



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 13, 2020
To: Interested Person
From: Rodney Jennings, Land Use Services
503-823-5088/Rodney.Jennings@portlandoregon.gov

NOTICE OF A TYPE I 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 21 days, we need to receive your written comments by 5 p.m. on July 27, 2020. **During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-156439 AD, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-156439 AD

Applicant: Sara Mitchell
J5 Infrastructure
1410 E 9th St
Newberg, OR 97132
phone: (971) 281-1422; email: samitchell@J5IP.com

Owner: David and Linda Adams
6614 N Curtis Ave
Portland, OR 97217-4062
phone: (503) 724-8607

Site Address: N COLUMBIA CT

Legal Description: BLOCK 28 LOT 1&2, COLLEGE PL; BLOCK 28 LOT 3&4, COLLEGE PL; BLOCK 28 LOT 5-8 EXC S 25', COLLEGE PL; BLOCK 28 S 25' OF LOT 5-8 LOT 9, COLLEGE PL; BLOCK 28 LOT 18, COLLEGE PL

Tax Account No.: R169809220, R169809240, R169809260, R169809300, R169809420
State ID No.: 1N1E05CC 01100, 1N1E05CC 01000, 1N1E05CC 00900, 1N1E05CC 00800, 1N1E05CC 01200

Quarter Section: 2025

Neighborhood: Portsmouth, contact Shawn Postera at palandusechair@gmail.com
Business District: Columbia Corridor Association, contact at info@columbiacorridor.org

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: None

Other Designations: None

Zoning: EG2 – General Employment 2

Case Type: AD – Adjustment

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to increase the height of an existing cell tower by 20’, and also to expand the area of the cell tower equipment area on the ground by 366 square feet. A 5’ 6” high concrete masonry wall extends around the north, west and east side of the existing equipment area and there is a 5’ 6” high concrete masonry wall adjacent to a retaining wall along the south side of the existing equipment area. The applicant proposes to plant a mix of small and medium size trees and ground cover around the west, north, and east sides of the expanded equipment area. Section 33.274.040.C.8.a of the Portland Zoning Code requires that there be a minimum 5’ wide landscape area meeting the L3 landscape standard around the base of the tower and all accessory equipment. The L3 standard is described in Zoning Code Section 33.248.020.C and requires trees, groundcover, and enough high shrubs to form a screen 6’ high. A 6-foot high masonry wall may be substituted for the shrubs. The applicant requests Adjustments to the standard in Section 33.274.040.C.8.a to waive the requirement to provide the 5’ wide L3 landscape area on the south side of the ground equipment area, and to waive the requirement that shrubs forming a screen at least 6’ high be planted in the 5’ wide landscape areas on the north, west, and east sides of the ground equipment area.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 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; *(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 June 16, 2020 and determined to be complete on July 7, 2020.

Decision Making Process

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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.

If you are interested in viewing information in the file, please contact the planner listed on the front of this proposal. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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Appeal Process

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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

