



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** July 27, 2017  
**To:** Interested Person  
**From:** Lauren Russell, Land Use Services  
503-823-7817 / [Lauren.Russell@portlandoregon.gov](mailto:Lauren.Russell@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 August 28, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-203790 CU, in your letter. It also is helpful to address your letter to me, Lauren Russell. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-203790 CU**

**Applicant:** Tammy Hamilton  
Acom Consulting Inc  
2215 SE 37th Ave  
Portland, OR 97214 / (206) 499-4878

**Owner:** Holgate Baptist Church  
11242 SE Holgate Blvd  
Portland, OR 97266-3304

**Site Address:** 11242 SE HOLGATE BLVD

**Legal Description:** BLOCK 1 LOT 1&2 EXC PT IN ST, NEWSOMS ADD  
**Tax Account No.:** R603800010  
**State ID No.:** 1S2E15AB 09700  
**Quarter Section:** 3542  
**Neighborhood:** Powellhurst-Gilbert, contact at [pgnaboard@gmail.com](mailto:pgnaboard@gmail.com)  
**Business District:** Midway, contact [info@midwaybusiness.org](mailto:info@midwaybusiness.org).  
**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

**Plan District:** Johnson Creek Basin  
**Zoning:** R5a – Single-Dwelling Residential 5,000, Alternative Design Density Overlay

**Case Type:** CU – Conditional Use Review  
**Procedure:** Type IX, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant proposes to install a new 12-foot x 26-foot Verizon Wireless ground equipment enclosure within the parking lot of the Holgate Baptist Church. The enclosure would include four equipment cabinets and a diesel generator on a concrete slab foundation and a utility H-frame within an 8'-6" high, fully sight-obscuring, wooden fence with a partial roof to buffer noise. The enclosure is proposed to be located 20 feet from the front lot line along SE Holgate Boulevard and 10 feet from the western side lot line. The abutting property to the west is also owned by the church and there are existing small trees and shrubs along this lot line.

The applicant previously received approval to remove four parking spaces from the church parking lot to make room for the proposed equipment area through case file LU 17-167246 CU, which was approved on June 21, 2017.

The proposed ground equipment would be accessory to a new radio frequency transmission facility with antennas on an adjacent utility pole in the right-of-way of SE Holgate Boulevard. Because the utility pole and antennas are within the public right-of-way and not on private property, this facility is not part of this land use review. It will be reviewed by the Office of Communication Technology under a separate procedure.

Because the on-site accessory equipment is located within a residential zone, a Type Ix Conditional Use Review is required (Zoning Code Section 33.274.025 and 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.A Conditional Use Approval Criteria for Radio Frequency Transmission Facilities Proposing to Locate on an Existing Building or Other Non-Broadcast Structure in an OS or R 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 July 14, 2017 and determined to be complete on July 24, 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](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:**

