



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

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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: November 16, 2017 at 8:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-260211

Proposal and Property Information

Location: 8828 NE KILLINGSWORTH ST

Proposal: A Pre-Application Conference to discuss a Waste-Related Use (Centralized wastewater treatment facility). The activities on site are: treatment and discharge of non-regulated waste water and storage of empty roll-off bins and temporary storage tanks. The development on the site is a 4,500 square foot shop building and 9,800 square feet of paved area. There are exterior wastewater storage tanks and a gravel exterior storage area.

Land Use Reviews Expected: Type III Conditional Use Review

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)

Tax Account Number(s): R219544, R219545

Contacts

Applicant: Robert Ransdell, NRC ENVIRONMENTAL SERVICES, (503) 283-1150

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Sumner, Erin Middleton sumner.neighborhood.landuse@gmail.com

District Coalition: Central Northeast Neighbors, Sandra Lefrancois at 503- 823-2780.

Business District: Parkrose Business Assoc., parkrosebusinessassociation@gmail.com

Neighborhood within 1,000 feet: None

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.

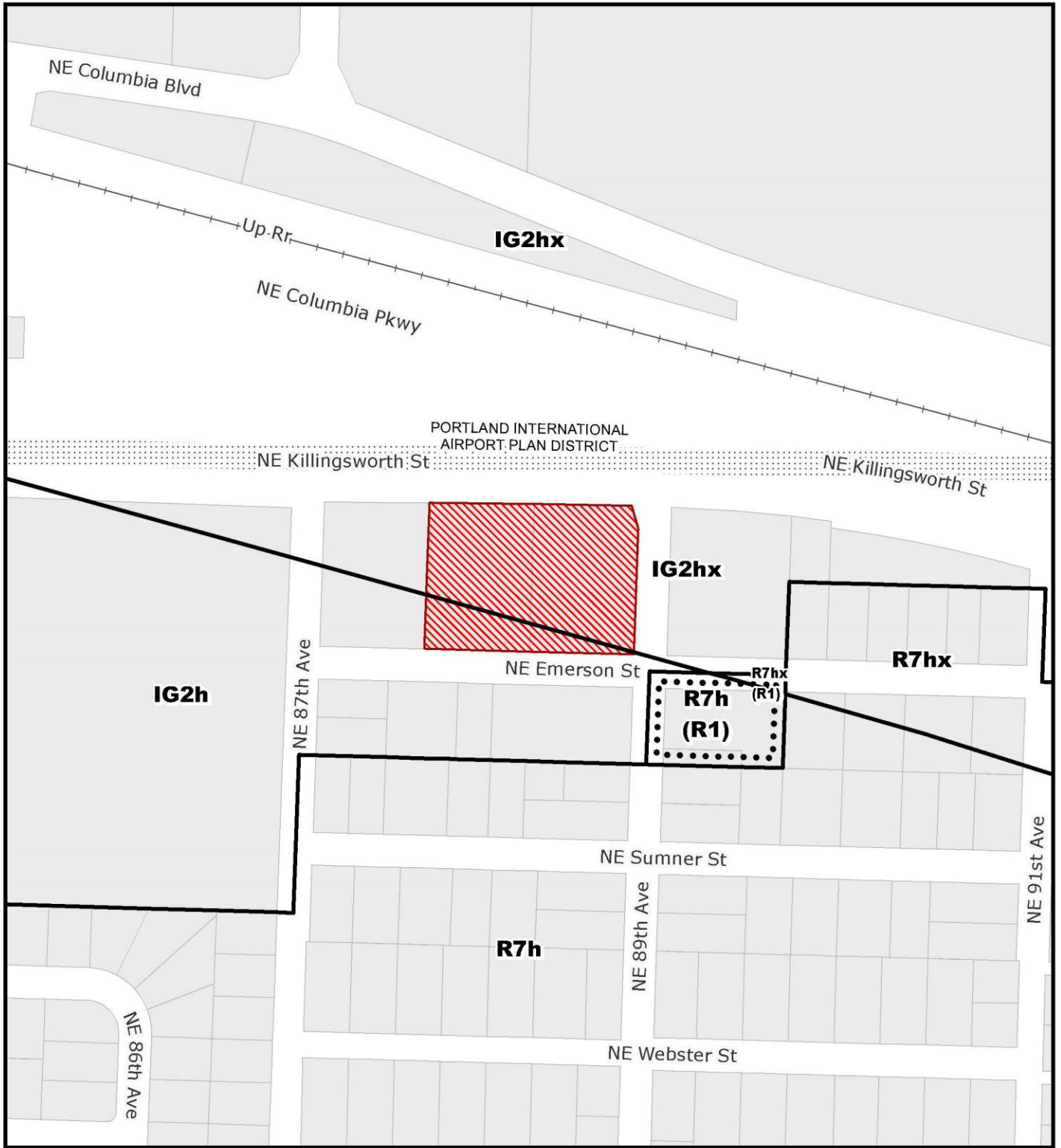
What is the purpose of the Pre-Application Conference?

