



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 8, 2018
To: Interested Persons
From: Cassandra Ballew, Land Use Services
503-823-7252 / Cassandra.Ballew@portlandoregon.gov

NOTICE OF APPEAL HEARING
ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 17-144195 DZ
REVIEW BY: Design Commission
WHEN: Thursday, February 1, 2018 at 1:30pm
WHERE: 1900 SW Fourth Avenue
Conference Room 2500A
Portland, Oregon 97201

Within the past several weeks, we sent you the Bureau of Development Services Administrative Findings and Decision on this proposal. That decision of **approval with conditions** has now been appealed by:

APPELLANT: John Carr | Land Use Chair | South Tabor Neighborhood Association
2916 SE 67th Ave | Portland, OR 97206

A copy of the appeal is attached as well as an explanation of the hearings process. This is a notice to inform you of a public hearing on this proposal and invite you to testify at this hearing. At the hearing the Design Commission will consider the proposal for the development described below.

The following information will tell you important information about this proposal. It is a summary of the administrative decision which you previously received.

Applicant: Bryan Barry | Leon Capital Group
807 Las Cimas Parkway, #270 | Austin, TX 78746

Owners: Ram Investments LLC
7355 SE Johnson Creek Boulevard
Portland, OR 97206-9329

Party of Interest: Beth Zauner | AAI Engineering
4875 SW Griffith Drive, Suite 300 | Beaverton, OR 97005

Party of Interest: Andisheh Afghan | Aai Engineering
4875 SW Griffith Drive, Suite 300 | Beaverton, OR 97005

Site Address: **3415 SE 62nd Avenue**

Legal Description: TL 2800 1.41 ACRES, SECTION 07 1S 2E; TL 2700 0.16 ACRES, SECTION 07 1S 2E

Tax Account No.: R992070780, R992072260

State ID No.: 1S2E07AD 02800, 1S2E07AD 02700

Quarter Section: 3336

Neighborhood: South Tabor, contact John Carr at jcarrpdx@gmail.com.

Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Zoning: CG, General Commercial
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for a new three-story, approximately 142,907 square foot, self-storage facility in the Mt. Tabor Neighborhood. The building will be bounded by SE Powell Boulevard to the south and SE 62nd Avenue to the east. The building is located in a CG zone.

The building will be clad in brick, with alternating brick piers, and metal panel at the SE corner of the site. Additionally, a two-story aluminum storefront system will provide glazing at the ground floor of both street facing facades. The pattern of alternating brick piers is carried over on to the west and north elevations, which are composed predominantly of metal panel, with a base of ground face CMU. The main entrance to the facility will be located off of SE Powell Boulevard, a major transit street, with an additional entrance along SE 62nd Avenue, a local service street. The proposal also includes 6 parking spaces, as well as 2 loading spaces, which will take entry off of SE 62nd Avenue. Flexible incubator office space will be provided with frontage and entry along the SE Powell Boulevard. The proposal also includes a stormwater system, as well as landscaping and screening.

Per Zoning Code Section 33.284.040.A Design Review is required for new self-storage buildings in the C and EX zones.

Relevant Approval Criteria:

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

- 33.284.050 Self Storage Design Guidelines

Administrative Decision:

The following administrative decision was issued on December 20, 2017.

Approval of a Design Review for a new three-story self-storage facility in the South Tabor Neighborhood.

Approvals are subject to compliance with the approved plans, drawings and material samples, Exhibits C-1 through C-25, signed and dated December 13, 2017, and are also subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through I) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 17-144195 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. An additional bay of windows shall be added to the second story of the SE Powell Boulevard façade, directly above the proposed ground floor windows within the three center bays. The new second story window addition shall match the color, type and size

of the storefront system at the ground floor and at the corner. (Refer to Exhibit C-7, 8 and 10)

- E. The area behind the proposed ground floor clear glazing as indicated on Exhibits C-1 & C-3 shall have a minimum depth of 20'-0" and shall not include back-of-house functions such as storage, mechanical, and shelving, and the glazing immediately adjacent to these areas shall remain clear and transparent.
- F. The proposed window and storefront systems on the SE Powell and SE 62nd Avenue elevations shall feature simulated divided lites. The simulated divided lites must be integral, in that the mullion grill at the exterior, between the glass and at the interior of the facade. (Refer to Exhibits C-7, 8, 10 & 25)
- G. The 117' long metal and CMU portion of the north façade shall be divided into 4 separate bays, using alternating ground faced CMU piers, to continue the pattern that is seen on the brick portion of this façade. (Refer to Exhibit C-7)
- H. The depth of the proposed canopies on SE Powell Blvd. and SE 62nd Avenue shall be at least 4'-0" deep. (Refer to Exhibit C-7, 8, 10 & 24)
- I. The concealed fastener metal panels, featured on all facades, shall meet one of the following options regarding size and gauge. (Refer to Exhibit C-7, 8, 10, 18 & 25):
 - o Option 1: 11" flat panels with a 1" reveal at 20-gauge
 - o Option 2: 10" flat panels with a 2" reveal at 22-gauge

Review of the file: The complete Administrative Findings and Decision and all evidence on this case are now available for review at the Bureau of Development Services (BDS), 1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201. Please call BDS at 503-823-7617 for an appointment to review the file. If the Administrative Findings and Decision are modified in any way, that report will be available 10 days prior to the hearing. Copies of information in the file can be obtained for a fee equal to the City's cost for providing those copies. I can provide some information over the phone.

We are seeking your comments on this proposal. To comment, you may write or testify at the hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received.

Written comments must be received by the beginning of the hearing and should include the case file number. Thank you for any information you can provide regarding this case. **Note:** If you have already written, it is not necessary to write again; your correspondence will be given to the Design Commission.

Any new written comments must be given to or mailed to the Design Commission, **Cassandra Ballew, Planner**, 1900 SW Fourth Avenue, Suite 4500, Portland, OR 97201. You may FAX your comments to the Committee or Commission at 503-823-5630.

A description of the Design Commission hearings process is attached. The decision of the Design Commission is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA 775 Summer St NE, Suite 330, Salem OR 97301-1283 [Telephone: 503-373-1265] for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

For more information, call Cassandra Ballew, Planner at 503-823-7252 or email Cassandra.Ballew@portlandoregon.gov.

