



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 8, 2018  
**To:** Interested Person  
**From:** Clare Fuchs, Land Use Services  
503-823-7843/Clare.Fuchs@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 June 29, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-143456 AD, in your letter. It also is helpful to address your letter to me, Clare Fuchs. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 18-143456 AD**

**Applicant:** Colony Weyrauch | CIDA Inc.  
15895 SW 72nd Ave, Suite 200 | Portland, OR 97224  
503-226-1285 | [colony@cidainc.com](mailto:colony@cidainc.com)

**Owner:** Papé Properties, Inc.  
PO Box 407 | Eugene, OR 97401

**Owner's Representative:** Quinn Closson | Papé Properties Inc.  
355 Good Pasture Island Rd Suite 300 | Eugene, OR 97401  
360-607-8178 | [qclosson@pape.com](mailto:qclosson@pape.com)

**Site Address:** 7909 N UPLAND DR

**Legal Description:** TL 1000 4.27 ACRES, SECTION 06 1N 1E  
**Tax Account No.:** R941061340  
**State ID No.:** 1N1E06B 01000  
**Quarter Section:** 1923  
**Neighborhood:** St. Johns, contact [sjnalu@gmail.com](mailto:sjnalu@gmail.com)  
**Business District:** Columbia Corridor Association, contact [info@columbiacorridor.org](mailto:info@columbiacorridor.org)  
**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099

**Zoning:** General Industrial 2 (IG2)  
**Case Type:** Adjustment (AD)  
**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant proposes a 5,000 square foot office and retail addition. The addition will allow for the relocation of offices, a break room, and bathrooms from the existing building. The addition will also allow for a small lobby showroom and a service counter. The existing building space will then be converted for a new parts warehouse. Other site improvements include trash enclosures, a relocated parking lot, a metal storage building, and landscaping. Zoning Code Section 33.140.215.B.1 requires a minimum 25-foot front building setback along N Upland Drive. The applicant requests a reduction from a 25-foot front setback down to a 22-foot front setback for the aforementioned addition.

**Relevant Approval Criteria:**

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

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and **(not applicable)**
- D. City-designated scenic resources and historic resources are preserved; and **(not applicable)**
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; **(not applicable)**

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 March 30, 2018 and determined to be complete on May 31, 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 Adjustment Committee. 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  
Site Plan





REVISIONS  
 1 04-15-18 LAND USE REVIEW COMMENT RESPONSE  
 2 02-27-18 LAND USE REVIEW  
 3 01-17-18 BUILDING PERMIT

CONTRACTOR: MARY A. DEPT  
 CONTRACT NO. 18-143456  
 CONTRACT DATE 01/17/18  
 PROJECT: PAPER DITCH WITCH  
 BUILDING ADDITION FOR  
 7909 N. UPLAND DRIVE  
 PORTLAND, OR 97203

