

14 DAY OPPORTUNITY TO COMMENT

Application for Administrative Decision by the Planning Director and Limited Design Review

This notice serves to notify neighboring property owners of the opportunity to submit written comments on the proposal described below. All comments should relate to the approval criteria and any neighbor that submits comments will receive the County's complete decision in the mail. **If you do not wish to submit comments, no response is necessary.**

Case File: T2-2021-14924

Location: Address: 16300 NW Sheltered Nook Road
Alternate Account #: R649841940

Map, Tax Lot: 2N1W19C -00404
Property ID #: R551817

Applicant: Felicia Sauls

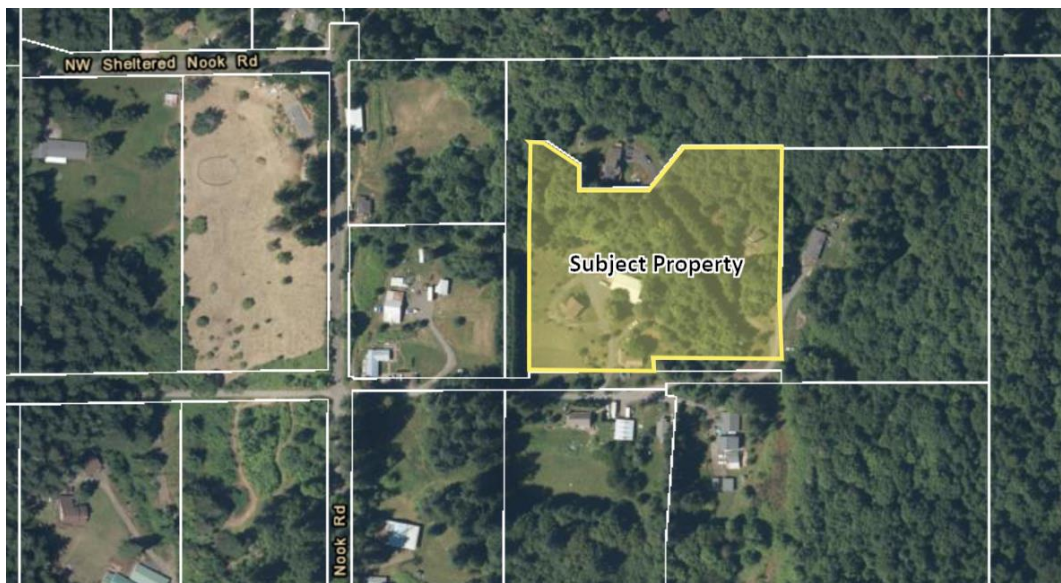
Base Zone: Rural Residential (RR)

Overlays: Significant Environmental Concern for Wildlife Habitat (SEC-h); Significant Environmental Concern for Scenic Views (SEC-v); Geologic Hazards (GH)

Proposal: The applicant requests and Administrative Decision by the Planning Director and Limited Design Review to install a new generator and concrete pad to support an existing Wireless Communication Facility.

Vicinity Map

North ↑



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on December 24, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting the planner, Chris Liu via email at chris.liu@multco.us. Copies of these materials may be purchased for \$0.40/per page.

Applicable Approval Criteria [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1515 Code Compliance and Applications; MCC 39.3005 Lot of Record – Generally, MCC 39.3090 Lot of Record - RR; MCC 39.6850 Dark Sky Lighting Standards.

Rural Residential Zone: MCC 39.4365 Review Uses – (E) Wireless Communication Facilities; MCC 39.4375 Dimensional Requirements;

Administrative Decision: MCC 39.7710 Review Procedures; MCC 39.7715 Definitions; MCC 39.7725 General Requirements; MCC 39.7730 Registration Required; MCC 39.7735 Application Requirements; MCC 39.7740 Approval Criteria – Non EFU Zones.

Limited Design Review: MCC 39.8020 Application of Regulations – (B); MCC 39.8040(A)(1)(a), (1)(c), (4) and (7).

