



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: April 8, 2014
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@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 14-116929 CU

GENERAL INFORMATION

Applicant: Geri Roper
New Cingular Wireless PCS LLC
19801 SW 72nd Ave, #200
Tualatin, OR 97062

Owner: Leo Gentry
Tremont Evangelical Church
7115 SE Woodstock Ave
Portland OR 97206

Representative: Jim Barta, Main Contact
KDC Architects for AT&T Mobility
6975 SW Sandburg Rd
Ste 100
Portland OR 97223

Site Address: 7115 SE WOODSTOCK BLVD

Legal Description: BLOCK 2 LOT 4-6&25&26 W 1/2 OF LOT 27, KENWOOD PK
Tax Account No.: R447200400
State ID No.: 1S2E17CA 13700
Quarter Section: 3637

Neighborhood: Mt. Scott-Arleta, contact Nicole Green at 503-816-1310.
Business District: Eighty-Second Ave of Roses Business Association, contact Frank Harris at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Zoning: R2.5a, R2a: Single Dwelling Residential 2,500, and Multi Dwelling Residential 2,000 with the Alternative Design Density 'a' overlay

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

Proposal:

The applicant proposes to collocate a wireless facility at this site by rebuilding the existing church steeple with a new, 92-foot steeple, and concealing the antennas within the structure behind screening material that makes up the upper portion of the steeple. The associated accessory equipment is proposed to be placed within an 11.5 x 20-foot equipment shelter that will be designed so the exterior of the shelter will match the existing church building. The applicant also proposes to install landscaping between the shelter and the street.

Because the site of the church is zoned residential and the facility will be hosted by a non-broadcast structure, a Type II Conditional Use review is required.

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
- 33.274.040.C, Mandatory development standards

ANALYSIS

Site and Vicinity: The site is a 22,000 square foot parcel developed with a 17,408 square foot church. Additional lots owned by the church immediately east of the building are developed with a surface parking lot. Immediately east of the site is a node of Storefront Commercial zoned parcels that stretch from SE Knight to SE Woodstock along the easterly edge of SE 72nd Avenue. Northeast of the site is City owned Mt. Scott Park, zoned OS, Open Space. The northern half of the site lies in the R2.5a zone; residential development and uses in the R2.5a zone are to the north and northwest of the site. The southerly half of the site lies in the R2 zone, a multi-dwelling zone that allows apartments and multiple units on one lot. To the southeast, south, and southwest of the site are lands in the R2 zone. The site has frontage on SE Knight, SE 72nd Avenue and SE Woodstock Blvd.

Zoning: The site is split zoned: R2.5a, R2a: Single Dwelling Residential 2,500, Multi Dwelling Residential 2,000 with the Alternative Design Density 'a' overlay. Both zones implement the Comprehensive Plan designation for residential uses.

The Alternative Design Density 'a' overlay zone is intended to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements. The 'a' overlay has no bearing on the Conditional Use application.

Land Use History: City records indicate that prior land use reviews include the following:

CU 003-73: the record for this review is incomplete, but it appears that the City approved an application for church classrooms and a parking lot to be added to the existing church.

CU 008-76: the record for this review is missing.

CU 045-83: approved a Conditional Use to allow a day care center at the church.

LUR 96-00181: approved a Conditional Use to allow an expansion of the parking lot with 19 additional spaces.

A **"Notice of Proposal in Your Neighborhood"** was mailed **March 3, 2014**.

Agency Review: No Bureaus have responded with objections or concerns.

Neighborhood Review: No written responses were received during the 21-day public comment period from either the Neighborhood Association or notified property owners in response to the proposal. One letter from a notified neighbor was received after the comment period expired.

