



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 19, 2017
To: Interested Person
From: Marguerite Feuersanger, Land Use Services
503-823-7619 / Marguerite.Feuersanger@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 July 19, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-144210 CU, in your letter.

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

CASE FILE NUMBER: LU 17-144210 CU

Applicant: Zach Phillips, Md7, LLC (on behalf of Verizon Wireless)
6645 NE 78th Ct., Suite C-4
Portland OR 97218
Zphillips@Md7.Com 503-708-9200

Site Address: 6431 SW Taylors Ferry Road

Legal Description: BLOCK 2, S 100' OF LOT 7, TUALATIN AC
Tax Account No.: R844700980
State ID No.: 1S1E30BC 06600
Quarter Section: 3923

Neighborhood: Ashcreek, contact Jack Klinker at 503-246-7872.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Zoning: R7, Single Dwelling Residential 7,000 Zone
Case Type: CU, Conditional Use
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes a new Verizon Wireless ground equipment area for three accessory electrical equipment cabinets and a generator on the subject site. The proposed equipment area will be within a 15-foot by 19.5-foot enclosure located at the rear of the approximate 9,800 square-foot site. It is set back 5 feet from the rear (north) property line and 7 feet from the side

property line along SW 65th Avenue. The application includes a noise study for the proposed equipment. The noise study recommends and the applicant proposes a sound barrier fence along the perimeter of the equipment area. Cedar wood fencing will be attached to the exterior of the sound barrier. The sound barrier and fencing will be 9 feet in height. An access gate is proposed at the west side adjacent to SW 65th Avenue, to allow for periodic servicing of the equipment by Verizon employees. On-site vehicle parking for the equipment area is not proposed. Existing trees on the site will be preserved, except for one 20-inch maple tree which is proposed to be removed because it is located within the proposed equipment area. New landscaping including trees, evergreen shrubs and groundcover, is proposed around the perimeter of the equipment area. The site is currently developed with a detached house and accessory paved driveway, which will remain.

The proposed ground equipment is accessory to a new radio frequency transmission facility with antennas on new steel utility pole in the right-of-way of SW 65th Avenue. Because the utility pole and antennas are within public right-of-way and not on private property, these facilities are not part of this land use review.

A Type Ix Conditional Use review is required for the proposed on-site accessory equipment because it is located within a Residential zone (Zoning Sections 33.274.025, 33.274.050.A).

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.D Conditional Use Approval Criteria for Radio Frequency Transmission Facilities located on non-broadcast structures within 50'-0" of a residential zone; and
- 33.275.040 Development Standards for Radio Frequency Transmission Facilities

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 March 31, 2017 and determined to be complete on June 14, 2017.

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.

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.

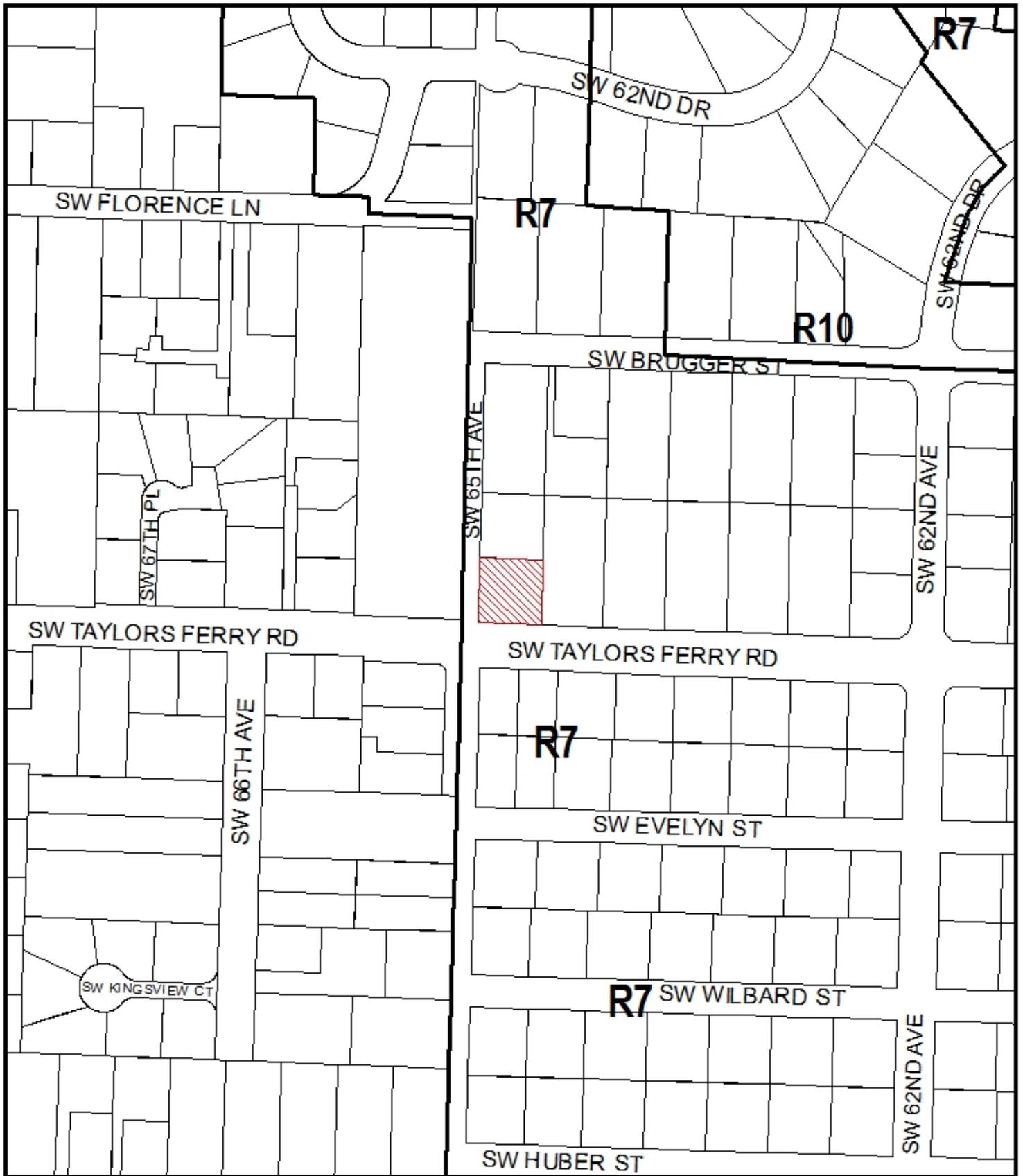
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Landscape Plan

