



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

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

**Date:** Monday, February 5, 2018  
**To:** Interested Person  
**From:** Morgan Steele, Land Use Services  
503-823-7731/Morgan.Steele@portlandoregon.gov

## **NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on February 26, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-253085 EN, in your letter. It also is helpful to address your letter to me, Morgan Steele. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-253085 EN**

**Applicant:** Mike Coyle | Faster Permits  
2000 SW 1st Avenue, Suite 420 | Portland, OR 97201  
503/680-5497

**Owners:** Linda L. Moody  
9811 NE 114th Circle | Vancouver, WA 98662-1589  
  
Craig Moody | Northwest Classic Homes, LLC | Cmknb Properties, LLC  
10100 NE 116th Circle | Vancouver, WA 98662

**Site Address:** 5327 & 5413 NE Columbia Boulevard

**Legal Description:** TL 1600 4.23 ACRES, SECTION 18 1N 2E; TL 1700 0.23 ACRES UND 1/2 INTEREST, SECTION 18 1N 2E; TL 1900 1.95 ACRES LAND & IMPS SEE R632087 (R942182201) FOR BILLBOARD, SECTION 18 1N 2E; TL 2000 0.05 ACRES, SECTION 18 1N 2E; TL 1800 4.39 ACRES, SECTION 18 1N 2E

**Tax Account No.:** R942180430, R942180440, R942182200, R942182750, R942182950  
**State ID No.:** 1N2E18A 01600, 1N2E18A 01700U1, 1N2E18A 01900, 1N2E18A 02000, 1N2E18A 01800

**Quarter Section:** 2336, 2436

**Neighborhood:** Cully, contact David Sweet at 503-493-9434.  
**Business District:** Columbia Corridor Association, contact Debbie Deetz-Silva at 503-978-6044.  
**District Coalition:** Central Northeast Neighbors, contact Sandra Lefrancois at 503-823-2780.

**Plan District:** Portland International Airport Plan District- Middle Columbia Slough Subdistrict

**Other Designations:** 100-Year Floodplain, *Middle Columbia Corridor Inventory* – Site CS4, Middle Slough/Whitaker Slough

**Zoning:** *Base Zone:* General Industrial 2 (IG2)  
*Overlay Zones:* Environmental Conservation (c), Aircraft Landing (h), Portland International Airport Noise Impact (x)

**Case Type:** EN – Environmental Review

**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer.

**Proposal:**

The Columbia Boulevard Self-Storage Project will consist of constructing a variety of storage facilities, including covered, open, and enclosed storage amenities for recreational vehicles (RVs) and motorized boats; and several mini-storage buildings. The mini-storage buildings will be constructed along the western edge of the property and facilities for RV and boat storage will be located within the northern portion of the site. The existing buildings onsite will remain as-is.

The project will result in impacts to the Environmental Conservation overlay zone. The majority of permanent impacts, 2,048 square feet, will be located within the 25-foot transition area, and a small amount of impact, 643 square feet, will be located beyond the transition area, within the resource area. These impacts are a result of proposed vegetated stormwater basins and associated stormwater outfall pipes, respectively. Stormwater will flow through the vegetated basin before entering the outfall pipes and discharging to Whitaker Ponds in the northern portion of the site.

As mitigation for permanent impacts in the Environmental Zone, the applicant proposes to plant 80 native trees, 466 native shrubs, and 185 native groundcovers in addition to applying native seed to all temporary disturbance areas. In all areas proposed for mitigation plantings, invasive species will be removed prior to planting.

A portion of the project is located within the City’s Environmental Conservation overlay zone. Certain standards must be met to allow the work to occur by right. If the standards are not met, an Environmental Review is required. In this case, the proposed stormwater outfalls exceed the standard for size and quantity. Standard 33.430.180.H are not met by the proposal; therefore, the work must be approved through an Environmental Review.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- [Section 33.430.250\(A\)](#) – **Outfalls.**

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 October 9, 2017, and determined to be complete on February 1, 2018.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

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.