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 proposes to demolish an existing, 45-foot tall, free-standing steeple located near the front entry of the church, and replace it with a new, 92-foot tall, free-standing steeple in the same location. The antennas for the proposed wireless facility would be located inside the replacement steeple, completely concealed behind fiberglass panels. The panels will extend below the proposed antenna array, providing an additional space within the steeple for a future, second antenna array to collocate in this location while being completely concealed from view. 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 accessory equipment is proposed to be placed inside an equipment shelter that will be located in close proximity to a blank façade wall of the church building where an HVAC unit is currently located [and will be relocated]. The equipment shelter will be finished in brick to match the appearance of the church building, which has brick veneer accents on multiple facades. In addition, the applicant proposes significant landscaping between the equipment shelter and the public sidewalk to further buffer and screen the equipment shelter. The equipment shelter is consistent with the desired character of the surrounding R2.5 area because the equipment shelter will be located on a site already

containing an institutional / conditional use, thus surrounding lands remain available for residential uses and development. 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 or Modification via a land use 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;
- Protect adjacent property from tower failure, falling ice, and other safety hazards; and

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.
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.
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.
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 within a replacement steeple. 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.

| Table 274-1 Radio Frequency Emission Standards [1] | | | |
|---|---|---|--|
| 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 facility will operate within the frequency ranges of 300 to 1500 MHz and 1500 MHz to 300 GHz. The Effective Radiated Power for the facility is less than 1,000 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 greatest levels of power density, based on a ‘worst case’ scenario, will occur in the 300-1500 MHz range with a power density of 0.009 mW/cm^2 ; the worst case scenario in the 1500 -300 GHz will result in a power density of 0.015. Both of these ‘worst case’ calculations are significantly below the maximum allowed. This criterion is met.

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.

6. 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 tower) to the structure, and Point B is measured from the closest point of the antenna to the structure.

| Table 274-2 Distance Between Antenna and Habitable Area of Structure (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 7 - 30 30 - 300 300 - 1500 > 1500 | 11 f/0.67 45 780/vf 20 | 5 f/1.5 20 364/vf 10 |
| 10 Kw plus | < 7 7 - 30 30 - 300 300 - 1500 1500 | 17.5 f/0.4 75 1300/vf 34 | 8 f/0.91 33 572/vf 15 |

Findings: The applicant has submitted a stamped and signed engineer's report documenting that the facility will not cause any habitable area of a structure to exceed the FCC's limits for human exposure to radio frequency electromagnetic fields. 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: No new tower is proposed. The replacement steeple will be located where the existing steeple is. The accessory shelter meets the base zone setback standards. Therefore, this criterion is not applicable to the steeple, but is met for the equipment shelter.

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

Findings: 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:

- (1) Generally. Except as provided in (2), below, a landscaped area that is at least 5 feet deep and meets the L3 standard must be provided around the base of a tower and all accessory equipment or structures.
 - (2) Exception. If the base of the tower and any accessory equipment or structures are screened by an existing building or fence, then some or all of the required landscaping may be relocated subject to all of the following standards.
 - The building or fence must be on the site;
 - The fence must be at least six feet in height and be totally sight-obscuring;
 - The relocated landscaping must meet the L2 standard. The relocated landscaping cannot substitute for any other landscaping required by this Title; and
 - If any part of the base of the tower or accessory equipment is not screened by a building or fence, 5 feet of L3 landscaping must be provided.
- 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.
 - (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.
- c. In all zones, equipment cabinets or shelters located on private property that are associated with Radio Transmission Facilities mounted in a right-of-way must be screened from the street and any adjacent properties by walls, fences or vegetation. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening, and be tall enough to screen the equipment.

Findings: The applicant proposes an equipment shelter to house accessory equipment for the facility. The applicant will install landscaping to a depth of 10 feet as shown on submitted plans for this review. 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 inside a replacement church steeple. The new steeple is designed to provide at least one additional facility or antenna array. 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 within a new church steeple. The antennas will not project above the top of the steeple. 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 antennas within a replacement church steeple. 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 antenna array inside a new church steeple. 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 have been minimized by completely concealing them inside a new church steeple and screened by fiberglass panels. Thus the visual impacts has been reduced to *de minimus* levels. This criterion is met.

c.Lattice. Lattice towers are not allowed.

