



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Date: January 20, 2023
To: Interested Person
From: David Besley, Land Use Services
503-865-6715/David.Besley@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 February 10, 2023. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-181310 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 22-181310 AD

Applicant: Peter Reedijk
Sea Reach Ltd
146 NE Yamhill Street
Sheridan OR 97378

Owner/ Agent: Ashley Evans
Oregon Humane Society
1067 NE Columbia Blvd
Portland, OR 97211-1411

Owner: Portland City of
1120 SW 5th Ave #1000
Portland, OR 97204

Site Address: 1067 NE COLUMBIA BLVD

Legal Description: TL 200 7.06 ACRES, SECTION 11 1N 1E; TL 1800 4.01 ACRES, SECTION 11 1N 1E; TL 100 0.04 ACRES, SECTION 11 1N 1E

Tax Account No.: R941110860, R941110100, R941110860

State ID No.: 1N1E11CD 00200, 1N1E11DC 01800, 1N1E11CD 00100

Quarter Section: 2231, 2232

Neighborhood: Sunderland, contact Lisa Larson at lisal Larson66@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: None
Zoning: IG2hk, IHhk (General Industrial 2 “IG2” and Heavy Industrial “IH” with Aircraft Landing “h” and Prime Industrial “k” overlay zones)
Case Type: AD (Adjustment Review – 3 concurrent Adjustments)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee

Proposal:

The applicant is proposing comprehensive signage as part of a multiple-property expansion to the Oregon Humane Society facilities, and has requested three sign Adjustments as follows:

1. Increase the maximum allowed freestanding signs from 1 (per 300’ NE Columbia Boulevard arterial length) to 9 (4 new “vehicle direction” signs, 4 new “gate identification” signs, and 1 existing/updated site identification sign, which will remain) (Section 32.32.020, Table 2);
2. Increase the maximum allowed freestanding sign size limit from 200 sq.ft. to approximately 307 sq.ft. (18.48 sq.ft. for each of the 4 “vehicle direction” signs, 26.83 sq.ft. for each of the 4 “gate identification” signs, and 126 sq.ft. for the existing/updated site identification sign) (Section 32.32.020, Table 2); and
3. Allow 4 free standing signs (the 4 new “directional” signs) outside of the NE Columbia arterial (per Section 32.32.030.F.2) because they are set back away from the arterial street frontage.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 32. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria a. through d. of Section 32.38.030.C, Adjustment Criteria, have been met.

32.38.030.C Approval Criteria

- a. The Adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, to signs adversely dominating the visual image of the area or to a sign that will be inconsistent with the objectives of a specific plan district or design district; and
- b. The sign will not create a traffic or safety hazard; and
- c. The Adjustment will allow a unique sign of exceptional design or style that will enhance the area or that will be a visible landmark; or
- d. The Adjustment will allow a sign that is more consistent with the architecture and development of the site.

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 September 7, 2022 and determined to be complete on January 17, 2023.

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. 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>.

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).