Attachments:

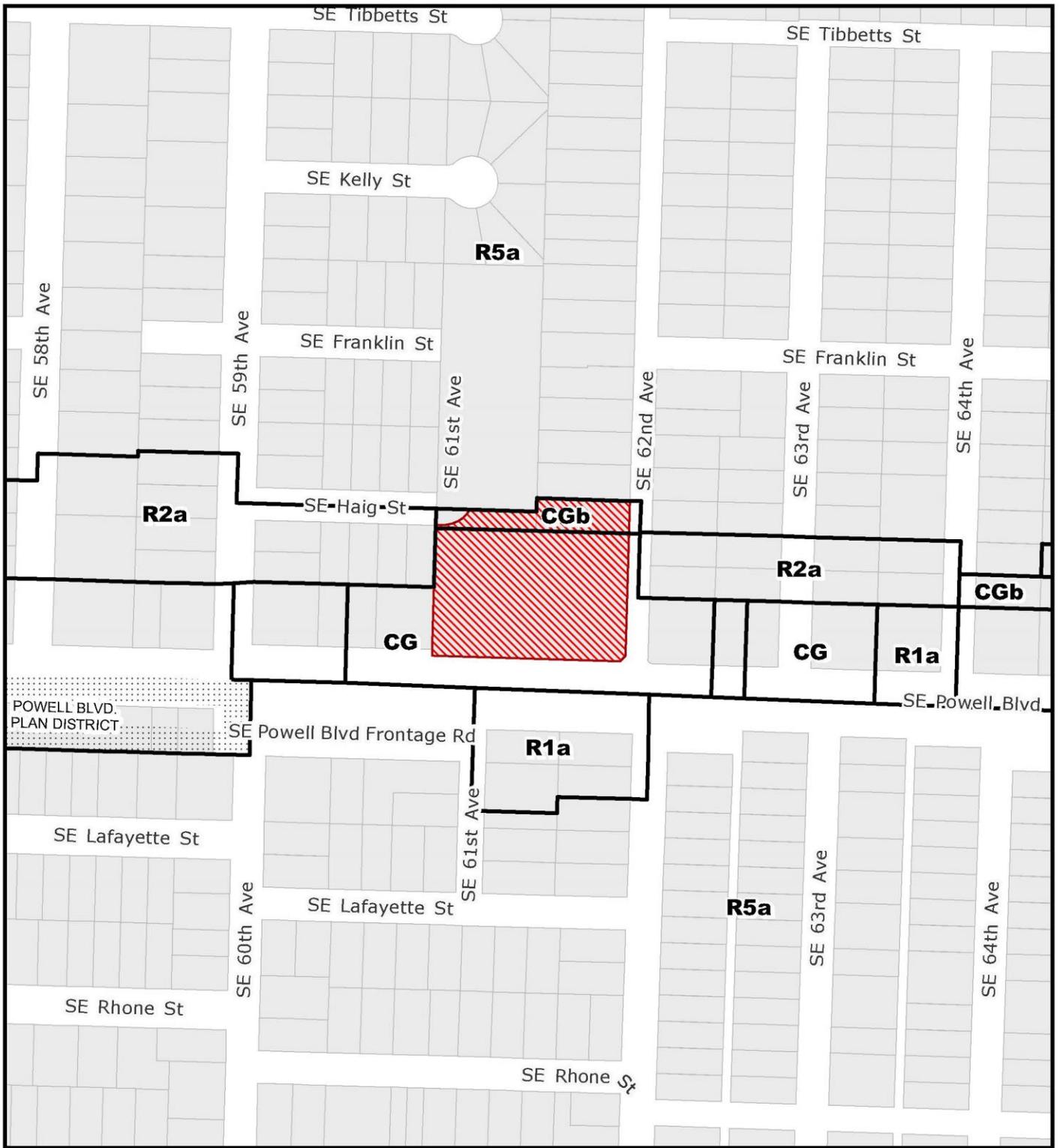
1. Final Decision of Approval, Zoning Map and Drawings
2. Appeal
3. Type II Appeal Hearings Process

HEARING CANCELLATION

This public hearing will be cancelled if Portland Public Schools close due the inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Contact the Bureau of Development Services at 503-823-7967, for immediate information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building on SW Fifth or Sixth Avenues at Hall or Harrison Streets. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly-rate public parking is available a half block south of the BDS building on Fourth Avenue.

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)



ZONING  NORTH

 Site

File No.	LU 17-144195 DZ
1/4 Section	3336
Scale	1 inch = 200 feet
State ID	1S2E07AD 2900
Exhibit	B Jun 30, 2017



City of Portland, Oregon
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Chloe Eudaly, Commissioner
 Rebecca Esau, Director
 Phone: (503) 823-7300
 Fax: (503) 823-5630
 TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 20, 2017
To: Interested Person
From: Cassandra Ballew, Land Use Services
 503-823-7252 / Cassandra.Ballew@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 17-144195 DZ –
 NEW SELF STORAGE FACILITY**

GENERAL INFORMATION

Applicant: Bryan Barry | Leon Capital Group
 807 Las Cimas Parkway, #270
 Austin, TX 78746

Owners: Ram Investments LLC
 7355 SE Johnson Creek Boulevard
 Portland, OR 97206-9329

Party of Interest: Beth Zauner | Aai Engineering
 4875 SW Griffith Drive, Suite 300
 Beaverton, OR 97005

Andisheh Afghan | Aai Engineering
 4875 SW Griffith Drive, Suite 300
 Beaverton, OR 97005

Site Address: **3415 SE 62nd Avenue**
Legal Description: TL 2800 1.41 ACRES, SECTION 07 1S 2E; TL 2700 0.16 ACRES, SECTION 07 1S 2E
Tax Account No.: R992070780, R992072260
State ID No.: 1S2E07AD 02800, 1S2E07AD 02700
Quarter Section: 3336
Neighborhood: South Tabor, contact John Carr at jcarrpdx@gmail.com.
Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Zoning: CG, General Commercial
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL:

The applicant requests Design Review approval for a new three-story, approximately 142,907 square foot, self-storage facility in the Mt. Tabor Neighborhood. The building will be bounded by SE Powell Boulevard to the south and SE 62nd Avenue to the east. The building is located in a CG zone.

The building will be clad in brick, with alternating brick piers, and metal panel at the SE corner of the site. Additionally, a two-story aluminum storefront system will provide glazing at the ground floor of both street facing facades. The pattern of alternating brick piers is carried over on to the west and north elevations, which are composed predominantly of metal panel, with a base of ground face CMU. The main entrance to the facility will be located off of SE Powell Boulevard, a major transit street, with an additional entrance along SE 62nd Avenue, a local service street. The proposal also includes 6 parking spaces, as well as 2 loading spaces, which will take entry off of SE 62nd Avenue. Flexible incubator office space will be provided with frontage and entry along the SE Powell Boulevard. The proposal also includes a stormwater system, as well as landscaping and screening.