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

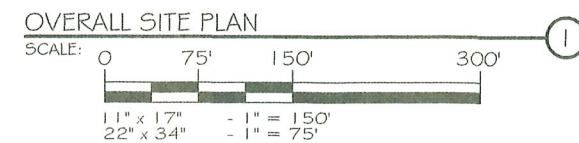
Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

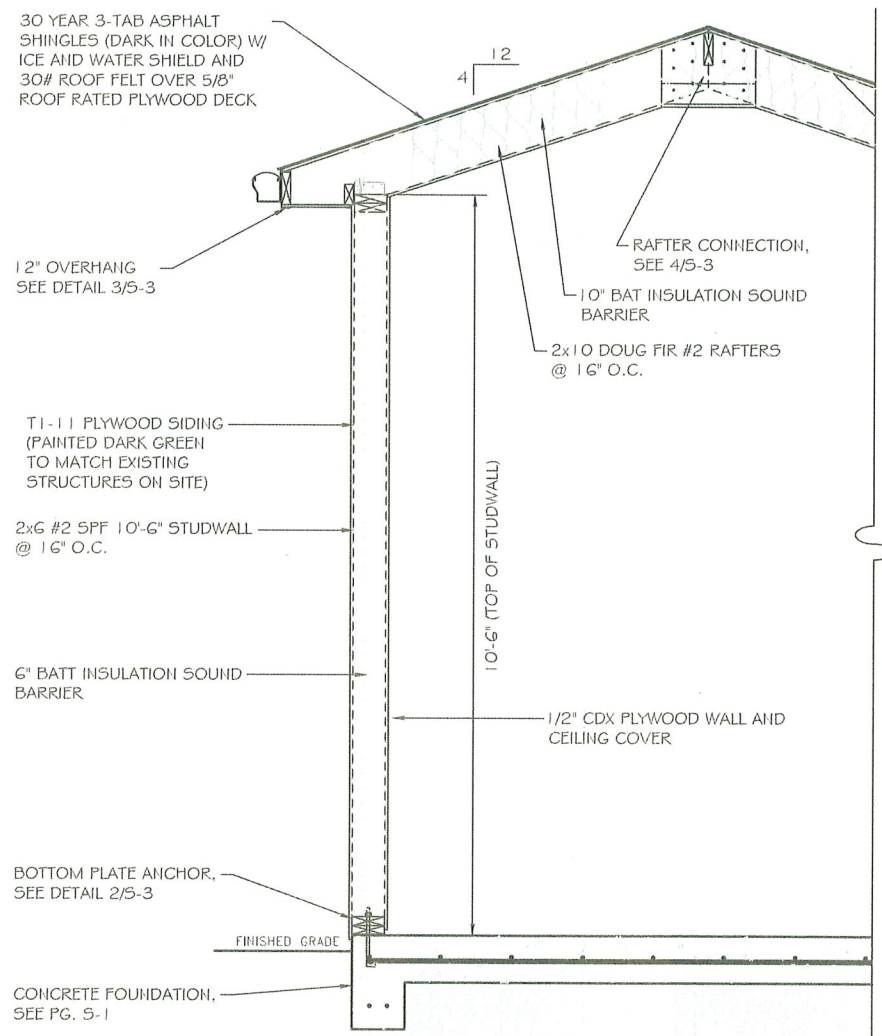
Enclosures:
Site Plan
Elevations

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

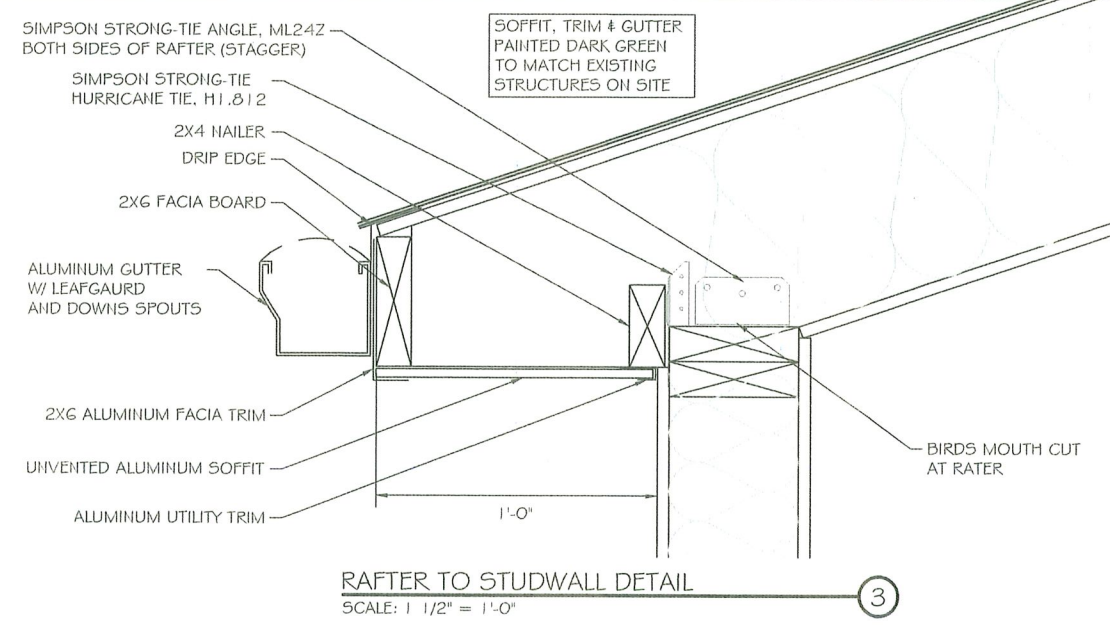
ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



