



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
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TTY: (503) 823-6868
www.portland.gov/bds

Date: January 7, 2021
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-865-6714/Andrew.Gulizia@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 contact 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 January 28, 2021.** During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above; please include the Case File Number, LU 20-223953 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 20-223953 AD

Applicant: Ryan Pickrel
Faster Permits
2000 SW 1st Ave., Ste. 420
Portland, OR 97201
(503) 580-3845
ryan@fasterpermits.com

Owner: 3BGOZF Owner
4646 NE Alameda St
Portland, OR 97213

Owner's Agent: David Brands
COAST
8033 NE Holman St.
Portland, OR 97218

Site Address: 6080 NE 80th Ave.

Legal Description: None
Tax Account No.: R678601040
State ID No.: None
Quarter Section: 2438

Neighborhood: Cully, contact David Sweet at 503-493-9434
Business District: Columbia Corridor Association, contact at info@columbiacorridor.org

- District Coalition:** Central Northeast Neighbors, contact Alison Stoll at 503-823-2778
- Plan District:** Portland International Airport - Middle Columbia Slough Subdistrict
- Zoning:** EG2hcx – General Employment 2 base zone with Aircraft Landing (“h”), Prime Industrial (“k”), and Portland International Airport Noise Impact (“x”) overlay zones
- Case Type:** AD – Adjustment Review
- Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:

The applicant plans to construct an approximately 38-foot tall warehouse and office building on this site. Along the north side of the proposed vehicle area on the site, the Zoning Code requires a landscaping buffer meeting the L2 landscaping standard (Zoning Code Sections 33.266.130.G.2.d and 33.266.310.E). The L2 landscaping standard in Zoning Code Section 33.248.020.B requires trees, evergreen shrubs, and ground cover plants. The area north of the vehicle area is within a sewer easement. To avoid conflicts between tree roots and underground sewer lines, the applicant requests an Adjustment to the L2 landscaping standard in Zoning Code Section 33.248.020.B to waive the requirement for trees in this area. A continuous row of evergreen shrubs and ground cover plants would still be planted.

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code. Adjustment requests will be approved the applicant has shown that approval criteria A through F of Zoning Code Section 33.805.040 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 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 December 14, 2020 and determined to be complete on January 5, 2021.

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.

The file and all evidence on this case are available for your review. If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents. I can provide some information over the phone or through email.

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.portlandoregon.gov.

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.