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.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

#### **APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

#### **APPEAL OF THE FINAL CITY DECISION**

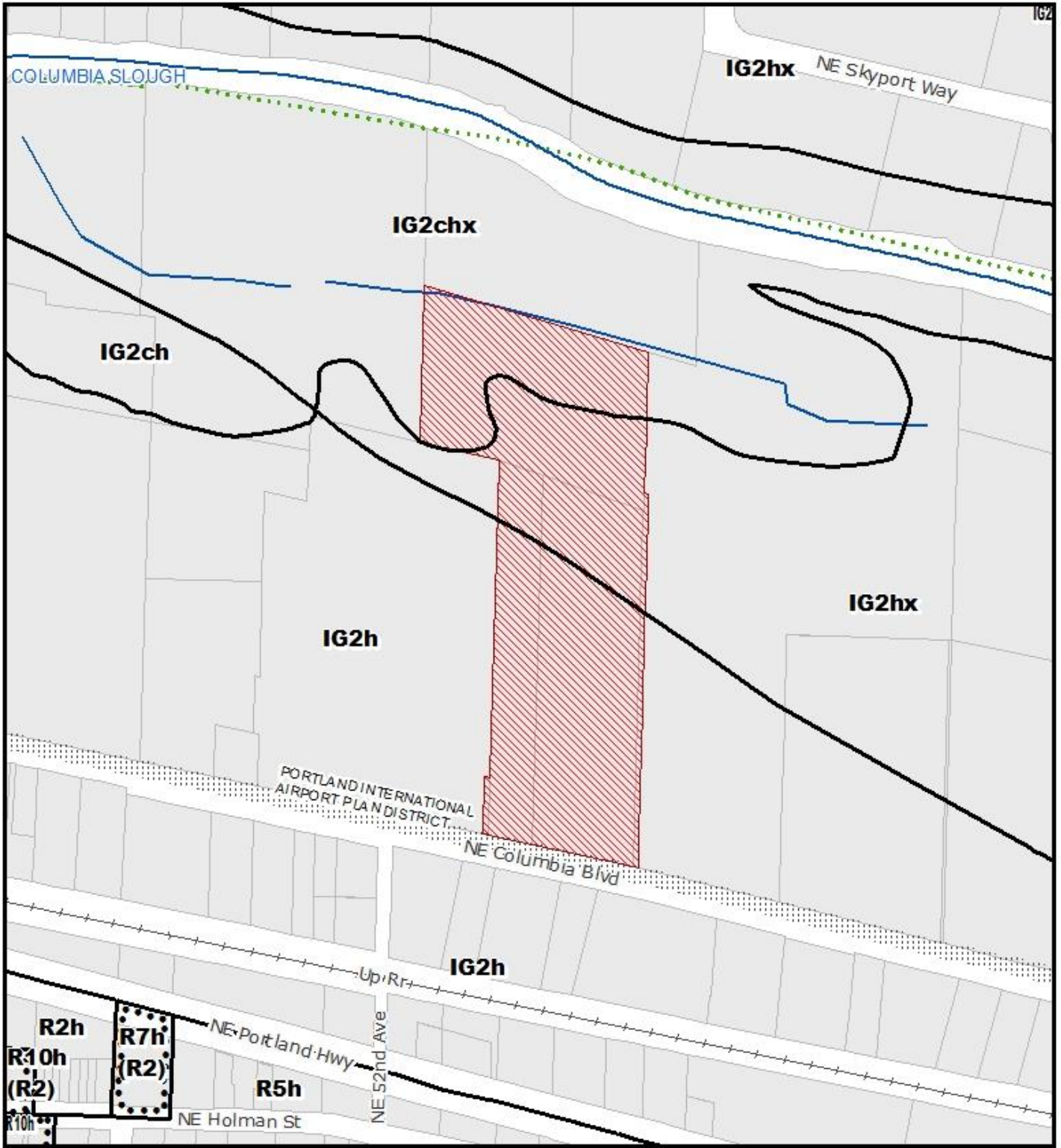
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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