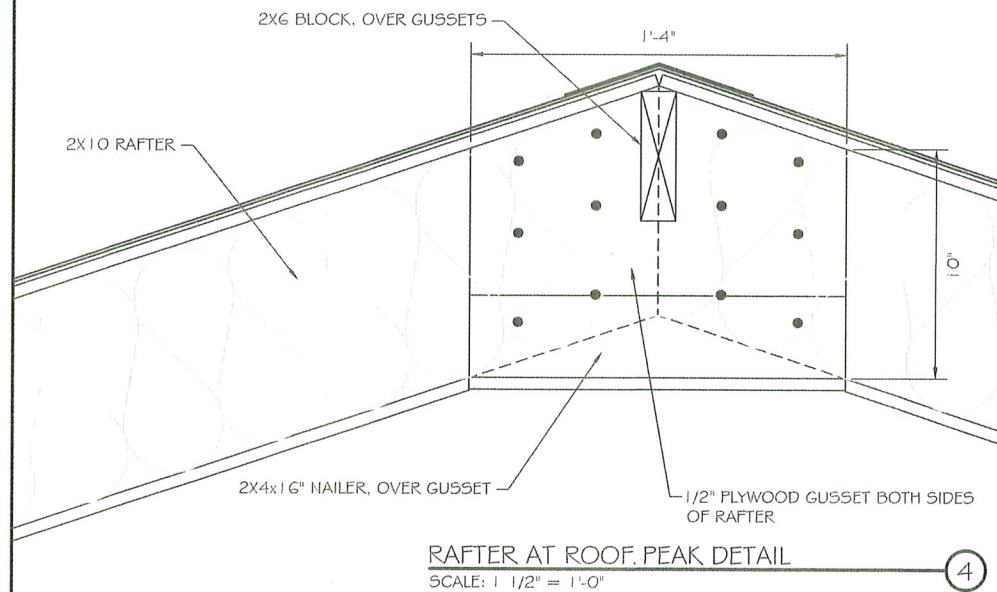
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DRAWN BY: CJU CHECKED BY: PJP



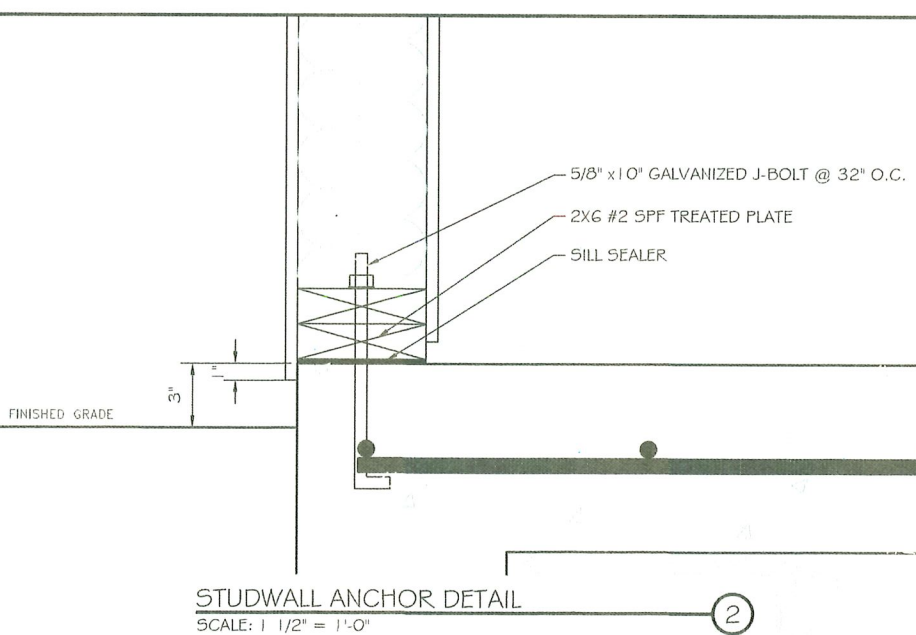
GENERATOR SHELTER SECTION DETAIL
SCALE: 3/8" = 1'-0"



