



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** June 20, 2017 at 10:30a

**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a

**File Number:** EA 17-177724

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### Proposal and Property Information

**Location:** 4530 NE 138TH AVE

**Proposal:** A Pre-Application Conference to discuss establishing a Waste-Related Use on this site. There was a construction recycling facility (Industrial Service Use) on the site that closed in 2015. An Industrial Service Use is allowed by right in the IG2 zone. A new operator would recycle similar materials to the previous use but expand the activities to operate a transfer station that processes waste-related materials. Waste-Related Uses must be approved through a Conditional Use Review.

**Land Use Reviews Expected:** Type III Conditional Use Review for a Waste-Related Use

**Site Zoning:** IG2 (General Industrial, Chapter 33.140. of the Portland Zoning Code) "h" (Aircraft Landing Zone, Chapter 33.400 of the Portland Zoning Code) "x" (Portland International Airport Noise Impact Zone, Chapter 33.470 of the Portland Zoning Code), "s" (Scenic Resource Zone, Chapter 33.480 of the Portland Zoning Code).

**Tax Account Number(s):** R318510, R318534, R318510

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### Contacts

**Applicant:** Alando Simpson, CITY OF ROSES DISPOSAL & RECYCLING, (503) 285-9940

**Conference Coordinator:** Jean Hester 503-823-7783

**Neighborhood Association:** Argay, contact Doug Cook at [doug.cook12@gmail.com](mailto:doug.cook12@gmail.com)

**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

**Business District:** Columbia Corridor Association, contact Debbie Deetz-Silva at 503-978-6044., Parkrose Business Association, contact [parkrosebusinessassociation@gmail.com](mailto:parkrosebusinessassociation@gmail.com)

**Neighborhood within 1,000 feet:** None

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### General Information About Pre-Application Conferences

#### What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

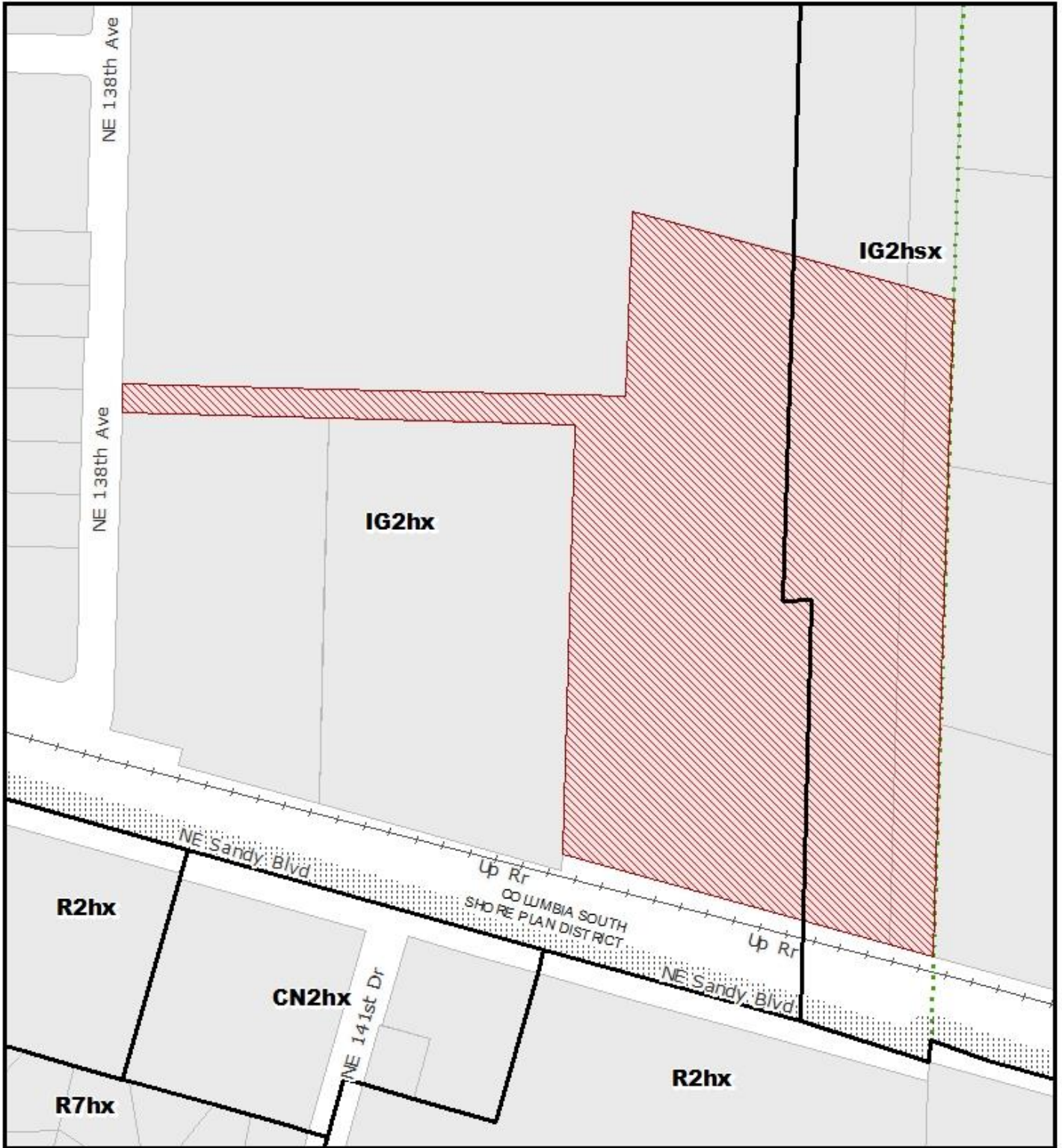
#### What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

