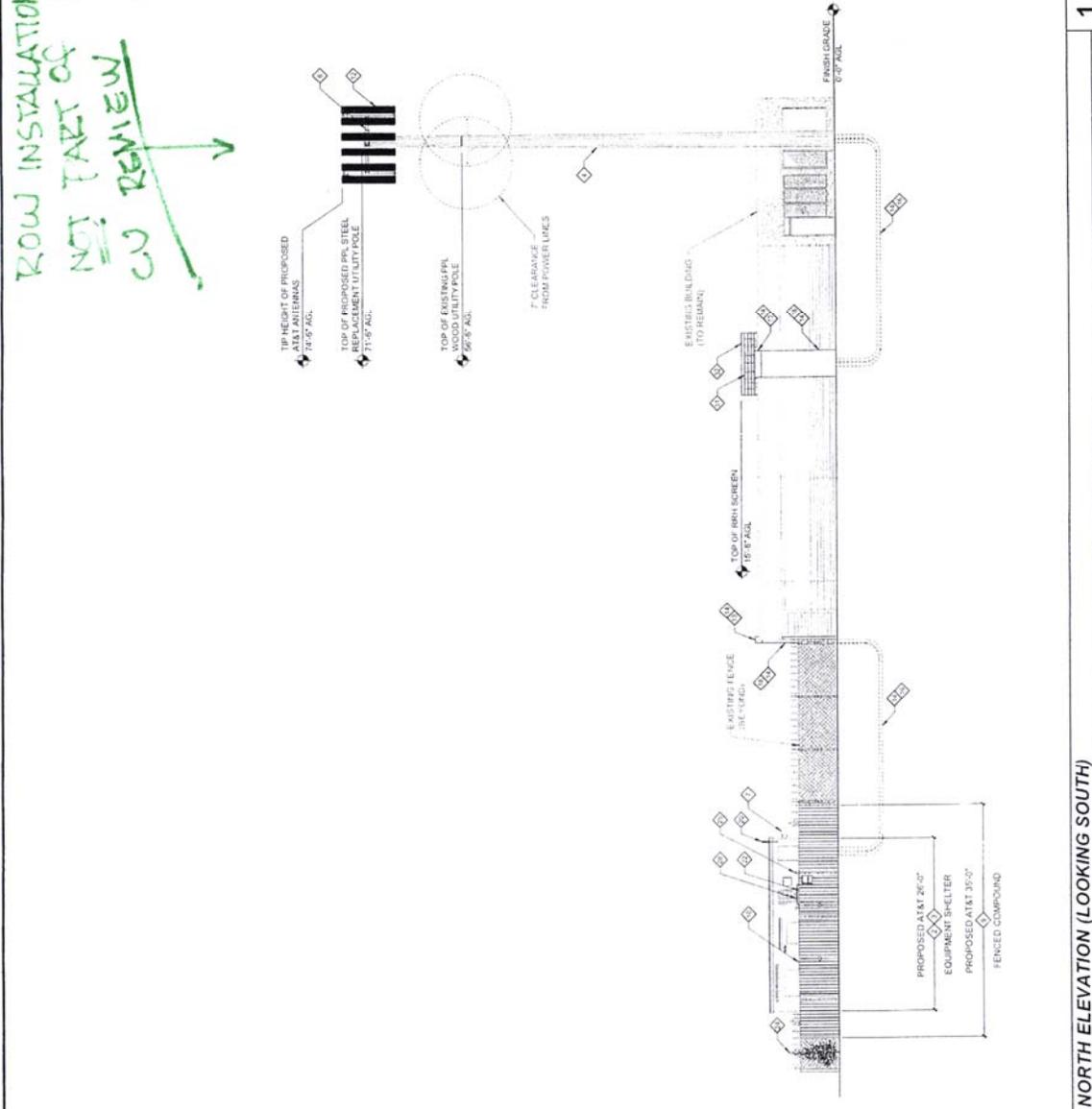
SHEET NUMBER:
A-3

CONSTRUCTION PLAN KEYED NOTES

- ◇ PROPOSED 11'x10' PRECAST CONCRETE EQUIPMENT SHELTER
- ◇ PROPOSED 4" THICK 11'x10' CONCRETE SLAB-ON-GRADE WITH THICKENED PERIMETER
- ◇ PROPOSED 11'x10' PPK STEEL REPLACEMENT POLE ENGINEERING BY OTHERS SEE SITE NOTE NO. 2.
- ◇ PROPOSED CUSTOM DESIGN ANTENNA PLACEMENT
- ◇ PROPOSED PRECAST MOUNTED TO SHELTER
- ◇ PROPOSED 4" HIGH WOOD FENCE
- ◇ PROPOSED 4" WOOD DOUBLE SWING GATE WITH LOCKING MECHANISM AT 11' SPANAGE MOUNTED TO GATE
- ◇ PROPOSED AT&T PANEL ANTENNAS
- ◇ PROPOSED AT&T ROOFTOP POD-HOUSE
- ◇ PROPOSED COAXIAL CABLE TRUNK TO ANTENNA
- ◇ PROPOSED 11' SCHEDULE 40 PPK CONDUIT RUN UNDERGROUND
- ◇ PROPOSED AT&T VERTICAL CABLE CHASE
- ◇ PROPOSED AT&T HORIZONTAL CABLE TRUNK
- ◇ PROPOSED 5/8" DIA. 911 DOWNLINK ANTENNAS MOUNTED TO PROPOSED SHELTER
- ◇ PROPOSED 11'x10' SHELTER WITH LOCKING MECHANISM, UNDESIRABLE USE OF SHALL BE PROVIDED BETWEEN SECURITY FENCE AND ELECTRICAL SERVICE METER AND BASE
- ◇ PROPOSED 3" LANDSCAPE BARRIERS
- ◇ PROPOSED 7'x11' FRAME
- ◇ PROPOSED 6" METRANUM WITH RUBBER BASE AND DISCONNECT MOUNTED TO PROPOSED UTILITY FRAME
- ◇ PROPOSED 100V 15A 1-PHASE COMPACT GENIEAL ON INTERFACE PANEL MOUNTED TO PROPOSED SHELTER
- ◇ PROPOSED AT&T 11'x10' SHELTER MOUNTED WITHIN A PROPOSED 11'x10' SCREEN ASSEMBLY (TOTAL OF 24)
- ◇ PROPOSED 11'x10' SHELTER MOUNTED ON ROOFTOP AND PAINTED TO MATCH EXISTING BUILDING EXTERIOR

SITE NOTES

1. VERIFY ANTENNA MODEL, RADIATION PATTERN & AZIMUTH WITH LOCALIZATION SET BY SITE BUILD FORM
2. ANALYSIS OF BUILDING ROOFTOP & FOUNDATION SHALL BE PERFORMED BY OTHERS & STAMPED BY A LICENSED STRUCTURAL ENGINEER.



NORTH ELEVATION (LOOKING SOUTH)
2'-0" VERT. SCALE 1/8" = 1'-0"
11'-0" HORIZ. SCALE 1/8" = 1'-0"

LU 14-112281 CU