



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

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 4, 2013  
**To:** Interested Person  
**From:** Shawn Burgett, Land Use Services  
503-823-7618 / [shawn.burgett@portlandoregon.gov](mailto:shawn.burgett@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 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 12-201404 CU**

#### **GENERAL INFORMATION**

**Applicant:** Michael Bacon / T Mobile  
8960 NE Alderwood / Portland OR 97220 / P: 503-975-9394

**Representative:** J.M Brookhouse / Secura Site LLC  
902 McLouglin Blvd. / Oregon City, OR 97045

**Property Owner:** Lewis & Clark College  
0615 SW Palatine Hill Rd / Portland, OR 97219

**Site Address:** Lewis & Clark College

**Legal Description:** LOT 59&60 TL 100, PALATINE HILL  
**Tax Account No.:** R638803550  
**State ID No.:** 1S1E34BA 00100  
**Quarter Section:** 4120  
**Neighborhood:** Collins View, contact Dave and Dixie Johnston at 503-636-0959.  
**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.  
**Zoning:** IRdc (Institutional Residential with a Design and an Environmental Conservation overlay)

**Case Type:** CU (Conditional Use)  
**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer.

#### **Proposal:**

The applicant has proposed to replace three of the existing dual antennas with quad antennas while adding three new additional quad antennas to the existing wireless telecommunications facility atop the water tank, operated by the Palatine Hill Water District, on the campus of Lewis & Clark College.

The applicant has also proposed to consolidate the ground mounted equipment into the existing equipment cabinet which is located in a ground level wood fenced enclosure adjacent to the water tower. The fence is painted green to match the vegetation surrounding the water tower. No changes are planned for the exterior of the existing equipment compound.

Requests for wireless telecommunications facilities is regulated in the Zoning Code as Radio Frequency Transmission Facilities, in a residential zone and operated at under 1,000 watts ERP on an existing water tank must be reviewed through the Type II Conditional Use procedure.

**Relevant Approval Criteria:**

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

- 33.815.225 A 1-3 Conditional Use Approval Criteria for Radio Frequency Transmission Facilities
- 33.274.040 Mandatory Development Standards for Radio Frequency Transmission Facilities

## ANALYSIS

**Site and Vicinity:** The project site occurs atop and immediately in front of a large water tank on the south campus of Lewis and Clark College, just south of SW Palatine Hill Road. The water tank is located within an undeveloped, wooded portion of the campus, and is surrounded by various shrubs and groundcover plantings as well as tall, mature deciduous and evergreen trees. The water tank is painted a dark green color to better blend in with the wooded site. The surrounding neighborhood is developed with the main and south campus buildings of the college as well as low-density residential development.

**Zoning:** The site and project area are within the IRd zone (Institutional Residential with a Design overlay). The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher densities of residential development. On this site, Lewis and Clark College operates under an established Master Plan, via case file LUR 97-00074 CU MS, as amended through later case files LUR 01-00136 CU MS and LU 03-145203 CU MS AD. The “d” overlay imposes additional design-related requirements for development either through Design Review or demonstrating compliance with the Community Design Standards of the Zoning Code. Because the project involves development that was proposed through the Master Plan (RF facilities) no design review is required per 33.420.045.K.

Areas along the south edge of the campus are also zoned with a “c” (Environmental Conservation) overlay. These portions of the site are generally heavily wooded, and no disturbance or activity is proposed within these areas under the project. For this reason, the “c” overlay does not apply to the proposal.

**Land Use History:** City records indicate several prior land use reviews at the site, including past Conditional Use and Master Plan reviews for Lewis and Clark College. LU 05-153276 CU approved nine panel antennas mounted to a metal tripod mounting structure on top of the water tank where the new antennas and microwave dish are proposed. LU 08-115963 CU approved two panel antennas, two microwave dishes and one GPS antenna.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 27, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### Conditional Use

#### 33.815.010 Purpose

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or

cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

### **33.815.225 Radio Frequency Transmission Facilities**

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

- A.** Approval criteria for facilities operating at 1,000 watts ERP or less, proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, or I zone within 50 feet of an R zone:
  1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna;