#### When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

**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)**



# ZONING



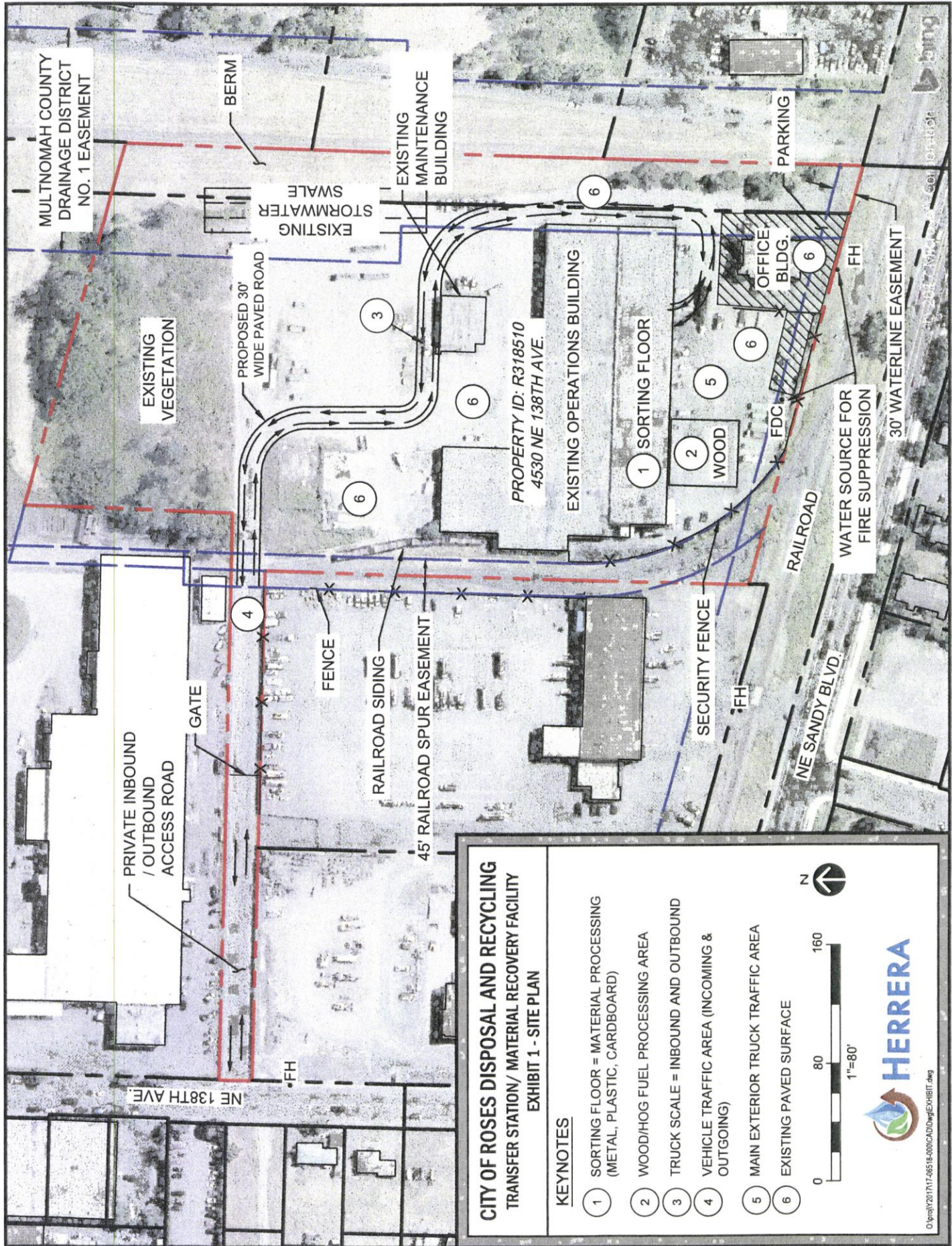
Site



Recreational Trails

THIS SITE LIES WITHIN THE:  
 COLUMBIA SOUTH SHORE PLAN DISTRICT  
 SOUTHERN INDUSTRIAL SUBDISTRICT

File No.	EA 17-177724 PC
1/4 Section	
Scale	1 inch = 200 feet
State ID	1N2E23D 100
May 31, 2017	



MULTNOMAH COUNTY  
DRAINAGE DISTRICT  
NO. 1 EASEMENT

PRIVATE INBOUND  
/ OUTBOUND  
ACCESS ROAD

EXISTING  
VEGETATION

BERM

PROPOSED 30'  
WIDE PAVED ROAD

EXISTING  
STORMWATER  
SWALE

EXISTING  
MAINTENANCE  
BUILDING

PROPERTY ID: R318510  
4530 NE 138TH AVE.

EXISTING OPERATIONS BUILDING

1 SORTING FLOOR

2 WOOD

3 SECURITY FENCE

RAILROAD

NE SANDY BLVD

WATER SOURCE FOR  
FIRE SUPPRESSION

30' WATERLINE EASEMENT

PARKING

OFFICE  
BLDG.

NE 138TH AVE

**CITY OF ROSES DISPOSAL AND RECYCLING  
TRANSFER STATION/ MATERIAL RECOVERY FACILITY  
EXHIBIT 1 - SITE PLAN**

**KEYNOTES**

- 1 SORTING FLOOR = MATERIAL PROCESSING (METAL, PLASTIC, CARDBOARD)
- 2 WOOD/HOG FUEL PROCESSING AREA
- 3 TRUCK SCALE = INBOUND AND OUTBOUND
- 4 VEHICLE TRAFFIC AREA (INCOMING & OUTGOING)
- 5 MAIN EXTERIOR TRUCK TRAFFIC AREA
- 6 EXISTING PAVED SURFACE



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EA 17-177784 PC