Per Zoning Code Section 33.284.040.A Design Review is required for new self-storage buildings in the C and EX zones.

Relevant Approval Criteria:

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

- 33.284.050 Self Storage Design Guidelines

CONCLUSIONS

Staff recognizes the challenges faced by the applicant in accommodating the desires of the community, the requirements of city guidelines, as well as those demands from the private development side which drive the size, scope and cost of the project. Staff has now worked with this team on series of 4 schemes, which have improved in-terms of materials, landscaping and security concerns. This has led to a proposal that has been *designed to be compatible with the surrounding development* on SE Powell Blvd.

The proposed design for this Self-Service Storage development, as indicated in the approved plans, drawings and material samples (Exhibits C-1 through C-25) meets all of the Design Guidelines of Zoning Code Section 33.284, taking into consideration the elements of building and roof design, building materials, the presentation of the street façade, landscaping, fencing and security measures.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. As conditioned, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a Design Review for a new three-story self-storage facility in the South Tabor Neighborhood.

Approvals are subject to compliance with the approved plans, drawings and material samples, Exhibits C-1 through C-25, signed and dated December 13, 2017, and are also subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through I) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 17-144195 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. An additional bay of windows shall be added to the second story of the SE Powell Boulevard façade, directly above the proposed ground floor windows within the three center bays. The new second story window addition shall match the color, type and size of the storefront system at the ground floor and at the corner. (Refer to Exhibit C-7, 8 and 10)
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 - o Option 1: 11" flat panels with a 1" reveal at 20-gauge
 - o Option 2: 10" flat panels with a 2" reveal at 22-gauge

Staff Planner: Cassandra Ballew

Decision rendered by:  **on December 13, 2017**

By authority of the Director of the Bureau of Development Services

Decision mailed: December 20, 2017

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on March 31, 2017, and was determined to be complete on **June 30, 2017**.

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. Therefore this application was reviewed against the Zoning Code in effect on March 31, 2017.

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 waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended for an additional 139 days as noted in Exhibit A-20. Unless further extended by the applicant, **the 120 days will expire on: March 16, 2018**.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 3, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 4, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

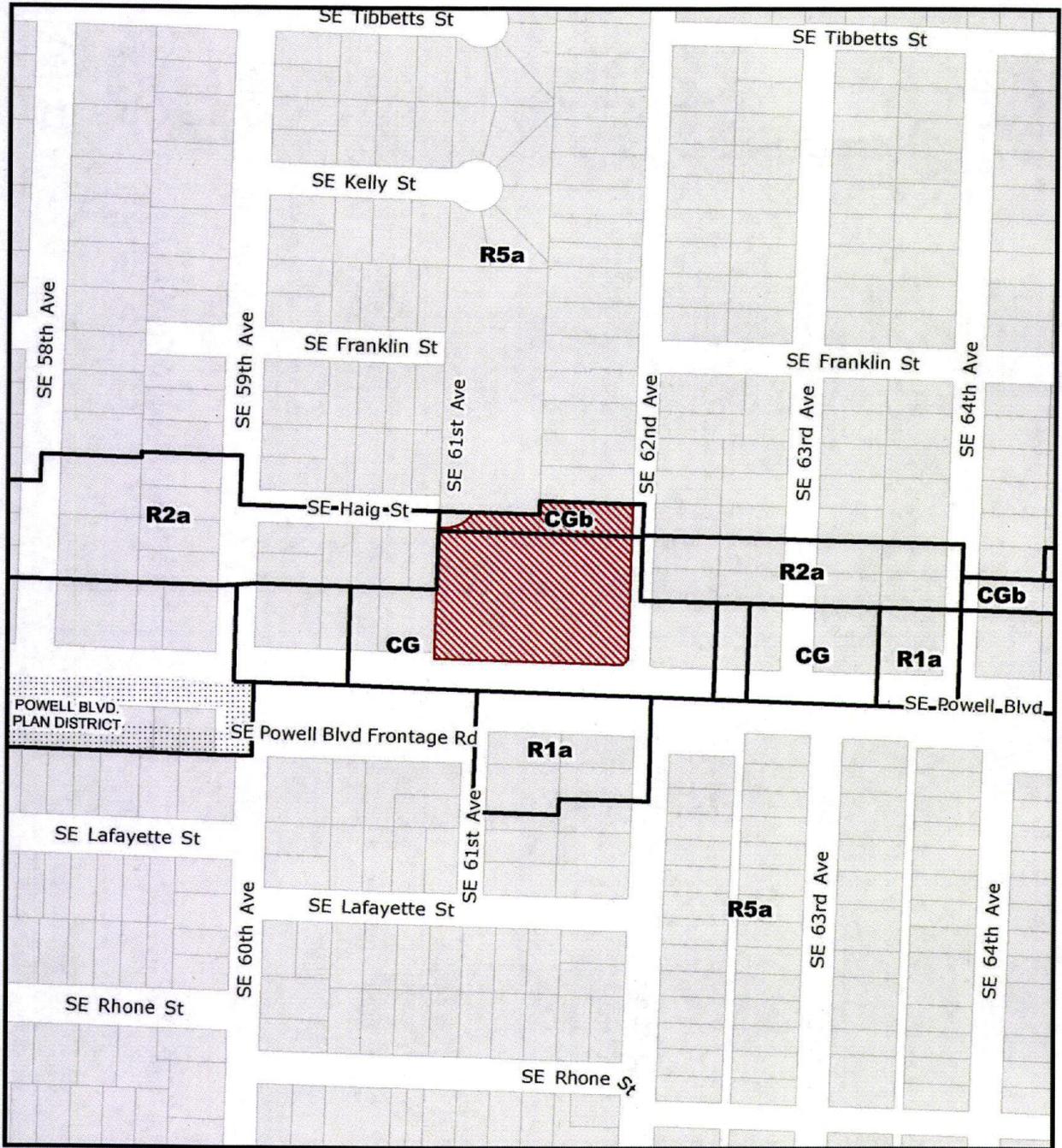
1. Original application, narrative, plans and drawings
2. Copy of email correspondence regarding design concerns, May 3, 2017
3. Supplemental information – revised drawings, May 10, 2017
4. Supplemental information – revised drawings, June 9, 2017
5. Supplemental information – revised drawings, June 11, 2017
6. Supplemental information – revised drawings, June 27, 2017
7. Copy of email correspondence regarding design concerns, June 30, 2017
8. Supplemental information – revised drawings and stormwater report, August 3, 2017
9. First extension to 120 days, received August 25, 2017
10. Copy of email correspondence regarding design concerns, August 25, 2017
11. Supplemental information – revised drawings and stormwater report, August 28, 2017
12. Copy of email correspondence regarding design concerns, September 21, 2017
13. Copy of email correspondence regarding objections to COAs, September 28, 2017
14. Supplemental information – revised drawings, October 3, 2017

