



**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](http://www.portlandoregon.gov/bds)

**Date:** May 13, 2014  
**To:** Interested Person  
**From:** Andrew Gulizia, Land Use Services  
503-823-7010 / [Andrew.Gulizia@portlandoregon.gov](mailto:Andrew.Gulizia@portlandoregon.gov)

## **NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on June 12, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-141690 CU, in your letter.

It also is helpful to address your letter to me, Andrew Gulizia. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 14-141690 CU**

**Representative:** Noah Grodzin  
Cascadia PM (on behalf of AT&T)  
5501 NE 109th Court, Suite A2  
Vancouver, WA 98662  
(971) 285-6645

**Applicant:** Todd Feibig  
AT&T  
19801 SW 72<sup>nd</sup> Ave.  
Tualatin, OR 97062

**Property Owner:** Patrick and Bobbie McDonald  
11854 SE 36th Ave.  
Milwaukie, OR 97222

**Site Address:** 7538 N Lombard Street

**Legal Description:** BLOCK D LOT 3&4 LOT 5 EXC ELY 1.5' LAND & IMPS SEE R156058 (R244600191) FOR BILLBOARD, ELIZABETH CAPLES ADD

**Tax Account No.:** R244600190

**State ID No.:** 1N1W12AA 14500

**Quarter Section:** 2122

**Neighborhood:** St. Johns, contact David Green at [Davidgreen7373@gmail.com](mailto:Davidgreen7373@gmail.com)

**Business District:** St. Johns Business Boosters, contact John Englund at 503-247-9113.

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.  
**Plan District:** None  
**Zoning:** CG – General Commercial  
**Case Type:** CU – Conditional Use Review  
**Procedure:** Type Ix administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA)

**Proposal:**

The applicant requests a conditional use approval for an equipment shelter associated with a wireless telecommunications facility. The wireless telecommunications facility is proposed to be mounted on a utility pole in the public right-of-way. The 11’ x 25’ equipment shelter would be located on the western side of the adjacent private property at 7538 N. Lombard Street. The applicant’s proposal would screen the view of the equipment shelter with a fence and 5-foot wide landscaping buffer. The cables connecting the equipment shelter with the telecommunications facility in the public right-of-way would be placed underground.

Because the antennas and utility pole are located in the public right-of-way, zoning regulations such as conditional use review *do not apply to that portion of the overall facility*. However, the associated equipment shelter placed on private property is subject to zoning regulations and requires a Type Ix conditional use review pursuant to Zoning Code Section 33.274.050.A.

Please note that City of Portland policies and regulations allow wireless facilities to be mounted on existing or replacement utility poles located within public rights-of-way via a franchise agreement with the City. Additional information about franchise agreements with the City can be found on the City’s web site at: <http://www.portlandoregon.gov/revenue/63234>

Attached to this Notice are a site plan and elevation drawing illustrating the proposal.

**Relevant Approval Criteria:**

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

- 33.815.225.A.1-3, *Conditional Use criteria*
- 33.274.040, *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 15, 2014 and determined to be complete on May 9, 2014.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

**We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201.** There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at [www.portlandonline.com](http://www.portlandonline.com).

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.