**Findings:** The applicant has proposed to replace three existing dual antennas with quad antennas while adding three new additional quad antennas on top of an existing water tank. The existing antennas are painted forest green to match the water tower and due to the painting as well as the surrounding trees and vegetation, the visual impact of the antennas is minimized. A similar approach will also help minimize the visual impact of the proposed antennas. In order to ensure that the facility is painted to match the water tank, a Condition of Approval has been added with this review which requires the new antennas and all visible cabling or conduit on the exterior of the water tank to be painted forest green to match the water tank. The existing trees and shrubs will also block views of the antennas to further reduce visual impacts. Based on this information and the condition of approval, this criterion is met.

2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and

**Findings:** The applicant has proposed to consolidate the ground mounted equipment into the existing equipment cabinet which is located in a ground level wood fenced enclosure adjacent to the water tower. The fence is painted green to match the vegetation surrounding the water tower. No changes are planned for the exterior of the existing equipment compound. Based on this information, this criterion is met.

3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

**Findings:** The relevant regulations and standards for this proposal as discussed below, are the development standards of Chapter 33.274 - Radio Frequency Transmission Facilities. As discussed in detail under 33.274.040, all applicable regulations are met; therefore, this criterion is met.

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment review prior to the approval of a building or zoning permit.

### **33.274.040 Development Standards Radio Frequency Transmission Facilities**

Amended by Ord. No. 165376, effective 5/29/92.)

**A. Purpose.** *The development standards:*

- *Ensure that Radio Frequency Transmission Facilities will be compatible with adjacent uses;*
- *Reduce the visual impact of towers in residential and open space zones whenever possible;*
- *Protect adjacent populated areas from excessive radio frequency emission levels; and*
- *Protect adjacent property from tower failure, falling ice, and other safety hazards.*

**B. When standards apply.** Unless exempted by 33.274.030, above, the development standards of this section apply to all Radio Frequency Transmission Facilities. Applications to modify existing facilities regulated by this chapter are only required to meet the standards of Paragraphs C.3, C.4, C.5, C.6, and C.9 in addition to any previous conditions of approval. Increasing the height of a tower is not considered modification of an existing facility.

**C. General requirements**

1. Tower sharing. Where technically feasible, new facilities must co-locate on existing towers or other structures to avoid construction of new towers. Requests for a new tower must be accompanied by evidence that application was made to locate on existing towers or other structures, with no success; or that location on an existing tower or other structure is infeasible.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

2. Grouping of towers. The grouping of towers that support facilities operating at 1,000 watts ERP or more on a site is encouraged where technically feasible. However, tower grouping may not result in radio frequency emission levels exceeding the standards of this chapter.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

3. Tower finish. For towers not regulated by the Oregon Aeronautics Division or Federal Aviation Administration, a finish (paint/surface) must be provided that reduces the visibility of the structure.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

4. Tower illumination. Towers must not be illuminated except as required for the Oregon State Aeronautics Division or the Federal Aviation Administration.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, these criteria are not applicable.

5. Radio frequency emission levels. All existing and proposed Radio Frequency Transmission Facilities are prohibited from exceeding or causing other facilities to exceed the radio frequency emission standards specified in Table 274-1, except as superseded by Part 1, Practice and Procedure, Title 47 of the Code of Federal Regulations, Section 1.1310, Radio Frequency Radiation Exposure Limits.

Frequency Range	Mean Squared Electric ( $E^2$ ) Field Strength ( $V^2/m^2$ ) [2]	Mean Squared Magnetic ( $H^2$ ) Field Strength ( $A^2/m^2$ ) [3]	Equivalent Plane-Wave Power Density ( $mW/cm^2$ ) [4]
100 KHz – 3 MHz	80,000	0.5	20
3 MHz – 30 MHz	4,000 ( $180/f^2$ ) [5]	0.025 ( $180/f^2$ )	$180/f^2$
30 MHz – 300 MHz	800	0.005	0.2
300 MHz – 1500 MHz	4,000 ( $f/1500$ )	0.025 ( $f/1500$ )	$f/1500$
1500 MHz – 300 GHz	4,000	0.025	1.0

## Notes:

[1] All standards refer to root mean square (rms) measurements gathered by an approved method.