Findings: The proposal is to mount the facility on an existing building. 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: No new tower is proposed. This criterion is not applicable.

CONCLUSIONS

The applicant proposes to collocate a wireless facility at this site by rebuilding the existing church steeple with a new, 92-foot tall steeple, and concealing the antennas within the structure behind screening material that makes up the upper portion of the steeple. The associated accessory equipment is proposed to be placed within an 11.5 x 20-foot equipment shelter that will be designed so the exterior of the shelter will match the existing church building. The applicant also proposes to install landscaping between the shelter and the street. Because the proposal meets all of the applicable approval criteria, the application should be approved.

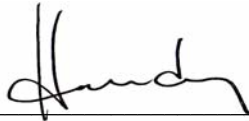
ADMINISTRATIVE DECISION

Approval of:

- A Conditional Use for a wireless telecommunications facility, per the approved site plans, Exhibits C-1 through C-3, signed and dated April 4, 2014, subject to the following conditions:

A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-116929 CU."

Staff Planner: Sylvia Cate

Decision rendered by:  **on April 4, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 8, 2014

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 February 14, 2014, and was determined to be complete on February 26, 2014.

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 February 14, 2014.

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. Unless further extended by the applicant, **the 120 days will expire on: June 26, 2014. This application is subject to the FCC 'shot clock'. The FCC shot clock will expire on: May 15, 2014.**

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 April 22, 2014** 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.

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 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 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 **April 23, 2014 – (the day following the last day to appeal)**.
- 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
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevations
 3. Landscaping detail
- D. Notification information:
 1. Mailing list
 2. Mailed notice

E. Agency Responses:

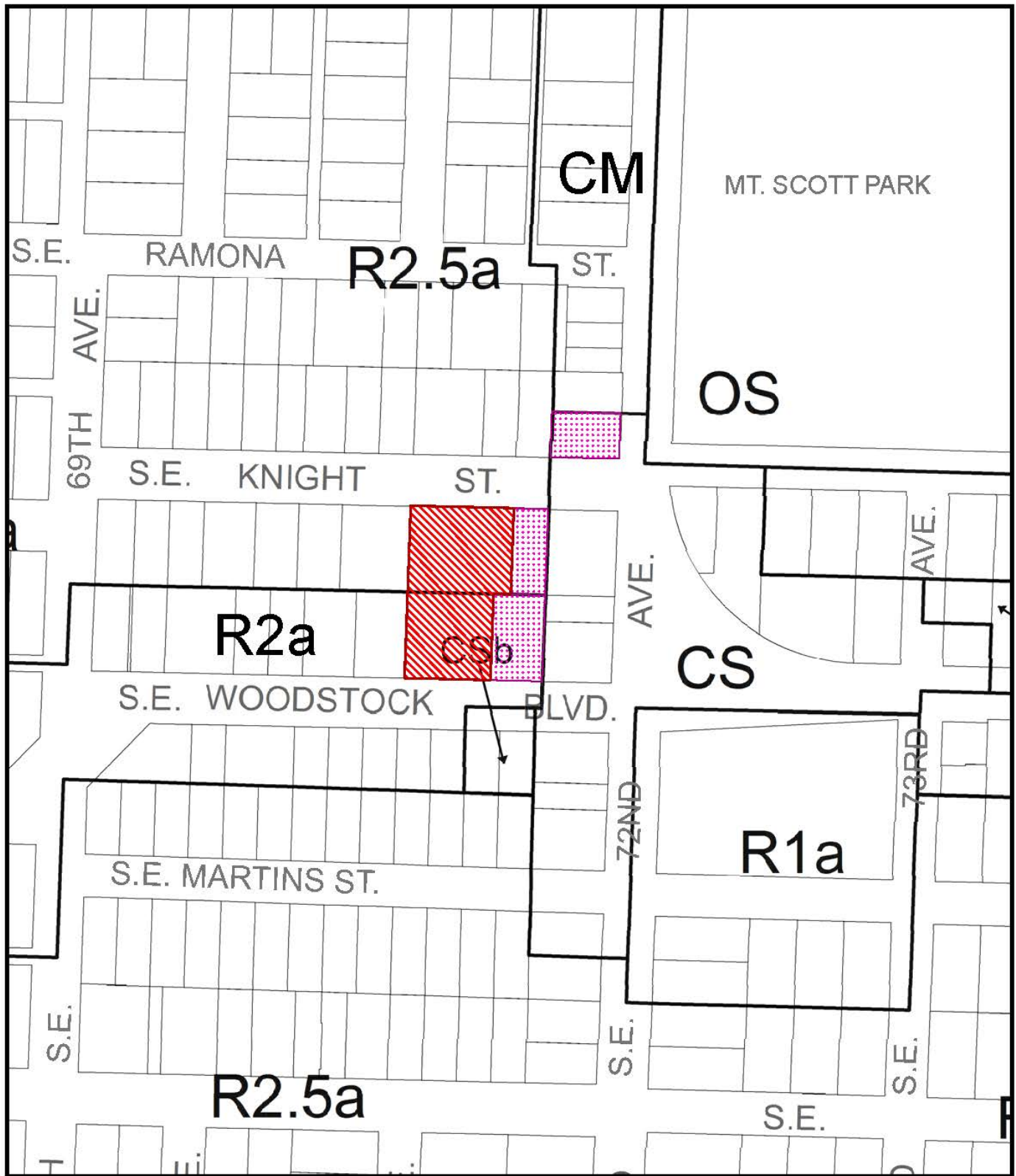
1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Bureau of Parks, Forestry Division

