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: April 23, 2014

To: Interested Person

From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@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 May 12, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-137411 CU, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 14-137411 CU

Applicant: Steven Topp, Main Contact
12566 SW Bridgeview Ct / Tigard, OR 97223 / 503 708 7337

Owner: Union Retirement Association
1625 SE Lafayette St / Portland, OR 97202-3862

Party of Interest: Jeffrey Dunham
Sprint
6580 Sprint Pkwy / Overland Park, KS 66251

Site Address: 3530 SE 84TH AVE

Legal Description: LOT 2 EXC PT IN HWY STATE PAYS TAXES ORS 307.241, PARTITION PLAT 1994-101
Tax Account No.: R649744020
State ID No.: 1S2E09CB 00101
Quarter Section: 3439
Neighborhood: Powellhurst-Gilbert, contact Mark White at 503-761-0222.
Business District: Eighty-Second Ave of Roses Business Association, contact Frank Harris at 503-774-2832.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Zoning: RH: High Density Residential
Case Type: CU: Conditional Use
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.
Proposal:
Sprint operates a wireless facility on the rooftop of the building that was previously approved as a Conditional Use. The applicant now proposes to modify the existing facility and provide upgrades to the wireless services supported by the facility. Sprint proposes to place three additional antennas to the installation, with three 'Remote Radio Units' (RRU's), four batteries

for back up power and related coaxial cable runs and related equipment. This Notice includes a Zoning Map and Site Plans depicting the proposal.

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

- 33.815.225.A.1.-3., Conditional Use Criteria
- 33.274.040.C., 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 April 8, 2014 and determined to be complete on April 21, 2014.

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 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.

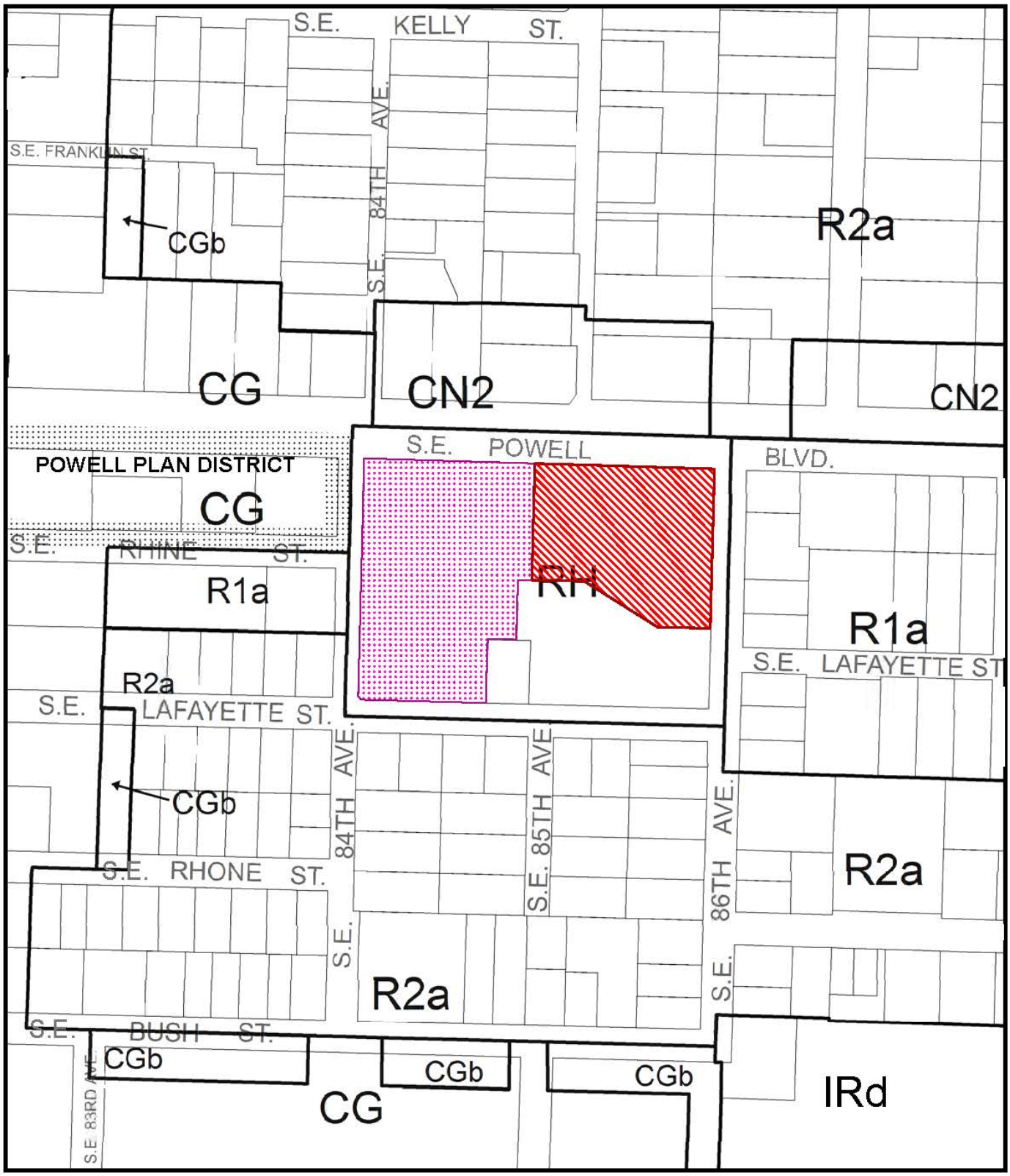
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 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
Elevation