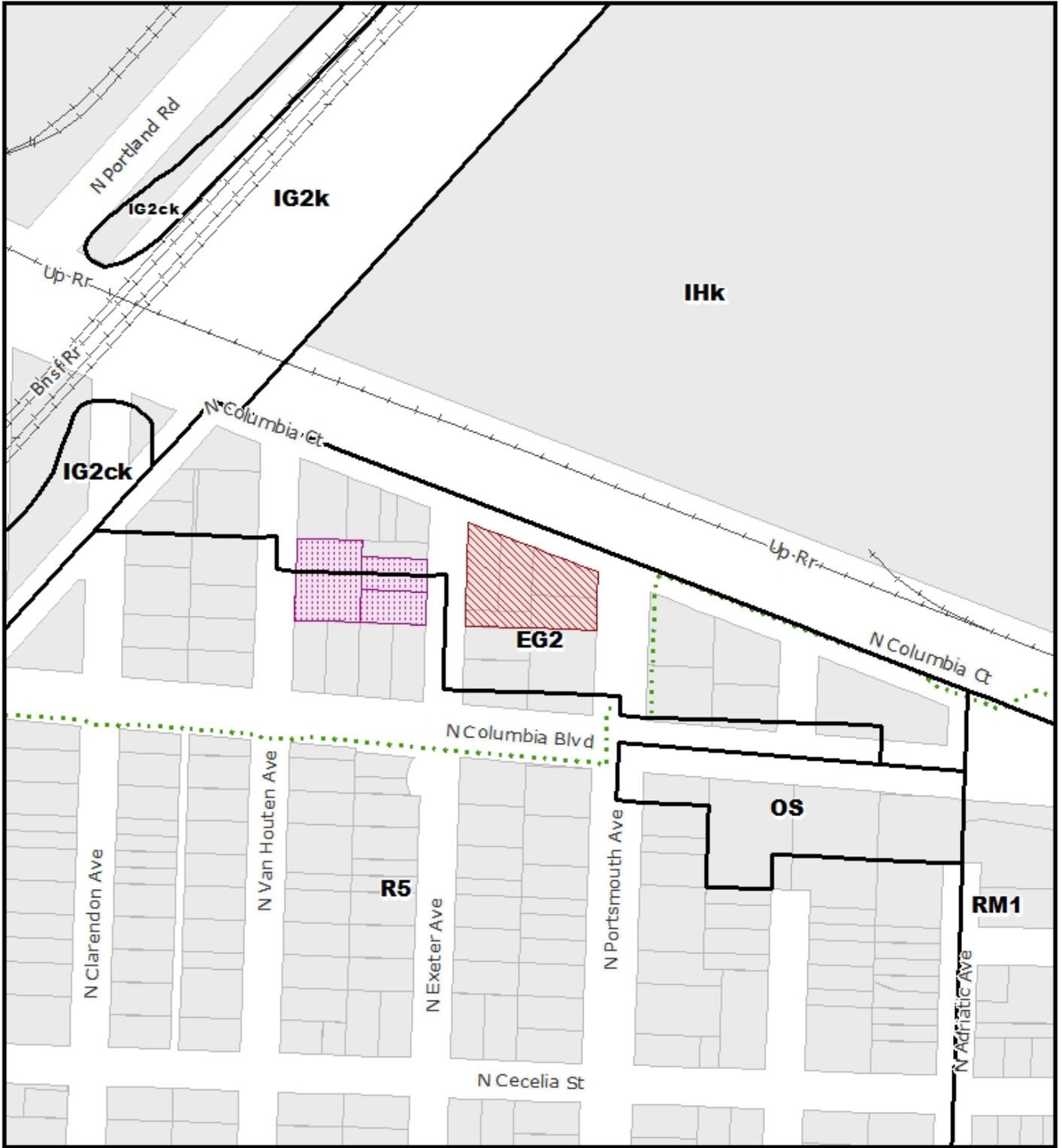
North Elevations, Existing and Proposed

East Elevations, Existing and Proposed

South Elevations, Existing and Proposed

West Elevations, Existing and Proposed

Landscape Plans, Existing and Proposed



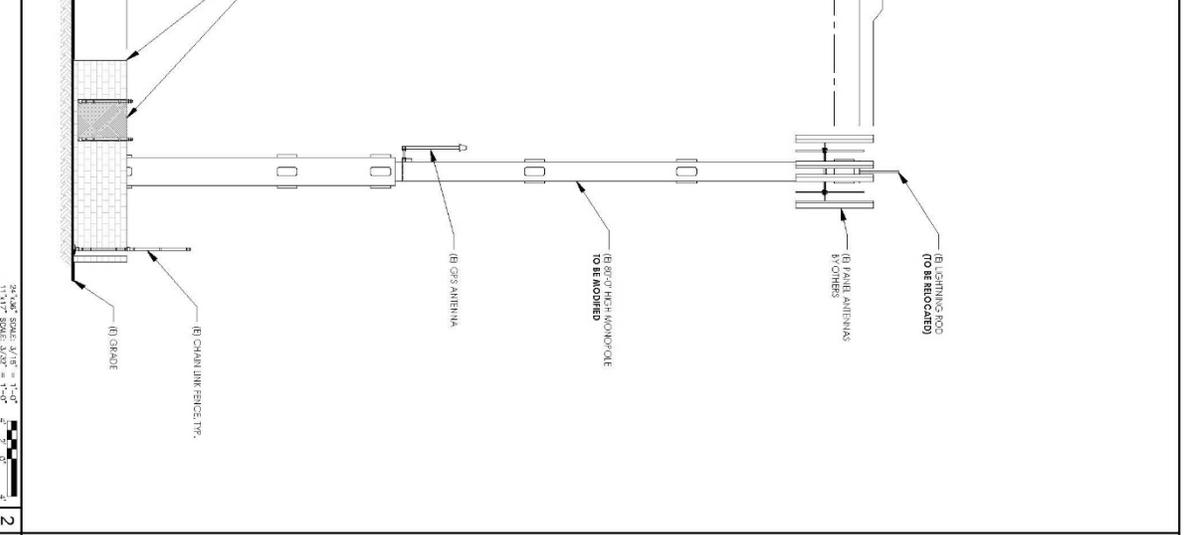
ZONING

 NORTH

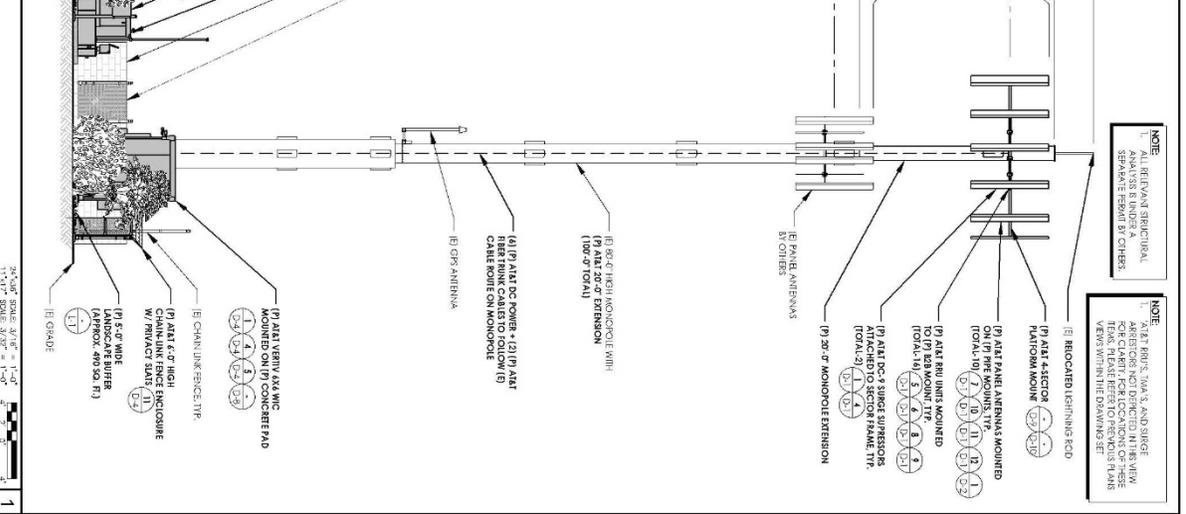
-  Site
-  Also Owned Parcels
-  Recreational Trails

File No.	LU 20 - 156439 AD
1/4 Section	2025
Scale	1 inch = 200 feet
State ID	1N1E05CC 800
Exhibit	B Jun 18, 2020

EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



NOTE:
1. ALL RELEVANT STRUCTURAL SECTIONS SHALL BE CHECKED.

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3. ALL RELEVANT STRUCTURAL SECTIONS SHALL BE CHECKED.

Sheet Number: A-5

PREPARED FOR
AT&T
18001 SW 72ND AVE
TUALATIN, OR 97142

Vendor:
INFRASTRUCTURE
2030 MAIN STREET, SUITE 200
RYAN, CA 92314
ALSO SEE C. 10088

PROJECT NO:
PN40
UNIVERSITY PARK
3330 N. COLUMBIA COLLETT
PORTLAND, OR 97203
PROJECT ID:
IN1805C-00800

Drawn BY: JBE
Checked BY:

REV.	DATE	DESCRIPTION
1	4/27/20	92% CD
2	4/24/20	92% CD
3	5/15/20	100% CD
4	6/29/20	100% CD

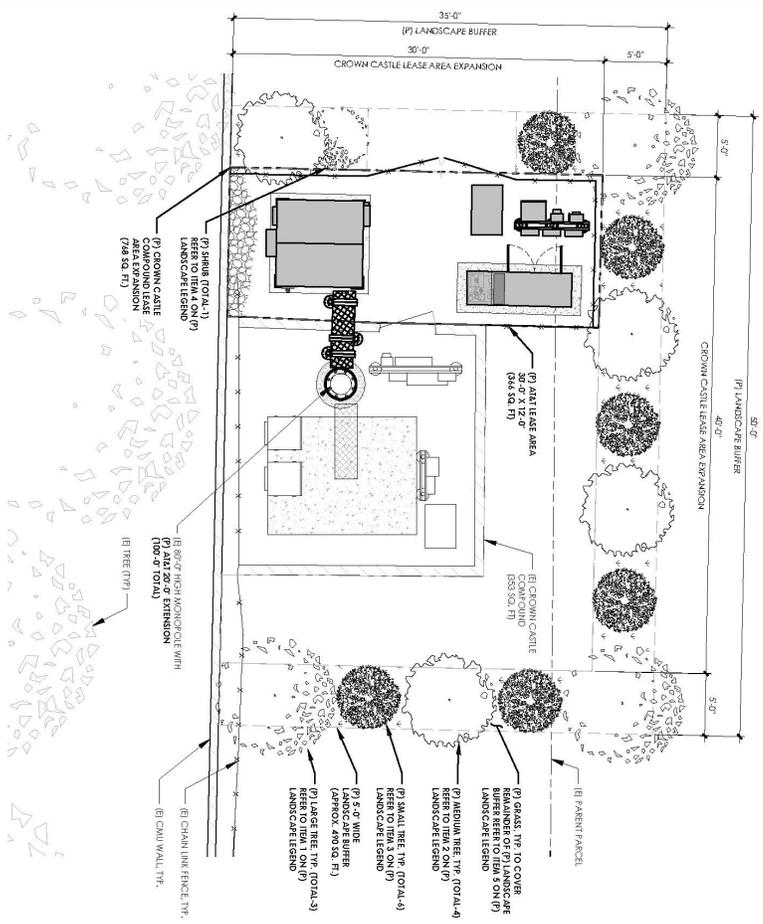
Sheet Title:
ELEVATIONS



Sheet Number:
A-5

ITEM	QUANTITY	CONSTRUCTION TYPE	PLANT SPECIES	DATE	SIZE
1	300	LANDSCAPE BUFFER	PLANT SPECIES	2018	30"
2	100	LANDSCAPE BUFFER	PLANT SPECIES	2018	30"
3	100	LANDSCAPE BUFFER	PLANT SPECIES	2018	30"
4	100	LANDSCAPE BUFFER	PLANT SPECIES	2018	30"
5	100	LANDSCAPE BUFFER	PLANT SPECIES	2018	30"

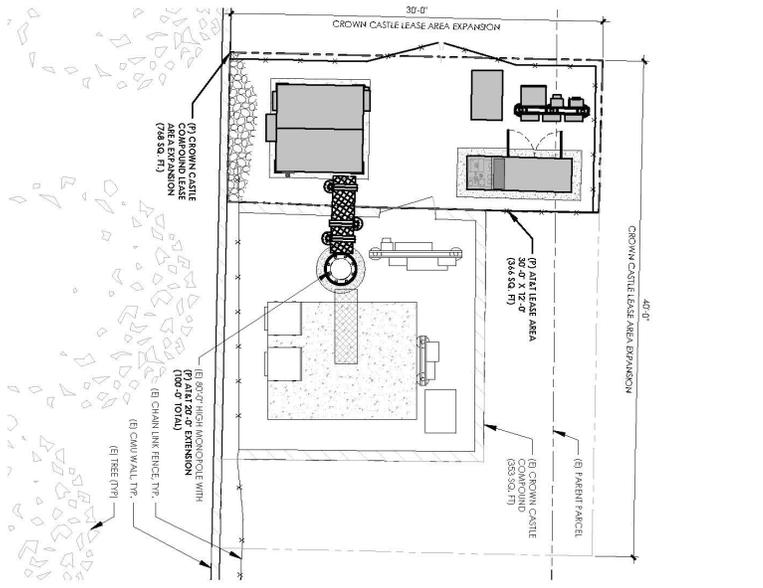
PARCEL ID: 1N1E05CC 00800
ZONED: EG2



(P) LANDSCAPE PLAN

2

PARCEL ID: 1N1E05CC 00800
ZONED: EG2



(E) LANDSCAPE PLAN

1

<p>AT&T 1981-2018 TALAMON CENTER</p>	<p>Vendor: INFRAPROSTRUCTURE 2000 MAIN STREET, SUITE 200 IRVINE, CA 92614 PROJECT ID: 100001</p>	<p>Parcel ID: PN40 3530 N COLUMBIA COURT IRVINE, CA 92614 Parcel ID: 1N1E05CC 00800</p>	<p>Drawn By: JAE Checked By: Date: 6/14/2018 Scale: 1/8" = 1'-0" 1 6/16/2018 100% CD 1 6/26/2018 100% CD</p>	<p>Revision Table: REV. DATE DESCRIPTION</p>	<p>Stamp: City of Irvine Department of Public Works 6/14/18 L-1</p>
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