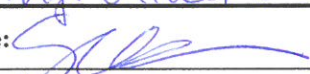


Land Use Compatibility Statement

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL		
Applicant Name: <u>NW Metals Inc</u>	Project Name: <u>NW Metals Inc</u>	
2C. Is the activity allowed under Measure 49 (2007)? <input checked="" type="checkbox"/> No, Measure 49 is not applicable <input type="checkbox"/> Yes; if yes, then check one:		
<input type="checkbox"/> Express; approved by DLCD order #:		
<input type="checkbox"/> Conditional; approved by DLCD order #:		
<input type="checkbox"/> Vested; approved by local government decision or court judgment docket or order #:		
2D. Is the activity a composting facility? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes; Senate Bill 462 (2013) notification requirements have been met.		
2E. Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031? <i>Please complete this form to address the activity or use for which the applicant is seeking approval (see 1.C on the previous page). If the activity or use is to occur in multiple phases, please ensure that your approval addresses the phases described in 1.C. For example, if the applicant's project is described in 1.C as a subdivision and the LUCS indicates that only clearing and grading are allowed outright but does not indicate whether the subdivision is approved, DEQ will delay permit issuance until approval for the subdivision is obtained from the local planning official.</i>		
<input type="checkbox"/> The activity or use is specifically exempt by the acknowledged comprehensive plan; explain:		
<input type="checkbox"/> Yes, the activity or use is pre-existing nonconforming use allowed outright by (provide reference for local ordinance):		
<input type="checkbox"/> Yes, the activity or use is allowed outright by (provide reference for local ordinance):		
<input type="checkbox"/> Yes, the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached.		
<input checked="" type="checkbox"/> Yes, the activity or use is allowed; findings are attached. <u>see below</u>		
<input type="checkbox"/> No, see 2.C above, activity or use allowed under Measure 49; findings are attached.		
<input type="checkbox"/> No, (complete below or attach findings for noncompliance and identify requirements the applicant must comply with before compatibility can be determined): Relevant specific plan policies, criteria, or standards: Provide the reasons for the decision:		
Additional comments (attach additional information as needed): <u>The site is zoned EG2h in the North Cully Plan District. Industrial Service Use is allowed in the EG2h zone and the development was approved in the North Cully Plan District through LUR98-00459-MSAD. Therefore the conditions of this Master Plan apply (see attached Hearings Officer decision.)</u>		
Planning Official Signature: 		Title: <u>City Planner</u>
Print Name: <u>Suzan Porsner</u>	Telephone #: <u>503-823-5804</u>	Date: <u>3-13-20</u>
If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB:		
Planning Official Signature:		Title:
Print Name:	Telephone #:	Date:

