



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

Dan Ryan, Commissioner  
Rebecca Esau, Director  
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www.portland.gov/bds

**Date:** November 14, 2022  
**To:** Interested Person  
**From:** Sean Williams, Land Use Services  
503-865-6441/Sean.Williams@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 December 5, 2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-167936 RP AD, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 22-167936 RP AD**

**Applicant:** Ken Barnhart  
Prologis  
4380 S Macadam Avenue, #285  
Portland, OR 97239

**Representative:** Matthew Robinson,  
DOWL  
720 SW Washington Street, #720  
Portland, OR 97205  
(971) 229-8318 / [mrobinson@dowl.com](mailto:mrobinson@dowl.com)

**Owner(s)/Agent:** Jake Maxwell  
Prologis NE Columbia Blvd LLC  
5900 Airport Way South, #300  
Seattle, Wa 98108  
Maika Brummett  
3637 NE Columbia Blvd.  
Portland, OR 97211

**Site Address:** 3509 NE Columbia Boulevard

**Legal Description:** TL 100 86.05 ACRES SPLIT MAP R315222 (R941130540), SECTION 12 1N 1E; TL 2300 0.32 ACRES, SECTION 13 1N 1E; TL 1100 36.14 ACRES SPLIT MAP R315193 (R941121180), SECTION 13 1N 1E; TL 100 0.18 ACRES, SECTION 13 1N 1E; TL 200 0.20 ACRES, SECTION 13 1N 1E; TL 2400 0.11 ACRES, SECTION 13 1N 1E

**Tax Account No.:** R941121180, R941130440, R941130540, R941132220, R941132270, R941132560, R941133960

**State ID No.:** 1N1E12D 00100, 1N1E13AD 02300, 1N1E13A 01100, 1N1E13AB 00100, 1N1E13AB 00200, 1N1E13AD 02400, 1N1E13A 01101  
**Quarter Section:** 2234 & 2334  
**Neighborhood:** Sunderland, contact Lisa Larson at lisalarson66@yahoo.com  
**Business District:** Columbia Corridor Association, contact at mking@columbiacorridor.org  
**District Coalition:** Central Northeast Neighbors, contact Alison Stoll at alisons@cnncoalition.org

**Plan District:** Portland International Airport - Airport & Middle Columbia Slough Subdistricts

**Other Designations:** FEMA Special Flood Hazard Area

**Zoning:** Base Zones: General Industrial 2 (IG2) & Open Space (OS)  
 Overlay Zones: Environmental conservation (c) & protection (p), Prime Industrial (k), Aircraft Landing Zone (h), and Portland International Airport Noise Impact

**Case Type:** Replat (RP) w/ Adjustment (AD)

**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer.

**Proposal:**

The applicant proposes to replat the existing historic lots of record within the site. The existing lot lines will be removed or reconfigured resulting in a total of 3 parcels, which will be 5,697 (Parcel 1), 854,013 (Parcel 2), and 4,932,801 (Parcel 3) square feet in size. A concurrent Adjustment review is also requested to allow proposed Parcel 1 to deviate from the Minimum Lot Dimension Standards of the IG2 zone (33.615.100.B.2 & Table 615-1).

Proposed Parcel 1 is improved with a single-family home that will remain. Proposed Parcel 2 will be made available for a future industrial use and Proposed Parcel 3 will be retained for a wetland and resource enhancement area.

**Relevant Approval Criteria:**

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

- **33.675.300, Replat Approval Criteria.**
- **33.805.040.A-F, Approval Criteria for Adjustments**

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 July 28, 2022 and determined to be complete on November 3, 2022.

**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 this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**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 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