[2]  $V^2/m^2$  = Volts squared per meter squared.

[3]  $A^2/m^2$  = Amperes squared per meter squared.

[4]  $mW/cm^2$  = Milliwatts per centimeter squared.

[5]  $f$  = Frequency in megahertz (MHz).

**Findings:** The proposed antennas will operate within the frequency range of 1500 MHz to 300 GHz. The Effective Radiated Power for the facility is 769.18 watts, and the maximum allowed power density level is 1.0  $mW/cm^2$  [Milliwatts per centimeter squared]. Calculations submitted by the applicant indicate that the power density exposure levels are approximately 0.0038  $mW/cm^2$ , which is 0.38% of the limit for uncontrolled areas.

*Staff note: The Federal Telecommunications Act of 1996 prohibits a local government from denying a request to construct such facilities based on “harmful radio frequency emissions” as long as the wireless telecommunications facility meets the standards set by the FCC. Furthermore, the Act required the FCC to adopt standards for radio frequency emissions from wireless telecommunications by August, 1996. In a rule making procedure, the FCC adopted standards effective August 1, 1996, which are virtually the same as those reflected in Table 274-1. Because this land use review was submitted after those standards took effect, this conditional use review cannot be denied solely on the issue of harmful radio frequency emission levels.*

5. Antenna requirements. The antenna on any tower or support structure must meet the minimum siting distances to habitable areas of structures shown in Table 274-2. Measurements are made from points A and B on the antenna to the nearest habitable area of a structure normally occupied on a regular basis by someone other than the immediate family or employees of the owner/operator of the antenna. Point A is measured from the highest point of the antenna (not the mounting device) to the structure, and Point B is measured from the closest point of the antenna to the structure.

<b>Table 274-2</b> <b>Distance Between Antenna and Habitable Area of Structure</b> (Where $f$ is frequency in megahertz.)			
Effective Radiated Power	Frequency (MHz)	Point A: Minimum Distance From Highest Point of Antenna To Habitable Area of Structure (feet)	Point B: Minimum Distance From Closest Portion Of Antenna To Habitable Area of Structure (feet)
< 100 watts		10	3
100 watts to 999 watts		15	6

1,000 watts to 9.999 Kw	< 7	11	5
	7 - 30	f/0.67	f/1.5
	30 - 300	45	20
	300 - 1500	780/vf	364/vf
	> 1500	20	10
10 Kw plus	< 7	17.5	8
	7 - 30	f/0.4	f/0.91
	30 - 300	75	33
	300 - 1500	1300/vf	572/vf
	1500	34	15

**Findings:** The facility will operate at less than 1000 watts ERP, and thus the top of the antennas are required to be at least 11 feet from habitable space (Point A) and the bottom of the antennas are required to be at least 5 feet from habitable space (Point B), per Table 274-2. As no habitable space is located within the water tank, this criterion is met.

7. Setbacks. All towers must be set back at least a distance equal to 20 percent of the height of the tower or 15 feet, whichever is greater, from all abutting R and OS zoned property and public streets. Accessory equipment or structures must meet the base zone setback standards.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

8. Guy anchor setback. Tower guy anchors must meet the main building setback requirements of the base zone.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

9. Landscaping and screening. The base of a tower and all accessory equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:

- a. In C, E or I zones more than 50 feet from an R zone. A tower and all accessory equipment or structures located in the C, E, or I zones more than 50 feet from an R zone must meet the following landscape standard:

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

- b. In OS or R zones or within 50 feet of an R zone. A tower and all accessory equipment or structures located in an OS or R zone or within 50 feet of an R zoned site must meet the following landscape standards:

- (1) Tower landscaping. A landscaped area that is at least 15 feet deep and meets the L3 standard must be provided around the base of the tower.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

- (2) Accessory equipment and structures. A landscaped area that is at least 10 feet deep and meets the L3 standard must be provided around the base of all accessory equipment or structures located at grade.