Land Use Compatibility Statement

SECTION 1 - TO BE COMPLETED BY APPLICANT			
1A. Applicant Name: <i>NW Metals Inc</i>	1B. Project Name: <i>NW Metals Inc</i>		
Contact Name: <i>Moyata Anotts</i>	Physical Address: <i>7600 NE Killingsworth st</i>		
Mailing Address: <i>7600 NE Killingsworth st</i>	City, State, Zip: <i>Portland OR 97218</i>		
City, State, Zip: <i>Portland OR 97218</i>	Tax Lot #:		
Telephone: <i>971-407-3599</i>	Township: Range: Section:		
Tax Account #:	Latitude:		
	Longitude:		
1C. Describe the project, include the type of development, business, or facility and services or products provided (attach additional information if necessary): <div style="font-size: 1.2em; color: blue;"> <i>Auto Dismantler</i> <i>(see attached email from NW Metals Inc on March 12, 2020)</i> </div>			
1D. Check the type of DEQ permit(s) or approval(s) being applied for at this time. <table style="width:100%; border: none;"> <tr> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Air Quality Notice of Construction <input checked="" type="checkbox"/> Air Contaminant Discharge Permit (<i>excludes portable facility permits</i>) <input type="checkbox"/> Air Quality Title V Permit <input type="checkbox"/> Air Quality Indirect Source Permit <input type="checkbox"/> Parking/Traffic Circulation Plan <input type="checkbox"/> Solid Waste Land Disposal Site Permit <input type="checkbox"/> Solid Waste Treatment Facility Permit <input type="checkbox"/> Solid Waste Composting Facility Permit (includes Anaerobic Digester) <input type="checkbox"/> Conversion Technology Facility Permit <input type="checkbox"/> Solid Waste Letter Authorization Permit <input type="checkbox"/> Solid Waste Material Recovery Facility Permit <input type="checkbox"/> Solid Waste Energy Recovery Facility Permit <input type="checkbox"/> Solid Waste Transfer Station Permit <input type="checkbox"/> Waste Tire Storage Site Permit </td> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Pollution Control Bond Request <input type="checkbox"/> Hazardous Waste Treatment, Storage, or Disposal Permit <input type="checkbox"/> Clean Water State Revolving Fund Loan Request <input type="checkbox"/> Wastewater/Sewer Construction Plan/Specifications (<i>includes review of plan changes that require use of new land</i>) <input type="checkbox"/> Water Quality NPDES Individual Permit <input type="checkbox"/> Water Quality WPCF Individual Permit (<i>for onsite construction-installation permits use the DEQ <u>Onsite LUCS form</u></i>) <input type="checkbox"/> Water Quality NPDES Stormwater General Permit (<i>1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z</i>) <input type="checkbox"/> Water Quality General Permit (<i>all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile.</i>) <input type="checkbox"/> Water Quality 401 Certification for federal permit or license </td> </tr> </table>		<input type="checkbox"/> Air Quality Notice of Construction <input checked="" type="checkbox"/> Air Contaminant Discharge Permit (<i>excludes portable facility permits</i>) <input type="checkbox"/> Air Quality Title V Permit <input type="checkbox"/> Air Quality Indirect Source Permit <input type="checkbox"/> Parking/Traffic Circulation Plan <input type="checkbox"/> Solid Waste Land Disposal Site Permit <input type="checkbox"/> Solid Waste Treatment Facility Permit <input type="checkbox"/> Solid Waste Composting Facility Permit (includes Anaerobic Digester) <input type="checkbox"/> Conversion Technology Facility Permit <input type="checkbox"/> Solid Waste Letter Authorization Permit <input type="checkbox"/> Solid Waste Material Recovery Facility Permit <input type="checkbox"/> Solid Waste Energy Recovery Facility Permit <input type="checkbox"/> Solid Waste Transfer Station Permit <input type="checkbox"/> Waste Tire Storage Site Permit	<input type="checkbox"/> Pollution Control Bond Request <input type="checkbox"/> Hazardous Waste Treatment, Storage, or Disposal Permit <input type="checkbox"/> Clean Water State Revolving Fund Loan Request <input type="checkbox"/> Wastewater/Sewer Construction Plan/Specifications (<i>includes review of plan changes that require use of new land</i>) <input type="checkbox"/> Water Quality NPDES Individual Permit <input type="checkbox"/> Water Quality WPCF Individual Permit (<i>for onsite construction-installation permits use the DEQ <u>Onsite LUCS form</u></i>) <input type="checkbox"/> Water Quality NPDES Stormwater General Permit (<i>1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z</i>) <input type="checkbox"/> Water Quality General Permit (<i>all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile.</i>) <input type="checkbox"/> Water Quality 401 Certification for federal permit or license
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1E. This application is for: <input type="checkbox"/> Permit Renewal <input checked="" type="checkbox"/> New Permit <input type="checkbox"/> Permit Modification <input type="checkbox"/> Other:			
SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL			
Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For uses allowed outright by the acknowledged comprehensive plan, DEQ will accept written findings in the form of a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.			
2A. The project proposal is located: <input checked="" type="checkbox"/> Inside city limits <input type="checkbox"/> Inside UGB <input type="checkbox"/> Outside UGB			
2B. Name of the city or county that has land use jurisdiction (the legal entity responsible for land use decisions for the subject property or land use): <i>Portland OR 97218</i>			

Poisner, Suzan

PR 20-121258-LUCS

From: NW Metals Inc. <nwmetalsinc@gmail.com>
Sent: Thursday, March 12, 2020 4:47 PM
To: Poisner, Suzan
Subject: Review #20-121258-LUCS

Hello Suzan,

Below is the description of auto dismantler.

Purchase vehicles from auto auctions, tow yards, and private owners.
Our company tow truck picks them up and brings them to our yard.
Break down of all autos purchase in percentage - 80% Scrap 10% resale parts 10% resale vehicle.
Processing vehicles - Drain all fluids, remove tires, battery, catalytic converters.
Recycle materials - Steel, Aluminum, Copper, Wheels, Batteries, and Tires.
Landfill - Auto fluff (plastics, seat cushions, etc)

Any more questions just give me a call or send me an email.

