



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 11, 2017

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

REQUEST FOR RESPONSE

Case File: LU 17-190465 CU
Pre App: PC # 17-142158

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: October 2, 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: October 13, 2017**
- **A public hearing before the Hearings Officer is tentatively scheduled for October 25, 2017**

Applicant: Peter F. Fry
303 NW Upton Terrace #1b
Portland OR, 97210
503-703-8033 | Peter@Finleyfry.Com

Owners Agents Rep: Multnomah County
C/O Ken Wilson
501 N Dixon St
Portland OR, 97227
Ken.Wilson@Multco.Us

Owner: Multnomah County
401 N Dixon St
Portland OR, 97227

Site Address: 14355 N BYBEE LAKE CT

Legal Description: LOT 8, BYBEE LAKE INDUSTRIAL PARK
Tax Account No.: R123600450
State ID No.: 2N1W25C 00200
Quarter Section: 1521

Neighborhood: St. Johns, contact sjnalanduse@gmail.com.
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
Other Designations:

Zoning: IHh – Heavy Industrial with an Aircraft Landing Zone (‘h’) overlay.

Case Type: CU – Conditional Use Review
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 seeking an extension of the Conditional Use Approval for a Detention Facility originally approved in 2001 (Land Use Case #00-00554 CU) and extended in 2014 (Land Use Case #14-126691 CU). The previous extension approval expires after 3 years without an additional extension due to the approved activity not being established at the site. The proposal does not include any changes to the site, operations, or previous Conditions of Approval for the Wapato Jail

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are found in Portland Zoning Code section 33.815.205:

33.815.205 Detention Facilities

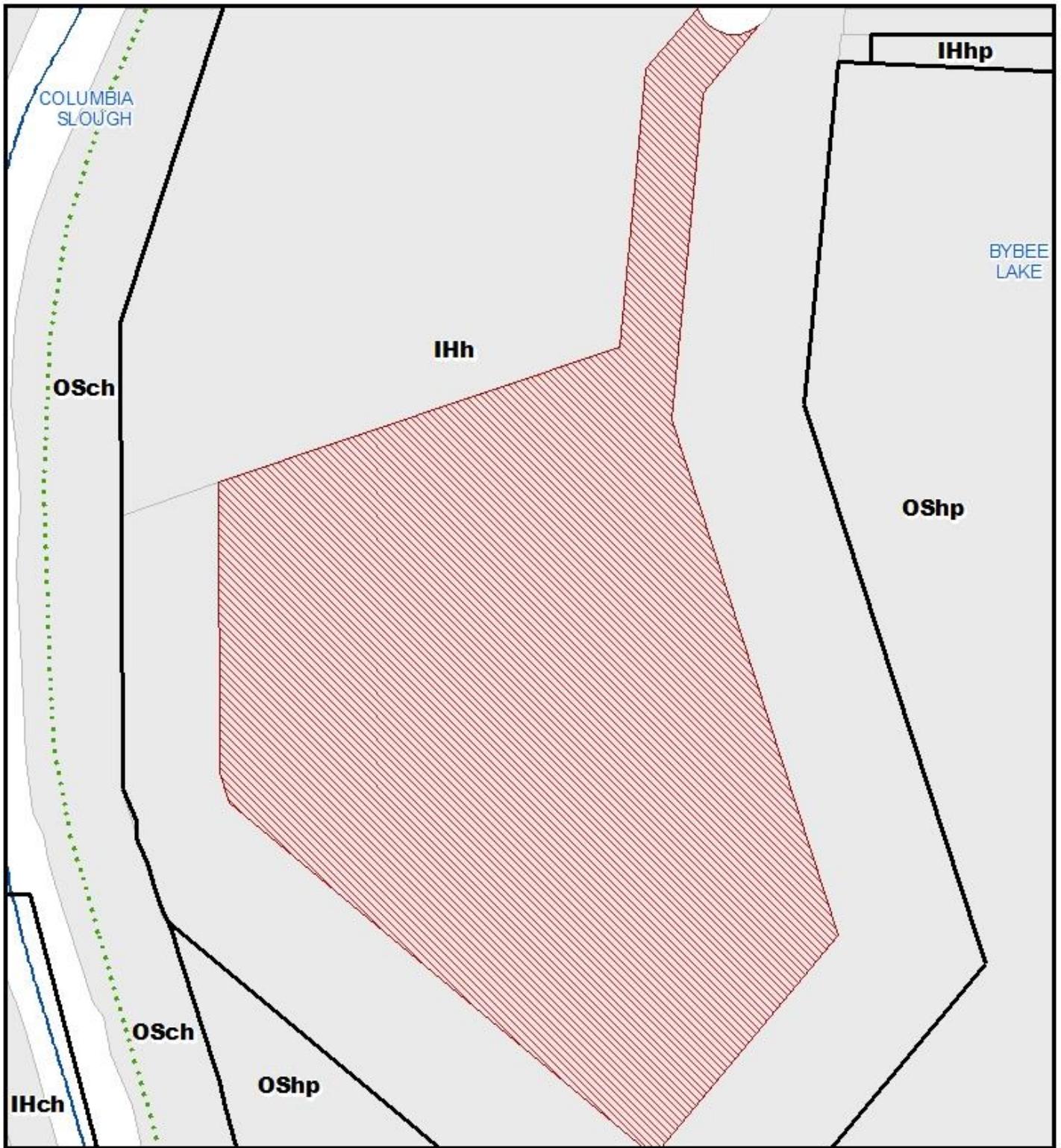
These approval criteria ensure that the facility is physically compatible with the area in which it is to be located and that the safety concerns of people on neighboring properties are addressed. The approval criteria are:

- A. Appearance. The appearance of the facility is consistent with the intent of the zone in which it will be located and with the character of the surrounding uses and development; and**
- B. Safety. The facility and its operations will not pose an unreasonable safety threat to nearby uses and residents;**
- C. Public services.**
 - 1. The proposed use is in conformance with the street designations shown in the Transportation Element of the Comprehensive Plan;**
 - 2. If the proposed use will be located in an industrial zone, it will not have a significant adverse effect on truck and freight movement;**
 - 3. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, or other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; and safety for all modes; and**
 - 4. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.**

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 June 21, 2017 and determined to be complete on September 1, 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

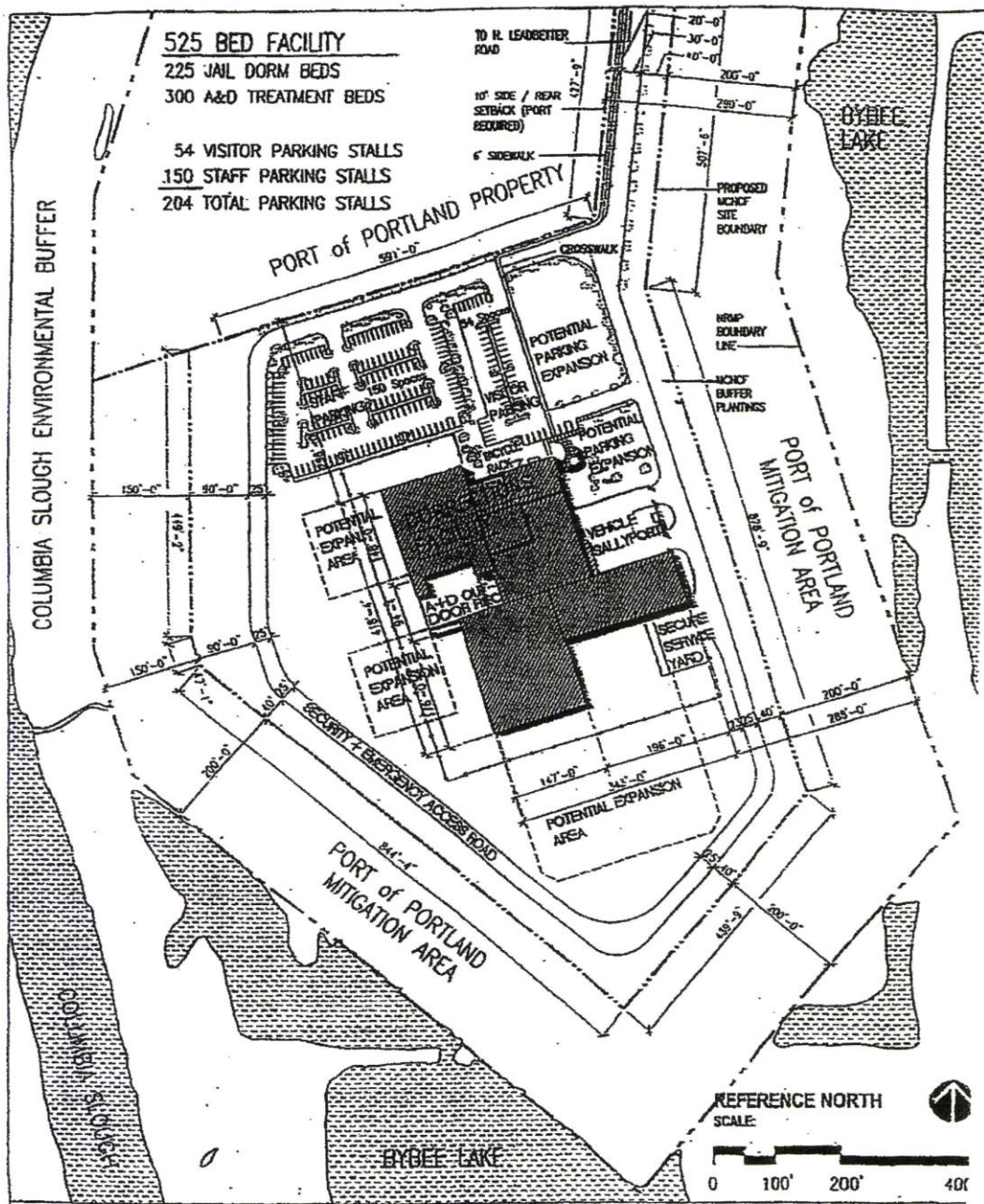


ZONING



-  Site
-  Stream
-  Recreational Trails

File No.	LU 17-190465 CU
1/4 Section	1621 1521
Scale	1 inch = 200 feet
State ID	2N1W25C 200
Exhibit	B Jun 23, 2017



TITLE: FIGURE 4-1: SITE PLAN (INITIAL FACILITY)		DATE: 8-11-00
KMD ARCHITECTS AND PLANNERS A PROFESSIONAL CORPORATION <small>421 SW State Avenue, Suite 1300 Portland, Oregon 97204 (503) 221-1474 FAX: (503) 227-0762</small>	PROJECT: MULTNOMAH COUNTY'S NEW CORRECTIONS FACILITY	JOB No: 817-30
	PORTLAND, OREGON	SHEET NO: 4-1

EA 10-103372 PC

EX-C1

EXHIBIT C-1
 LU 14-121691

LU 17-190465 CU