Construction Management Plan



# ZONING

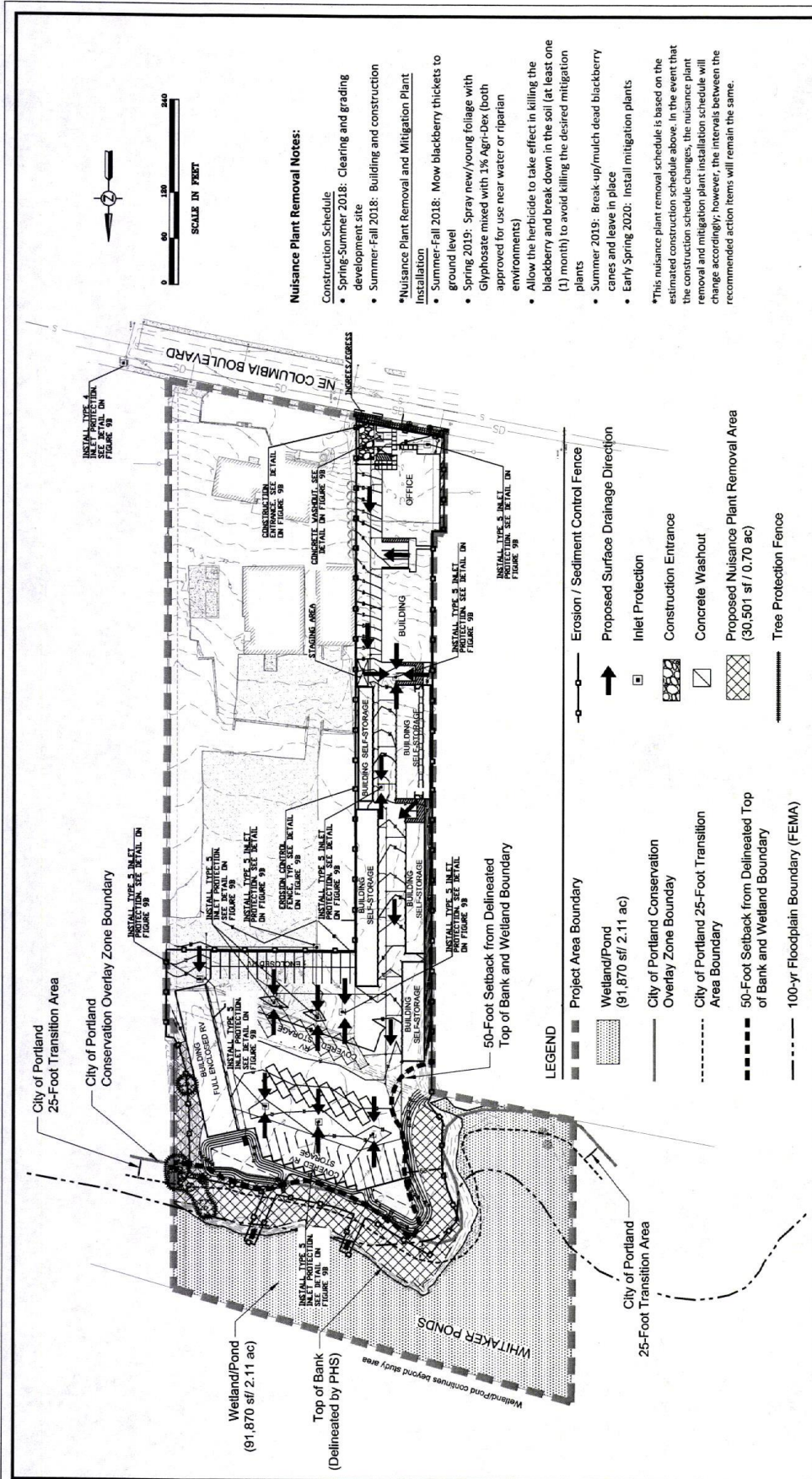


THIS SITE LIES WITHIN THE:  
 PORTLAND INTERNATIONAL AIRPORT  
 PLAN DISTRICT  
 MIDDLE COLUMBIA SLOUGH SU SUBDISTRICT

-  Site
-  Stream
-  Recreational Trails

File No.	LU 17-253085 EN
1/4 Section	2436
Scale	1 inch = 300 feet
State ID	1N2E18A 1600
Exhibit	B Oct 11, 2017





**Nuisance Plant Removal Notes:**

- Construction Schedule**
- Spring-Summer 2018: Clearing and grading development site
  - Summer-Fall 2018: Building and construction

**\*Nuisance Plant Removal and Mitigation Plant Installation**

- Summer-Fall 2018: Mow blackberry thickets to ground level
- Spring 2019: Spray new/young foliage with Glyphosate mixed with 1% Agri-Dex (both approved for use near water or riparian environments)
- Allow the herbicide to take effect in killing the blackberry and break down in the soil (at least one (1) month) to avoid killing the desired mitigation plants
- Summer 2019: Break up/mulch dead blackberry canes and leave in place
- Early Spring 2020: Install mitigation plants

\*This nuisance plant removal schedule is based on the estimated construction schedule above. In the event that the construction schedule changes, the nuisance plant removal and mitigation plant installation schedule will change accordingly; however, the intervals between the recommended action items will remain the same.

Plan provided by TM Rippey Consulting Engineers.



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LU 17-253085 EN