Thank you,

Amber Speaks
NW Metals Inc.
7600 NE Killingsworth St.
Portland, OR 97218
Office: 971-407-3599
Fax: 971-229-0369



CITY OF
PORTLAND, OREGON
HEARINGS OFFICE

1120 S.W. 5th Avenue, Room 1017
Portland, Oregon 97204-1960
Land Use Hearings (503) 823-7719
Code Towing Hearings (503) 823-7307
FAX (503) 823-4347
TDD (503) 823-6868

Hearing Date: October 12, 1998
Decision Mailed: October 26, 1998
Last Date to Appeal: November 9, 1998
Effective Date (if no appeal): November 10, 1998

REPORT OF HEARINGS OFFICER DECISION IN UNCONTESTED CASE

File No.: 98-00459 MS AD

Applicant: EEEK, Limited, 7620 N.E. Killingsworth, 97218.

Represented by: Thomas J. Kuhns, Michael & Kuhns Architects, 421 S.W. 6th Avenue, #1400, 97204-1627.

Location: 7626-7800 N.E. Killingsworth.

Legal Description: SIDSs: 1N2E20A 100 and 1N2E20AB 200.

Tax Account #: R-94220-1050 and R-94220-2620.

Quarter Section: 2538.

Neighborhood: Cully.

Neighborhood within 1,000 feet of the site: Sumner.

District Neighborhood Coalition: Central Northeast Neighbors.

Zoning/Designations: EG2, General Employment 2; h, Aircraft Landing Overlay.

Land Use Review: North Cully Development Master Plan and Adjustments.

Decision: It is the decision of the Hearings Officer to adopt and incorporate into this report the facts, findings, and conclusions of the Bureau of Planning in Sections I, II, and III of their Staff Report and Recommendations to the Hearings Officer dated September 30, 1998, and to issue the following approval:

- A. Approval of the proposed master plan and development, for a period of time not to exceed ten years, in general accord with the plans (**Exhibit C-1**) and the site development particulars submitted (**Exhibit A-4**), and subject to the following conditions:
1. As part of the building permit application submittal, the following development-related conditions (2-5) 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 #LUR 98-00459 MS, AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
 2. Variation from the site particulars submitted (Exhibit A-4) may occur for up to 10 percent of any given quantity without amendment of this approval. Variation of up to 20 percent of any given quantity will be reviewed through a Type II procedure, employing the approval criteria of the North Cully Plan District and any other applicable regulations. A variation of greater than 20 percent of any given quantity will require a review by a Type III procedure, employing the criteria of the North Cully Plan District and any other applicable regulations.
 3. Parking lot perimeter landscaping, as required by Section 33.266.130, Development Standards for All Other Uses, will be provided along the east side of this site, in conjunction with the parking area located there, as required by Section 33.258.070, Nonconforming Development.
 4. Long and short-term bicycle parking will be installed for each new building which has employees (i.e. buildings used strictly for storage are not required to have bicycle parking) as required by Section 33.266.210, Required Bicycle Parking.
 5. Pedestrian walkways will be constructed as required by Section 33.140.240, Pedestrian Standards, both for proposed new structures, and for existing structures, to the extent required by Section 33.258.070, Nonconforming Development.
 6. If the sidewalks along NE Killingsworth are not wide enough to accommodate street trees, equivalent trees will be planted in the landscaping adjacent to the sidewalk.
 7. If a bus stop is located along the site frontage, a 10-foot by 6-foot concrete pad will be installed in an easement along NE Killingsworth for a future bus shelter. An ADA-accessible landing pad must also be installed in an easement if there is inadequate space between the curb and back of sidewalk to meet Tri-Met requirements. The applicant will coordinate with Tri-Met for the exact location of the facilities and the facilities will be shown on the site plan.

- B. Denial of an Adjustment for a reduction in site landscaping, as required by Section 33.140.225, Landscaped Areas.
- C. Denial of an Adjustment to allow the existing vegetation along the site's western boundary to serve in lieu of the landscaping required by Section 33.140.215, Setbacks.
- D. Approval of an Adjustment to allow deferral of a portion of the required landscaping along the site's southern boundary, as shown on Exhibit C-1, until such time as fill operations are complete, the year 2002, or until such time as the residential property adjacent to the south is developed, whichever occurs first.