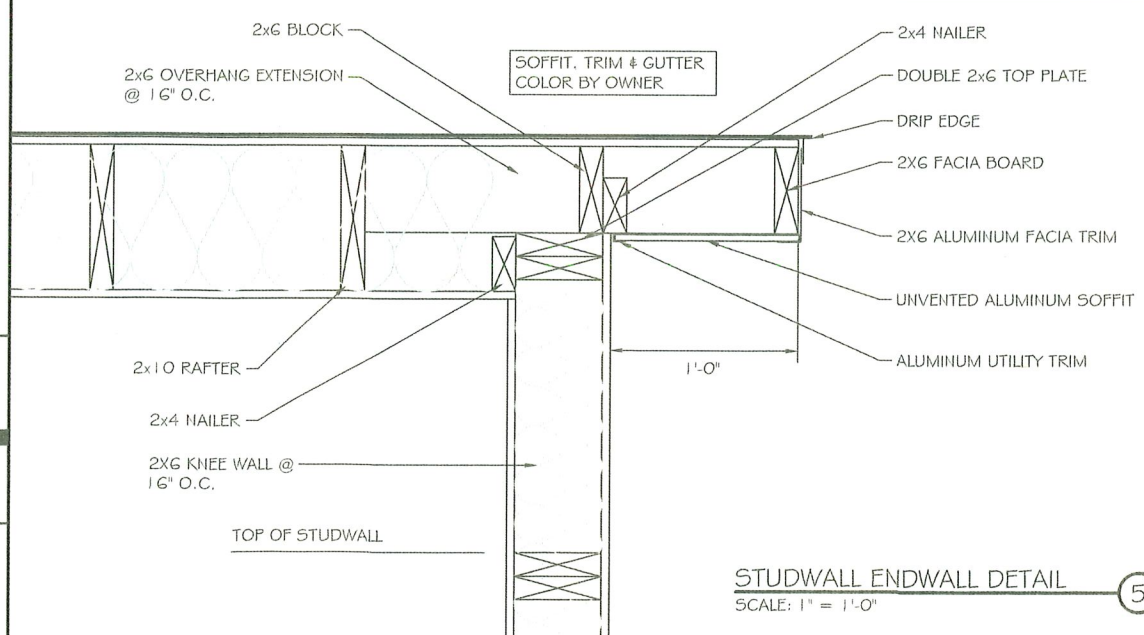
RAFTER TO STUDWALL DETAIL
SCALE: 1 1/2" = 1'-0"



RAFTER AT ROOF PEAK DETAIL
SCALE: 1 1/2" = 1'-0"



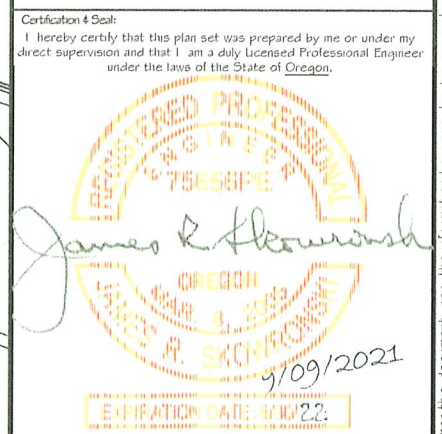
STUDWALL ANCHOR DETAIL
SCALE: 1 1/2" = 1'-0"



STUDWALL ENDWALL DETAIL
SCALE: 1" = 1'-0"



3305 MN-60
FARIBAULT, MN 55021
OFFICE: (507) 334-2268



2	09/09/21	FINAL CDs - ADDRESS UPDATED
1	02/18/21	FINAL CONSTRUCTION DRAWINGS
0	01/13/21	FINAL CONSTRUCTION DRAWINGS
MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 02/18/2021
PHASE		
PROJECT TITLE:		