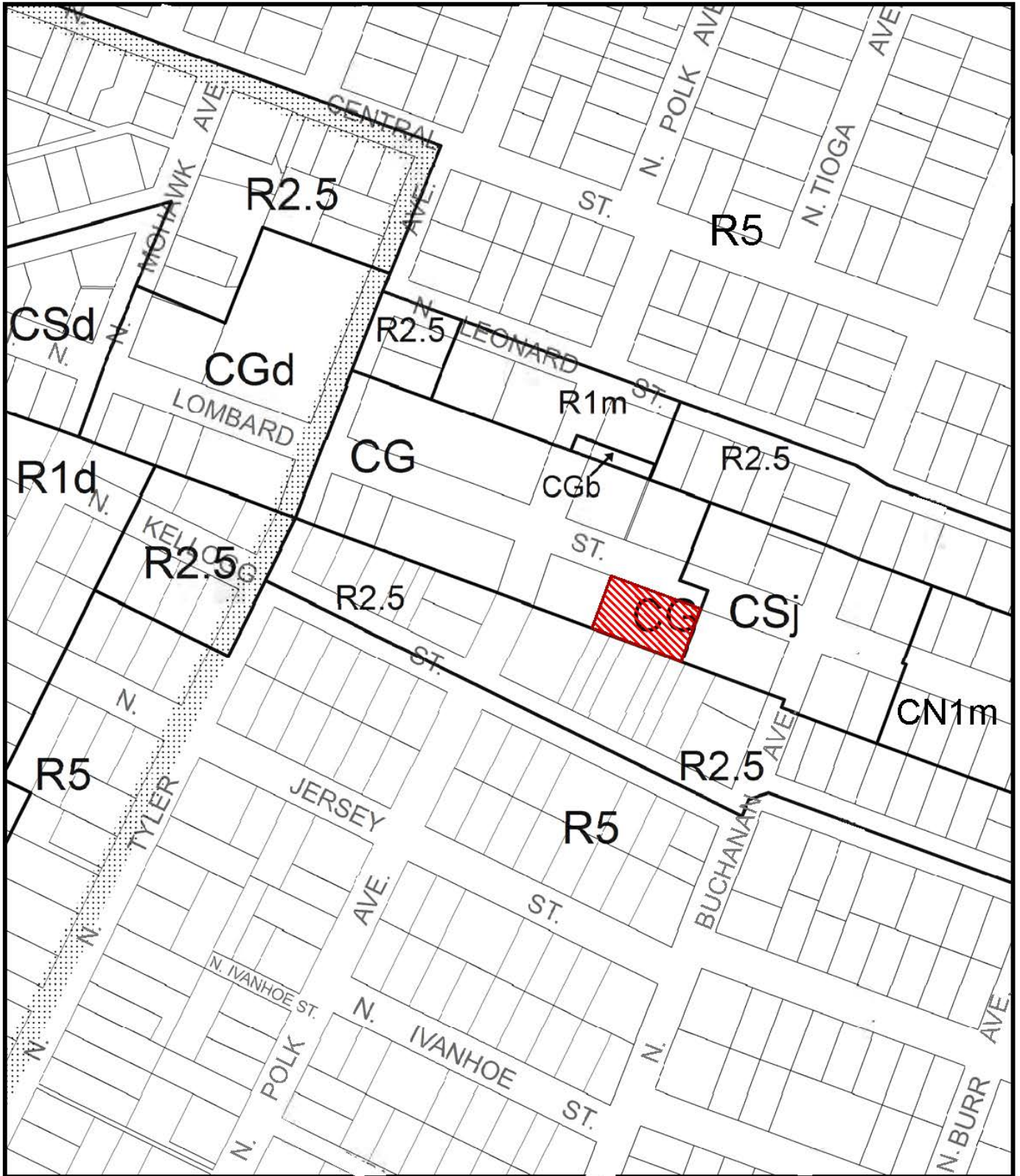
**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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



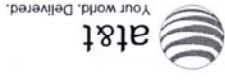
# ZONING



Site



File No. LU 14-141690 CU  
 1/4 Section 2122  
 Scale 1 inch = 200 feet  
 State\_Id 1N1W12AA 14500  
 Exhibit B (Apr 21, 2014)