Basis for Decision: Staff Report in 98-00459 MS AD, Exhibits A-1 through H-5; and the hearing testimony of Steve Gerber (Bureau of Planning), Tom Kuhns (Applicant's Representative), and Wayne Easley (for Applicant, EEEK, Ltd.).



Howard Carsman
Hearings Officer

The application for this land use review was determined to be complete on August 7, 1998.

Decisions of the Hearings Officer may be appealed to City Council. Unless appealed, this Decision of the Hearings Officer is effective on NOVEMBER 10, 1998, the day after the last day to appeal.

ANY APPEAL OF THIS ACTION BY THE HEARINGS OFFICER MUST BE FILED AT THE PERMIT CENTER ON THE FIRST FLOOR OF THE PORTLAND BUILDING, 1120 SW 5TH AVENUE, 97204 (823-7526) NO LATER THAN 4:30 P.M. ON NOVEMBER 9, 1998. An appeal fee of \$1,860.00 will be charged (one-half of the application fee for this case). Information and assistance in filing an appeal can be obtained from the Bureau of Planning at the Permit Center.

Failure to raise an issue by the close of the record at or following the final hearing, in person or by letter, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Failure to provide sufficient specificity to allow the review body to respond to an issue raised precludes appeal to LUBA based on that issue.

Neighborhood associations and low-income individuals may qualify for a waiver of the appeal fee. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Planning in the Permit Center in the Portland Building at 1120 S.W. 5th Avenue, first floor. Fee waivers for low-income individuals must be approved prior to filing your appeal; please allow three working days for fee waiver approval. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision. A building or development permit will be issued only after this decision is recorded. The applicant, builder or a representative must submit this decision to the City Auditor's Office, 1221 SW 4th Avenue, Room 140, Portland, Oregon. The Auditor will charge a fee, and will record this decision with the County Recorder.

Expiration of this approval. This decision expires three years from the date it is recorded unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

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

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

TOTAL AREA'S

ITEM	AREA / SQ. FT.	% OF TOTAL	
LAND	343,253 SQ. FT.	100%	
TOTAL BUILDING'S (BASED ON BLDG. FOOTPRINT)	PHASE I	7717 SQ. FT.	
	PHASE II-A	7200 SQ. FT.	
	PHASE II-B	5400 SQ. FT.	
	EXIST.	56300 SQ. FT.	
	TOTAL	76617 SQ. FT.	22%
LANDSCAPING	PHASE I	7499 SQ. FT.	
	PHASE II-A	2748 SQ. FT.	
	PHASE II-B	2812 SQ. FT.	
	EXIST.	26906 SQ. FT.	
	TOTAL	39317 SQ. FT.	11.6%
A.C. SURFACE	PHASE I	32800 SQ. FT.	
	PHASE II-A	30680 SQ. FT.	
	PHASE II-B	0 SQ. FT.	
	EXIST.	103970 SQ. FT.	
	TOTAL	167450 SQ. FT.	49%
PARKING SUMMARY		PARKING PROVIDED	PARKING REQUIRED
	PHASE I	0	5 W/ 1 HC
	PHASE II-A	10 W 1 HC	10 W/ 1 HC
	PHASE II-B	60 W/ 4 HC	21.6 W/ 3 HC
	EXIST.	95 W/ 3 HC	72.2 W/ 3 HC
	TOTAL	165 W/ 8 HC	107.8 W/ 8 HC