BURLINGTON
FA ID# 10093078

PROJECT INFORMATION:
16300 NW SHELTERED NOOK RD
PORTLAND, OR 97231
MULTNOMAH COUNTY

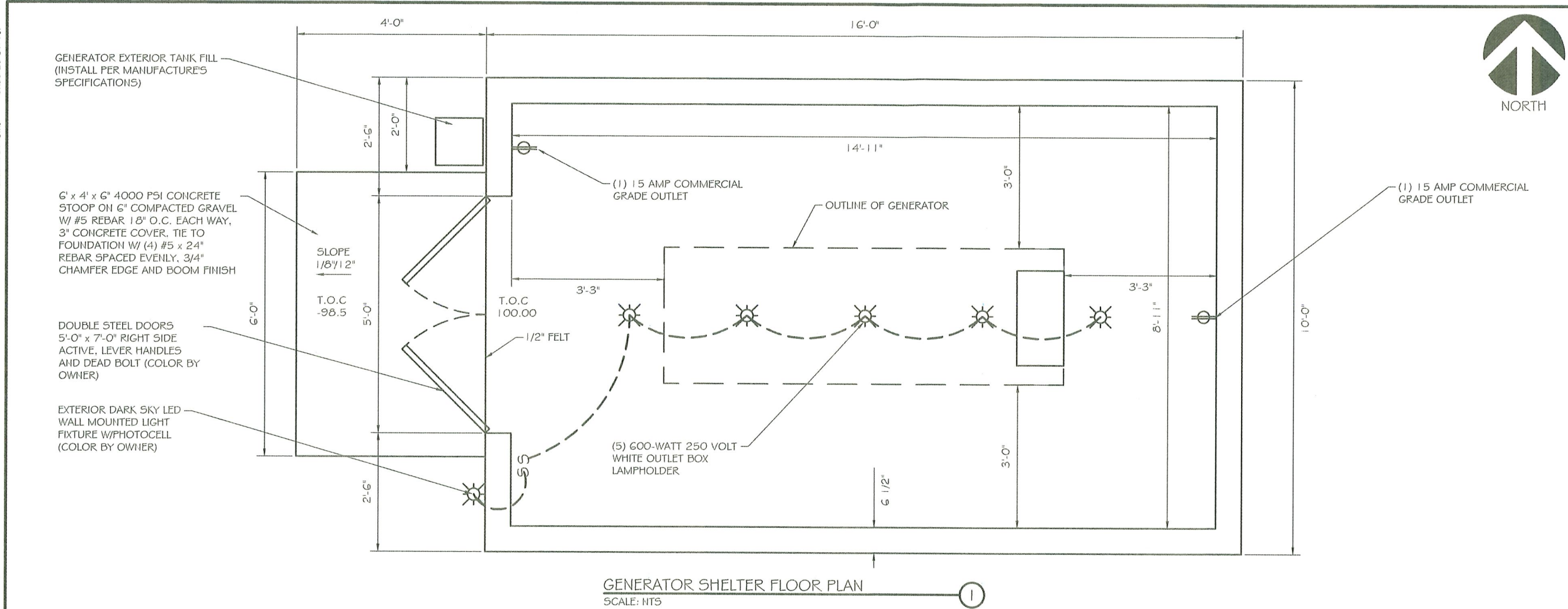
SHEET TITLE:
GENERATOR SHELTER DETAILS

SCALE:
AS NOTED

PROJECT NUMBER 44889
SHEET NUMBER 5-3

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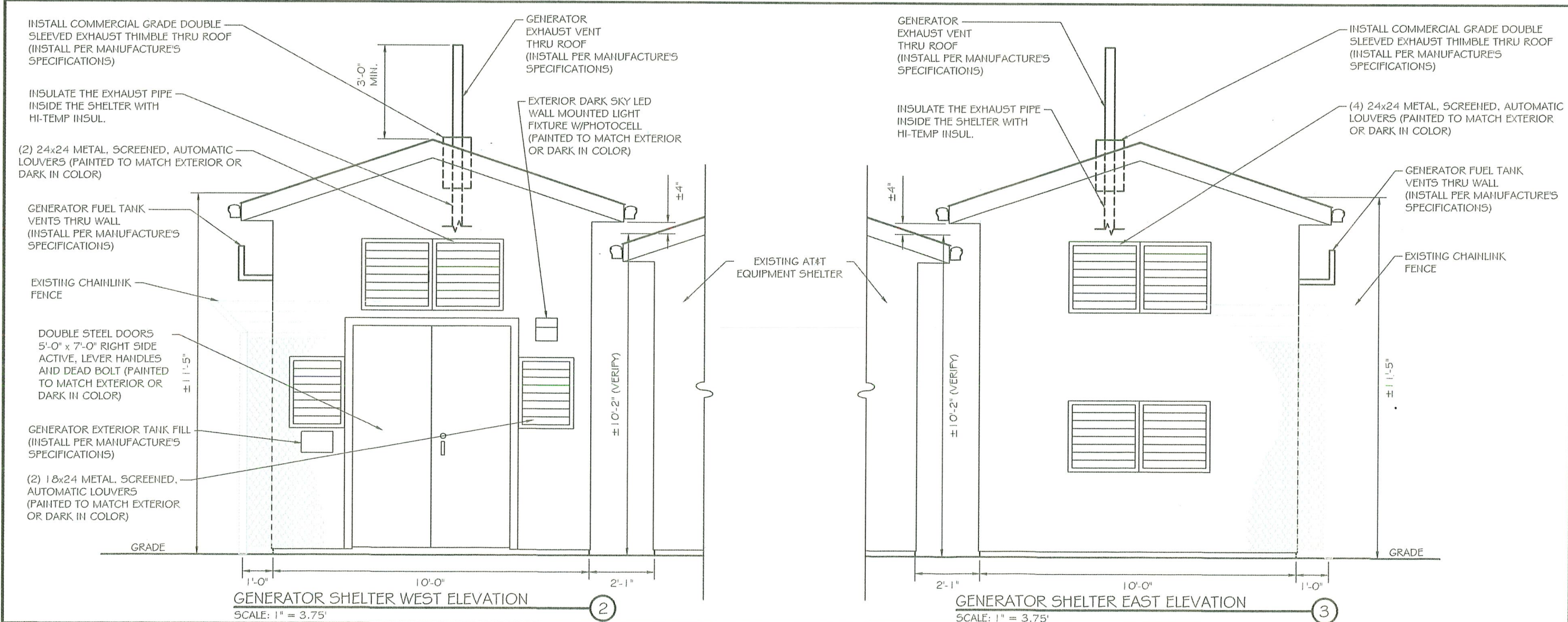
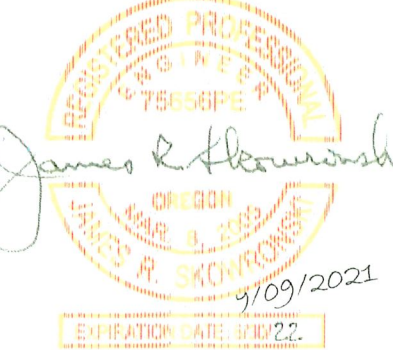
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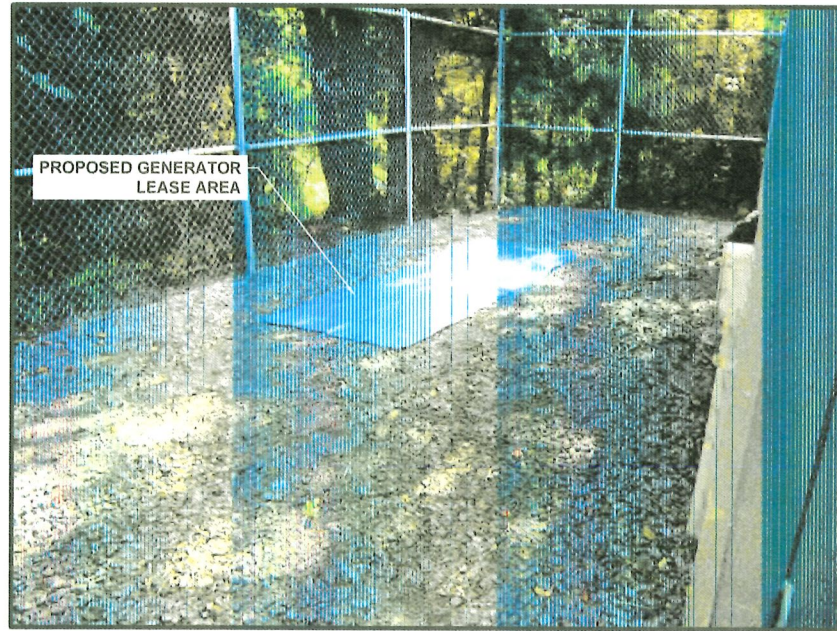


Certification & Seal:
I hereby certify that this plan set was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Oregon.



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FA ID# 10093078		
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16300 NW SHELTERED NOOK RD		
PORTLAND, OR 97231		
MULTNOMAH COUNTY		
SHEET TITLE:		
GENERATOR SHELTER FLOOR PLAN & ELEVATIONS		
SCALE:		
AS NOTED		
PROJECT NUMBER	44889	
SHEET NUMBER	S-4	