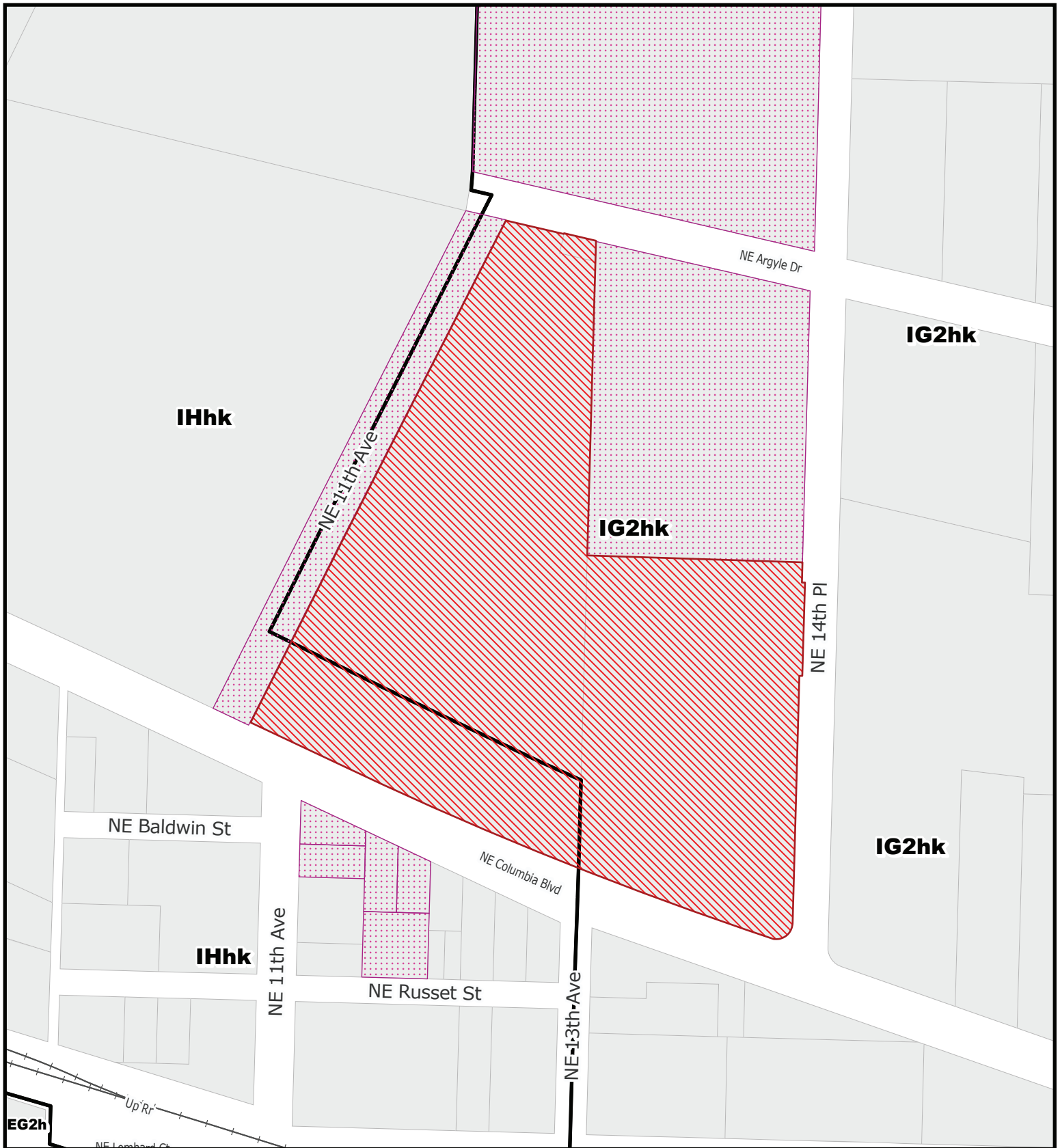
Enclosures:

Zoning Map

Site Identification Sign (Site Plan + Details)



Vehicle Direction Signs (Site Plan + Details)

Gate Identification Signs (Site Plan + Details)