F. Correspondence: None received

G. Other:

1. Original LU Application

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



File No. LU 14-116929 CU
 1/4 Section 3637
 Scale 1 inch = 150 feet
 State_Id 1S2E17CA 13700
 Exhibit B (Feb 20, 2014)



PLANS PREPARED BY:



KDC
ARCHITECTS/ENGINEERS, P.C.
11111 SW 10TH AVENUE, SUITE 200
PORTLAND, OR 97205
TEL: 503.228.4200
FAX: 503.228.4244

LOCKSMITHURE:

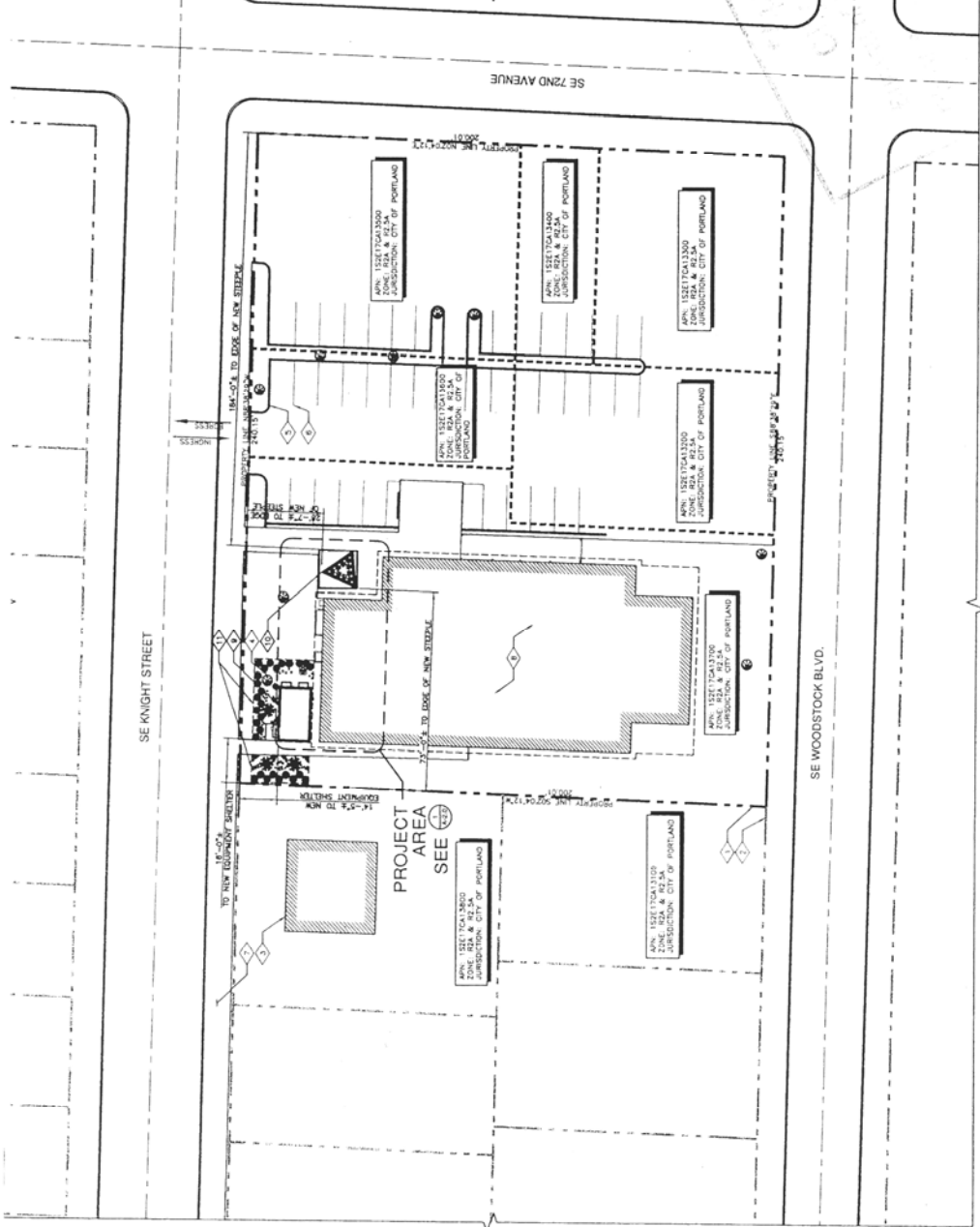
| DATE: | 02/13/14 | ATD |
|-------------|--|-----|
| DRAWN BY: | ATD | TPP |
| CHECKED BY: | | |
| REVISIONS | | |
| DATE | DESCRIPTION | BY |
| 12/18 | ISSUED FOR 2013 PERM TO REVIEW | PK |
| 12/18 | ISSUED FOR REVISED 2013 PERM TO REVIEW | PK |