15. Supplemental information – revised stormwater report, October 13, 2017
 16. Copy of email correspondence regarding acceptance of COAs, October 16, 2017
 17. Second extension to 120 days, received November 14, 2017
 18. Supplemental information – revised drawings, November 27, 2017
 19. Supplemental information – revised drawings, December 12, 2017
 20. Third extension to 120 days, received December 13, 2017
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Preliminary Site Plan (attached)
 2. Preliminary Security Plan
 3. Preliminary 1st Level Unit Mix (attached)
 4. Preliminary 2nd Level Unit Mix
 5. Preliminary 3rd Level Unit Mix
 6. Preliminary Roof Plan
 7. Preliminary Elevations – North and East (attached)
 8. Preliminary Elevations – South and West (attached)
 9. Lighting Plan
 10. Wall Sections and Details
 11. C0.3 Existing Conditions
 12. C1.0 Site Plan
 13. C2.0 Grading Plan
 14. C3.0 Utility Plan
 15. L1.0 Landscape Plan (attached)
 16. L1.1 Landscape Details
 17. L2.0 Tree Plan
 18. Concealed Fastener Metal Panel System Cutsheet
 19. Brick System Cutsheet
 20. Box Rib Metal Panel System Cutsheet
 21. Light Fixture Cutsheets
 22. Loading Bay Door Cutsheet
 23. Storefront System Cutsheets
 24. Canopy Detail Cutsheet
 25. Material Sheet
- D. Notification information:
1. Mailing list (Original Mailing on July 5, 2017)
 2. Mailing list (Revised Mailing on July 14, 2017)
 3. Mailed notice (Original Mailing on July 5, 2017)
 4. Mailed notice (Revised Mailing on July 14, 2017)
- E. Agency Responses:
1. Bureau of Site Development
 - 2a. Bureau of Environmental Services
 - 2b. Email from Bureau of Environmental Services to Applicant
 - 2c. Addendum from Bureau of Environmental Services
 - 3a. Bureau of Transportation Engineering and Development Review
 - 3b. Addendum from Bureau of Transportation Engineering and Development Review
 4. Oregon Department of Transportation
 5. Water Bureau
 6. Fire Bureau
 7. Bureau of Life Safety
- F. Correspondence:
1. Andrew Plambeck, April 5, 2017, Neighbor, wrote in opposition to the project.
 2. Stacie Greer, April 28, 2017, Neighbor to the north, wrote with opposition to the project, citing concerns with access and the current driveway configuration, increased traffic, landscaping and security issues.
 3. Shawn Morgan, May 8, 2017, Neighbor, wrote and called to inquire about the process and when a neighborhood notice would be sent out.
 4. John Carr, May 8, 2017, Chair for the South Tabor Neighborhood Association, wrote to ask for clarification regarding the driveway configuration.
 5. Stacie Greer, May 10, 2017, Neighbor to the north, wrote in opposition to the project,

- citing several concerns, including driveway locations, active uses, fencing, landscaping and access hours.
6. Duane Hanson, May 11, 2017, Neighbor, wrote in opposition to the project, citing several concerns, including driveway locations, active uses, and access hours.
 7. Angie Hahn, July 7, 2017, Neighbor, wrote in opposition to the project, citing concerns with the inappropriateness of the use, increased noise and security.
 8. Andrew Plambeck, July 12, 2017, Neighbor, wrote in opposition to the project, citing the inappropriateness of the use, increased traffic and the conflict with the City's environmental goals.
 9. Harmony Quiroz, July 24, 2017, Neighbor, wrote in opposition to the project, citing several concerns, including driveway locations, increased traffic, active uses, and response to neighborhood character.
 10. Kurt Neilson, July 25, 2017, Neighbor, wrote in opposition to the project, citing the inappropriateness of the use.
 11. Kerry Rowand, July 25, 2017, Neighbor, wrote in opposition to the project, citing concerns with the lack of exterior lighting, windows and community space, as well as concerns with driveway configuration, congestion and traffic safety.
 12. John Carr, July 31, 2017, South Tabor Neighborhood Association Land Use Chair, wrote on behalf of the STNA in opposition to the project, citing several concerns including traffic impacts on SE 62nd Avenue, active uses along SE 82nd Avenue, materiality and massing.
 13. Andrew Plambeck, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic, lack of response to neighborhood character, pedestrian amenities (response to local bus stop), active use and lighting on site.
 14. Kristine Schultz, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic on SE 62nd, safety, liveability and active use.
 15. Greg Greer, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic on SE 62nd, security, increased noise, massing and materiality.
 16. Linda Sargent-Eder, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with security and safety of the structure, as well as increased traffic and safety concerns on SE Powell Boulevard.
 17. Laura Claar, August 1, 2017, Neighbor, wrote in opposition to the project, citing concerns with access and increased congestion off of SE 62nd, materiality, height, landscaping, security and lack of active uses.
 18. Darlene Zimbardi, August 2, 2017, Neighbor, wrote in opposition to the project, citing concerns with increased traffic, and lack of response to security concerns and neighborhood character.
 19. Eric Lozano, August 3, 2017, Neighbor, wrote in opposition to the project, citing concerns with massing on end walls, as well as materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 20. John Carr, August 3, 2017, Neighbor, wrote in opposition to the project, citing concerns regarding security, providing more on-site parking, as well as the location and screening of mechanical equipment and trash/recycling areas.
 21. Tim Parsons, August 4, 2017, Neighbor, wrote in opposition to the project, citing concerns with materiality and lack of response to neighborhood character.
 22. Joan Frederiksen, August 4, 2017, Neighbor, wrote in opposition to the project, citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 23. D.Amico, August 4, 2017, Neighbor, wrote in opposition to the project, citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 24. Anne Storrs, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 25. Jeff Christenson, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with the access points to the creating increased traffic and safety impacts.
 26. Jamie Orr, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and