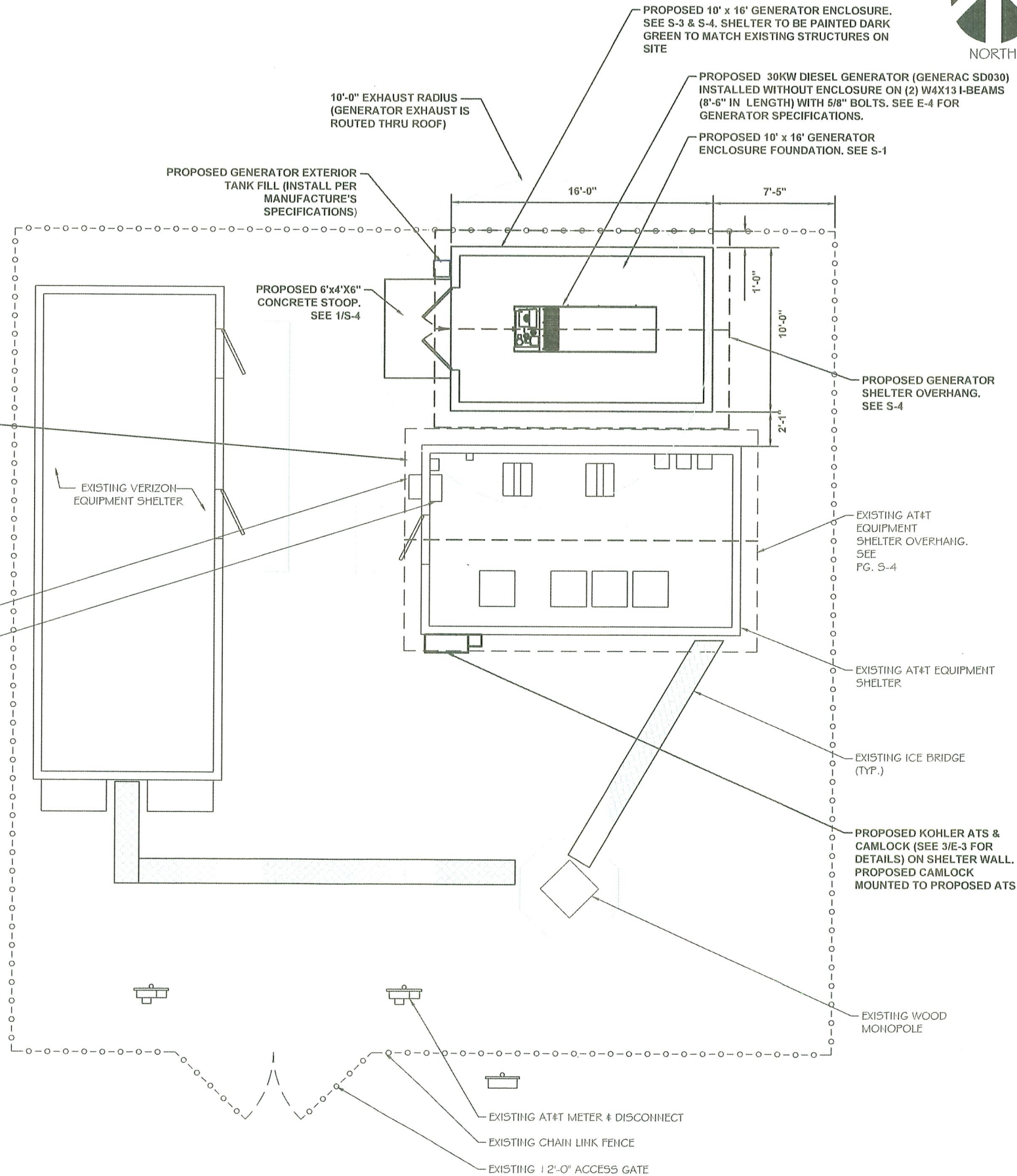
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- NOTES:**
1. ALL WIRING FOR RETIRED IN PLACE EQUIPMENT TO BE REMOVED.
 2. ALL OUTDOOR EQUIPMENT RETIRED IN PLACE MUST HAVE A "RIP" PLASTIC ENGRAVED OR METAL STAMPED RIP PLAQUE RIVETED TO THE EQUIPMENT DOOR. SILICONE MUST BE USED TO AVOID CORROSION.
 3. IF REMOVAL OF EXISTING CAMLOCK IS NEEDED CONTRACTOR TO DISCONNECT AND REMOVE ALL ASSOCIATED WIRING. CAMLOCK WIRING PENETRATION THROUGH SHELTER WALL TO BE FILLED AND SEALED WITH SILICONE OR SEALED OFF WITH PVC CAP.