| 02/19 | ISSUED FOR REVISED 2014 PERM TO REVIEW | CPD |
| 02/19 | ISSUED FOR PRELIM. 2014 FINAL ZONING DETERMINATION | ATD |
| 02/19 | ISSUED FOR 2014 FINAL ZONING DETERMINATION | ATD |

PROJECT:
PN96
MT SCOTT-ARLETA
7115 SE WOODSTOCK BLVD.
PORTLAND, OR 97206

A-1.0

KEYED NOTES

- ① PROPERTY LINE, TYPICAL
- ② ADJACENT PROPERTY LINE, TYPICAL
- ③ EXISTING BUILDING, TYPICAL
- ④ EXISTING TREE, TYPICAL
- ⑤ EXISTING CONCRETE CURB, TYPICAL
- ⑥ EXISTING PARKING STRIP, TYPICAL
- ⑦ EXISTING CONCRETE SIDEWALK, TYPICAL
- ⑧ EXISTING CHURCH BUILDING
- ⑨ PROPOSED ASLT 11'-0" X 20'-0" EQUIPMENT SKELTER
- ⑩ PROPOSED ASLT 14'-0" X 14'-0" X 14'-0" STEPLE
- ⑪ PROPOSED ASLT 10'-0" UNDERPASS BUTT