**Findings:** The applicant has submitted a photo of the equipment cabinet (exhibit A-3) which shows that the only existing landscaping surrounding the equipment cabinet is dead. Therefore, as a Condition of Approval, the applicant will be required to plant new landscaping around the existing equipment cabinet meeting the L3 standard. The accessory equipment will be surrounded by a 10-foot deep landscaped area and enclosed by an existing 6-foot solid cedar fence which meets the L3 standards of the Zoning Code. This criterion is met.

10. Tower design.

- a. For a tower accommodating a Radio Frequency Transmission Facility of 100,000 watts or more, the tower must be designed to support at least two additional transmitter/antenna systems of equal or greater power to that proposed by the applicant and one microwave facility, and at least three two-way antennas for every 40 feet of tower over 200 feet of height above ground.
- b. For any other tower, the design must accommodate at least three two-way antennas for every 40 feet of tower, or at least one two-way antenna for every 20 feet of tower and one microwave facility.
- c. The requirements of Subparagraphs a. and b. above may be modified by the City to provide the maximum number of compatible users within the radio frequency emission levels.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

11. Mounting device. The device or structure used to mount facilities operating at 1,000 watts ERP or less to an existing building or other non-broadcast structure may not project more than 10 feet above the roof of the building or other non-broadcast structure.

**Findings:** The proposed antennas will be mounted to poles that will project 10 feet above the water tank. This criterion is met.

12. Abandoned facilities. A tower erected to support one or more Federal Communication Commission licensed Radio Frequency Transmission Facilities must be removed from a site if no facility on the tower has been in use for more than six months.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

**D. Additional requirements in OS, R, C, and EX zones and EG and I zones within 50 feet of an R zone.**

1. Purpose. These additional regulations are intended to ensure that facilities operating at 1,000 watts ERP or less have few visual impacts. The requirements encourage facilities that look clean and uncluttered.
2. Standards. In addition to the regulations in Subsection C., above, facilities operating at 1,000 watts ERP or less located in OS, R, C, or EX zones or EG or I zones within 50 feet of an R zone must meet all of the following standards:
  - a. Antennas mounted on towers. Triangular “top hat” style antenna mounts are prohibited. Antennas must be mounted to a tower either on davit arms that are no longer than 5 feet, flush with the tower, within a unicell style top cylinder, or other similar mounting technique that minimizes visual impact.

**Findings:** The proposal is to mount the antennas on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

- b. Antennas mounted on existing buildings or other non-broadcast structures. This standard only applies to facilities located in OS or R zones or within 50 feet of an R zone. The visual impact of antennas that are mounted to existing buildings or other non-broadcast structures must be minimized. For instance, on a pitched roof, an antenna may be hidden behind a false dormer, mounted flush to the facade of the building and painted to match; mounted on a structure designed with minimal bulk and painted to fade into the background; or mounted by other technique that equally minimizes the visual impact of the antenna. The specific technique will be determined by the conditional use review.

**Findings:** As previously discussed under criterion 33.815.225 A 1, the visual impact of the antennas has been minimized by locating the antennas on a water tank which is screened from street-level by existing trees and shrubs. A Condition of Approval which requires that the antennas, mounting structures and all visible cabling or conduit on the exterior of the water tank to be painted forest green to match the water tank will also minimize the visual impacts of the facility. This criterion is met.

- c. Lattice. Lattice towers are not allowed.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

**E. Additional requirements in R zones.** The minimum site area required for a tower in an R zone is 40,000 square feet. This regulation must be met in addition to the regulations in Subsections C. and D., above.

**Findings:** The proposal is to mount the facility on an existing water tank. No new tower is proposed. Therefore, this criterion is not applicable.

## CONCLUSIONS

The applicant proposes a Conditional Use Review to locate a wireless communications facility on top of an existing water tank on the Lewis and Clark College campus. As noted in this report, the proposal is able to meet the applicable approval criteria with approval granted based on the existing mature trees which will screen the facility from the street, the condition of approval which requires that the antennas and accessory cables be painted to match the water tower, and the project's compliance with the standards of 33.247 Radio Frequency Transmission Facilities. With approval requiring that the permit drawings substantially conform with the elevation drawings and site plan attached, the request meets the approval criteria and should be approved.