Exh. A-4

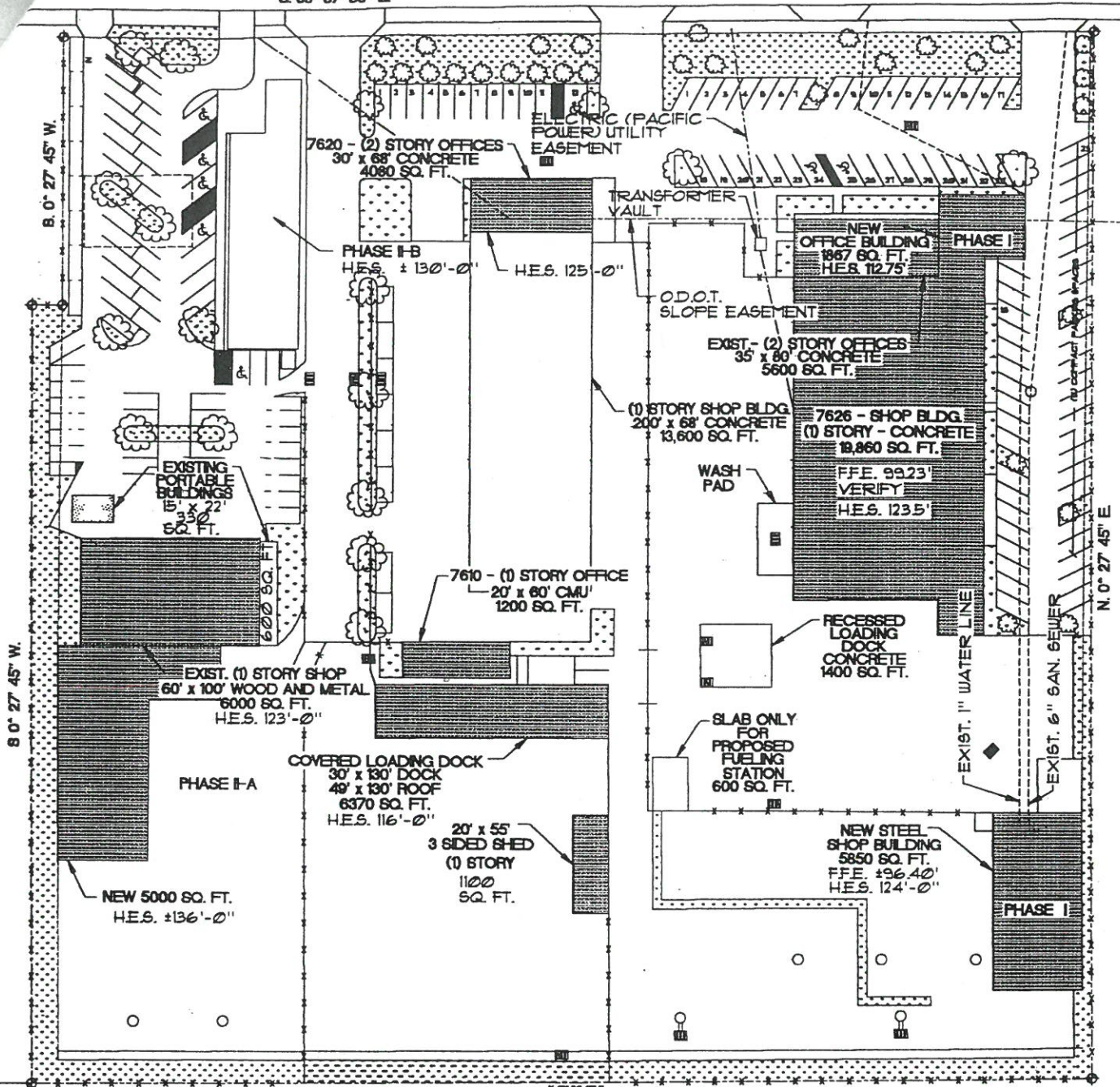
**SITE DEVELOPMENT PLAN
FOR EEK! PROPERTIES**
7626 N.E. KILLINGSWORTH
PORTLAND, OREGON

OWNER / CONTRACTOR:
EEK! LIMITED
7620 N.E. KILLINGSWORTH
PORTLAND, OREGON

8-6-98
CONTACT:
WAYNE EASLEY
PHONE:
503 254-1569

S. 88° 37' 30" E

NE KILLINGSWORTH



NORTH



SITE PLAN

N.T.S.

LEGAL DESCRIPTION

TAX LOT: 100 SECTION 20 TOWNSHIP 1 NORTH
 RANGE 2 EAST WILLAMETE MERIDIAN
 N.E. KILLINGSWORTH PORTLAND, OREGON

----- PROPERTY LINE

--* FENCE LINE

Exh. C

BUILDING CODE INFORMATION

ZONING: EG2H

ABBREVIATIONS

HIGHTEST ELEVATION OF STRUCTURE.....H.E.S.
 FINISH FLOOR ELEVATION.....F.F.E.

**SITE DEVELOPMENT PLAN
 FOR EEEK! PROPERTIES**
 7626 N.E. KILLINGSWORTH
 PORTLAND, OREGON

OWNER / CONTRACTOR:
 EEEK! LIMITED
 7620 N.E. KILLINGSWORTH
 PORTLAND, OREGON

8-6-98

CONTACT:
 WAYNE EASLEY
 PHONE:
 503 254-1569