



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

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

Date: March 2, 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 March 23, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-123718 GW, 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 18-123718 GW

Applicant: Yohannes Sihel | Town Trucking/Town Yard LLC
10145 N Portland Road | Portland, OR 97203

Representative: Christopher Green | Harper Houf Peterson Righellis, Inc.
205 SE Spokane Street, Suite 200 | Portland, OR 97202
503/221-1131

Owner: Yohannes W Sihel | Town Yard LLC
PO Box 11638 | Portland, OR 97211

Site Address: 14141 N RIVERGATE BOULEVARD

Legal Description: LOT 2, PARTITION PLAT 1997-108
Tax Account No.: R649774300
State ID No.: 2N1W26 00700
Quarter Section: 1619

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: *Lower Willamette River Wildlife Habitat Inventory*, Site #3.3B – Rivergate

Zoning: Base Zone: Heavy Industrial (IH)
Overlay Zones: Aircraft Landing Zone (h), River Industrial (i)

Case Type: GW – Greenway Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant's proposal consists of installing a 700 square foot modular office building for the purposes of supporting a freight movement business, as well as associated site improvements that include parking, gravel storage area, a stormwater facility, and buffer landscaping. The 3.8-acre project site is located at the northeast corner of N Rivergate Boulevard and N Ramsey Boulevard and does not have frontage on the Willamette River. The site is currently undeveloped with existing trees in the northeast and southeast corners which will be removed as a result of this proposal.

The entirety of the site lies within the River Industrial Greenway overlay zone. The Portland Zoning Code requires Greenway Review for new development within the Greenway Overlay zone, landward of the Greenway Setback (33.440.210.C.1). In this case, the proposal consists of development landward of the Greenway Setback and does not meet any exemptions; therefore, the work must be approved through a Greenway 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 [33.440.350\(A\)](#) – For all greenway reviews. The Willamette Greenway design guidelines must be met for all greenway reviews.**

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 February 16, 2018, and determined to be complete on February 27, 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.

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

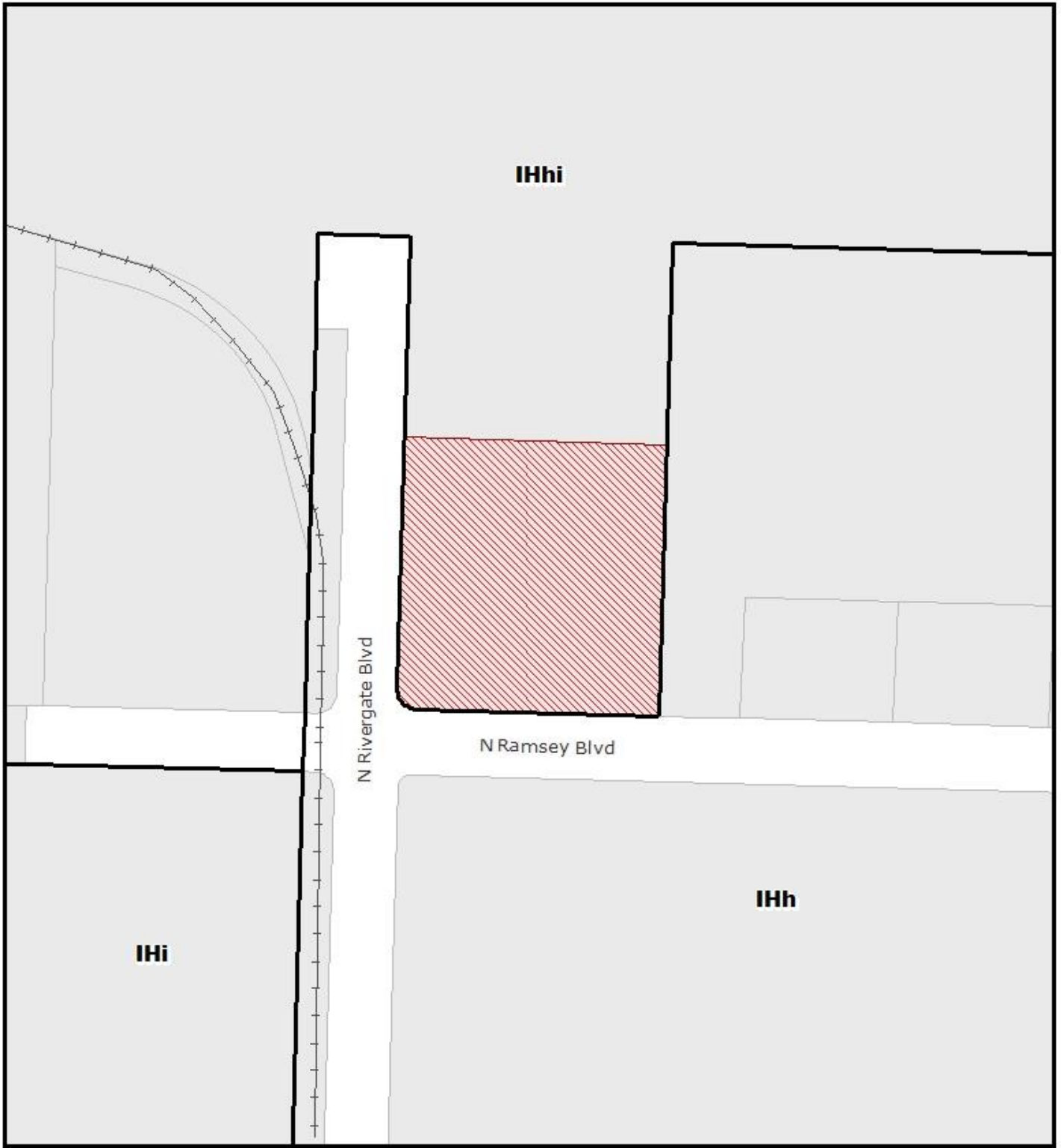
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer Street NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the 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

