



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: May 16, 2017
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011/Jeffrey.Mitchem@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 June 6, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-168172 DZM, in your letter. It also is helpful to address your letter to me, Jeffrey Mitchem. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-168172 DZM **HARBOR SKY MODIFICATIONS**

Applicant: Charles Kidwell | Leeb Architects, LLC
308 SW 1st Avenue, #200
Portland, OR 97204

Owner: Eugene Labunsky | Harborsky LLC
Po Box 1969
Lake Oswego OR 97035

Site Address: 1055 N ANCHOR WAY

Legal Description: LOT 5, NORTH HARBOUR; LOT 2, NORTH HARBOUR
Tax Account No.: R611250300, R611250090
State ID No.: 1N1E03BB 01600, 1N1E03BB 01401
Quarter Section: 1929
Neighborhood: Bridgeton, contact Karen Kane at 503-680-0691.
Business District: Columbia Corridor Association, contact Debbie Deetz-Silva at 503-978-6044.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None
Zoning: CMdhx, Mixed Commercial/Residential with Design, Height and Noise Impact Overlay Zones
Case Type: DZM, Design Review with Modifications
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The proposal is for two Modification requests to Portland Zoning Code standards: (1) 33.266.130.F Parking Area Layouts, to allow the reduction of the width of some interior parking stalls due to structural column encroachment; and, (2) 33.266.200 Bicycle Parking, to allow for decreased rack spacing. Design Review is necessary because the proposal is for alterations requiring Modifications to previously approved Land Use Reviews (LU15-232475 DZ and LU15-232463 DZ).

Relevant Approval Criteria:

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

- Chapter 33.130 Commercial Zones
- Chapter 33.420 Design Overlay Zone
- Chapter 33.400, Aircraft Landing Zone
- Community Design Guidelines
- Chapter 33.825 Design Review
- Section 33.825.040, Modifications that will Better Meet Design Review Requirements

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 May 8, 2017 and determined to be complete on May 12, 2017.

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 Design Commission. 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.