**GPA**  
 ARCHITECTS, LLC  
 200 N. W. 10th Ave.  
 Portland, OR 97238  
 503.251.1100

DATE: 04/02/14  
 DRAWN BY: KSP  
 CHECKED BY: SGP

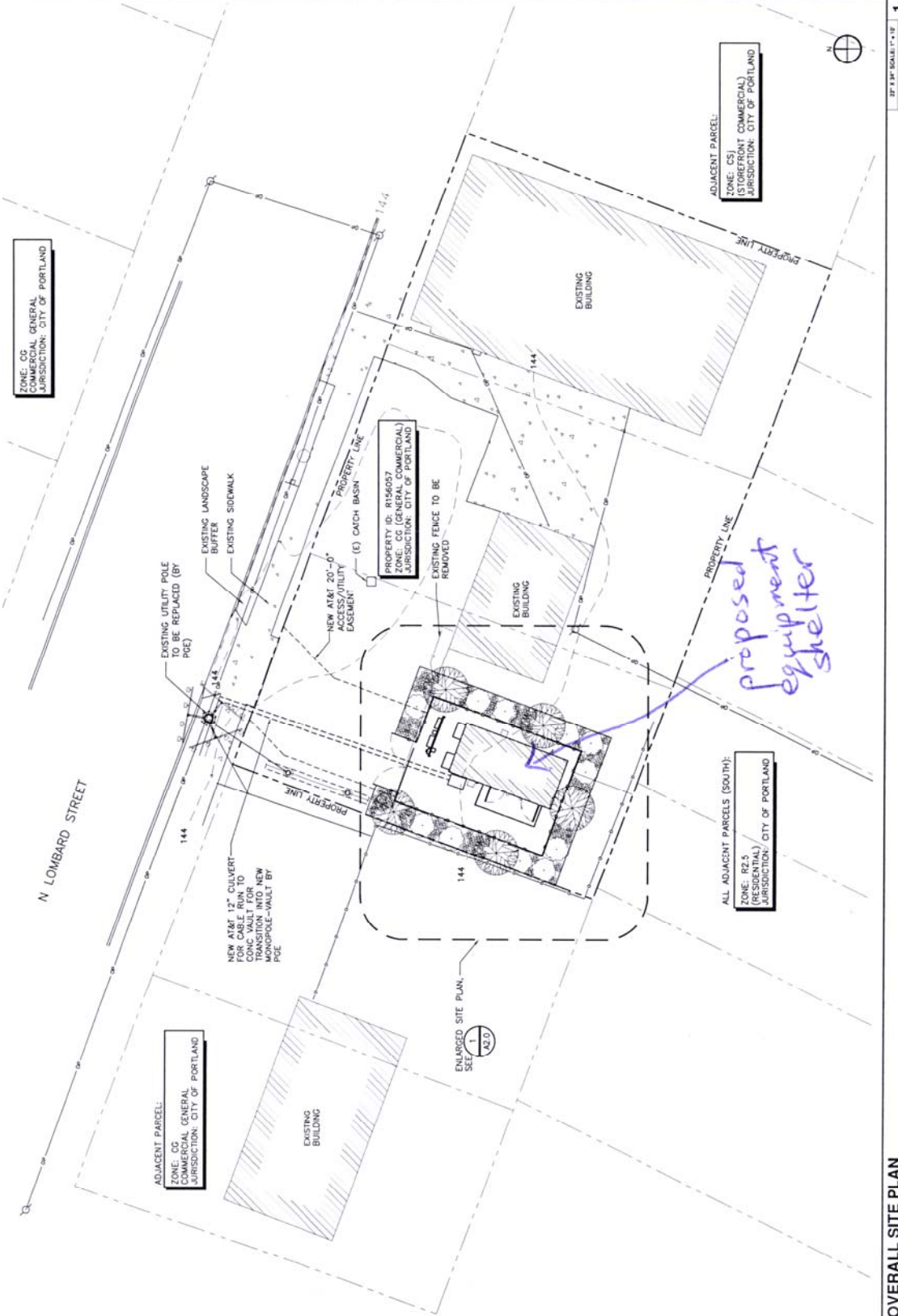
REV	DATE	DESCRIPTION	BY
1	04/02/14	FINAL	SP
2	07/02/14	FINAL	AG
3	07/17/14	REVISION	BD
4	08/07/14	FINAL	VM