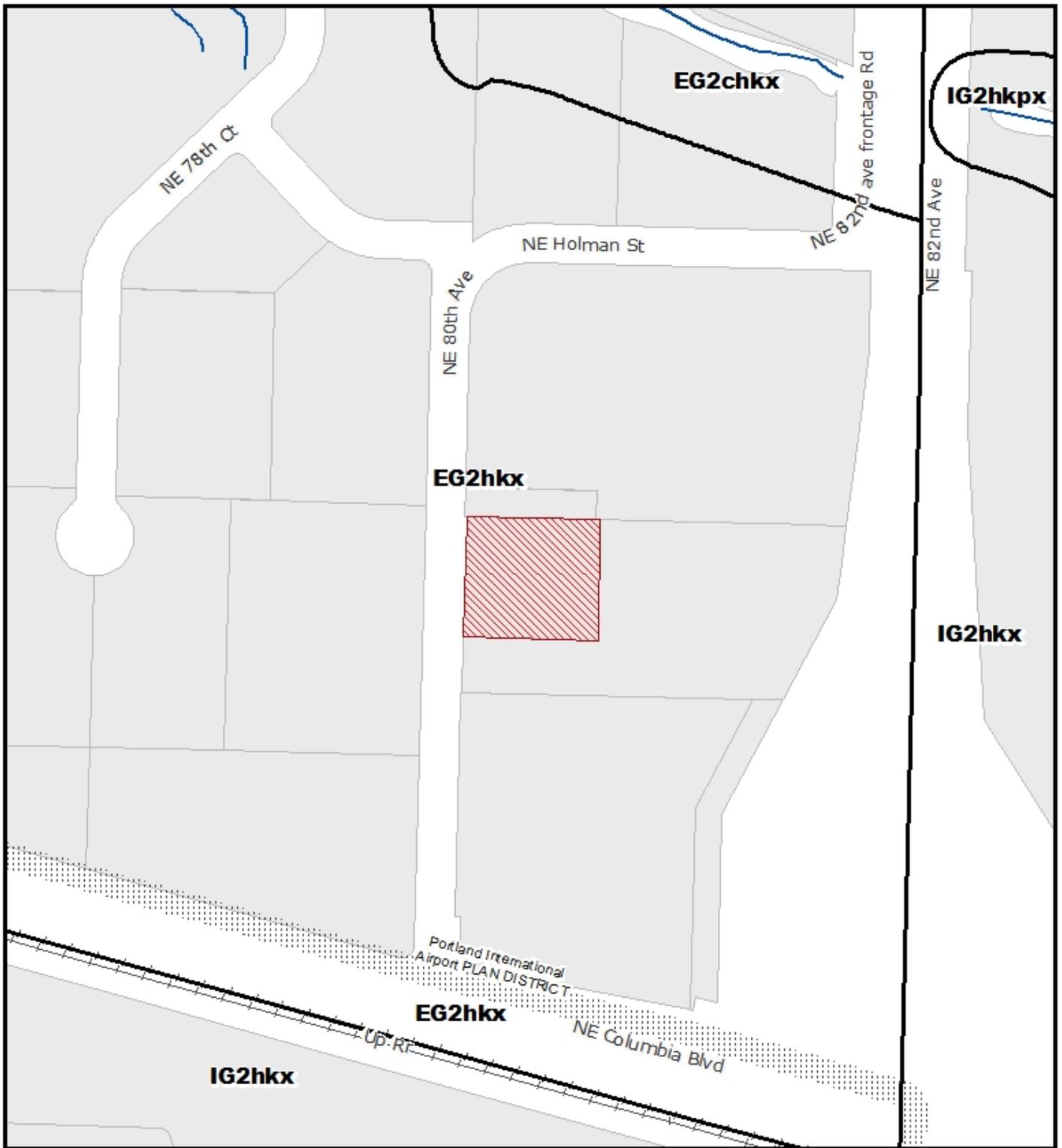
APPEAL OF THE FINAL CITY DECISION

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:

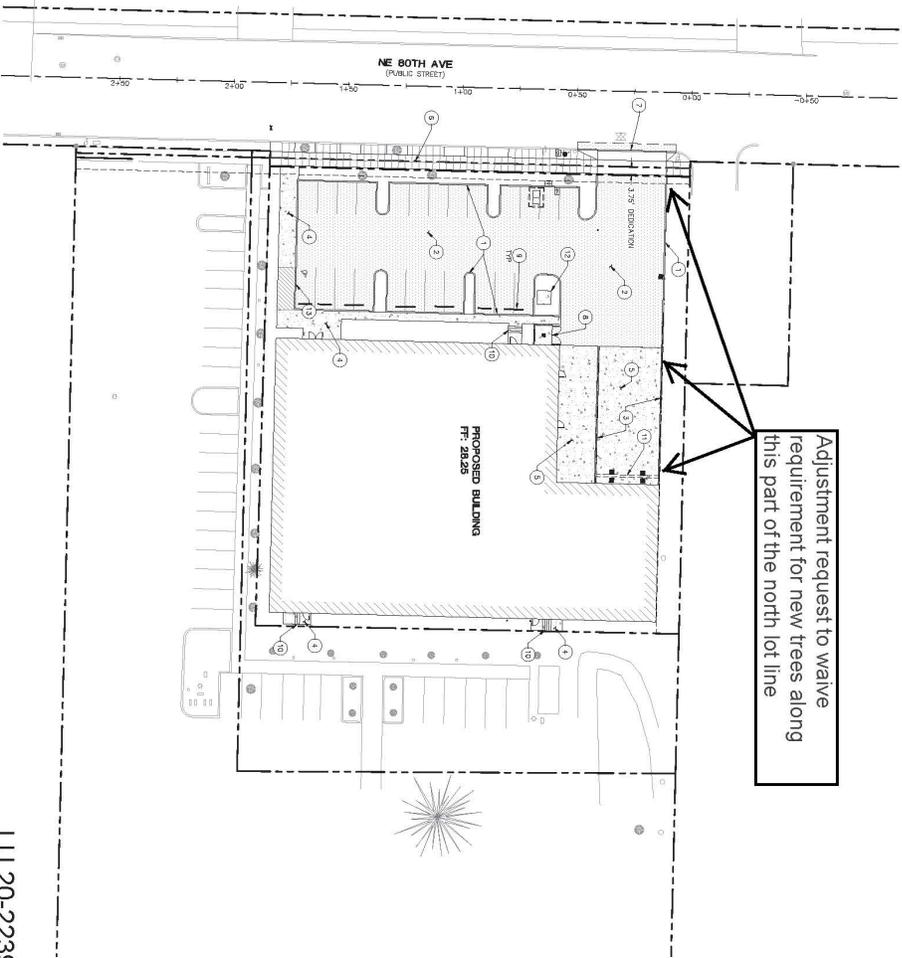
Zoning map
Site plan



ZONING 
 NORTH
 PORTLAND INTERNATIONAL
 AIRPORT PLAN DISTRICT
 MIDDLE COLUMBIA SLOUGH SUBDISTRICT

 Site
 Stream

File No.	LU 20 - 223953 AD
1/4 Section	2438
Scale	1 inch = 200 feet
State ID	
Exhibit	B Dec 18, 2020



Adjustment request to waive requirement for new trees along this part of the north lot line

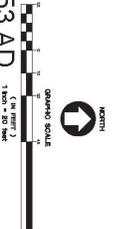
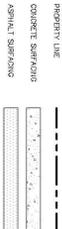
SHEET NOTES

1. SEE SHEET C11 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR ALL WORK. THE CONTRACTOR SHALL REFER THE DRAWINGS AND TO THE SPECIFICATIONS AT REGULAR INTERVALS.
4. VERIFY ALL DIMENSIONS AND LOCATIONS AT REGULAR INTERVALS.
5. VERIFY ASSUMPTIONS ARE UNDER A SEPARATE PERMIT.

CONSTRUCTION NOTES

1. INSTALL PRIVATE CURB PER DETAIL V/24.0
2. INSTALL ASPHALT SURFACE PER DETAIL V/24.0
3. INSTALL ASPHALT DRIVE PER DETAIL V/24.0
4. INSTALL PRIVATE DRIVE PER DETAIL V/24.0
5. INSTALL CONCRETE PAVEMENT PER DETAIL V/24.0
6. INSTALL GRADE STONEWORK UNDER SEPARATE PERMIT
7. PERMIT FOR AND CONSTRUCTION UNDER SEPARATE PERMIT
8. PERMIT FOR AND CONSTRUCTION UNDER SEPARATE PERMIT
9. INSTALL WEATHER PERM DETAIL S/24.3
10. DETAIL S/24.3 PER ARCHITECTURAL PLANS FOR CONSTRUCTION
11. DETAIL MOUNTABLE CONCRETE CURB
12. PROVIDE OPEN PAZ CURB BY OTHERS, SHOWN FOR CONSTRUCTION
13. DETAIL FLUSH CURB

LEGEND



LU 20-223953 AD
 PERMIT SET - AUGUST 2020

MILDREN DESIGN GROUP
 ARCHITECTURAL ENGINEERS
 1000 NE 10TH AVENUE
 SUITE 1000
 PORTLAND, OREGON 97232
 (503) 255-1100

AAI alphan associates, inc.
ENGINEERING
 4875 SW Giffith Drive | Suite 100 | Beaverton, OR | 97005
 503.820.3030 Tel | 503.820.5539 Fax | www.aaieng.com
 Project No. A19187-10

COAST

PROJECT
COAST
 Portland

6000 NE 80TH AVE
 PORTLAND, OREGON 97218

SHEET TITLE
SITE PLAN

DATE: 11/02/19
 DRAWN BY: CHANDREY
 CHECKED BY: OSB
 JOB NUMBER: 119055

C1.0