For Zoning Code in effect Post August 1, 2021

ZONING

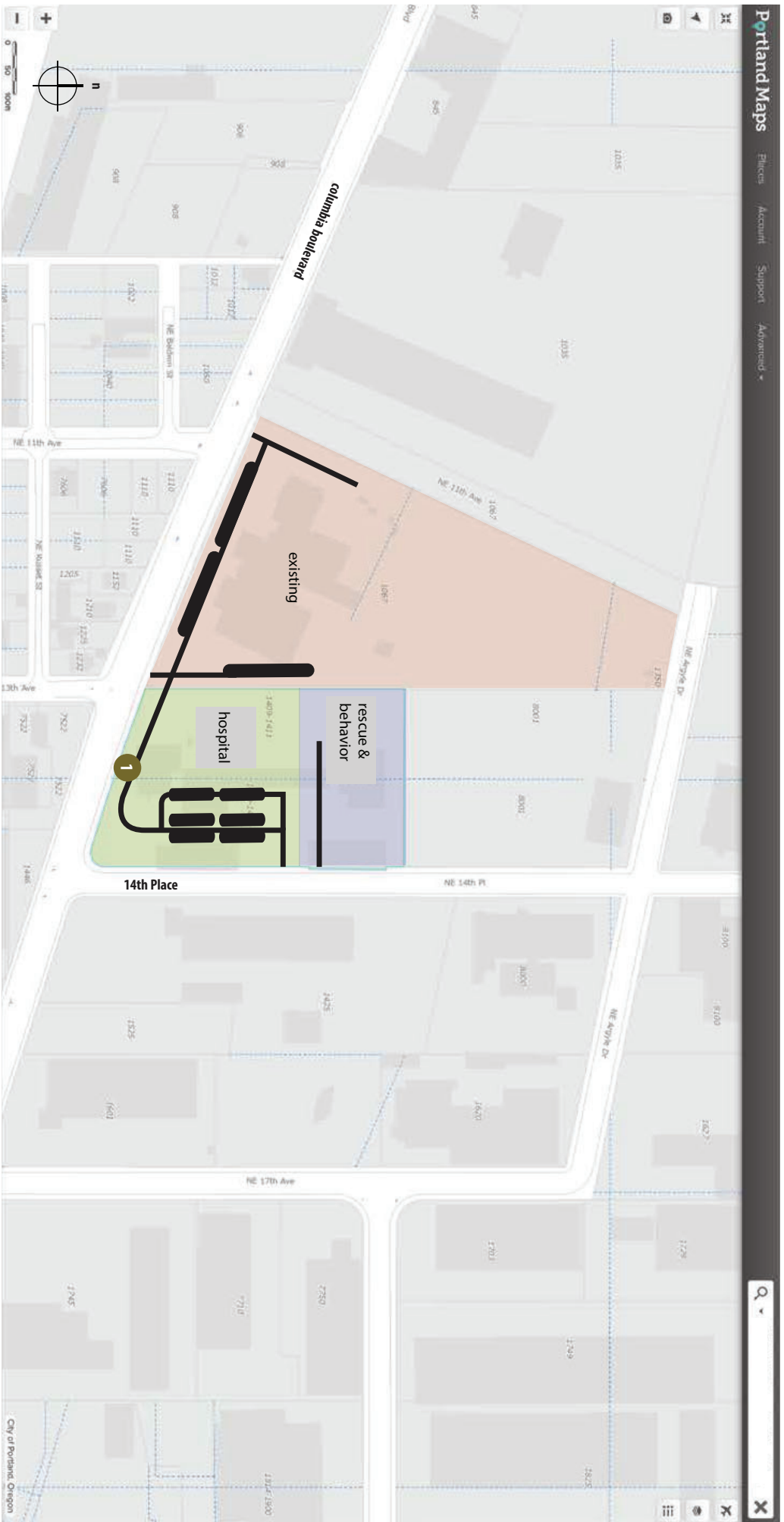
-  Site
-  Also Owned Parcels

File No. LU 22 - 181310 AD
 1/4 Section 2231,2232
 Scale 1 inch = 200 feet
 State ID 1N1E11CD 200
 Exhibit B Sep 08, 2022