site plan Exhibit C-1

1/14/2014



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 ARCHITECTS
 1000 WOODSTOCK BLVD.
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 PHONE: 503.743.2400
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| DATE: | 02/13/14 | |
|-------------|--------------------|-----|
| DRAWN BY: | ATD | |
| CHECKED BY: | TPP | |
| REVISIONS | | |
| DATE | DESCRIPTION | BY |
| 12/18 | ISSUED FOR PERMITS | PK |
| 12/13 | FOR 2D REVISIONS | PK |
| 12/13 | ISSUED FOR ADVISED | PK |
| 12/13 | FOR 2D REVISIONS | PK |
| 12/13 | ISSUED FOR PERMITS | DKG |
| 12/13 | FOR 2D REVISIONS | DKG |
| 12/13 | ISSUED FOR PERMITS | ATD |
| 12/13 | FOR 2D REVISIONS | ATD |
| 12/13 | ISSUED FOR PERMITS | ATD |
| 12/13 | FOR 2D REVISIONS | ATD |

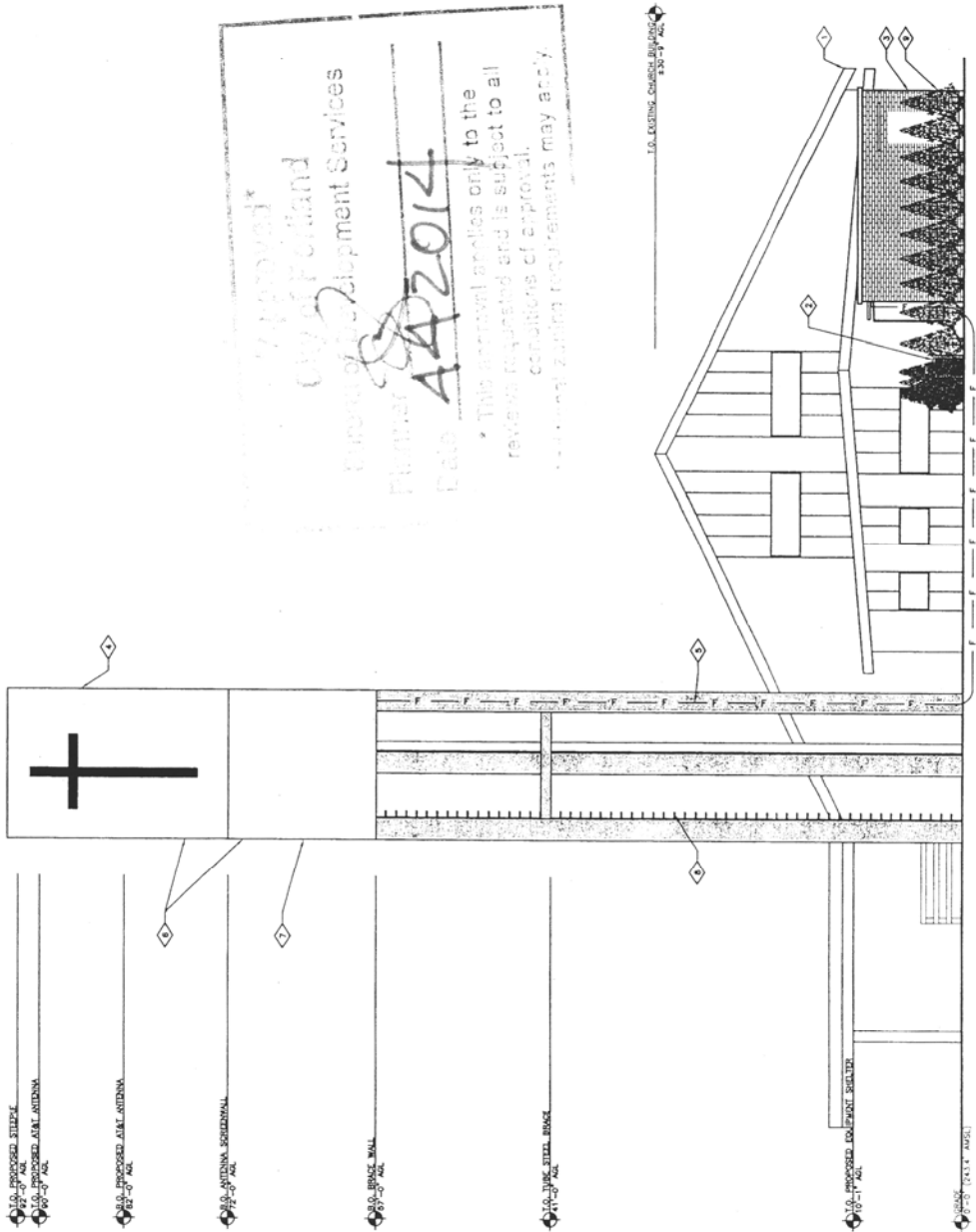
PROJECT:
 PN96
 MT SCOTT-ARLETA
 7115 SE WOODSTOCK BLVD.
 PORTLAND, OR 97206

