



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

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

Date: June 29, 2023
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-865-6514/Amanda.Rhoads@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on July 20, 2023. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 23-015492 CU AD, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 23-015492 CU AD

Applicant: Zach Phillips | Crown Castle
1842 SW Lobelia St | Portland, OR 97219

Owner: Live AE Little LLC
4579 NE Cully Blvd | Portland, OR 97218

Site Address: 4579 NE CULLY BLVD

Legal Description: BLOCK 5 LOT 1, BERRY AC
Tax Account No.: R073002280
State ID No.: 1N2E19AD 11700
Quarter Section: 2536

Neighborhood: Cully, contact Zach Powers at zachmull@gmail.com
Business District: None
District Coalition: Central Northeast Neighbors, contact Alison Stoll at alisons@cnncoalition.org

Plan District: None
Zoning: CM2h,m – Commercial/Mixed Use 2 with “h” Airport Landing Zone and “m” Centers Main Street Overlay zoning

Case Type: CU AD – Conditional Use Review with concurrent Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

An existing 70-foot-tall wireless monopole with antennas and accessory equipment was approved on this site in 2001 through LUR 01-00448 CU. The 6 antennas approved in this review were to be concealed in a fiber-reinforced plastic radome sleeve or canister at the top of the monopole. The applicant is requesting to allow the antennas on the monopole to have no screening. T-Mobile also proposes to add 3 additional antennas and associated equipment to the tower below the existing antennas, and make changes within the equipment enclosure. These alterations to a previously approved facility require a Conditional Use Review per Zoning Code Section 33.274.035.C.3.

The applicant also proposes to increase the height of the tower by 9 feet over previous approval, up to 79 feet tall. Therefore, the applicant has requested an Adjustment to Zoning Code Section 33.130.210.B and Table 130-2 to increase the maximum height of this structure from 45 feet to 79 feet.

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.C.1-6, Approval criteria for personal wireless service facilities proposing to locate on a tower in a C, CI2, or EX zone more than 50 feet from an R zone
- 33.805.040.A-F, Adjustments approval criteria

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on February 21, 2023 and determined to be complete on June 19, 2023.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal

the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

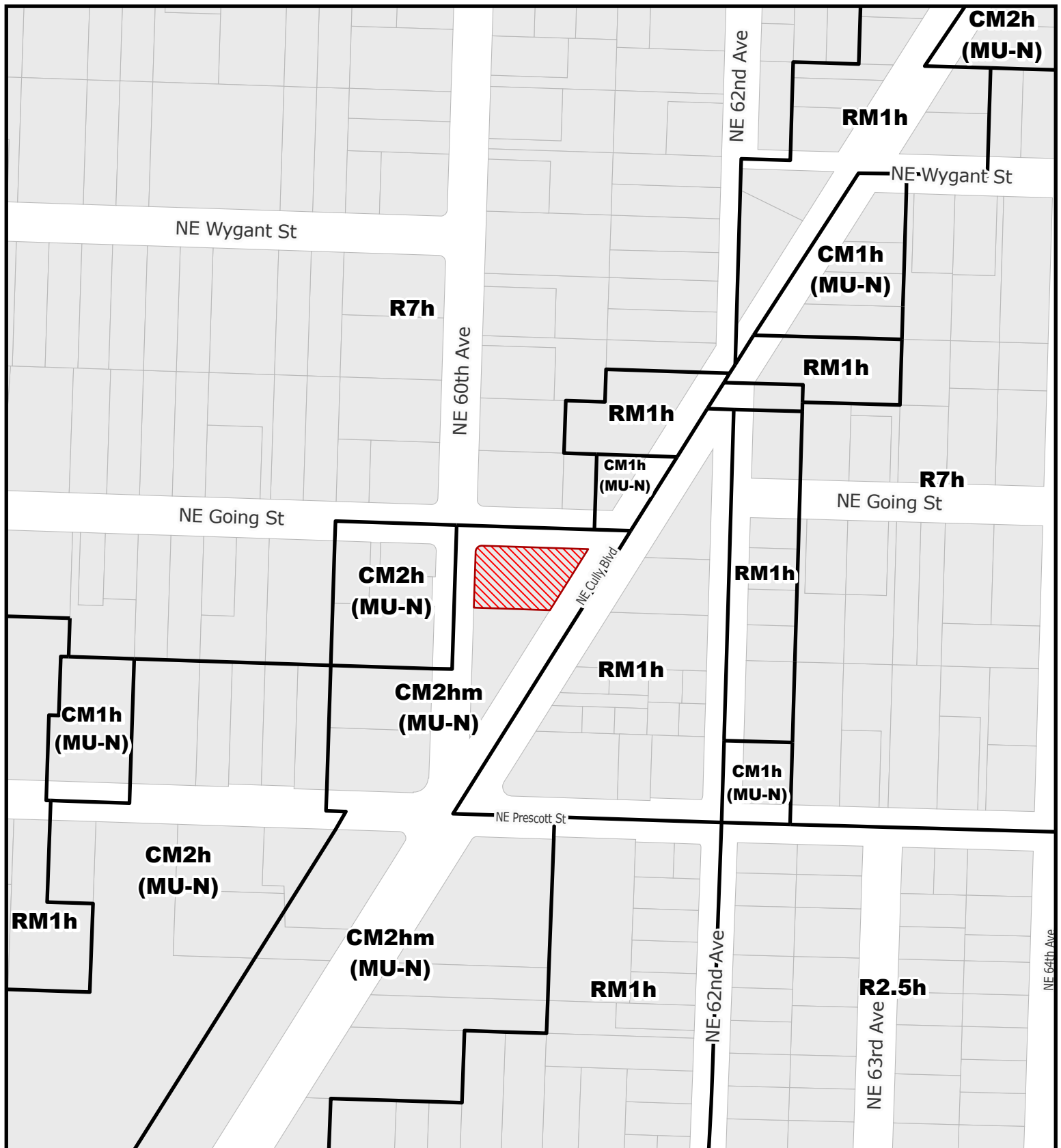
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map
Overall Site Plan
Lease Area Plan
Equipment Enclosure Plan
Tower Elevation Drawing