- neighborhood character.
27. Dave Peterson, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 28. Andrew Locke, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 29. Mark Anderson, August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with materiality, traffic impacts, and lack of response to security concerns and neighborhood character.
 30. Gabe S., August 4, 2017, Neighbor, wrote in opposition to the project citing concerns with the proposed use and its lack of response to neighborhood context and character.
 31. Allen Maertz, August 5, 2017, Neighbor, wrote in opposition to the project citing concerns with increased traffic, and lack of response to security concerns and neighborhood character.
- G. Other:
1. Original LU Application
 2. Site Research
 3. Incomplete Letter, dated April 18, 2017
 4. Memo of Incompleteness, dated May 15, 2017
 5. Copy of email to RACC, dated May 15, 2017
 6. Copy of email regarding conformance issues, dated August 8, 2017
 7. Copy of email regarding issues with driveway, dated August 8, 2017
 8. Copy of email regarding transportation issues, dated August 15, 2017
 9. Copy of email regarding transportation issues, dated August 31, 2017
 10. Copy of email regarding transportation issues, dated August 31, 2017
 11. Copy of email regarding COAs, dated September 5, 2017
 12. Copy of email regarding outstanding issues, dated October 13, 2017
 13. Copy of email regarding neighborhood concerns, dated October 19, 2017
 14. Copy of email regarding conformance issues, dated November 28, 2017

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).



ZONING



File No.	<u>LU 17-144195 DZ</u>
1/4 Section	<u>3336</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S2E07AD 2900</u>
Exhibit	<u>B Jun 30, 2017</u>

SITE AREA:

- ± 66,000 SQ. FT.
- 1.57 ACRES

MAX FAR @ 3.0:

- ± 199,800 SQ. FT.
- 2.15 FAR

85% MAX LOT COVERAGE:

- ± 54,410 SQ. FT.
- 56,490 SQ. FT.

PROPOSED STORAGE BUILDING GROSS AREA:

- SECTOR 'A' 1ST FLOOR: 34,105 SQ. FT.
- SECTOR 'A' 2ND FLOOR: 37,803 SQ. FT.
- SECTOR 'B' 1ST FLOOR: 6,715 SQ. FT.
- SECTOR 'B' 2ND FLOOR: 6,715 SQ. FT.
- SECTOR 'C' 3RD FLOOR: 53,871 SQ. FT.
- GROSS STORAGE AREA: 139,209 SQ. FT.

EST. NET STORAGE AREA @ 75%: 101,622 SQ. FT.

STORAGE OFFICE: 1,578 SQ. FT.

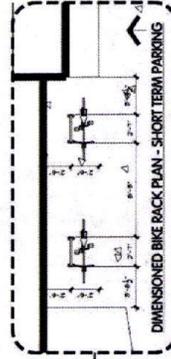
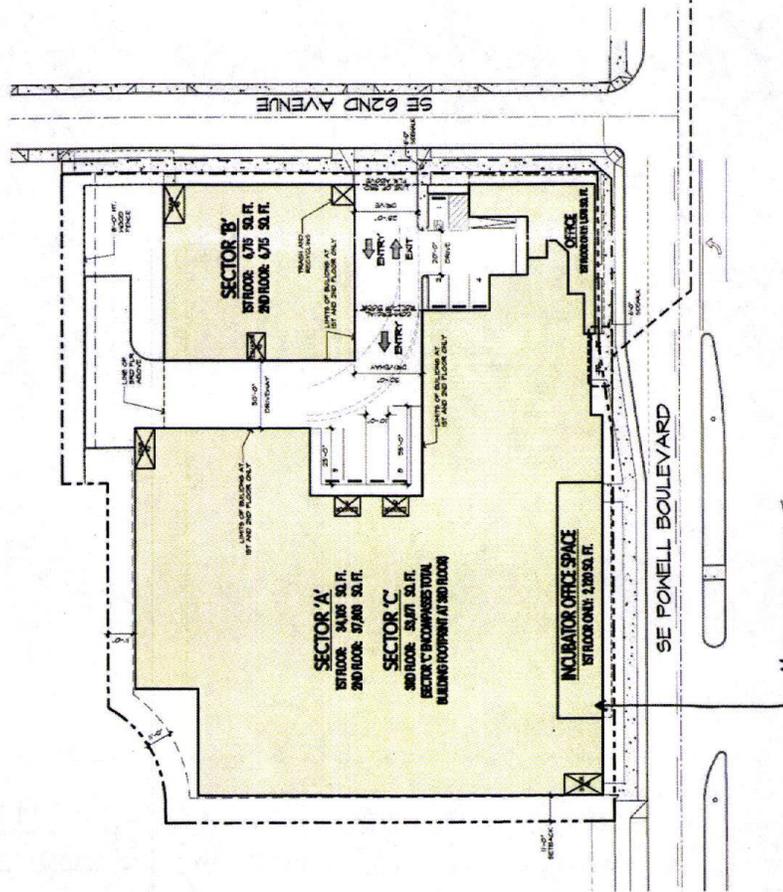
INSULATOR OFFICE SPACE: 2,120 SQ. FT.

TOTAL BUILDING AREA: 142,907 SQ. FT.

PARKING REQUIRED: 8 SPACES

PARKING PROVIDED: 6 SPACES

LOADING PROVIDED: 2 SPACES



City of Portland, Bureau of Development Services
 Approved: _____ Date: 12.13.17



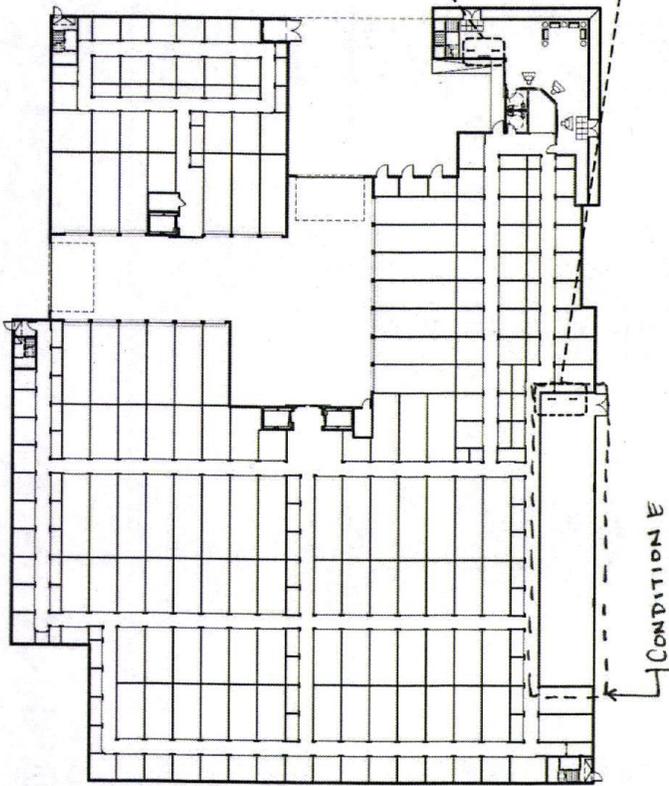
**LEON CAPITAL
 POWELL SELF STORAGE
 PORTLAND, OR.**