SITE  
 PD17  
 7538 N LOMBARD ST  
 PORTLAND, OR 97203

SHEET TITLE  
 OVERALL SITE PLAN

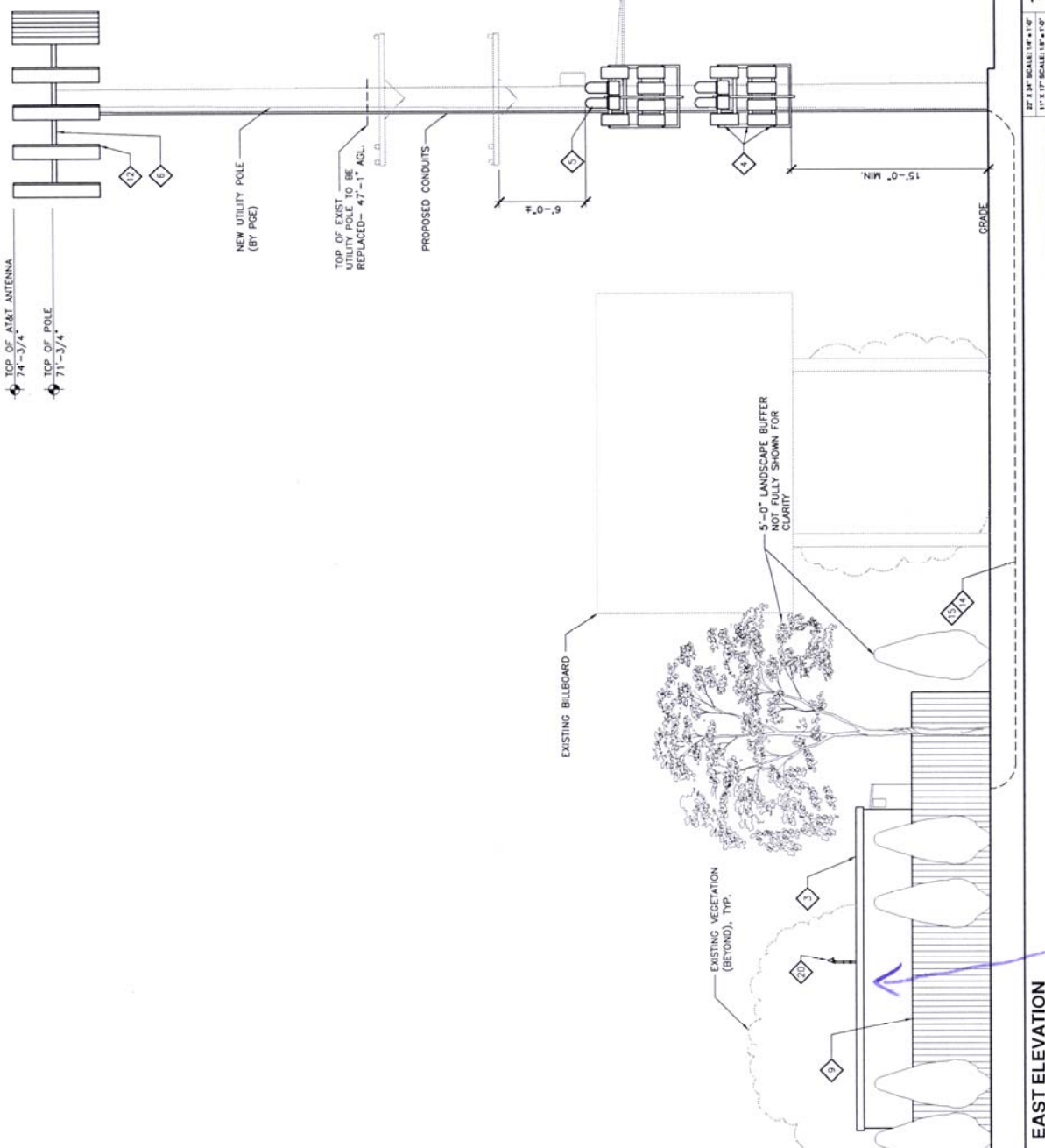
SHEET NUMBER  
 A-10



OVERALL SITE PLAN

**CONSTRUCTION PLAN KEYED NOTES**

- ◆ AIR-T 11.5'-0" EQUIPMENT SHELTER
- ◆ AIR-T (24) REMOTE RADIO HEAD
- ◆ AIR-T (4) DC SURGE PROTECTOR (SDSP)
- ◆ AIR-T LOW PROFILE ANTENNA PLATFORM
- ◆ 6'-0" HIGH SORT OBERGUNG WOOD FENCE PER IZ STANDARD OF CHAPTER 33.248 OF THE CITY OF PORTLAND PLANNING AND ZONING CODE
- ◆ AIR-T (12) PANEL ANTENNAS
- ◆ COAX/FIBER CABLE TO ANTENNAS
- ◆ 12" METAL CULVERT ● 36" BELOW GRADE FOR CABLE ROUTING
- ◆ GPS/E-911 DORMANT ANTENNAS MOUNT TO EQUIPMENT SHELTER MIN. 12'-0" AGL. GPS TO BE INSTALLED WITH A SOUTHERN WEY W/ MIN. 65° EXPOSURE TO THE HORIZON.



**EAST ELEVATION**

1/4" = 1'-0" SCALE  
1/8" = 1'-0" SCALE

**1**

*Proposed equipment shelter*



**GPA ARCHITECTS LLC**  
2750 N. W. 10th Street, Suite 704  
Portland, OR 97210  
503-274-7500

DATE: 04/02/14  
DRAWN BY: KDP  
CHECKED BY: SMP

REV	DATE	DESCRIPTION	BY
1	10/26/13	CD FINAL	JPR
2	11/15/13	CD FINAL	KDP
3	11/27/14	CD REVIEW	BD
4	02/06/14	CD FINAL	MM



SITE: P017  
7538 N LOMBARD ST  
PORTLAND, OR 97203

SHEET TITLE: ELEVATION

SHEET NUMBER: **A-3.0**

DATE PLOTTED: 11-11-15