

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: December 27, 2013

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 January 17, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-238056 CU, in your letter. It also is helpful to address your letter to me, Andrew Gulizia.

CASE FILE NUMBER: LU 13-238056 CU

Representative: George Pierce

Ryka Consulting

918 South Horton St, Suite 1002

Seattle, WA 98134

Applicant: Kevin Martin

General Dynamics Wireless Services (on behalf of Sprint)

8880 SW Nimbus Ave, Suite B

Beaverton, OR 97008

Property Owner: All Saints Episcopal Church

4033 SE Woodstock Blvd Portland, OR 97202

Site Address: 4033 SE Woodstock Blvd

Legal Description: BLOCK 48 LOT 1-4, WOODSTOCK

Tax Account No.: R928902640

State ID No.: 1S1E13DA 09200

Quarter Section: 3634

Neighborhood: Woodstock, contact Terry Griffiths at 503-771-0011.

Business District: Woodstock Community Business Association, contact Sean Daugherty

at 503-754-2636.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: None

Zoning: R5 (R2.5), CS – Single-Dwelling Residential 5,000 with a Residential

2,500 Comprehensive Plan Designation, Storefront Commercial

Case Type: CU – Conditional Use Review

Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant, Sprint, has an existing wireless facility with three antennae mounted on the steeple of the church and accessory equipment located inside the building. Sprint proposes to remove the existing antennae from the steeple and replace them with three new antennae on the same antenna mounts. Attached to this Notice is a zoning map and 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 and D, 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 December 13, 2013 and determined to be complete on December 23, 2013.

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 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.

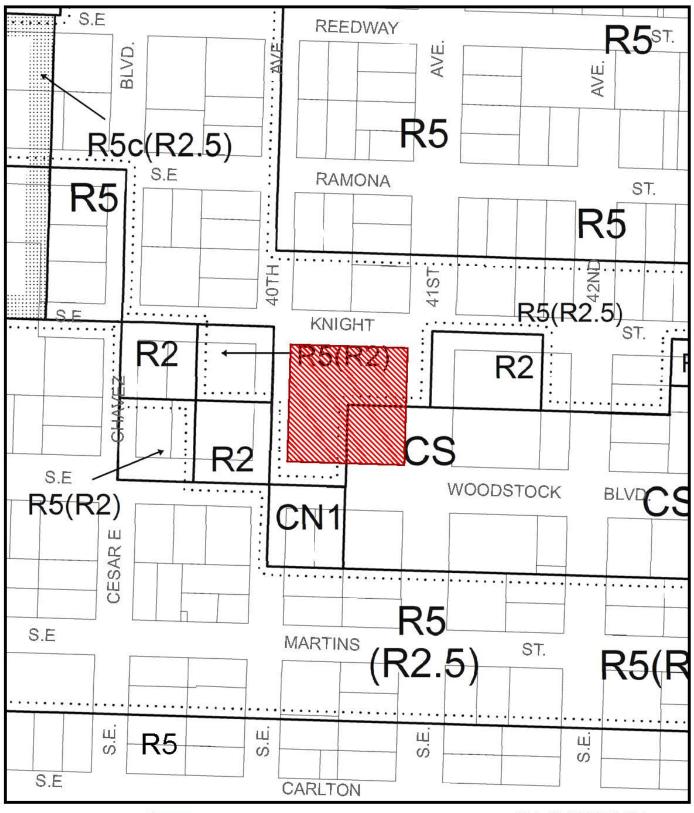
APPEAL OF THE FINAL CITY DECISION

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 Overall Site Plan Enlarged Site Plan Building Elevations



