



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 13, 2017

From: Don Kienholz, Land Use Services
503-823-7771 / Don.Kienholz@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-116482 CU
Pre App: PC # 16-217747

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Don Kienholz at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: June 28, 2017.** If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: July 7, 2017**
- **A public hearing before the Hearings Officer is tentatively scheduled for July 19, 2017 9:00 AM**

Applicant: David Welsh | CIDA
15895 SW 72nd Ave, Suite 200
Tigard OR 97224
503-226-1285 | Davidw@Cidainc.Com

Owner: BHHP, LLC
280 SW Moonridge Pl
Portland, OR 97225
503-291-0027 | Rplainfield@Yahoo.Com

Site Address: 4605-4611 SW BEAVERTON HILLSDALE HWY

Legal Description: BLOCK 22 LOT 7&8, FAIRVALE
Tax Account No.: R268407300
State ID No.: 1S1E18AD 01600
Quarter Section: 3524

Neighborhood: Bridlemile, contact David Stein at steinnet@gmail.com
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: None
Other Designations:

Zoning: CS – Storefront Commercial

Case Type: CU – Conditional Use
Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

The applicant is proposing to establish a 7,600 square foot indoor cannabis growing facility in the lower level of an existing warehouse building on the subject site. Cannabis growing is an Agriculture use under Portland code and the site is zoned CS, Storefront Commercial. In the CS zone, Agricultural uses are listed as Conditional Uses that must be reviewed under the approval criteria in Portland Zoning Code section 33.815.115.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code found in chapter 33.815.115. The applicable approval criteria are:

- A. The proposed use will not have nuisance impacts from noise, odor, and vibrations greater than usually generated by uses allowed by right in the zone;
- B. Based on the characteristics of the proposed use and its development, the proposal is consistent with the purpose of the commercial zone and with the character of the specific area;
- C. The proposed use will not significantly alter the overall commercial character of the area, based on the existing proportion of commercial and noncommercial uses and the effects of incremental changes; and
- D. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and

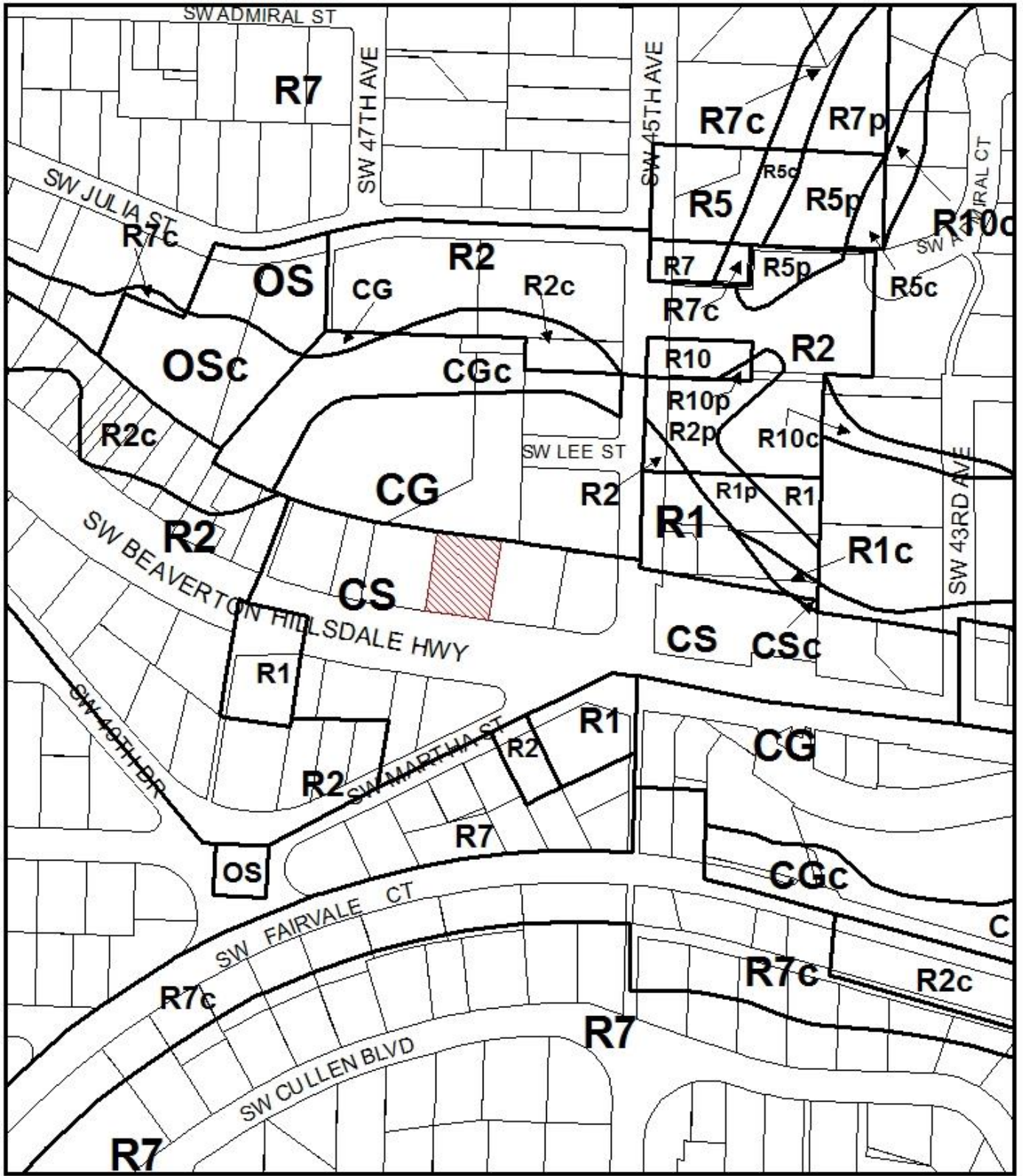
capacity; level of service and other performance measures; access to arterials; truck impacts, connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies.

