



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: April 12, 2018
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363/Meriam.Rahali@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 May 3, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-112601 HR, in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-112601 HR **VERIZON ANTENNAS, INTERSTATE FIREHOUSE WATER TOWER**

Applicant: Mike Unger, ACOM Consulting
Po Box 2534, White Salmon, WA 98672
206-604-5538, mike.unger@acomconsultinginc.com

Owner: City of Portland – Water Bureau
1120 SW 5th Ave #1302, Portland, OR 97204-1912

Representative: Tom Klutz, City of Portland Water Bureau
1120 SW 5th Ave #1302, Portland, OR 97204
503-823-7503, tom.klutz@portlandoregon.gov

Site Address: **5430 N Interstate Avenue**

Legal Description: S 1/2 OF LOT B, M PATTONS & SUB
Tax Account No.: R520700250
State ID No.: 1N1E22BB 08800
Quarter Section: 2529
Neighborhood: Overlook NA, contact landuse@overlookneighborhood.org.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: North Interstate
Other Designations: Historic Landmark (#26 – The Interstate Firehouse)
Zoning: **EXd**, Central Employment with Design Overlay
OS, Open Space

Case Type: **HR**, Historic Resource Review
Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant requests Historic Resource Review approval to remove nine existing antennas and replace them with six new antennas on the water tower located behind the Interstate Firehouse Community Center, a designated Historic Landmark. Six remote radio units (RRUs) will be removed and 18 new RRUs will be added. Other equipment changes include removal of six diplexers, removal of six coaxial cables, addition of two hybrid cables, and the replacement of three OVPs (surge protector). No ground disturbance is associated with this project.

Because Verizon is adding a new sector on the water tower, the proposal constitutes an exterior alteration of a Landmark requiring a Historic Resource Review.

Relevant Approval Criteria:

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

- *Other Approval Criteria, Chapter 33.846.030.G*
- *Radio Frequency Transmission Facilities, Chapter 33.274*

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 January 25, 2018 and determined to be complete on April 9, 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 Landmarks Commission. 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.

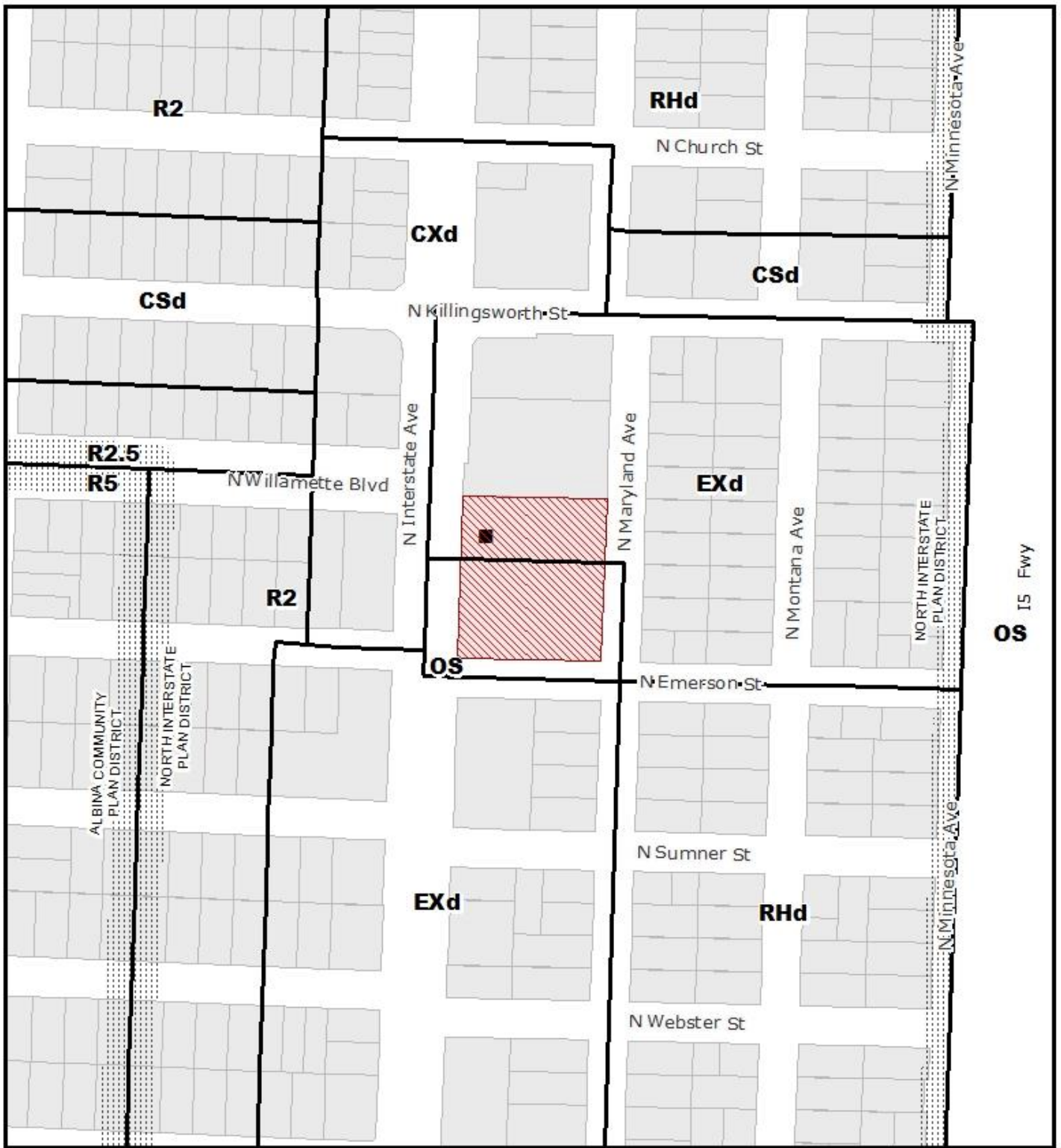
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Overall Site Plan