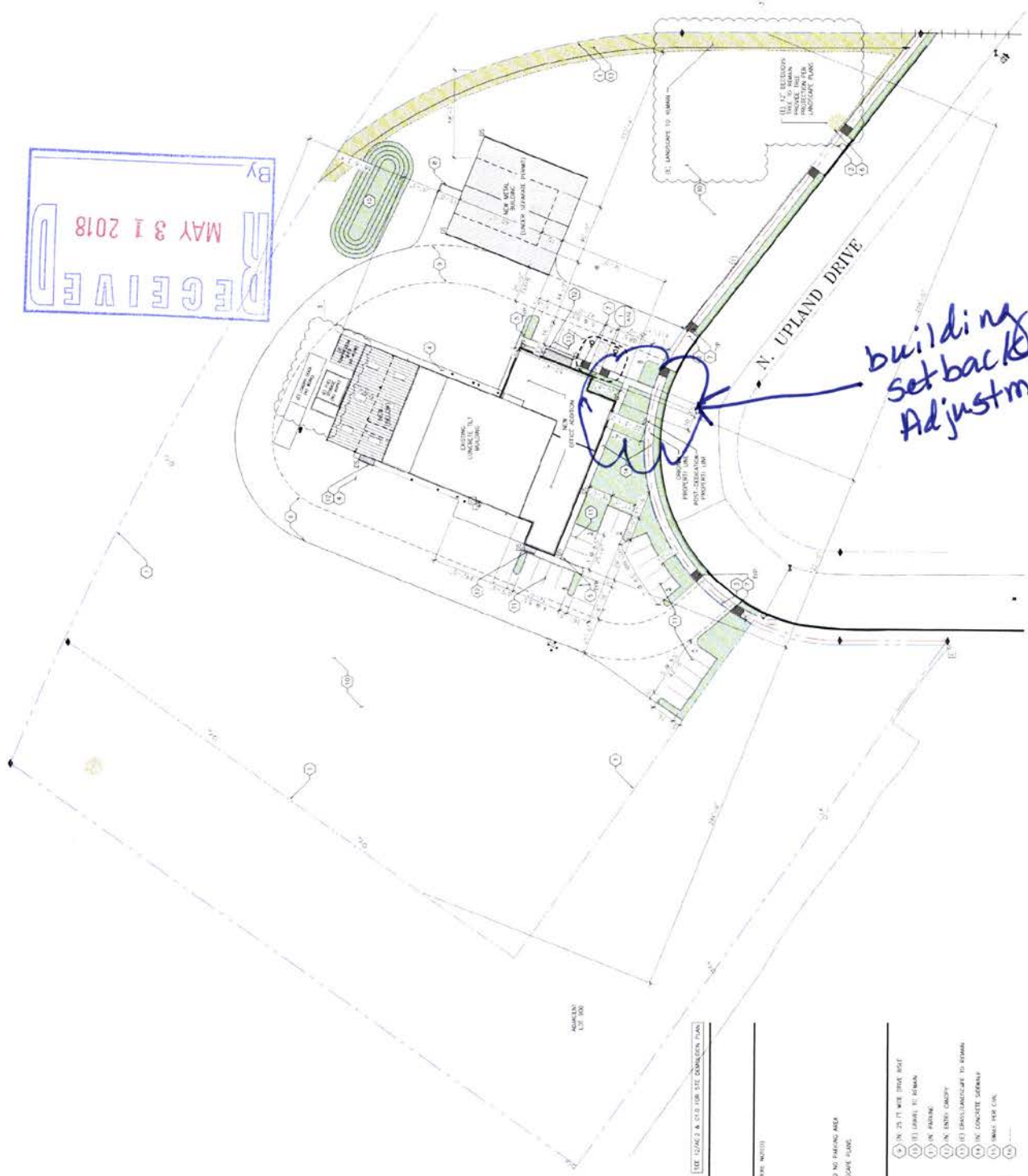


7909 N. UPLAND DRIVE, PORTLAND, OR 97203  
 503.253.1234  
 1234 5th Ave, Portland, OR 97203  
 WWW.CIDA-OR.COM

BUILDING ADDITION FOR  
**PAPER DITCH WITCH**  
 7909 N. UPLAND DRIVE  
 PORTLAND, OR 97203

SITE PLAN  
**A0.1**  
 APR 10, 2018 10:00 AM  
 10000 07/15/18 04 0000 0000

RECEIVED  
 MAY 3 1 2018  
 By



*building set back adjustment*

**SITE PLAN**  
 1" = 30' ±

- LEGEND**
- ACCESSIBLE PARKING SPACE (SEE WHERE NOTED)
  - ⊙ EXISTING DRIVEWAY DOOR
  - X EXISTING FIRE HYDRANT
  - 4" DOWNSPOUT
  - EXISTING FIRE HYDRANT
  - PARKING STRIPES ACCESSIBLE AND NO PARKING AREA CURB FOR CURB
  - MAIN STREET ACCESSIBLE AND NO PARKING AREA CURB FOR CURB

- SITE KEYNOTES**
- 1) PROPERTY LINE
  - 2) EXISTING CONCRETE CURB CUT
  - 3) NEW CONCRETE CURB CUT
  - 4) NEW CONCRETE TO REMAIN
  - 5) NEW CONCRETE CURB
  - 6) NEW CONCRETE TO REMAIN
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Case No: 18-143456 AD Site Plan