A-3.3

updated

KEYED NOTES

- 1. EXISTING CHURCH BUILDING
- 2. RELOCATED HVAC UNIT
- 3. PROPOSED 11'-0" x 20'-0" COMPACT WELDER FINISHED TO MATCH EXISTING BUILDING
- 4. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 5. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 6. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 7. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 8. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 9. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 10. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 11. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 12. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 13. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 14. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 15. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 16. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 17. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 18. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 19. PROPOSED 3'-0" SELF-SUPPORT STEEPLE
- 20. PROPOSED 3'-0" SELF-SUPPORT STEEPLE



Approved*
 City of Portland
 Director of Development Services
 Planner
 Date 4/4/2014
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional building requirements may apply.

elevation ~ EXHIBIT C-2



PLANS PREPARED BY:



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LEGEND:

DATE: 02/13/14
 DRAWN BY: A
 CHECKED BY: TT

| DATE | DESCRIPTION |
|------------|------------------------|
| 12/19/2013 | ISSUED FOR BIDDING |
| 12/19/2013 | ISSUED FOR REVISION |
| 12/19/2013 | ISSUED FOR REVISION |
| 02/10/2014 | ISSUED FOR REVISION |
| 02/12/2014 | ISSUED FOR PRELIMINARY |
| 02/13/2014 | ISSUED FOR FINAL |
| 02/13/2014 | ISSUED FOR FINISH |