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on February 6, 2017 and determined to be complete on May 24, 2017.


It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures:

- Zoning Map
- Site Plan/Topographic Survey
- Parking Layout
- Floor Plan



ZONING

 Site



File No.	LU 17-116482 CU
1/4 Section	3524
Scale	1 inch = 200 feet
State_Id	1S1E18AD 1600
Exhibit	B (Feb 08, 2017)

Painting Area



VEHICLE PATH
1/8" = 1'-0"
160094.01
© 2017 CDA, INC. ALL RIGHTS RESERVED

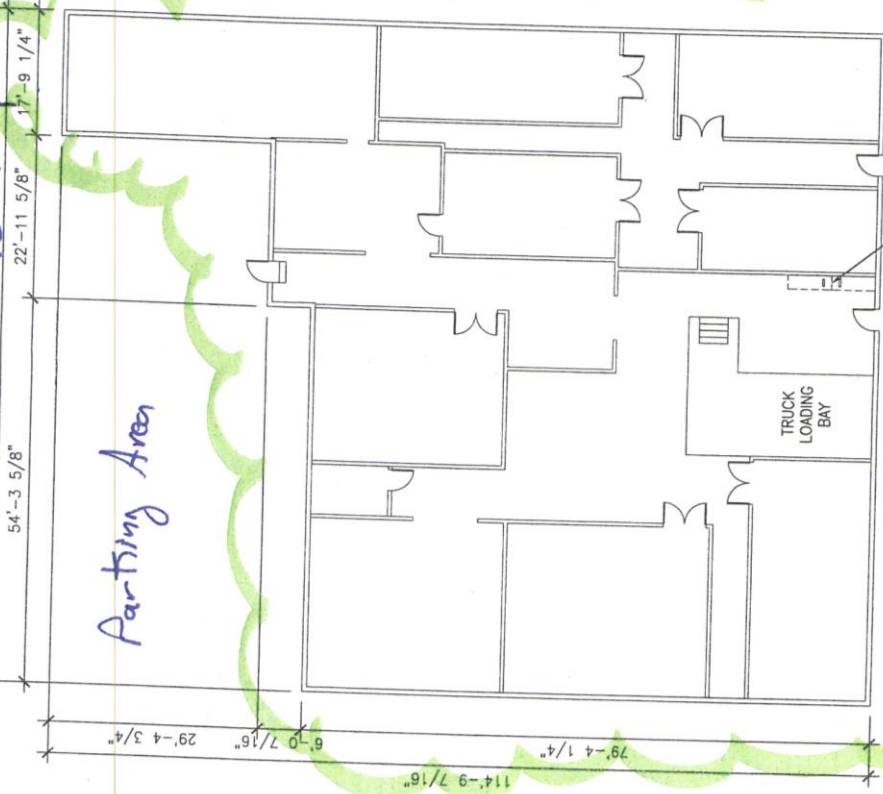
05/11/17
MJ

4605 SW BEAVERTON HILLSDALE HWY.
PORTLAND, OR

15885 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670



Beaverton Hillsdale Hwy



Attachment 4b

Lower Level below
Street grade

RECEIVED

APR 12 2017



FLOOR PLAN

4605 SW BEAVERTON HILLSDALE HWY.
 PORTLAND, OR



15895 SW 72ND AVE SUITE 200
 PORTLAND, OREGON 97224
 TEL: 503.226.1285
 FAX: 503.226.1670



FLOOR PLAN- (E) 1 STORY BLDG
 04/12/17
 1/16"=1'-0"
 160094.01

© 2017 CIDA, INC. ALL RIGHTS RESERVED