PRELIMINARY SITE PLAN

DATE: 10/20/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

17-144195 D2

EXHIBIT C-1



Approved
 City of Portland - Bureau of Development Services
 Planner *e.B.L.* Date 12.13.17
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

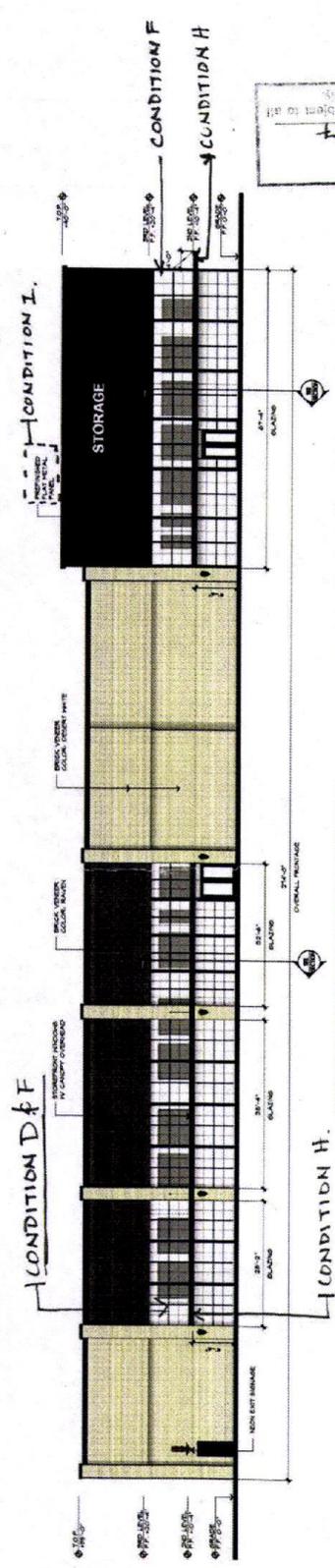


LEON CAPITAL
POWELL SELF STORAGE
 PORTLAND, OR.

PRELIMINARY 1ST LEVEL UNIT MIX

17-144195 DC

EXHIBIT C-3

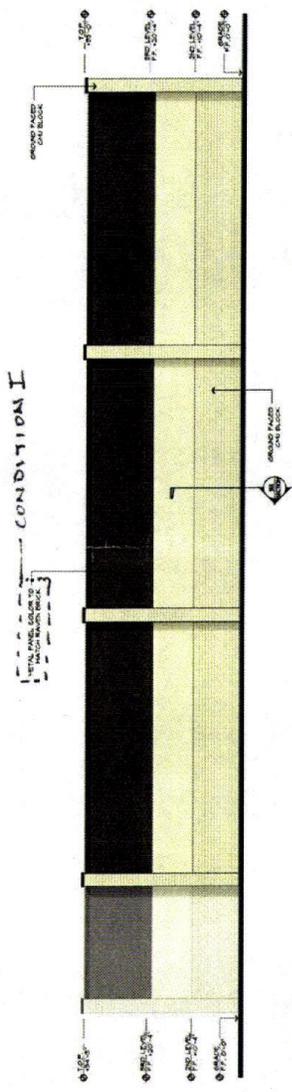


SITE ELEVATION - SOUTH, FACING POWELL BLVD. ①

DESCRIPTION	SLAZES	PLACING	FINISH	SLAZES	PLACING	FINISH	ELEVATION
STORAGE	274 SF	50%	ST-17	28'-2"	28'-4"	28'-4"	28'-4"
STORAGE	244 SF	2%	ST-17	27'-4"	27'-4"	27'-4"	27'-4"
STORAGE				18'-0"	18'-0"	18'-0"	18'-0"

* SIGNAGE NOT PART OF SCOPE FOR DESIGN REVIEW

City of Portland, Bureau of Development Services
 Approved: [Signature]
 Planner: [Signature]
 Date: 12.19.17
 This approval applies only to the review requested and is subject to all other rules and regulations. Additional review may be required.



SITE ELEVATION - WEST ②



LEON CAPITAL
POWELL SELF STORAGE
 PORTLAND, OR.

PRELIMINARY ELEVATIONS

17-144195-02

EXHIBIT C-8



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Type II and IIX Decision Appeal Form

LU Number: 17-144195 DZ

FOR INTAKE, STAFF USE ONLY

Date/Time Received 1/3/18 @ 10:23 AM Action Attached Decision & letter
 Received By Mary Butenschoen Fee Amount \$250-
 Appeal Deadline Date 1/3/18 @ 4:30 PM [N] Fee Waived
 Entered in Appeal Log Bill # 424428
 Notice to Dev. Review Neighborhood South Tabor

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 3415 SE 62nd Ave. DEADLINE OF APPEAL January 03, 2018

Name John Carr

Address 2918 SE 67th Ave. City Portland State/Zip Code OR / 97206

Day Phone 504-606-6629 Email jcarrpdx@gmail.com Fax _____

Interest in proposal (applicant, neighbor, etc.) South Tabor Neighborhood Association, Land Use Chair

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33. _____ Zoning Code Section 33. _____
 Zoning Code Section 33. _____ Zoning Code Section 33. _____

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

Please see attached letter from the South Tabor Neighborhood Association, dated January 3, 2018.

Appellant's Signature *John Carr*

FILE THE APPEAL - Submit the following:

- This completed appeal form
- A copy of the Type II or IIX Decision being appealed
- An appeal fee as follows:
 - \$250, payable to City of Portland
 - No appeal fee is charged when appeal is filed by ONI recognized organizations for properties within organization's boundaries
 - Fee waiver request letter for low income individual is signed and attached
 - Fee waiver request letter for Unincorporated Multnomah County recognized organizations is signed and attached

The City must receive the appeal by 4:30 pm on the deadline listed in the Decision in order for the appeal to be valid. To file the appeal, submit the completed appeal application and fee (or fee waiver request as applicable) at the Reception Desk on the 5th Floor of 1900 SW 4th Ave, Portland, Oregon, between 8:00 am and 4:30 pm Monday through Friday.