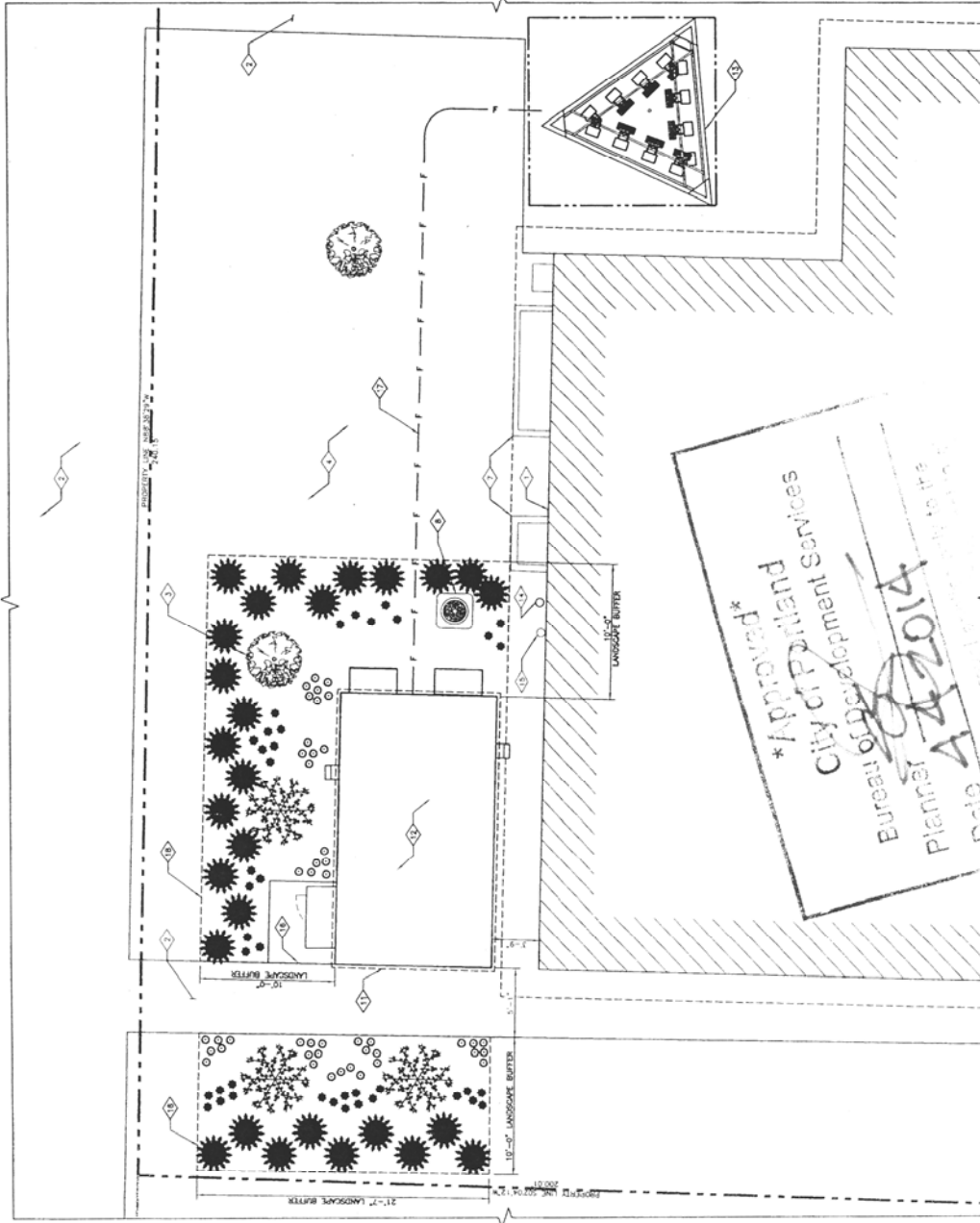
PROJECT:
 PN96
 MT SCOTT-ARLET,
 7115 SE WOODSTOCK BLVD,
 PORTLAND, OR 97206

A-2.1

updated

KEYED NOTES

- ◇ EXISTING CHURCH BUILDING
- ◇ EXISTING CONCRETE SIDEWALK, TYPICAL
- ◇ EXISTING TREE, TYPICAL
- ◇ EXISTING DRIVE AREA
- ◇ PROPOSED MEDIUM TREE (TYP. OF 3) MATCH EXISTING TREE SPECIES.
- ◇ PROPOSED 6"-Ø" HIGH EVERGREEN SHAUB (TYP. OF 20) AROUNDWAVE OR EQUAL
- ◇ EXISTING GATED VENT, TYPICAL
- ◇ RELOCATED HVAC UNIT
- ◇ PROPOSED GRASS COVER PLANT (TYP. OF 40)
- ◇ PROPOSED GRASS COVER PLANT (TYP. OF 40)
- ◇ PROPOSED SHELTER ROOF OVERHANG
- ◇ PROPOSED ALUM 11'-Ø" X 10'-Ø" EQUIPMENT SHELTER
- ◇ PROPOSED ALUM 3-LED SELF-SUPPORTING STUDY (Ø8 SOFT FOOTPRINT)
- ◇ EXISTING STAND PIPE
- ◇ EXISTING CONCRETE PILE, RISE UP PAST ROOF LINE
- ◇ PROPOSED 8'-Ø" X 6'-Ø" CONCRETE STOP
- ◇ PROPOSED ALUM UNDERGROUND FISH ROUTE
- ◇ PROPOSED ALUM 10'-Ø" UNDERGROUND BUTTER



landscaping Exhibit C-3