For Zoning Code in Effect Post October 1, 2022

ZONING 

 Site

File No.	<u>LU 23 - 015492 CU AD</u>
1/4 Section	<u>2536</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N2E19AD 11700</u>
Exhibit	<u>B</u> <u>May 15, 2023</u>

SITE PLAN DECLARATION
PROPERTY LINES AND DIMENSIONS HAVE BEEN
OBTAINED FROM A RECENT SURVEY. CLAIMS
OF ADJACENT PROPERTY OWNERS HAVE BEEN
REVIEWED AND INTERFERENCES TO CLAIMS AS
SHOWN ON THIS SITE PLAN HAVE BEEN
CORRECTED TO THE BEST OF THE ENGINEER'S
KNOWLEDGE AND BELIEF.

Mobile
8660 ALDERWOOD ROAD
PORTLAND, OR 97220

CROWN CASTLE
1565 WEST AVE AVENUE NORTH, SUITE 800
SEATTLE, WA 98109

PM&A
P. MARSHALL & ASSOCIATES
6801 PORTWESTDR, SUITE 100
HOUSTON, TX 77024

T-MOBILE SITE NUMBER:
F003689A

BU #: 879605
BACKSWING
4579 NE CULLY
PORTLAND, OR 97218

EXISTING 79'-0" MONOPOLE

ISSUED FOR:

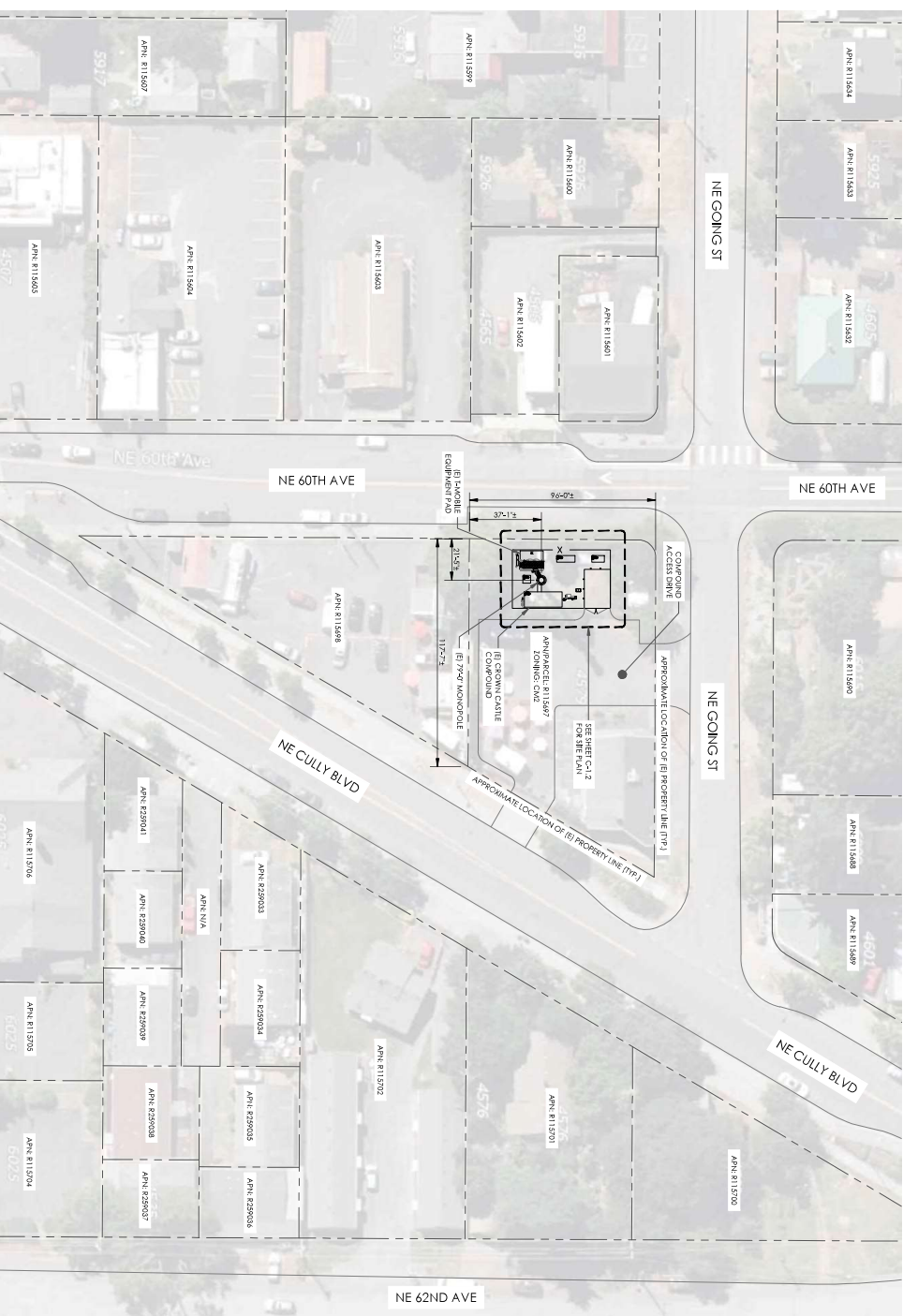
REV	DATE	BY	DESCRIPTION	CHK	DATE
1	12/09/2022	CSW	PRELIMINARY	VT	
2	02/02/2023	BB	FINAL	VT	
3	02/02/2023	BB	FINAL REVISION	VT	
4	02/08/2023	BB	FINAL REVISION	VT	



PROJECT JOB #:
22CC17M-214

SHEET NUMBER: C-1.1
REVISION: 2

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 6/30/24



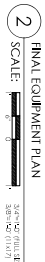
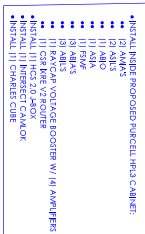
1 OVERALL SITE PLAN
SCALE: 1"=30'-0" (1/8"=1'-0")
N

LU 23-015492 CU AD



LU 23-015492 CU AD

- ### DECOMMISSION OF WORK



LU 23-015492 CU AD



**CROWN
CASTLE**

PM&A
P. MARSHALL & ASSOCIATES
6801 PORTWEST DR., SUITE 100
HOUSTON, TX 77024

T-MOBILE SITE NUMBER:
 POL3689A
 BU #: 879605
 BACKSWING
 4579 NE CLUXX
 PORTLAND, OR 97218
 EXISTING 79'-0" MONOPOL

SHEET NUMBER: <div>C-1.3</div>	REVISION: <div>2</div>	IT'S A VAIL, ATTORNEY AT LAW, PIONEER AND PERSON, CAPABLE AND LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.	
		PAKA JOB #: <div>22CC17M-214</div>	