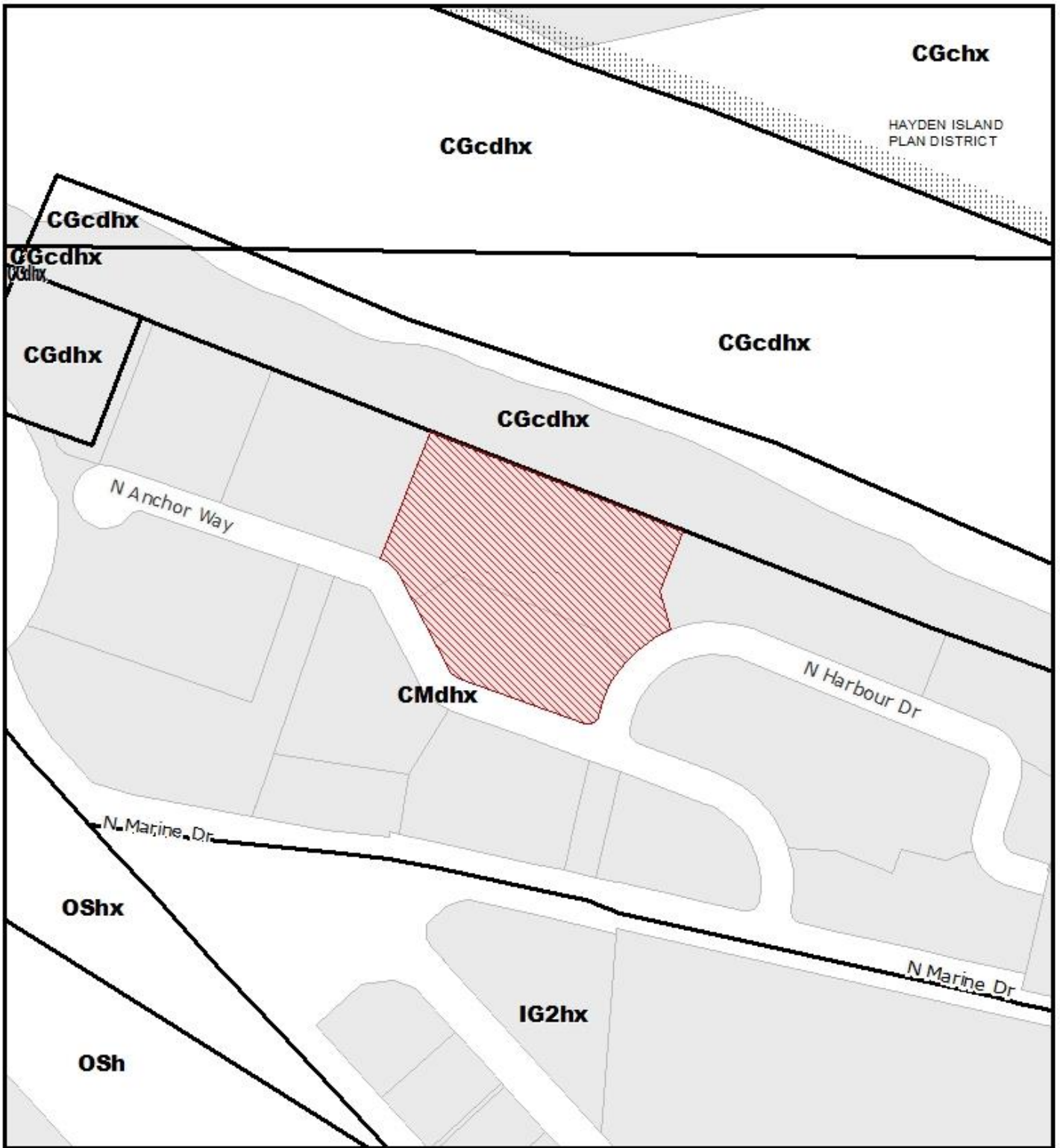
APPEAL OF THE FINAL CITY DECISION

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:

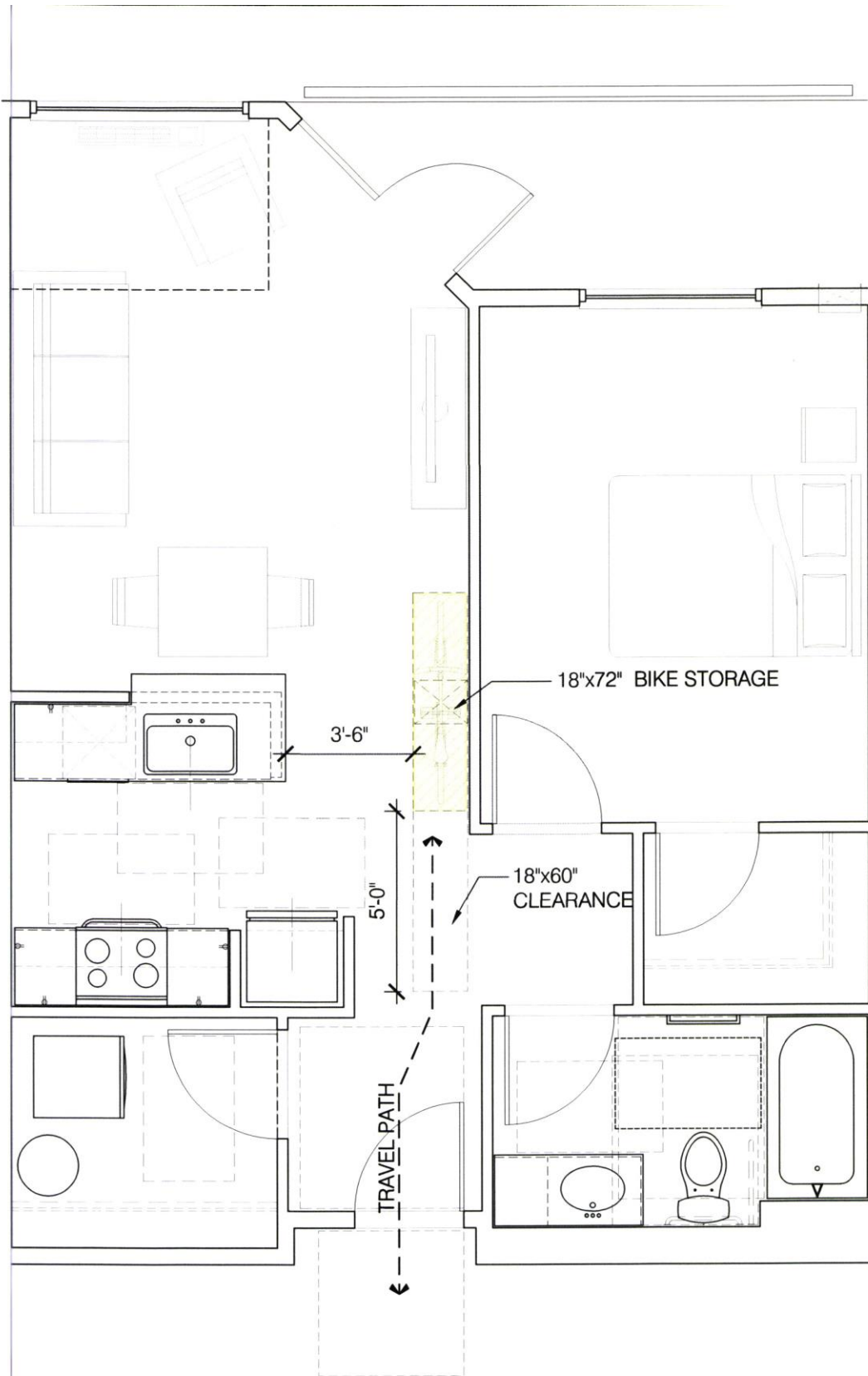
Zoning Map
Site Plan
Unit Plan



ZONING 
NORTH

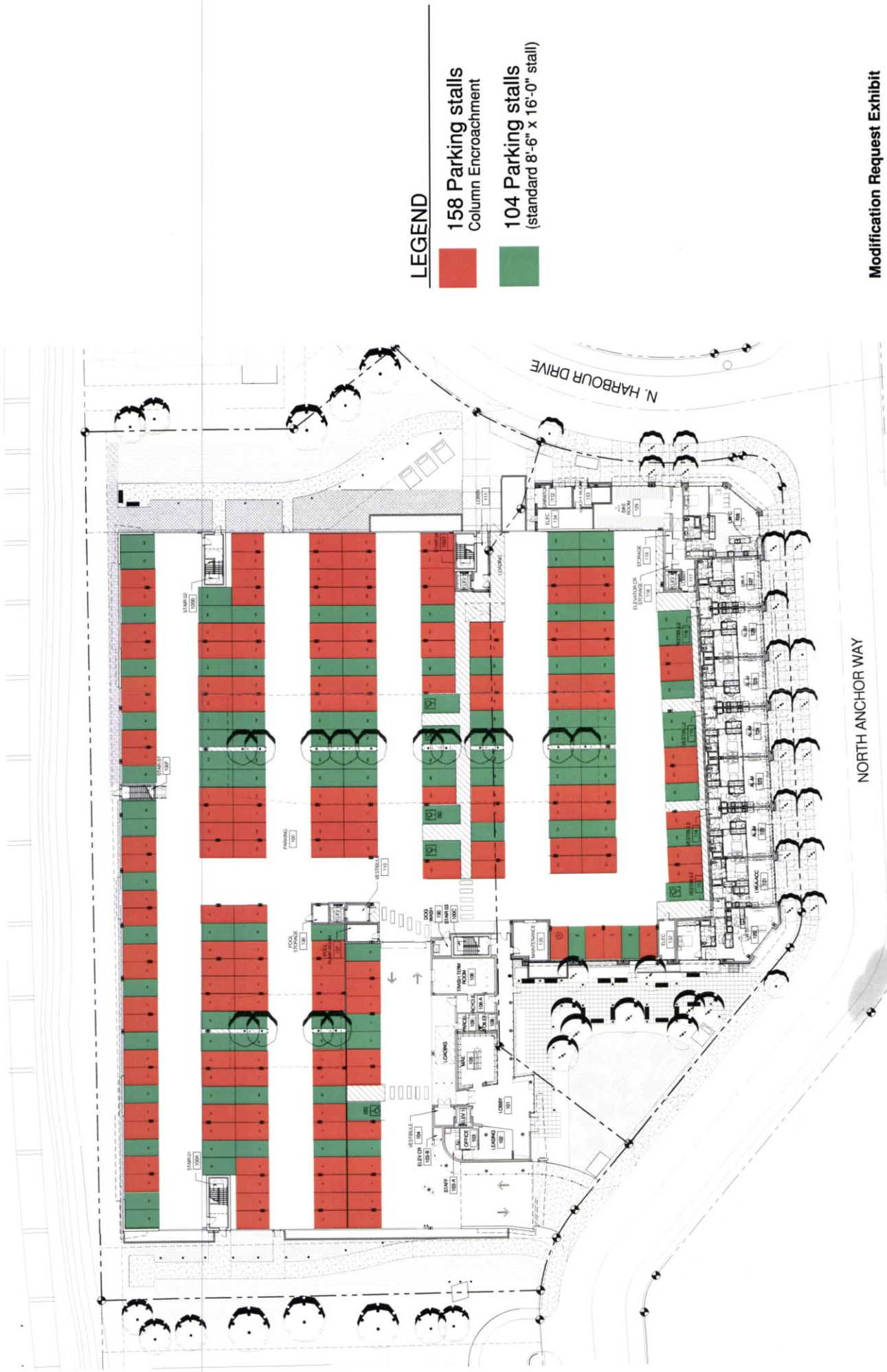
 Site

File No.	LU 17-168172 DZM
1/4 Section	1929
Scale	1 inch = 200 feet
State ID	1N1E03BB 1401
Exhibit	B May 11, 2017



UNIT BIKE STORAGE LAYOUT
UNITS: (1B-A 1B-A2 1B-A4)

LU 17-168172-DZM



LEGEND

- 158 Parking stalls
Column Encroachment
- 104 Parking stalls
(standard 8'-6" x 16'-0" stall)

Modification Request Exhibit
 W17-168172-02M