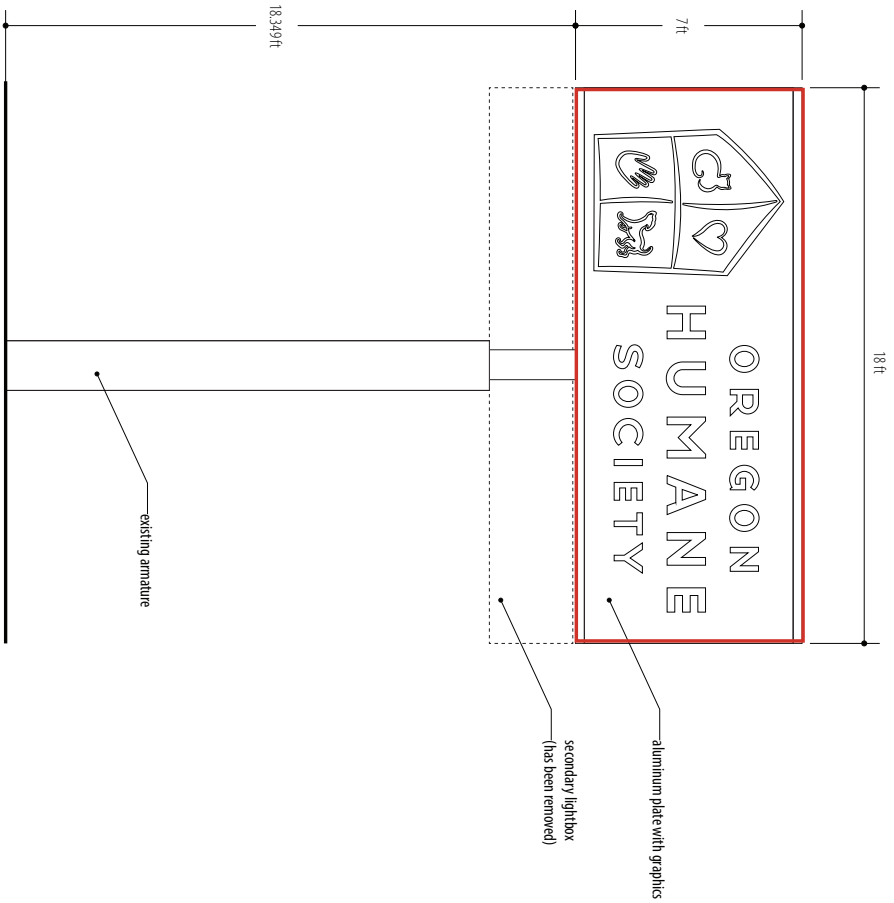
1067 NE Columbia Blvd.
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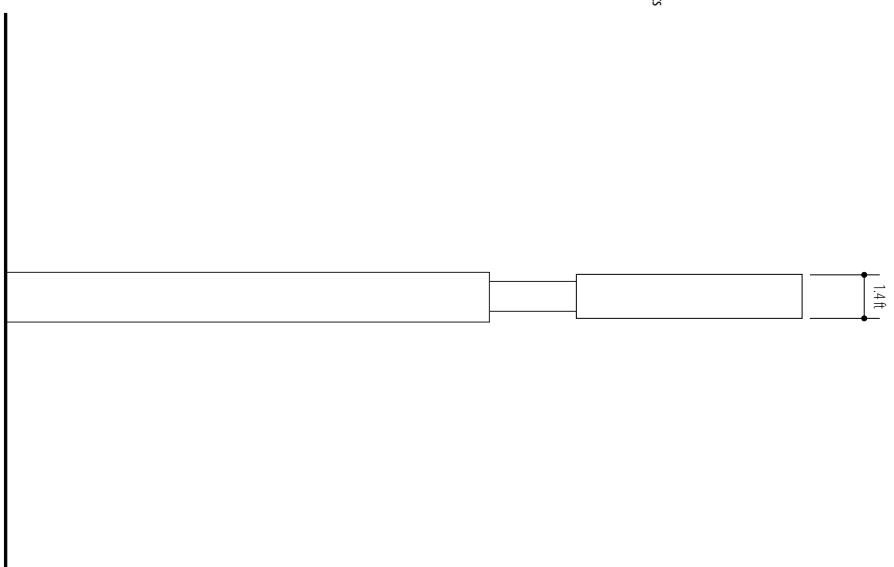


● existing site identification sign (structure only)



= 126 sq. ft.

1 site id, front view



2 site id, side view

S E A R C H I D .

