



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: January 7, 2013
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / shawn.burgett@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 January 7, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-215430 CU, in your letter. It also is helpful to address your letter to me, Shawn Burgett.

CASE FILE NUMBER: LU 12-215430 CU

Applicant: Steve Bodine
Odelia Pacific Corp, contractor for T-Mobile West LLC
9635 SW Washington St
Portland, ORegon 97225

Owner: City Of Portland Water Bureau
1120 SW 5th Ave, #609
Portland, OR 97204

Site Address: 118 SW ALICE ST

Legal Description: BLOCK 13 W 23.5' OF LOT 1 LOT 2, COLLINS VIEW TR
Tax Account No.: R171603240
State ID No.: 1S1E27BC 07100
Quarter Section: 3929

Neighborhood: Collins View, contact Dave and Dixie Johnston at 503-636-0959.
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Zoning: R7 (Single Family Residential 7,000 sq. ft.)

Case Type: CU (Conditional Use)
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant (T-Mobile) currently maintains six antennas along with associated radio equipment at the existing wireless telecommunications facility atop the water tank, operated by

the Portland Water Bureau. The applicant is proposing to swap two antennas and add three new antennas and related ancillary equipment at the existing site. The final antenna count will be nine total. There is no proposed increase or expansion of the premises as part of the proposed upgrade.

Requests for wireless telecommunications facilities is regulated in the Zoning Code as Radio Frequency Transmission Facilities, in a residential zone and operated at under 1,000 watts ERP on an existing water tank must be reviewed through the Type II Conditional Use procedure.

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 Approval Criteria for Radio Frequency Transmission Facilities
- 33.274.040 Mandatory Development Standards for Radio Frequency Transmission 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on December 14, 2012 and determined to be complete on January 2, 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.

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

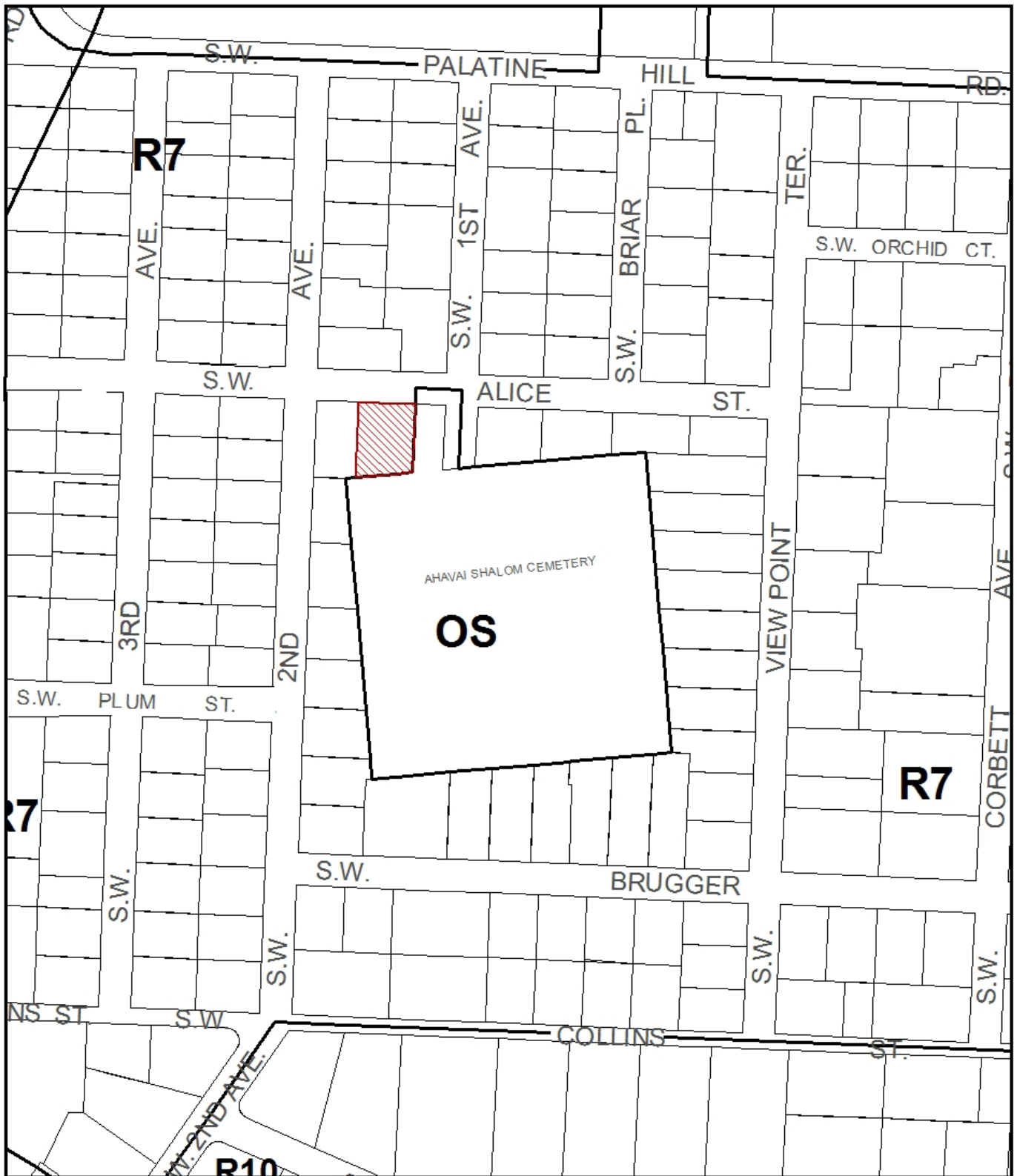
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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