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  NORTH

 Site

File No.	<u>EA 17-260211 PC</u>
1/4 Section	<u>2539</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N2E21BA 15500</u>
	<u>Oct 25, 2017</u>

Legend:

- Structure
- Storage Tank
- Asphalt
- Concrete
- Truck Unload Path
- Fence
- Property Line

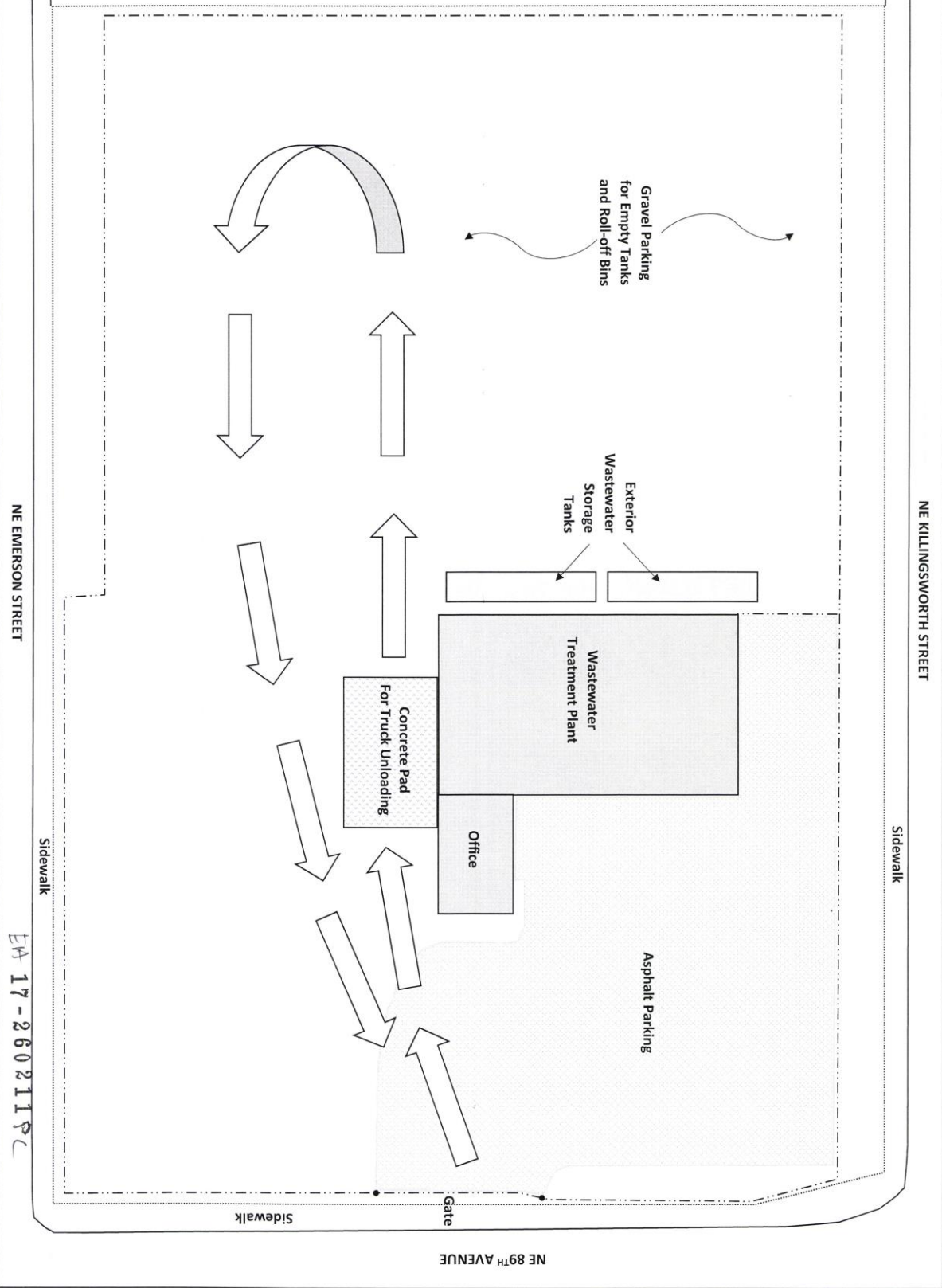
NRC Killingsworth Plant
 Site Plan
 8828 NE Killingsworth St.

APPROXIMATE SCALE

1 inch = 25 feet



Adjacent Property
 (Broadway Cab)



EPA 17-260211P-C