146 ne yamhill street telephone 503.843.2005
 sheridan facsimile 503.843.2744
 oregon 97378 email info@seararch.com

client oregon humane society

1667 ne columbia blvd
 portland, oregon 97211

contact ashley evans

title project manager
email ashleye@oregonhumane.org

drawing existing site identification

scale 0.375" = 1' - 0"
code 015-001

notes 1.26 sq. ft/standing sign

project oregon humane society - new road ahead

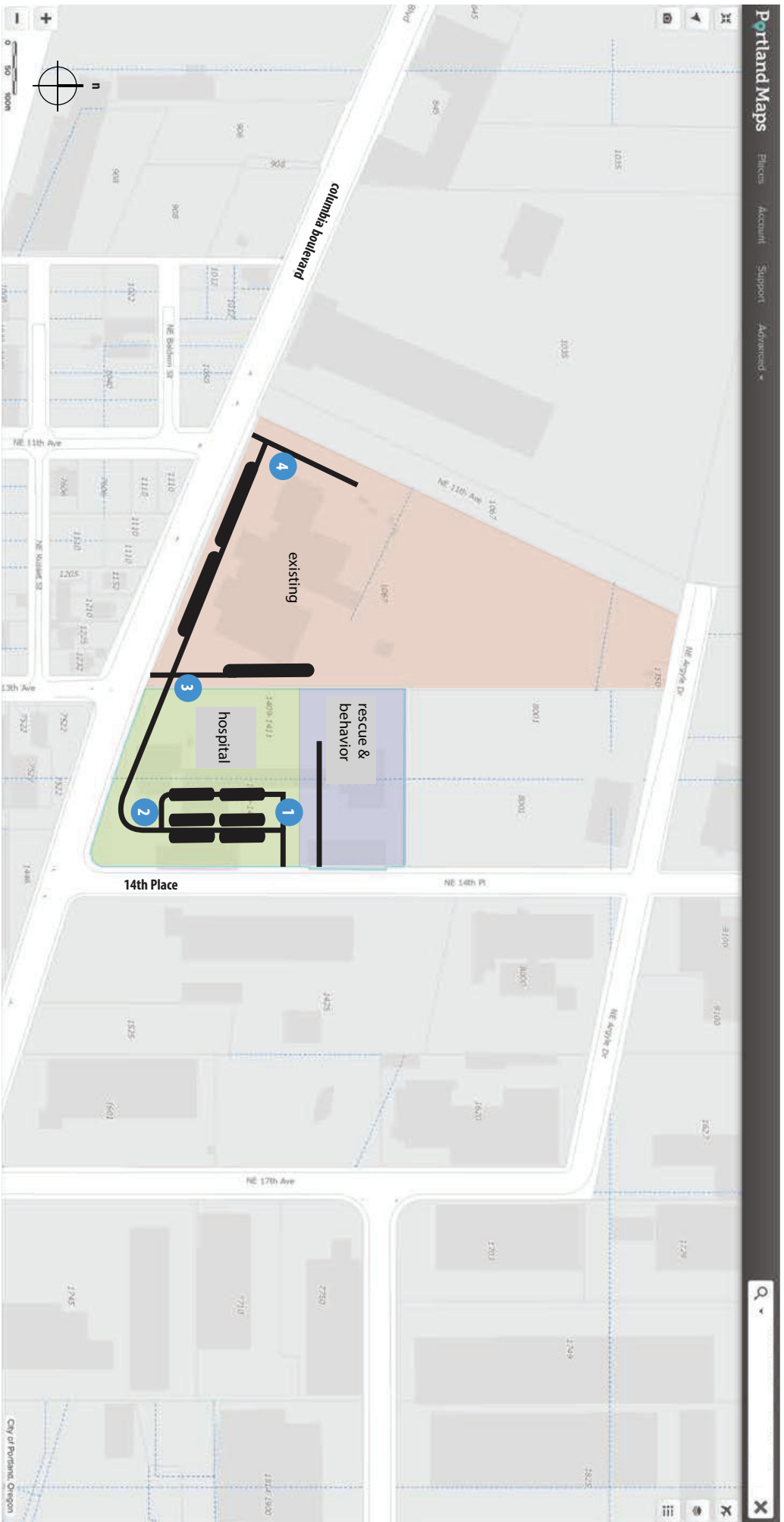
by hvc,pr **proofed** sj

date 2022.08.24 **version** 3
pages 2.1

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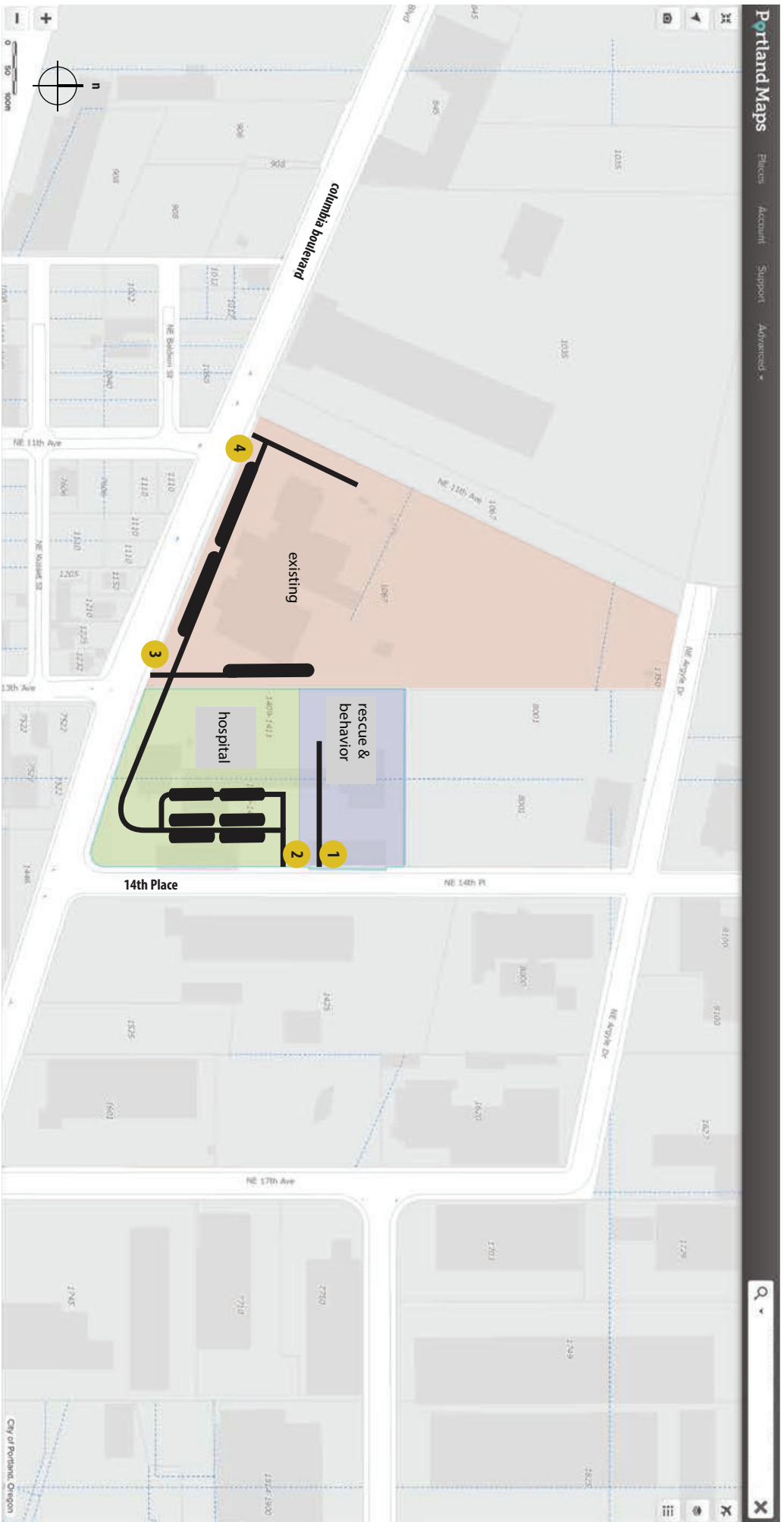