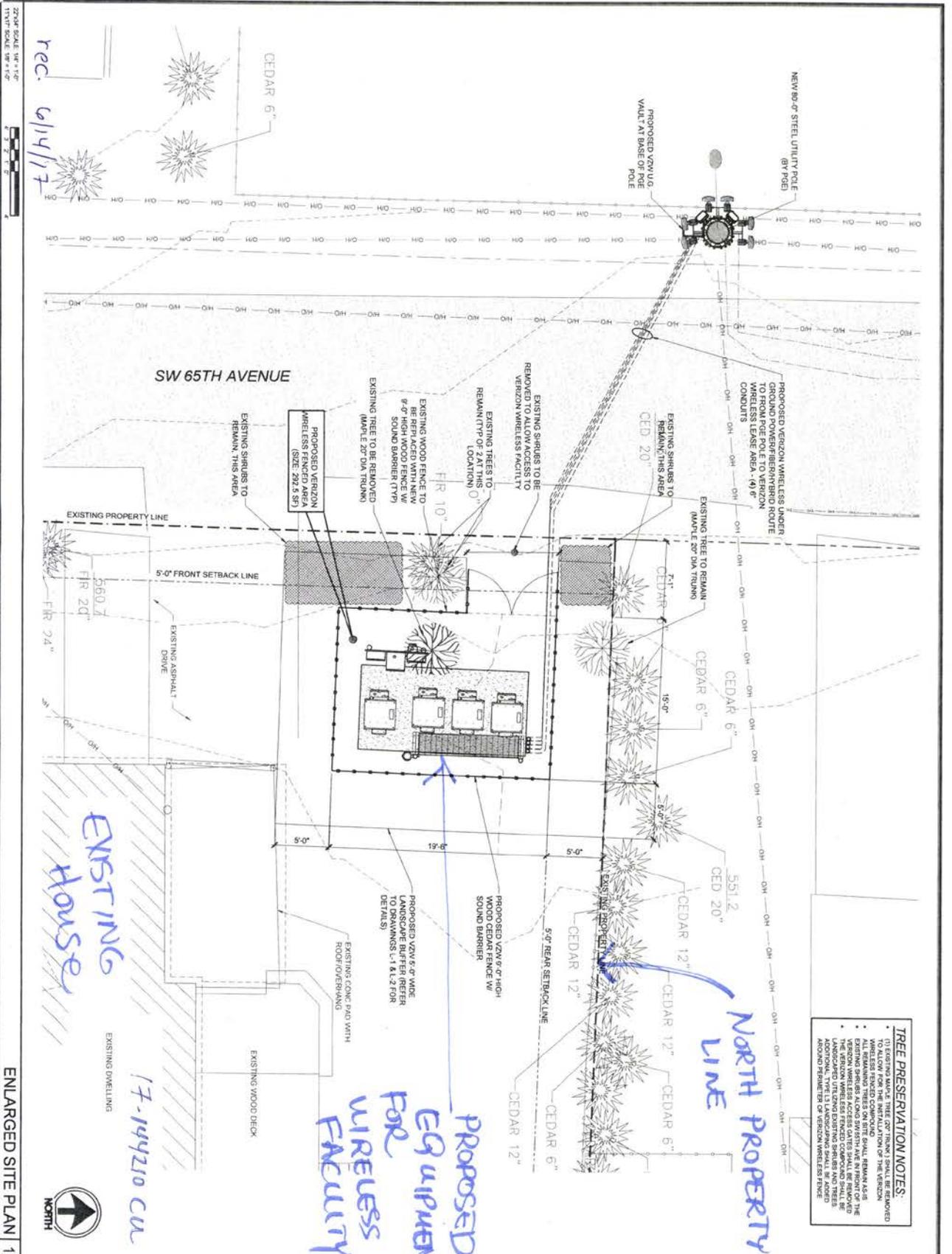


ZONING

 Site

File No. LU 17-144210 CU
 1/4 Section 3923
 Scale 1 inch = 200 feet
 State_Id 1S1E30BC 6600
 Exhibit B (Apr 06, 2017)





TREE PRESERVATION NOTES:

- WIRELESS FENCED COMMAND SHALL REMAIN AS IS
- TO ALLOW FOR THE INSTALLATION OF THE WIRELESS FENCED COMMAND SHALL REMAIN AS IS
- EXISTING SHRUBS ALONG SW 65TH AVE IN FRONT OF THE WIRELESS ACCESS GATES SHALL BE REMOVED
- EXISTING SHRUBS ALONG SW 65TH AVE IN FRONT OF THE WIRELESS ACCESS GATES SHALL BE REMOVED
- ADDITIONAL TREE ISLANDS SHALL BE ADDED
- ADDITIONAL TREE ISLANDS SHALL BE ADDED

NORTH PROPERTY LINE

PROPOSED EQUIPMENT FOR WIRELESS FACILITY

PARTIAL SITE PLAN
6431 SW Taylors Ferry Rd.

rec. 6/14/17

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

ENLARGED SITE PLAN 1

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

No.	Date	Revision
A	11/21/16	90% CD REVIEW SET
B	01/24/17	100% FINAL CD SET
C	03/16/17	90% CD REVIEW SET
D	03/24/17	100% CD REVIEW SET
E	05/22/17	100% FINAL CD SET
F	06/01/17	LD COMMENTS