## ADMINISTRATIVE DECISION

Approval of a Conditional Use Review (33.815.225.A 1-3), per the approved site plans, Exhibits C-1, signed and dated December 28, 2012, subject to the following conditions:

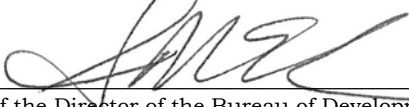
- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 12-201404 CU." All requirements must be



graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. Plans submitted for building permit must indicate that the antennas, mounting structures and all visible cabling or conduit on the exterior of the water tank to must be painted to match the water tank.
- C. Plans submitted for building permit must show a 10 ft. landscaped area meeting the L3 standard around the existing equipment cabinet.

**Staff Planner: Shawn Burgett**

**Decision rendered by:**  **on December 28, 2012**

By authority of the Director of the Bureau of Development Services

**Decision mailed: January 4, 2013**

**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 November 2, 2012, and was determined to be complete on **November 20, 2012**.

*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 November 2, 2012.

*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 did not waive or extend the 120-day review period.

**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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 18, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the

receptionist at the front desk on the fifth floor. **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](http://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 Hearings Officer 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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 Hearings Officer 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 must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **January 22, 2013.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. 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.

**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. Narrative
  - 2. Consent request and Acknowledgement for Antenna Facilities modifications
  - 3. Photos of site
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Full Plan Set
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: (none received)
- F. Correspondence: (none received)
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. Email correspondence with applicant dated 12/19/12