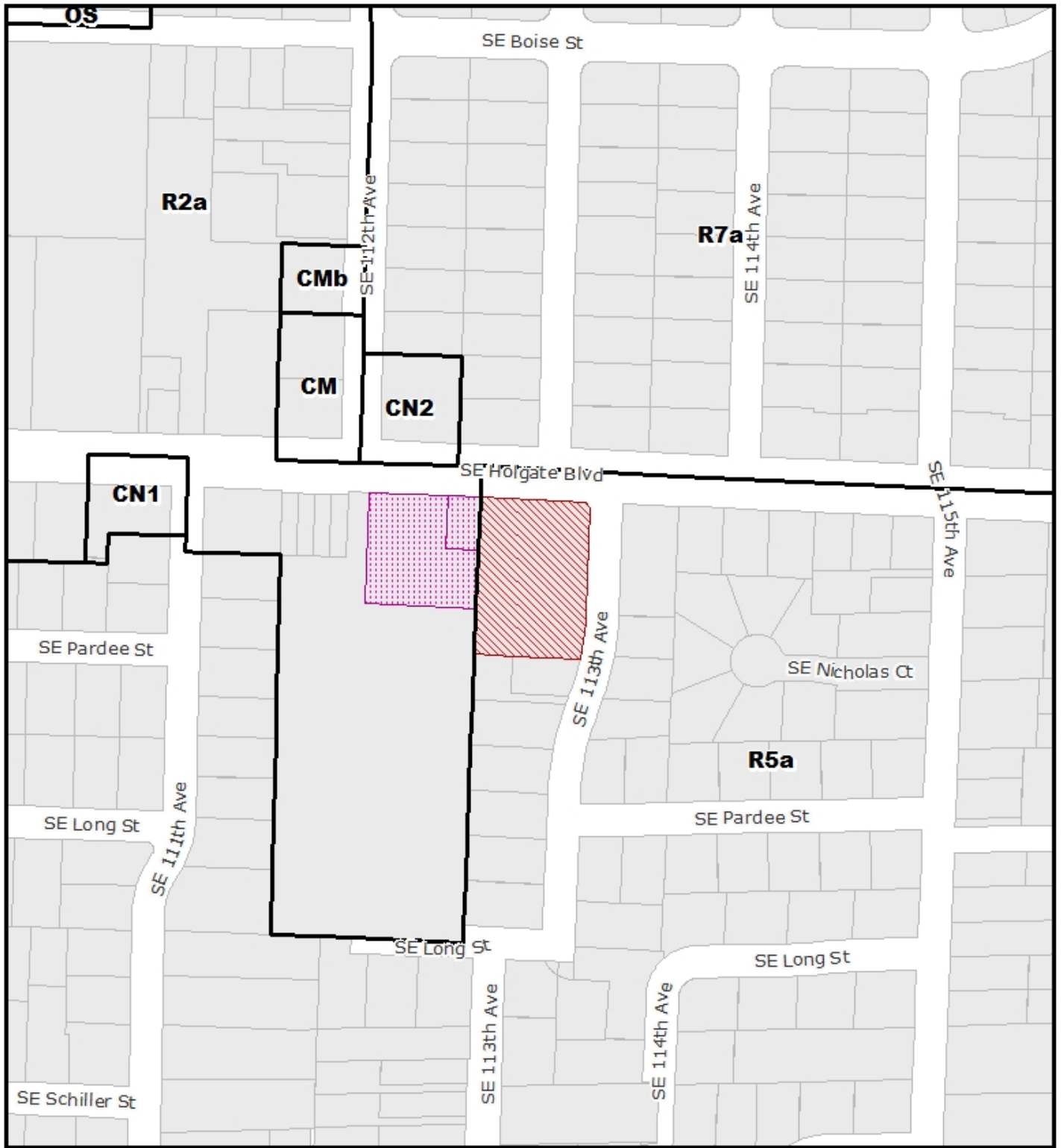
Zoning Map

Overall Site Plan

Enlarged Site Plan

Proposed West Elevation

Proposed North Elevation



# ZONING

THIS SITE LIES WITHIN THE:  
JOHNSON CREEK BASIN PLAN DISTRICT

-  Site
-  Also Owned Parcels

File No.	LU 17-203790 CU
1/4 Section	3542
Scale	1 inch = 200 feet
State ID	1S2E15AB 9700
Exhibit	B Jul 18, 2017







DATE PLOTTED: 07/15/17

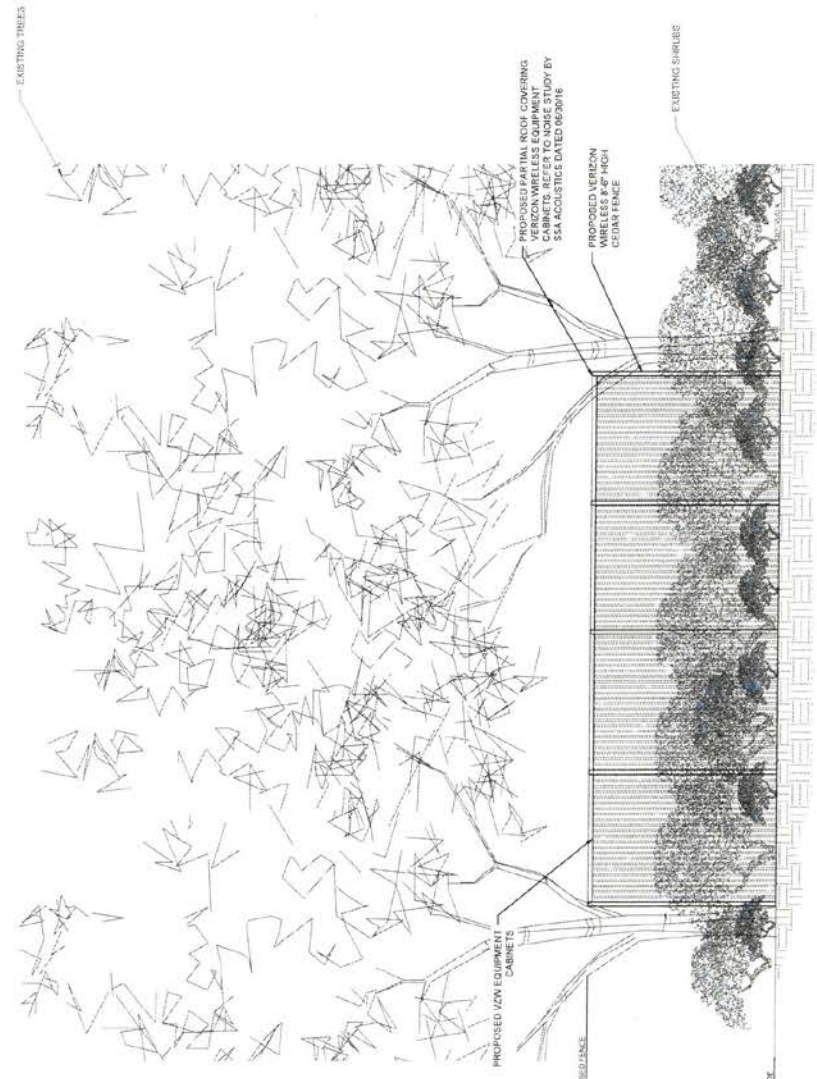
No.	DATE	DESCRIPTION
A	11/20/16	100% FINAL SET
B	03/08/17	100% FINAL REVIEW SET
C	03/08/17	100% FINAL CO SET
D	03/08/17	100% FINAL CO SET
E	03/08/17	100% FINAL REVIEW SET
F	07/15/17	100% FINAL ZONING SET
G		



**POR BOYLES**  
1742 SE POLARIS BLVD  
PORTLAND, OR 97216

**PROPOSED WEST ELEVATION**

PROJECT NUMBER	071517
DATE	07/15/17
PROJECT MANAGER	DAVID J. BOYLE
SCALE	AS SHOWN
SHEET NO.	2
TOTAL SHEETS	A-2



PROPOSED EQUIPMENT AREA BEHIND 8'-6" HIGH WOODEN FENCE

PROPOSED WEST ELEVATION 1

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