A public hearing on the appeal will be held. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.



South Tabor Neighborhood Association

January 3, 2018

Design Commission
Land Use Services
1900 SE 4th Avenue, Suite #5000
Portland, OR 97201

RE: LU 17-144195 DZ

Dear Design Commissioners:

On Wednesday, December 27, 2017, the South Tabor Neighborhood Association (STNA) voted to appeal the administrative decision issued on December 20, 2017, which approved with conditions the proposal for a self-service storage development at 3415 SE 62nd Ave. at SE Powell Blvd. (LU 17-144195 DZ).

We support many of Staff's findings and all of the additional conditions of approval. At the same time, the proposal still fails to meet the following approval criteria in **Chapter 33.284 Self Service Storage:**

33.284.050 A. Building and roof design. *The building and roof are designed to be compatible with surrounding development, especially near residential uses. Considerations include design elements that break up long, monotonous building or roof lines and elements that are compatible with the desired character of the zone.*

- The placement of the vehicle entry/exit element on SE 62nd Ave. adjacent to a residential zone is incompatible with surrounding development (especially residential uses) and the desired character of the zone. See definitions and relevant purpose/character statements below.
- The design of the structured parking/loading area is not compatible with surrounding development, particularly the residential uses to the north and east of the site on SE 62nd Ave. The internal vehicle circulation was originally conceived as a U-shaped pattern. When STNA and Staff pointed out that the northern driveway was not allowed in the Buffer overlay zone, the applicant cut that driveway off, but kept the rest of the design the same. This concentrates all vehicle movement at the single remaining driveway, which is partially situated directly across from a residential zone. Locating the only

entry/exit partly across from a residential zone concentrates the commercial/industrial-style impacts right where the code indicates they should be avoided.

Additionally, the circulation pattern that remains is likely to create conflicts and hazards that will affect not only the tenants, but the adjacent residential uses as well. The design does not allow for a clear circulation pattern that keeps vehicles moving generally in one direction, that separates vehicles entering from those exiting, and that allows drivers (often new to operating these vehicles) to maneuver large rental trucks into and out of the facility safely. The pattern also relies on an exterior drive aisle/turnaround area north of the building, which is adjacent to a residential use and entirely within the Buffer overlay zone (see additional points below). This particular vehicle circulation design is not necessary on such a large site where other alternatives are possible.

- The two-story mechanical rollup door facing the abutting residence at the northeast corner of the building is not compatible with surrounding development, especially residential uses. This location of the mechanical door and the drive aisle element it opens into is not necessary on such a large site where other alternatives are possible.
- More can be done to ensure that the "incubator office" space is leasable and compatible (in appearance and function) with the desired character of the CG zone, specifically, limiting industrial uses in size *to ensure that they do not dominate the character of the commercial area.* (Approval criterion 33.284.050 C. Street facades. also applies here.) We are concerned about the sustainability of the building and its future viability within a changing context. In particular, while we welcome the inclusion of active ground floor space, the layout and structural elements that define it may not go far enough to ensure that it will attract tenants and be viable for decades to come.

Additional references for this section:

33.910.030 Definitions: Desired Character. *The preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area.*

Characteristics of the Zones 33.130.030: G. General Commercial zone. *The General Commercial (CG) zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. Development is expected to be generally auto-accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.*

33.284.010 Self-Service Storage: Purpose. *Self-Service Storage uses have some characteristics in common with both commercial use and industrial uses. This chapter provides regulations so that Self-Service Storage uses can be appropriately sited in either industrial zones or some commercial zones, while maintaining the desired character and function of the specific zones. In general, Self-Service Storage uses are similar to other commercial uses in that they provide a service to residential and business uses. The character of their development is often more similar to industrial buildings and their low activity level does not add to the vitality of a commercial area.*

33.284.050 B. Building materials. *The materials used for buildings, roofs, fences and other structures are compatible with the desired character of the zone and are visually pleasing, especially near residential uses.*

- The change of materials from brick to CMU block moving from the south façade to the west façade is abrupt and not visually pleasing, particularly since this area is no less visible than the Powell facade to neighboring residents, businesses, transit users, pedestrians, and motorists (see also 33.130.030 G., characteristics of the CG zone). A possible improvement would be to wrap the Powell façade materials and pattern to the first pier back on the west façade.
- While the proposed 8' wood fences may be visually appealing, they will obscure and shade the required landscaping, which is a more important buffering, softening, and beautifying element. See also the security points raised below. Open metal fencing may be a more appropriate solution.
- The mechanical roll-up door on the northwestern corner of the building is not compatible with the adjacent residential use.

33.284.050 C. Street facades. *The design and layout of the street side of the site provides a varied and interesting façade. Considerations include the use of setbacks, building placement, roof design, and variations in building walls, fencing, other structural elements, and landscaping.*

- On the Powell façade, the spacing between the piers by the proposed "incubator office" space is uneven and asymmetrical. This detracts from its visual interest and attractiveness (see also 33.130.030 G., characteristics of the CG zone).
- The Powell façade does not sufficiently reflect the smaller lot and development pattern along Powell in South Tabor, and more and/or deeper breaks in the façade are needed to be compatible with surrounding development. See also 33.284.050 A. Building and roof design.

- The west façade needs more articulation, similar to what Staff has conditioned for the north façade. Also, massing of the building at the northwest corner where it abuts residential uses is monolithic and needs more variation.
- Second-floor windows are a welcome addition. We have confirmed with Staff that these will look into actual, active hallways (rather than faux hallways as mentioned in the decision), and should be added as a condition of approval.

33.284.050 D. Landscaping. *The landscaping on the site provides appropriate transition from public to private spaces, separates and buffers the buildings from other uses especially abutting residential uses, and provides visual relief from stark, linear building walls.*

- The landscaping on the east façade fails to screen adjacent residences (R2a zone across SE 62nd Ave.) from the primary nuisances of the building and its auto-dependent use, namely, vehicle movement, noise, headlight glare, and intrusion of privacy. We suggest moving the driveway so it is entirely south of the residential zone and extending the landscaping that is to the north of the driveway so that it screens and buffers the building for the entire length of the adjacent residential zone.
- All trees should be evergreen species to provide a year-round buffer to adjacent residential uses.
- The proposed 8' wooden fence on the north and west sides interferes with the buffering and visual relief that the landscaping is meant to provide. A high-quality, tall, open metal fence would allow the landscaping to perform these functions, while allowing more sunlight to reach the plants and accelerate growth. See also the security points raised below.