ZONING



File No. LU 13-238056 CU

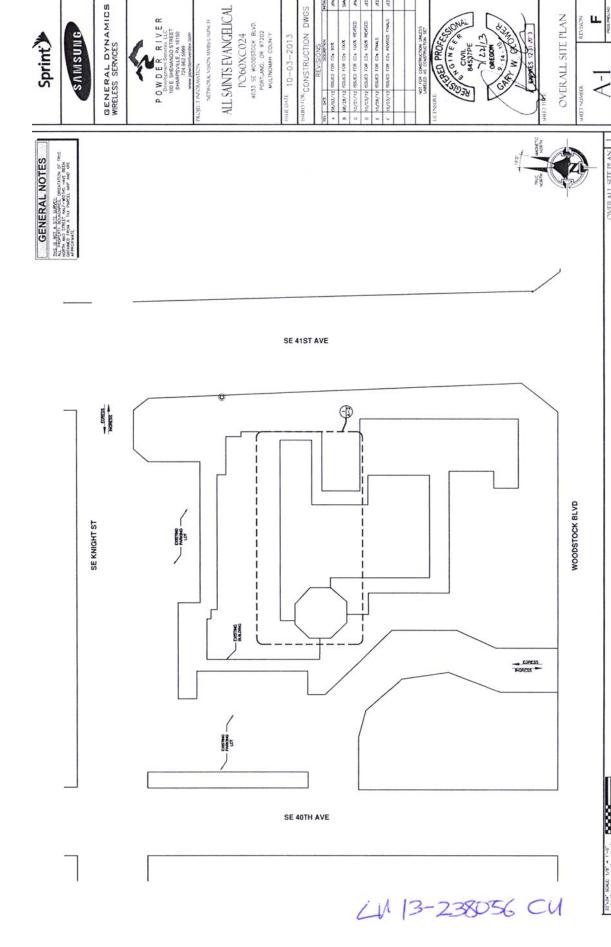
1/4 Section 3634

Scale 1 inch = 150 feet

State_Id 1S1E13DA 9200

Exhibit B (Dec 17, 2013)







SAMISUNG

GENERAL DYNAMICS

POWDER RIVER 100 E. SHENANGO STREET
SHARPSVILE. PA 16150
SHARPSVILE. PA 16150
www.powderfiverdev.com

NETWORK VISION MARIS LAUNCH

ALL SAINTS EVANGELICAL

PO60XC024
4033 SE WOOSTOCK BLVD.
POPILAND, OR 97202
WULINDMAN COUNTY

JED FOR CONSTRUCTION DWGS MEDATE 10-03-2013

10/03/13 ISSUED FOR CON PENSED FINALS 6 08/28/12 ISSUED FOR CO. 1005. C 10/01/12 ISSUED FOR CO. 1005 FENSED D 10/03/12 ISSUED FOR CDs 100% REVISED E 10/08/12 ISSUED FOR CO. FINALS

ATTACO PROFES CIVIL PORESTON

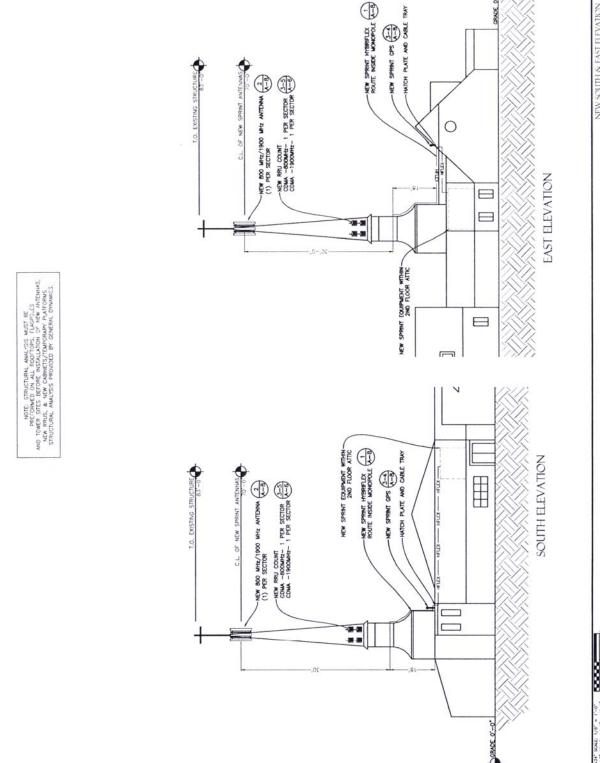
ENLARGED SITE PLAN

Щ A-2

ENLARGED SITE PLAN

NOTE: STRUCTURAL MALYSIS MUST BE PRETORED ON ALL ROOFFDS, LOADOLES AND TOWE SITES BEFORE INSTALLATION OF NEW AMENINAS, STRUCTURAL ANLYSIS PROVICED BY CENERAL DATAMAGES, STRUCTURAL, ANLYSIS PROVICED BY CENERAL DYNAMICS.

0 EXISTING SPRINT 8'-8" x 13'-6" EQUIPMENT ROOM WITHIN 2ND FLOOR ATTIC -EXISTING SPRINT COAX ROUTE AND CABLE TRAY



Sprint



GENERAL DYNAMICS

POWDE

NETWORK VISION SIMILS LAUNCH

ALL SAINTS EVANGELICAL

PO60XC024
4033 SE WODSTICK BLVD.
PORTLAND, CR 97202
MULTHOMAH COUNTY

10-03-2013

*CONSTRUCTION DWG

/01/12 ISSUED FOR CO. 100% REMSED 0/03/12 ISSUED FOR CDs 100% REMSED

10/03/13 ISSUED FOR COS REMISED FINALS



LU 13-238056 CU

NEW SOUTH & EAST ELEVATIONS

PHOSI PHOLING

A-5