ZONING

 Site



File No. LU 12-215430 CU
 1/4 Section 3929
 Scale 1 inch = 200 feet
 State_Id 1S1E27BC 7100
 Exhibit B (Dec 18, 2012)

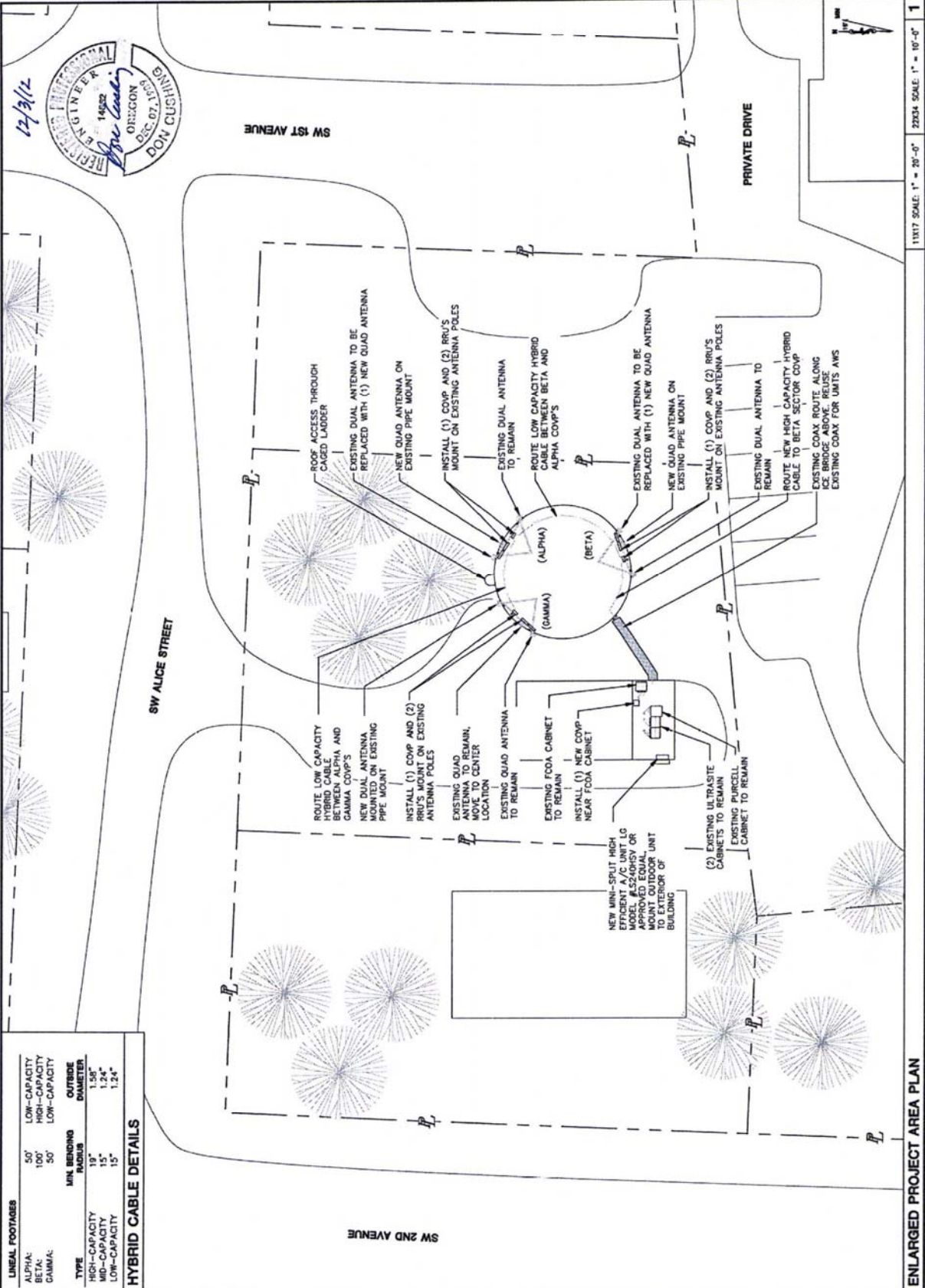


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Cushing
 Don Cushing Associates
 Civil Engineers

T-Mobile
 P0019300
 COLLINSVIEW
 118 SW ALICE ST, PORTLAND, OR 97219

DATE	REVISION	APPROVED BY
12/27/12	FINAL CONSTRUCTION SUBMITTAL	
11/7/12	FINAL CONSTRUCTION SUBMITTAL	
12/7/12	FINAL CONSTRUCTION SUBMITTAL	

ENLARGED PROJECT AREA PLAN
 SHEET NUMBER
 C-1



LINEAL FOOTAGES

ALPHA:	50'	LOW-CAPACITY
BETA:	100'	MID-CAPACITY
GAMMA:	50'	LOW-CAPACITY

HYBRID CABLE DETAILS

TYPE	MIN BENDING RADIUS	OUTSIDE DIAMETER
HIGH-CAPACITY	19"	1.56"
MID-CAPACITY	15"	1.24"
LOW-CAPACITY	15"	1.24"

ENLARGED PROJECT AREA PLAN
 11X17 SCALE: 1" = 20'-0"
 22X34 SCALE: 1" = 10'-0"
 1

LUI2-215430CU