



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: April 16, 2014

From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-121691 CU
Pre App: PC # 13-187193

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Sylvia Cate at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: May 16, 2014 – 30 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: May 23, 2014**
- **A public hearing before the Hearings Officer is tentatively scheduled for June 2, 2014 at 1:30 PM**

Owner: Michael Sublett, Facilities and Property Management
Multnomah County [*Property Owner*]
401 N Dixon St / Portland, OR 97227-1865

Applicants: Jacquie Weber, Attorney for Multnomah County
501 SE Hawthorne Blvd / Portland OR 97214

Peter Finley Fry, AICP
2153 SW Main #105 / Portland, OR 97205

Site Address: 14355 N BYBEE LAKE CT

Legal Description: LOT 8, BYBEE LAKE INDUSTRIAL PARK
Tax Account No.: R123600450
State ID No.: 2N1W25C 00200
Quarter Section: 1521
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.

Zoning: IHh: Heavy Industrial with Aircraft Landing overlay zone
Case Type: CU: Conditional Use
Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

The Wapato Jail is classified by the Portland Zoning Code as a 'Detention Facility,' which is a Conditional Use in the IH, Heavy Industrial zone. The facility was approved as a Conditional Use in 2001. In 2011, the Conditional Use was again approved. Although Conditional Use approvals are applicable for 3 years, the use must have begun during that time. However, the Portland City Council passed an ordinance that applies to all land use approvals that occurred in 2011 and extended the approval expiration date to June 30, 2014. The applicant requests an approval of the Conditional Use to be extended so that Multnomah County has additional time to work with other public agencies to find a use for the property consistent with the zoning and Conditional Use approval.

Approval Criteria:

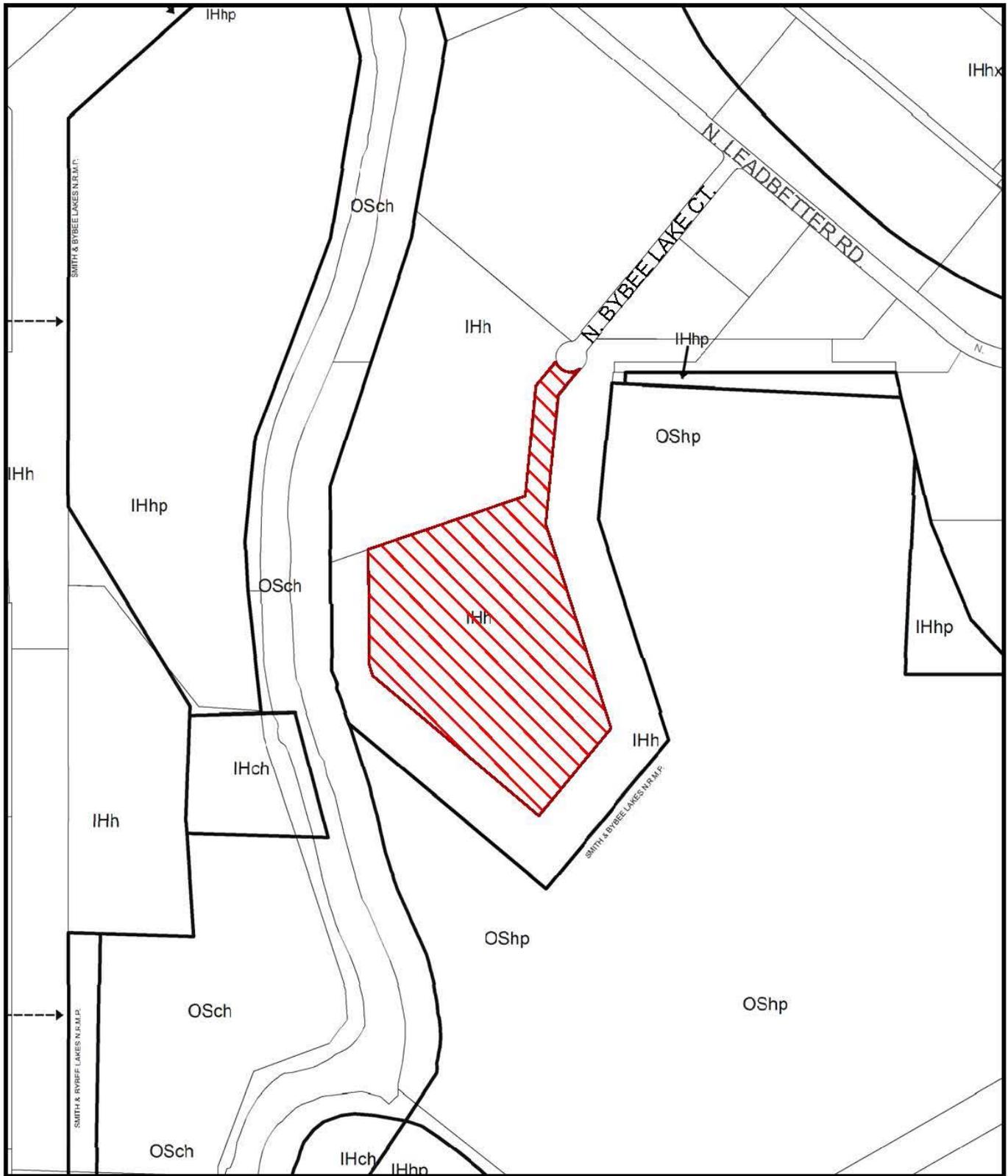
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.815.205.A.-C., *Detention Facilities*

