

**Ann Machado - Re: 980 Riverside Portland**

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**From:** Ann Machado  
**To:** Kevin Bosworth  
**Date:** 1/20/2016 10:41 AM  
**Subject:** Re: 980 Riverside Portland  
**CC:** Barbara Barhydt

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Kevin -

Sorry that it has taken me awhile to get back to you.

I needed to research the use of the two buildings. Building #1, 2400 sf, was built in 1969. The current legal use is offices. Building #2, 6350 sf, was built in 1981-1982 as warehouse & storage for household goods. It appears that this use was self-storage units.

The property is located in the I-M Industrial Zone. Self-Storage facilities as defined in section 14-47 are not listed as a permitted use in the I-M Zone under section 14-247, or as a conditional use in section 14-248.1. Section 14-249 lists uses that are specifically prohibited. Self-storage facilities are not specifically prohibited in this section. To be able to place storage containers for self-storage in the rear of the property, you might be able to use section 14-248 - Performance based uses. To do this you would need to explain how the self storage units would meet the two conditions in this section. If you can do this, then the use would be allowed.

To add the storage containers in the rear, you will also need to go through some level of site plan review.

I suggest that you , Barbara Barhydt from Planning and I meet to discuss exactly what you want to do and what you need to submit to make it happen. I have included Barbara in this email.

Please let me know if you would like to meet and if so what times you are available and I will get back to you.

Ann

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>>> Kevin Bosworth <kmbosworth@gmail.com> 1/19/2016 1:12 PM >>>

Hi Ann

Have not heard anything on the change of use permit. I am thinking about getting about half the number of units as applied for if that has any impact. Please let me know where we are at, the person at the desk said it would be a fairly quick turnaround time.

Thank you  
Kevin