**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



Site

Also Owned



### Historic Landmark



Project Area



NORTH

File No. LU 12-201404 CU

1/4 Section 4029,4030,4129,4130

Scale 1 inch = 400 feet

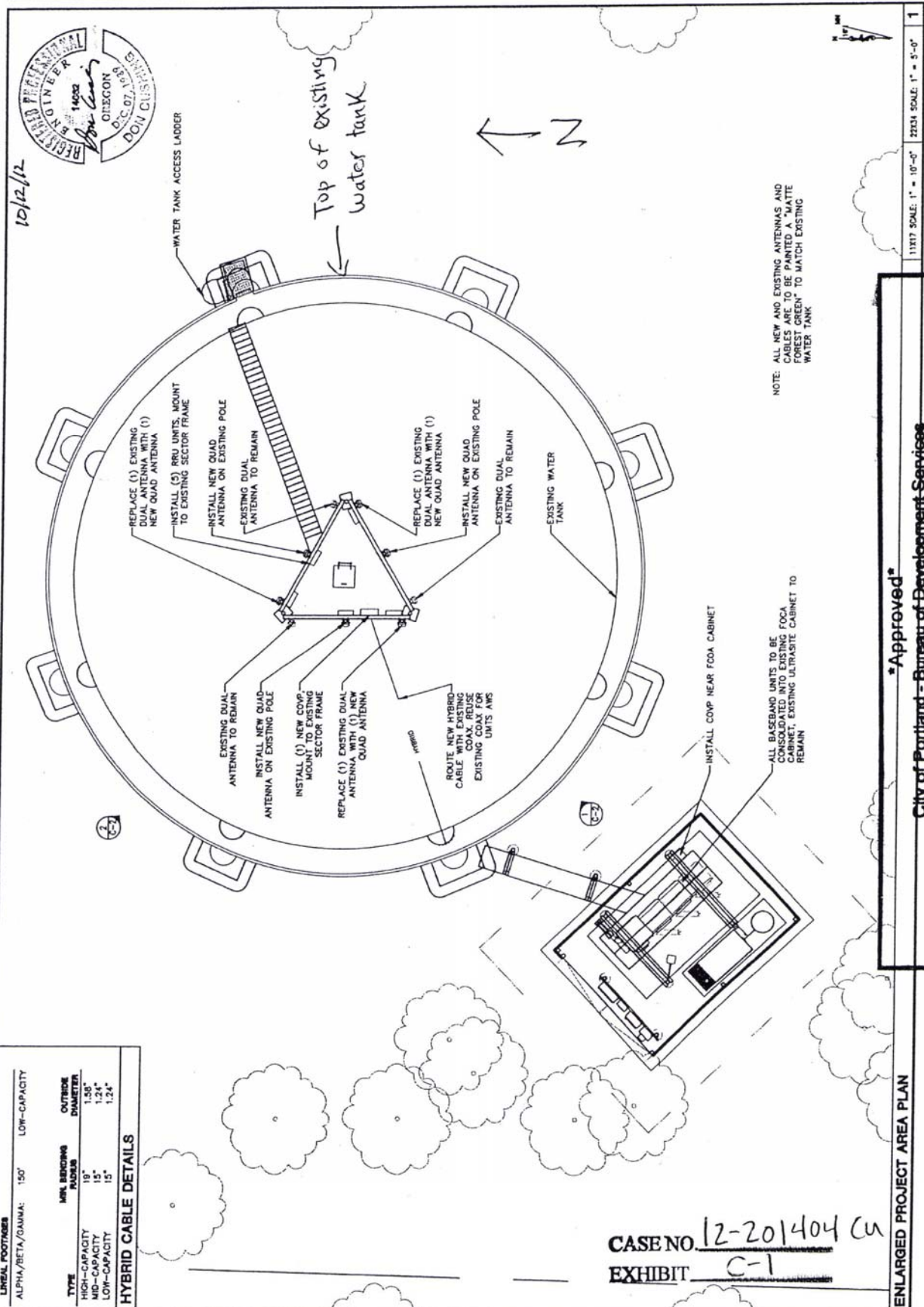
State Id 1S1E34BA 100

Exhibit	B	(Nov 02,2012)
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Sw Palatine Hill Road

LINEAL FOOTAGES		150'	LOW-CAPACITY
ALPHA/BETA/GAMMA			
HYBRID CABLE DETAILS			
TYPE	MIN. BIDDING PAGES	OUTSIDE DIAMETER	
HIGH-CAPACITY	18"	1.58"	
LOW-CAPACITY	15"	1.24"	



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PORT 35A  
RIVERWOOD  
804 SW PALATINE HILL ROAD, PORTLAND OR 97218

DATE	REVISION	DESCRIPTION
12/28/12	1	REVISION: ADDITIONAL SITE
12/28/12	2	REVISION: ADDITIONAL SITE
12/28/12	3	REVISION: ADDITIONAL SITE
12/28/12	4	REVISION: ADDITIONAL SITE
12/28/12	5	REVISION: ADDITIONAL SITE
12/28/12	6	REVISION: ADDITIONAL SITE
12/28/12	7	REVISION: ADDITIONAL SITE
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12/28/12	10	REVISION: ADDITIONAL SITE
12/28/12	11	REVISION: ADDITIONAL SITE
12/28/12	12	REVISION: ADDITIONAL SITE
12/28/12	13	REVISION: ADDITIONAL SITE
12/28/12	14	REVISION: ADDITIONAL SITE
12/28/12	15	REVISION: ADDITIONAL SITE
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12/28/12	89	REVISION: ADDITIONAL SITE
12/28/12	90	REVISION: ADDITIONAL SITE
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12/28/12	92	REVISION: ADDITIONAL SITE
12/28/12	93	REVISION: ADDITIONAL SITE
12/28/12	94	REVISION: ADDITIONAL SITE
12/28/12	95	REVISION: ADDITIONAL SITE
12/28/12	96	REVISION: ADDITIONAL SITE
12/28/12	97	REVISION: ADDITIONAL SITE
12/28/12	98	REVISION: ADDITIONAL SITE
12/28/12	99	REVISION: ADDITIONAL SITE
12/28/12	100	REVISION: ADDITIONAL SITE

**\*Approved\***  
**City of Portland - Bureau of Development Services**  
 Planner SBurgott Date 12/28/12  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CASE NO. 12-201404 CU  
 EXHIBIT C-1

CU 12-201404 CU

ENLARGED PROJECT AREA PLAN

11X17 SCALE: 1" = 10'-0"

22X34 SCALE: 1" = 5'-0"

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