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on February 27, 2014 and determined to be complete on April 10, 2014.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan



ZONING

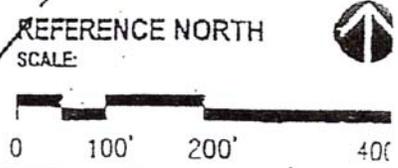
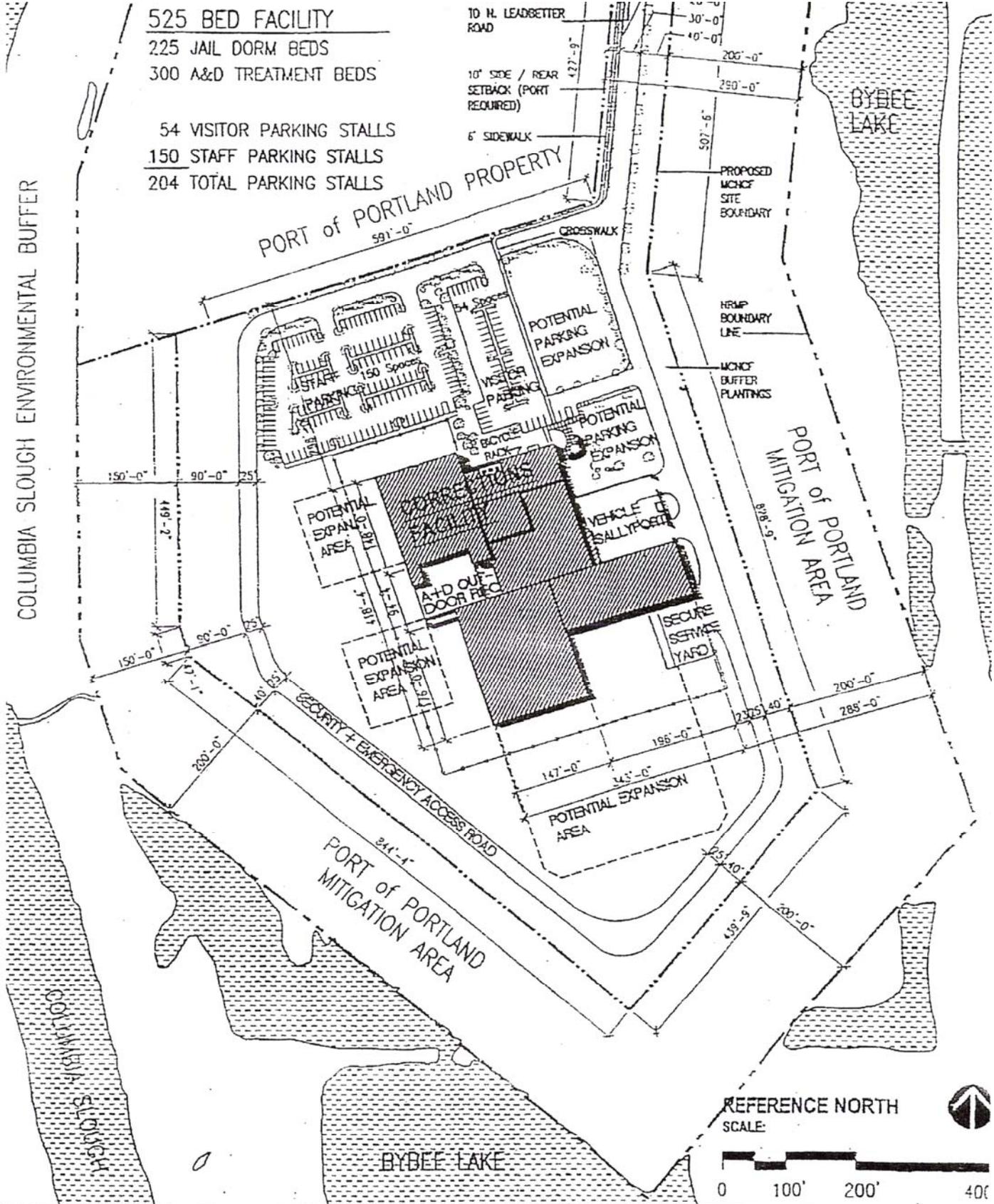
 Site



File No. LU 14-121691 CU
 1/4 Section 1521,1621
 Scale 1 inch = 500 feet
 State_Id 2N1W25C 200
 Exhibit B (Mar 3, 2014)

525 BED FACILITY
 225 JAIL DORM BEDS
 300 A&D TREATMENT BEDS

54 VISITOR PARKING STALLS
 150 STAFF PARKING STALLS
 204 TOTAL PARKING STALLS



TITLE: FIGURE 4-1 SITE PLAN (INITIAL FACILITY)		DATE: 8-11-00
PROJECT: MULTNOMAH COUNTY'S NEW CORRECTIONS FACILITY		JOB No: 817-30
PORTLAND, OREGON		SHEET NO: 4-1

EX. C1

KMD ARCHITECTS AND PLANNERS
 A PROFESSIONAL CORPORATION

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EA 10-103377 AC