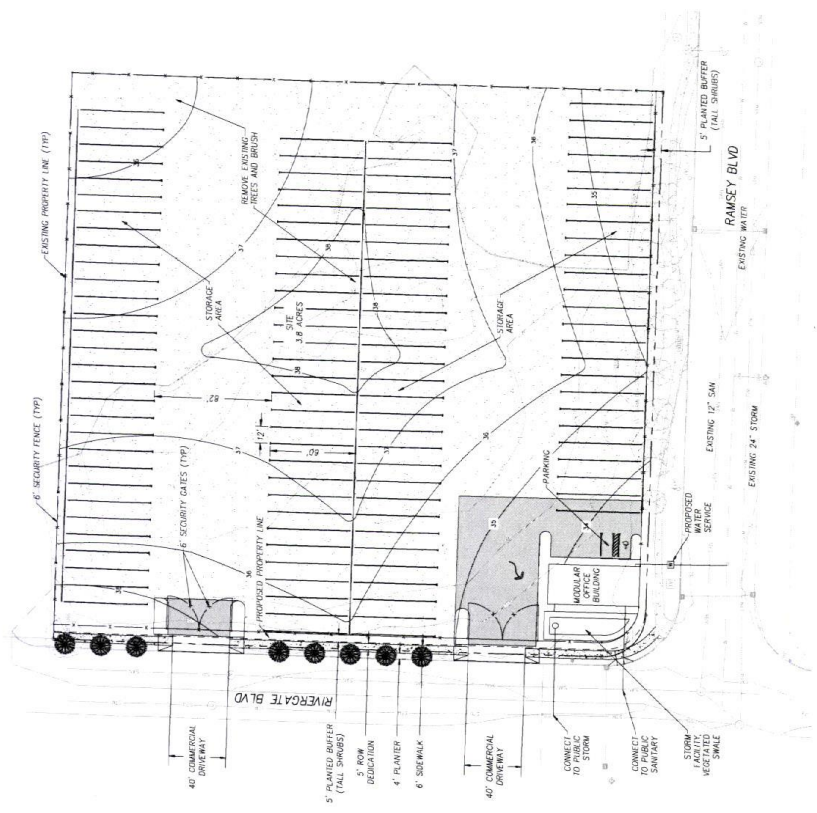
Proposed Development Site Plan



ZONING 
NORTH

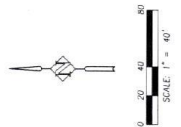
 Site

File No.	LU 18-123718 GW
1/4 Section	1619
Scale	1 inch = 200 feet
State ID	2N1W26 700
Exhibit	B Feb 23, 2018



LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED CONTOUR
---	PROPOSED STORM
---	PROPOSED STORM
---	AC PAVING
---	GRAVEL



DATE	NO.	DESCRIPTION	DATE
			FEB 2018

Harper Houff Peterson Rightellis Inc.
 340 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.231.1151 www.hhp.com fax: 503.231.1171

PROPOSED DEVELOPMENT PLAN
RIVERGATE STORAGE FACILITY
 PORTLAND, OR

DATE: _____ SHEET NO: **C1.0** PROJECT NO: MCP-05

LU 18-123718 6W