



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: March 3, 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 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 14-116929 CU AD, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 14-116929 CU

Applicant: Geri Roper / New Cingular Wireless PCS LLC
19801 SW 72nd Ave, #200 / Tualatin, OR 97062

Owner: Leo Gentry / Tremont Evangelical Church
7115 SE Woodstock Ave / Portland OR 97206

Representative: Jim Barta, Main Contact / KDC Architects for AT&T Mobility
6975 SW Sandburg Rd Ste 100 / Portland OR 97223

Site Address: 7115 SE WOODSTOCK BLVD

Legal Description: BLOCK 2 LOT 4-6&25&26 W 1/2 OF LOT 27, KENWOOD PK
Tax Account No.: R447200400
State ID No.: 1S2E17CA 13700
Quarter Section: 3637
Neighborhood: Mt. Scott-Arleta, contact Nicole Green at 503-816-1310.
Business District: 82nd Ave of Roses Business Association, Frank Harris at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: R2.5, R2a: Single Dwelling Residential 2,500, Multi Dwelling Residential 2,000 with the Alternative Design Density 'a' overlay
Case Type: CU: Conditional Use
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant proposes to collocate a wireless facility at this site by rebuilding the existing church steeple with a new, 92-foot steeple, and concealing the antennas within the structure behind screening material that makes up the upper portion of the steeple. The associated accessory equipment is proposed to be placed within an 11.5 x 20-foot equipment shelter that will be designed so the exterior of the shelter will match the existing church building. The

applicant also proposes to install landscaping between the shelter and the street. Attached to this Notice are plans and a zoning map depicting the proposal.

Because the site of the church is zoned residential and the facility will be hosted by a non-broadcast structure, a Type II Conditional Use review is required.

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
- 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 February 14, 2014 and determined to be complete on February 26, 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.

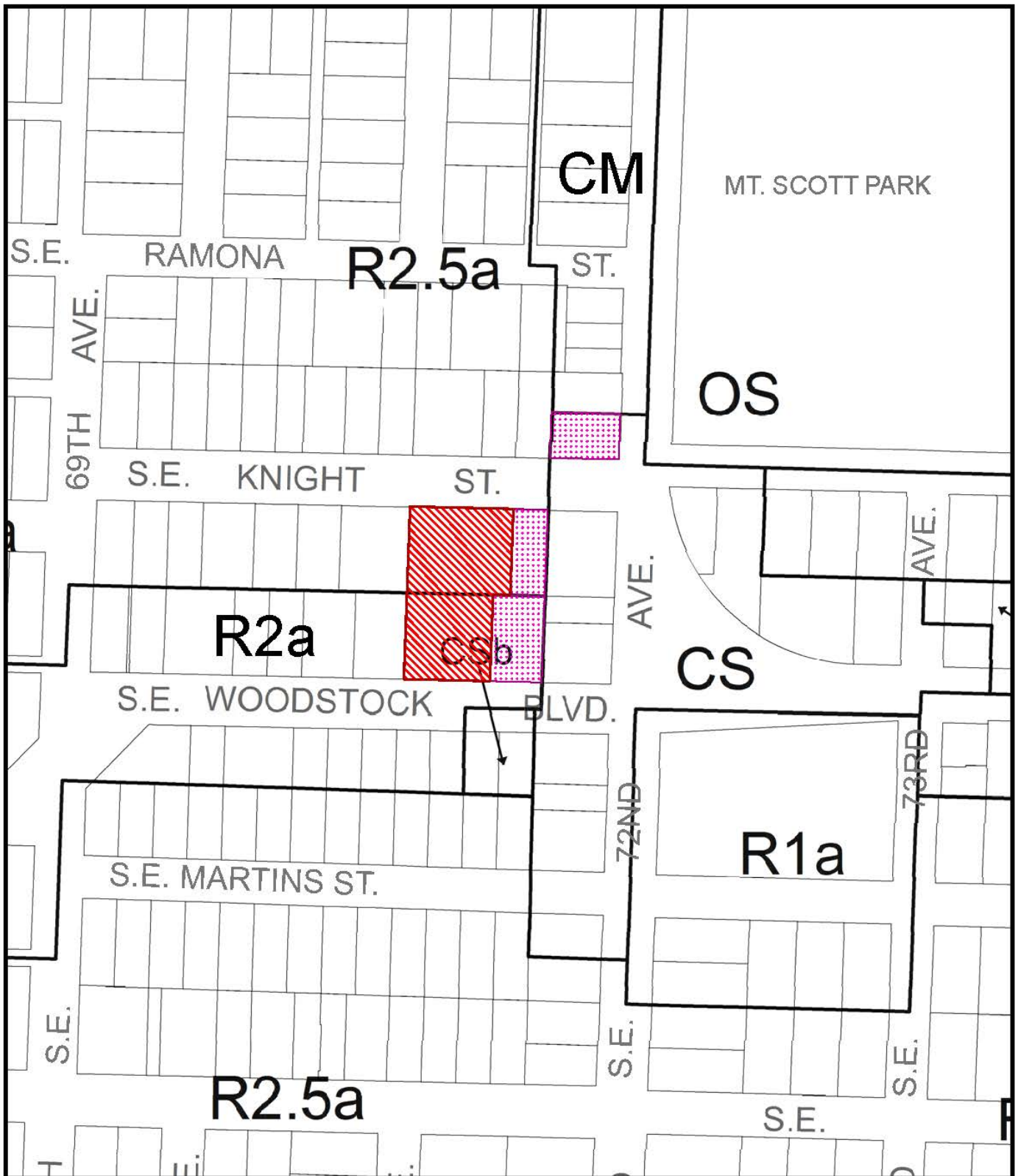
APPEAL OF THE FINAL CITY DECISION

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; Elevations



ZONING

-  Site
-  Also Owned

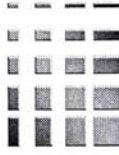


File No. LU 14-116929 CU
 1/4 Section 3637
 Scale 1 inch = 150 feet
 State_Id 1S2E17CA 13700
 Exhibit B (Feb 20, 2014)

at&t



PLANS PREPARED BY:



KDC
ARCHITECTS ENGINEERS, P.C.
 4320 200TH STREET SW
 SUITE 200
 FREDERICK, MD 21731-1844
 PHONE: 410.673.8851
 FAX: 410.673.1844

LICENSE: 0000000000

DATE: 02/13/14

DRAWN BY: ATE

CHECKED BY: TSC

REVISIONS

DATE	DESCRIPTION	BY
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE
02/13/14	ISSUED FOR PERMITS	ATE

PROJECT:

PN96

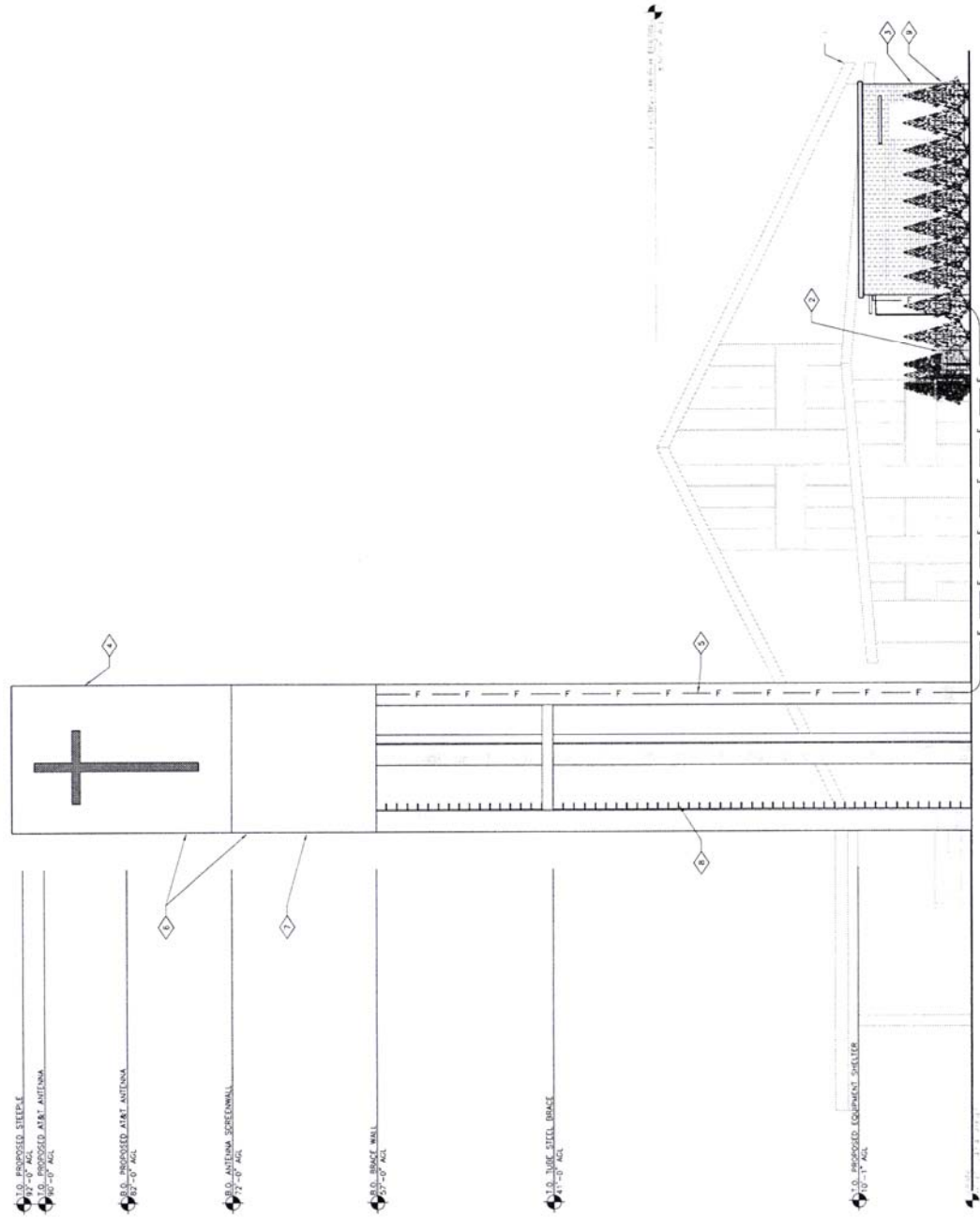
MT SCOTT-ARLETA

1110 200 WOODBURY BLVD
 FREDERICK, MD 21731

A-3.3

KEYED NOTES

- 1. SEE PLAN SHEET A-3.1 FOR
- 2. RELOCATED HVAC UNIT
- 3. PROPOSED AT&T 31'-5" X 20'-0" EQUIPMENT SHELTER FINISHED TO MATCH EXISTING BUILDING
- 4. PROPOSED AT&T 3-LIG SELF-SUPPORT STEERLE
- 5. PROPOSED AT&T FIBER ROUTE
- 6. PROPOSED FRP PANELING
- 7. FUTURE AREA FOR CARRIER ANTENNAS
- 8. PROPOSED CLIMBING LADDER
- 9. PROPOSED 8'-0" HIGH EXTREME END SHIELD (TYP. OF 20) APPROXIMATE OR EQUAL, SHOWN AS TRANSPARENT FOR CLARITY



PROPOSED NORTH ELEVATION