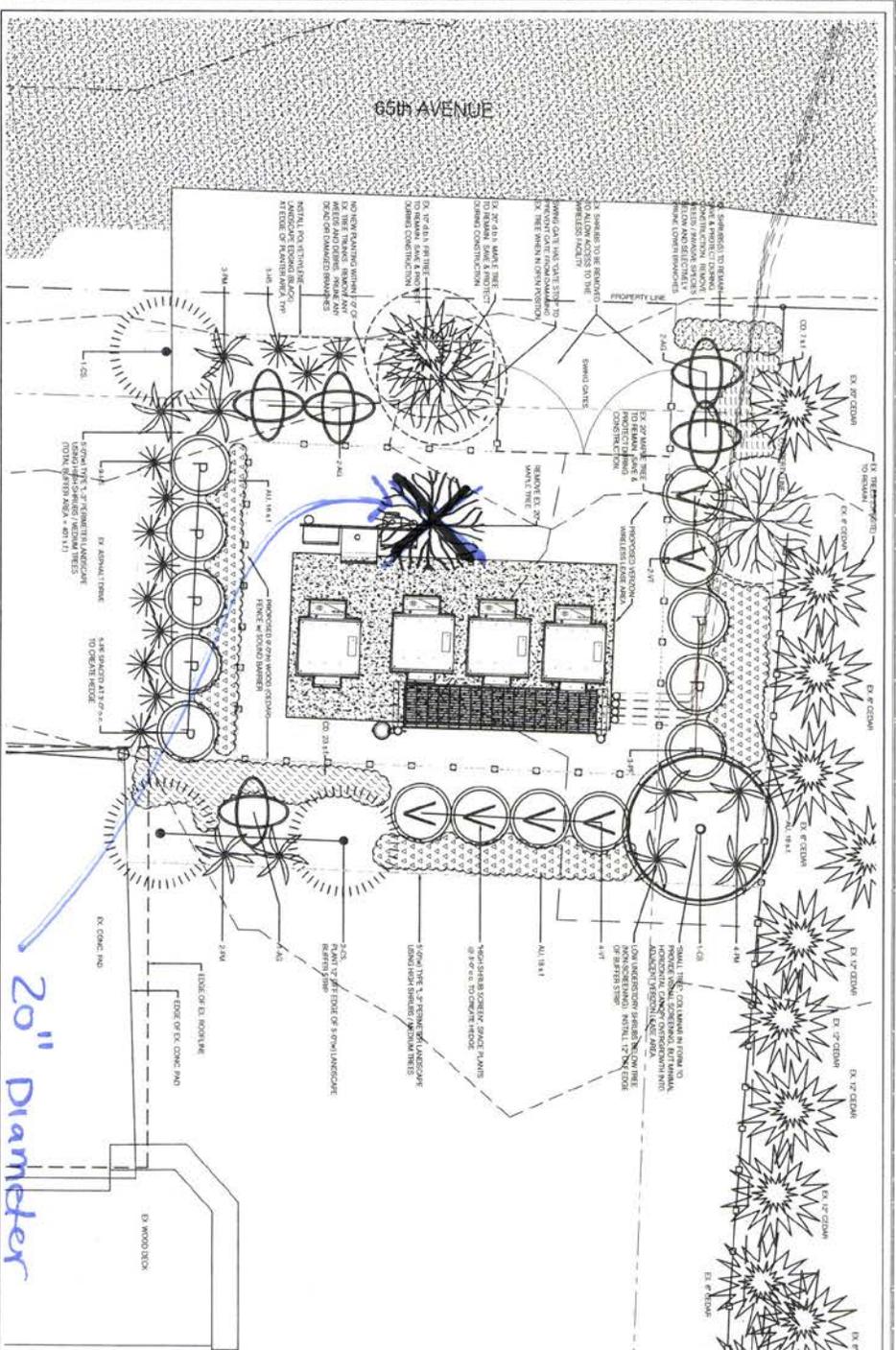


Project Title:
 POR RED TAIL PORTLAND OR 97215

Project Number:
 0000117

Client:
 KM
Project Manager:
 RU
Revision No.:
 1

Scale:
 1" = 1'-0"



LANDSCAPE SCHEDULE

SYMBOL	COMMON NAME	SIZE	QTY	PROPOSED	EXISTING	COMMENTS
○	COMMON NAME	SIZE	QTY	PROPOSED	EXISTING	COMMENTS
○	COMMON NAME	SIZE	QTY	PROPOSED	EXISTING	COMMENTS
○	COMMON NAME	SIZE	QTY	PROPOSED	EXISTING	COMMENTS
○	COMMON NAME	SIZE	QTY	PROPOSED	EXISTING	COMMENTS

rec. 6/14/17

20" Diameter

Maple Tree
Proposed to
be Removed.

All other
Site Trees to
Remain.

LANDSCAPE NOTES

1. The landscape plan is to be installed in accordance with the following notes.
2. All trees shown on this plan are to be installed in accordance with the following notes.
3. All trees shown on this plan are to be installed in accordance with the following notes.
4. All trees shown on this plan are to be installed in accordance with the following notes.
5. All trees shown on this plan are to be installed in accordance with the following notes.
6. All trees shown on this plan are to be installed in accordance with the following notes.
7. All trees shown on this plan are to be installed in accordance with the following notes.
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10. All trees shown on this plan are to be installed in accordance with the following notes.