33.284.050 F. Security. *The perimeter of the site is designed to provide adequate security for both the site and abutting sites. Considerations include fence and wall materials and placement, type and placement of landscaping including thorny plant material and desired visibility or privacy.*

- On the east side, the area between the building face and the roll-up vehicle access gate is unsecured, secluded, and covered and will not provide adequate security for the site and abutting sites, particularly after business hours.
- The driveway on SE 62nd Ave. is located across from a residential zone on a narrow (24') street. This positioning results in undesirable visibility and privacy intrusion into these abutting residences from vehicles exiting the building and/or using the residential driveway to maneuver vehicles of all sizes.

- The proposed fence pattern leaves access open to residential yards and the long areas between the fences and the building walls on the northern and western lot lines. This creates potential havens for illicit activity and imposes a burden on neighbors to monitor. A high-quality open metal fence would provide more permanent security and visibility. Additional privacy fencing can be arranged separately between the applicant and individual neighbors.

In addition to the approval criteria cited in the administrative decision, the standards of **Chapter 33.410 Buffer Zone** and **Chapter 33.262 Off-Site Impacts** also apply to this proposed development in the portion of the site zoned CGb:

33.410.040 Development Standards. A. Setbacks and landscaping. C-zones. *In the C zones, a 10-foot setback landscaped to at least the L3 standard is required along all lot lines that: Are across a local service street or alley from R-zoned land; or Abut the rear lot line of an R-zoned lot. See Figure 410-1.*

- The proposed landscape plan shows 45.5' of L3 landscaping at the northeast corner of the site along the SE 62nd Ave. lot line. The Buffer overlay zone extends 50' from the northern property line. An additional 4.5' of L3 landscaping is required.

33.410.080 Off-Site Impacts

All development in the Buffer overlay zone is also subject to the regulations of Chapter 33.262, Off-site Impacts. If the Director of BDS determines that the proposed use or development may not meet the off-site impact standards, the Director of BDS may require the applicant to document that the standards will be met, as stated in 33.262.100, Documentation in Advance.

33.262.050 Noise

The City noise standards are stated in Title 18, Noise Control. In addition, the Department of Environmental Quality has regulations which apply to firms adjacent to or near noise sensitive uses such as dwellings, religious institutions, schools, and hospitals.

- Normal use of the mechanical roll-up door and the exterior drive aisle/turnaround north of the parking/loading area would result in frequent noise throughout the day in the Buffer overlay zone where the generation of such noise is prohibited. Noises would include that of engines, braking, gear shifting, vehicle backup warning sounds, and the door itself. As for frequency, a self-service storage facility of this size will generate on average 36+ vehicle trips per peak p.m. hour according to Institute of Transportation Engineers (ITE) estimates.

33.262.070 Odor

A. Odor standard. Continuous, frequent, or repetitive odors may not be produced. The odor threshold is the point at which an odor may just be detected. B. Exception. An odor detected for less than 15 minutes per day is exempt.

- The normal use of the proposed turnaround would result in frequent engine exhaust odor throughout the day being produced in the Buffer overlay zone, which is prohibited. As for frequency and repetition, see the ITE vehicle trip generation estimate above.

We hope you find these comments helpful in performing your review and look forward to the hearing.

Sincerely,



Duane Hanson, President
South Tabor Neighborhood Association



John Carr, Land Use Chair
South Tabor Neighborhood Association

DESIGN COMMISSION HEARINGS PROCESS ON APPEALS

1. SUBMISSION OF TESTIMONY

- a. Testimony regarding the appeal may be submitted in writing to the Design Commission, c/o the Planner named in this report, Bureau of Development Services, 1900 SW Fourth Avenue, Room 5000, Portland, OR 97201. Written comments must be received by the time of the hearing and should include the case number.
- b. Testimony may be submitted orally at the time and place shown on the hearing notice.

2. HEARINGS PROCESS

- a. The order of appearance is generally as follows:
 - Planner Presentation 10 minutes
 - Appellant 10 minutes
 - Supporters of Appellant 2-5 minutes each (determined by commission chair)
 - Principal Opponent 15 minutes
 - Other Opponents 2-5 minutes each (determined by commission chair)
 - Appellant Rebuttal 5 minutes
 - Close Public Testimony
 - Commissioner Comments or Deliberation

Prior to the close of Public Testimony, if any party requests an opportunity to submit additional evidence, the record will be held open.

- b. The appellant may be the applicant or someone else, and opposes the administrative decision. In order to prevail, the appellant must succeed in one of the following:
 1. If you are the appellant and not the applicant, you must persuade the Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. You may also wish to explain to the Commission how or why the applicant's facts are incorrect.
 2. If you are the appellant and also the applicant, you must persuade the Commission how you have met all of the applicable criteria and how the facts, which you relied upon are correct. If you have appealed the decision because of a condition of approval, you must demonstrate how the applicable criteria can be met without the condition or that there is no legal relationship between the approval criteria and the condition.
 3. If you are the appellant (and either the applicant or an opponent of the decision), you may want to show the approval criteria are being incorrectly interpreted, the wrong approval criteria are being applied, or additional approval criteria should be applied. Any errors in the proceeding should also be identified, as well as an error in any decision by staff.
- c. Failure to address an issue with sufficient specificity to afford the decision-maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

3. ADDITIONAL INFORMATION

- a. The Appeal Report to the Design Commission, including the Administrative Findings and Decision, will be available at least 10 days prior to the hearing. Call the Bureau of Development Services at 823-7300 if you want a copy mailed to you. Be sure to indicate the case file number.
- b. If any additional information is provided in support of the application, after the notice of the hearing is given, any party is entitled to request a continuance of the hearing to allow time for review of that material.
- c. If a participant requests it, before conclusion of the initial evidentiary hearing by the Design Commission, the record will remain open for at least seven days after the hearing to allow for the submittal of additional written evidence. If new evidence is submitted in that seven-day period, there will be an additional seven days provided to the applicant for written rebuttal to the evidence, if the applicant requires that time. The Commission will then meet again to make their decision.
- d. The decision of the Commission will be mailed to the applicant and other participants no later than 17 days after the close of the record.