● new vehicular directional sign

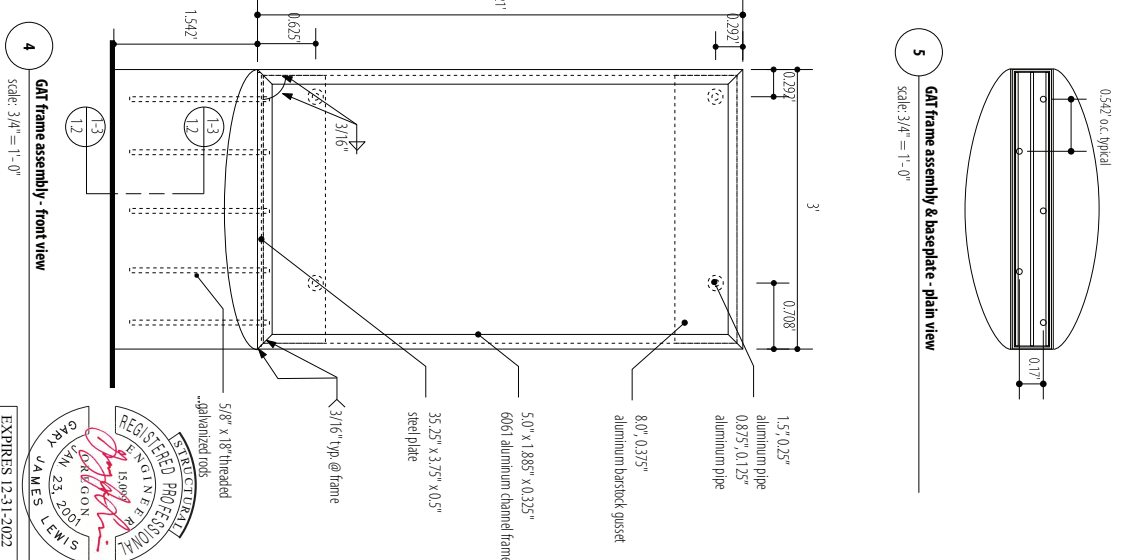
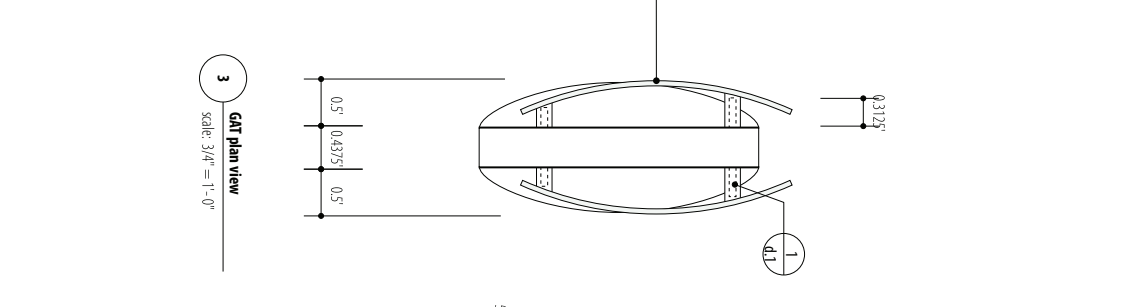
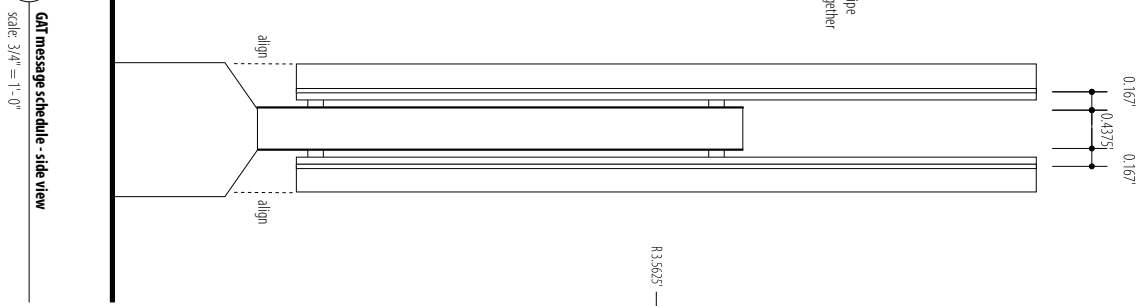
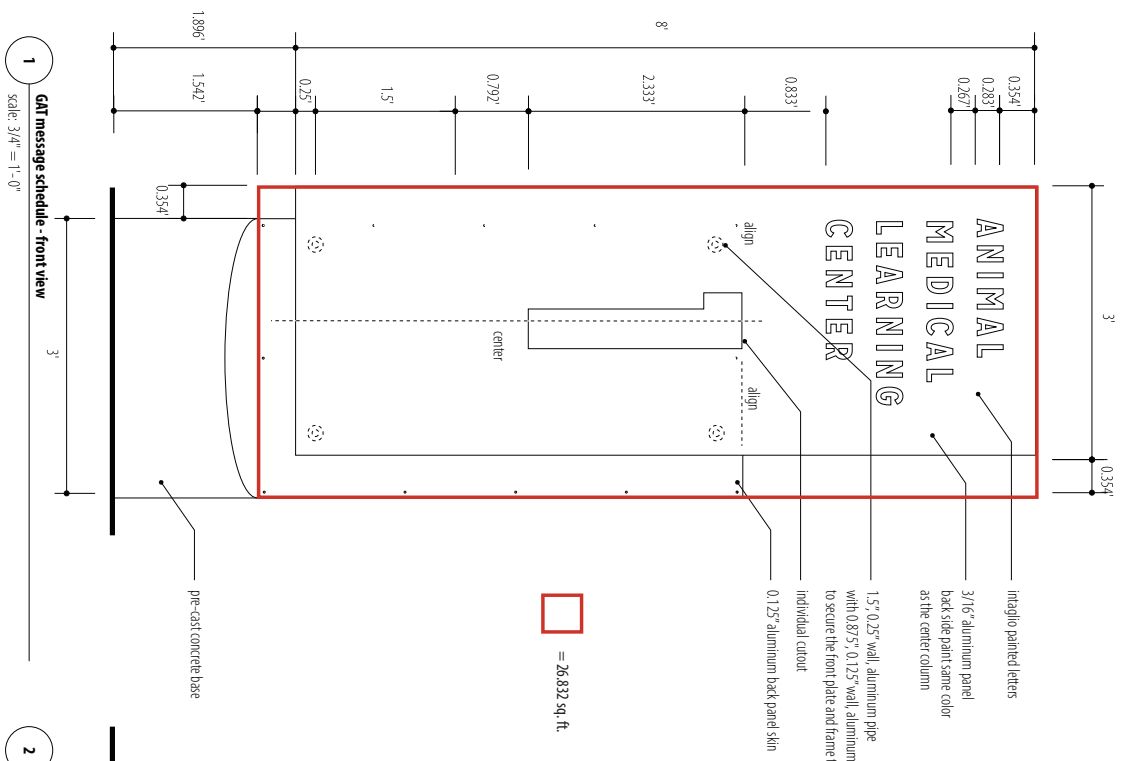
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● proposed new gate identification sign



S E A R C H I D	client oregon humane society	contact ashley evans	drawing GAT gate identification construction	notes
146 ne yamhill street Sheridan oregon 97378	telephone 503 843 3005 facsimile 503 843 3744 email info@seararch.com	1667 ne columbia blvd portland, oregon 97211	scale 3/4" = 1'-0"	
	title project manager	email ashleye@oregonhumane.org	code 015-001	
	phone	project oregon humane society - new road ahead		
	by Mr. P. Mah	date 2022.07.01	version 3	pages
	proofed sj			2.1