11. All trees shown on this plan are to be installed in accordance with the following notes.
12. All trees shown on this plan are to be installed in accordance with the following notes.
13. All trees shown on this plan are to be installed in accordance with the following notes.
14. All trees shown on this plan are to be installed in accordance with the following notes.
15. All trees shown on this plan are to be installed in accordance with the following notes.
16. All trees shown on this plan are to be installed in accordance with the following notes.
17. All trees shown on this plan are to be installed in accordance with the following notes.
18. All trees shown on this plan are to be installed in accordance with the following notes.
19. All trees shown on this plan are to be installed in accordance with the following notes.
20. All trees shown on this plan are to be installed in accordance with the following notes.

PROJECT DATA

ADDRESS: 4431 S.W. TAYLORS FERRY ROAD
 PORTLAND, OR 97219

CLIENT: RED TAIL
 4431 S.W. TAYLORS FERRY ROAD
 PORTLAND, OR 97219

DATE: 05/15/17

PROJECT MANAGER: [Name]

SCALE: 1" = 10'

PROPOSED LANDSCAPE PLAN

ASAPEN

VERIZON WIRELESS

APRIL DESIGN GROUP

REVISIONS:

No.	Date	Revision
1	05-12-17	PER CITY REVIEW COMMENT
2	06-05-17	PER CITY REVIEW COMMENT

PROPOSED LANDSCAPE PLAN
 6431 SW Taylors Ferry Rd.