Proposed Enlarged Site Plan



ZONING



THIS SITE LIES WITHIN THE:
NORTH INTERSTATE PLAN DISTRICT



Site



Historic Landmark

File No.	LU 18-112601 HR
1/4 Section	2529
Scale	1 inch = 200 feet
State ID	1N1E22BB 8800
Exhibit	B Jan 26, 2018

DO NOT SCALE. ENGINEER CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LOCATIONS OF STRUCTURES AND UTILITIES. APPROVAL OF THIS DRAWING IS NOT A GUARANTEE OF ACCURACY. ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND SURROUNDINGS.

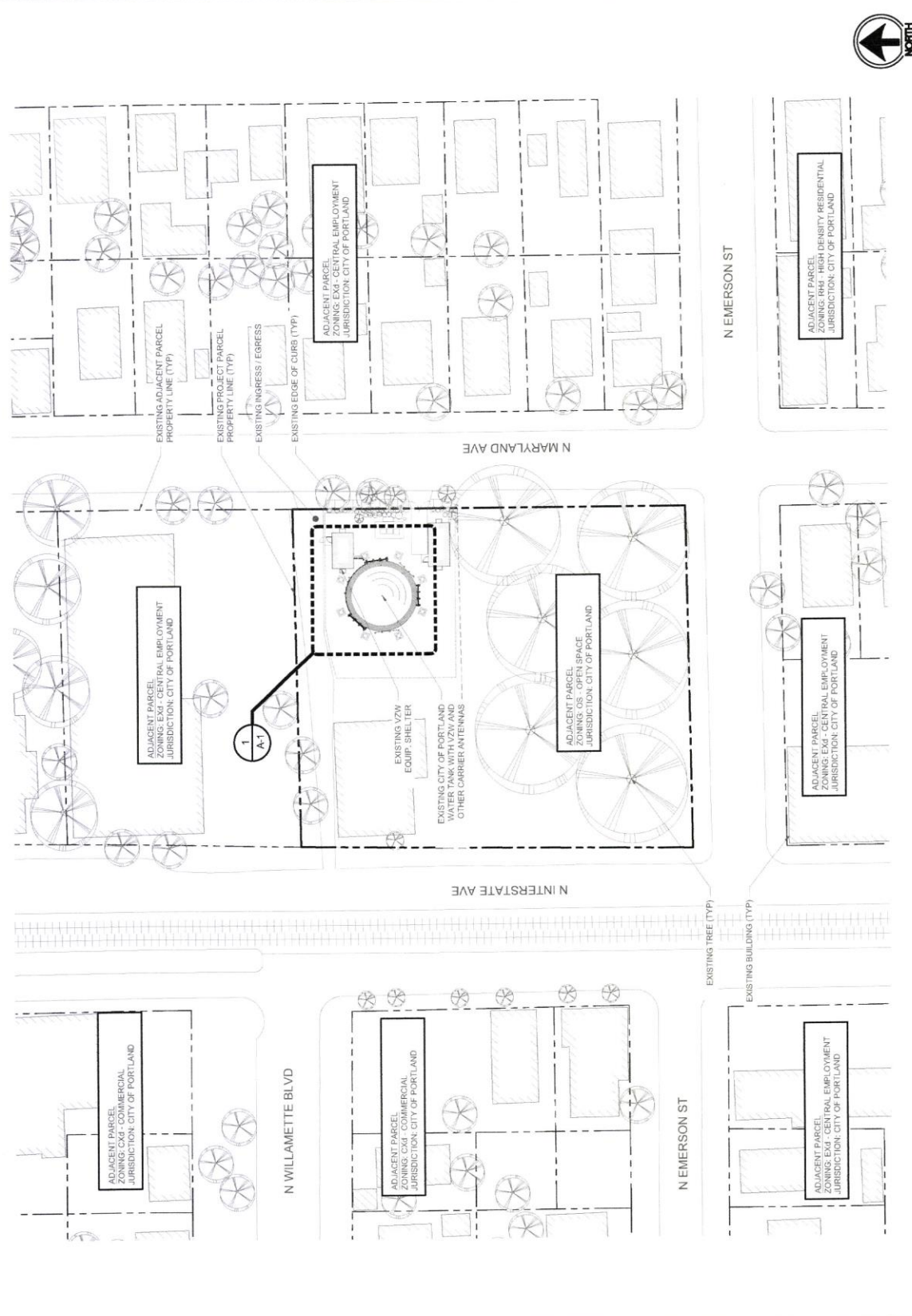


No.	Date	Revision
A	05/01/17	50% PCD REVIEW SET
B	06/06/17	80% PCD/SDS
C	09/23/17	100% PCD REVIEW SET
D	06/27/17	100% FINAL CD SET
1	06/06/17	REGULATORY REVISION
2	06/06/17	ZONING CHECK SHEET REV.
3	04/03/18	LAND USE CHECK SHEET REV.



Project No: **POR-PIEDMONT**
 454 N. MARYLAND AVE
 PORTLAND, OR 97217

Project Information	
Project Number	06/04/17
Designer	GS
Project Manager	RJ
Revision No.	3
Sheet No.	A-0



OVERALL SITE PLAN 1

27'-0" SCALE = 1" = 30'-0"
 11'-0" SCALE = 1" = 10'-0"

LU 18-112601 H2