ZONING

Site

Also Owned

NORTH

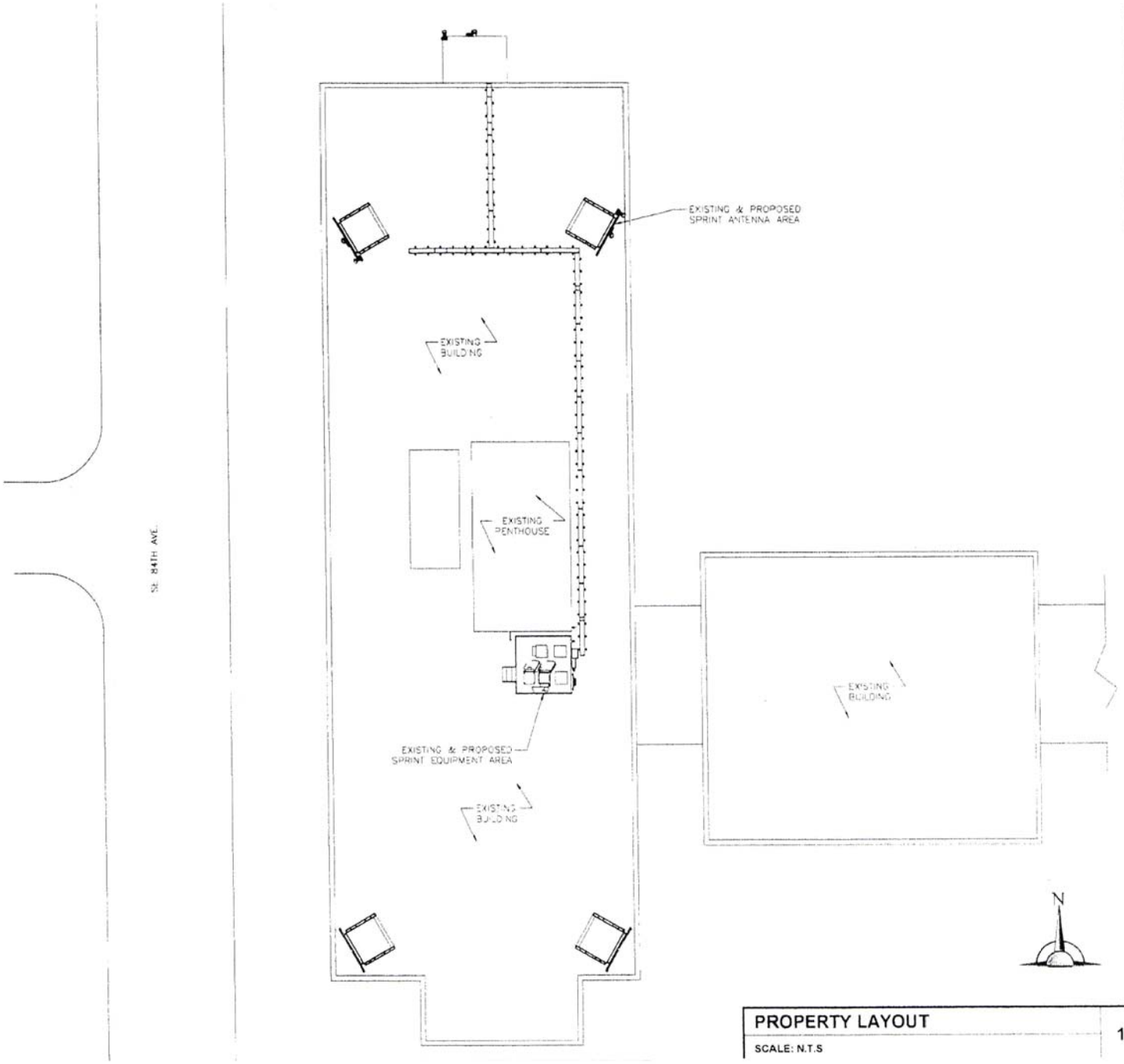
File No. LU 14-137411 CU

1/4 Section 3439

Scale 1 inch = 200 feet

State_Id 1S2E09CB 101

Exhibit B (Apr 09,2014)



PROPERTY LAYOUT 1

SCALE: N.T.S

Sprint
6580 Sprint Parkway
Overland Park,
Kansas 66251

PLANS PREPARED BY:
NEW HORIZON
SITE SERVICES
92 East Shenango Street
Sharpsville, PA 16150
724.383.4033
www.newhss.com

MLA PARTNER

ENGINEERING LICENSE

REGISTERED PROFESSIONAL ENGINEER
84537PE
3/31/14
OREGON
SEPT. 14, 2010
GARY W. CLOWER
EXPIRES: 12-31-2015

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PROJECT NUMBER
TS-1

REVISIONS:

DESCRIPTION	DATE	BY
310 PRELIMS CD's	02.25.14	JYW
315 FINAL CD's	03.31.14	JYW

SITE NAME
KIRKLAND UNION MANOR

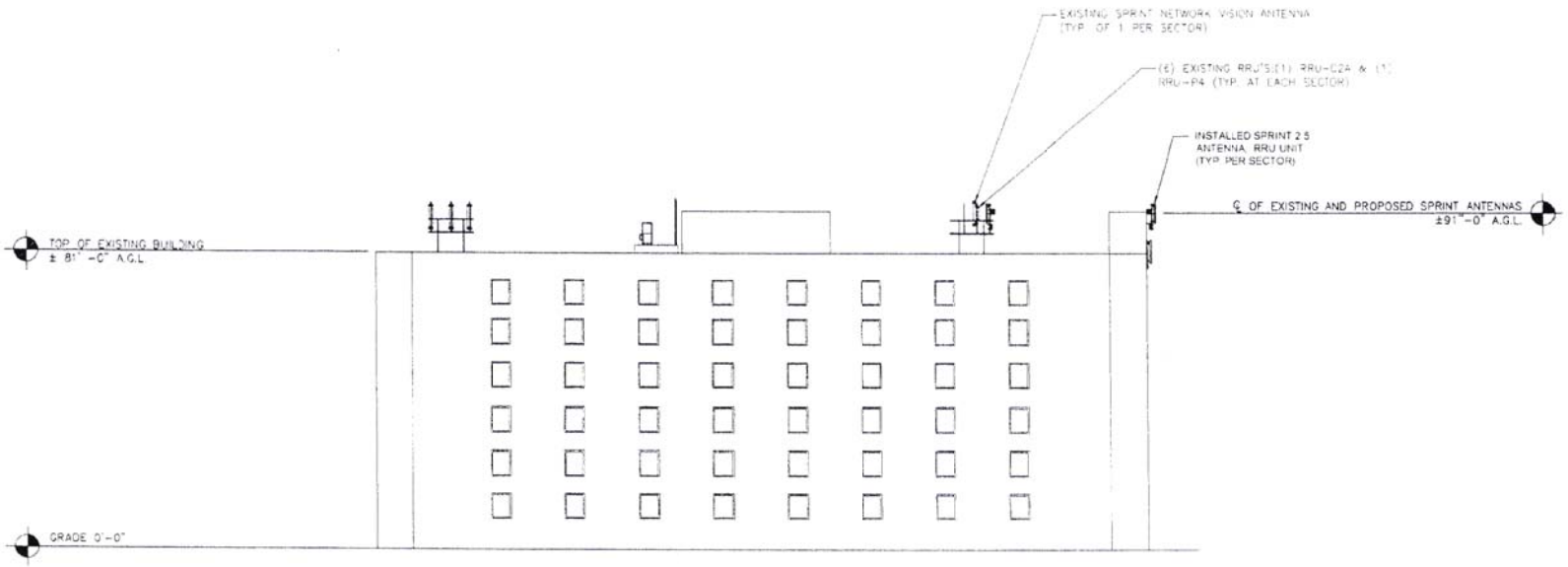
SITE NUMBER
PO29XC011

SITE ADDRESS
3530 SE 84TH AVE
PORTLAND, OR 97266

SHEET DESCRIPTION
PROPERTY LAYOUT

SHEET NUMBER
A-1

SITE PLAN



EAST ELEVATION

NOTE:
AN ANALYSIS OF THE STRUCTURE HAS BEEN PERFORMED BY NEW HORIZON SITE SERVICES, INC., DATED PENDING. THE ANTENNAS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND THE HEIGHT, LOCATION, AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHOULD SUPERSEDE THESE DRAWINGS

ELEVATION

SITE ELEVATION

SCALE: 1/32" = 1'-0" (1/16"=1'-0" ON 22"x34" SHEET)

1

Sprint
6580 Sprint Parkway
Overland Park
Kansas 66251

PLANS PREPARED BY
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SITE SERVICES
92 East Shenango Street
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PROJECT NUMBER
"S-193

REVISIONS

DESCRIPTION	DATE	BY	RE
312 PRELIMS. CD's	02.25.14	JTP	A
315 FINAL CD's	03.31.14	JTP	B

SITE NAME
KIRKLAND UNION MANOR

SITE NUMBER
P029XC011

SITE ADDRESS
6520 SE 64TH AVE
PORTLAND, OR 97206

SHEET DESCRIPTION
SITE ELEVATION

SHEET NUMBER
A-2