EXISTING CAMLOCK TO BE DISCONNECTED AND RETIRED IN PLACE (SEE NOTES 1-3 FOR ADDITIONAL DETAILS)

EXISTING DISCONNECT
EXISTING AC PANEL



SITE PLAN
SCALE: 1" = 7.5'



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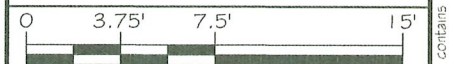
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FA ID# 10093078

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16300 NW SHELTERED NOOK RD
PORTLAND, OR 97231
MULTNOMAH COUNTY

SHEET TITLE:

SITE PLAN



11" x 17" - 1" = 7.5'
22" x 34" - 1" = 3.75'

PROJECT NUMBER 44889
SHEET NUMBER A-2

SCOPE OF WORK DETAILS

GENERAL:

- NEW GENERAC DIESEL GENERATOR INSTALLED BY GENERAL CONTRACTOR. SEE E-4.
- NEW 10'-0" X 16'-0" CONCRETE PAD WITH SHELTER PROVIDED & INSTALLED BY GENERAL CONTRACTOR (AS REQUIRED) SEE S-1 THRU S-4 FOR DETAILS
- NEW GENERAC AUTOMATIC TRANSFER SWITCH & CAMLOCK INSTALLED BY CONTRACTOR (AS REQUIRED) SEE E-3 & E-5.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL RESTORE & REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- INNER AND OUTER TANK TESTING DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH NFPA30, 21.5 ONCE TANK IS IN PLACE ON SITE.
- A CALIBRATION CHART OF PERMANENT AND DURABLE CONSTRUCTION SHALL BE LOCATED AT THE FILL BOX

CONDUITS:

- INSTALL PULL STRING IN EACH CONDUIT
- (1) NEW 2" AND (1) NEW 1" ELECTRICAL CONDUITS WITH CONDUCTORS TO RUN FROM NEW GENERATOR TO NEW ATS. CONDUIT PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. SEE E-1, E-2 & E-3.
- (2) NEW 1" ELECTRICAL CONDUIT WITH CONDUCTORS TO RUN FROM NEW GENERATOR TO AC PANEL. CONDUIT PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE E-1, E-2 & E-3.
- (1) NEW 1" ALARM CONDUIT & CABLING PROVIDED & INSTALLED BY GENERAL CONTRACTOR. SEE E-1, E-2 & E-3.

GROUNDING:

- NEW EXOTHERMIC CONNECTION FROM EXISTING GROUND RING TO NEW MECHANICAL CONNECTION AT GENERATOR CHASSIS. GENERAL CONTRACTOR TO VERIFY LOCATION IN FIELD. LOCATE GROUND RODS NO MORE THAN 8'-0" APART.

H-FRAME:

- PROVIDE NEW H-FRAME IF REQUIRED. NEW H-FRAME SHALL BE CONSTRUCTED USING ALL GALVANIZED COMPONENTS. WHITE PLASTIC END CAPS ON UNISTRUTS, WEATHER CAPS ON TOPS OF PIPE AND CONCRETE SUPPORTS BELOW FROST LINE. TOP OF FOOTING SHOULD BE AT LEAST 2" ABOVE EXISTING GROUND LEVEL. SLOPE THE GROUND AWAY FROM THE H-FRAME FOR POSITIVE WATER DRAINAGE OFF THE FORM.

NOTES:

- ALL WIRING FOR RETIRED IN PLACE EQUIPMENT TO BE REMOVED.
- ALL OUTDOOR EQUIPMENT RETIRED IN PLACE MUST HAVE A "RIP" PLASTIC ENGRAVED OR METAL STAMPED RIP PLAQUE RIVETED TO THE EQUIPMENT DOOR. SILICONE MUST BE USED TO AVOID CORROSION.
- IF REMOVAL OF EXISTING CAMLOCK IS NEEDED CONTRACTOR TO DISCONNECT AND REMOVE ALL ASSOCIATED WIRING. CAMLOCK WIRING PENETRATION THROUGH SHELTER WALL TO BE FILLED AND SEALED WITH SILICONE OR SEALED OFF WITH PVC CAP.



PROPOSED GENERATOR EXTERIOR TANK FILL (INSTALL PER MANUFACTURE'S SPECIFICATIONS)

PROPOSED 6'x4'x6" CONCRETE STOOP. SEE 1/S-4

PROPOSED GENERATOR TO ATS CONDUIT RUNS +/-30'-0". (QTY. OF 3, SEE 1/E-1 FOR CONDUIT SIZES, WIRING & CIRCUIT DETAILS)

EXISTING CAMLOCK TO BE DISCONNECTED AND RETIRED IN PLACE (SEE NOTES 1-3 FOR ADDITIONAL DETAILS)

EXISTING ALARM BLOCK

EXISTING DISCONNECT

EXISTING AC PANEL

PROPOSED GENERATOR TO AC PANEL CONDUIT RUN +/-15'-0". (QTY. OF 2, SEE 1/E-1 FOR CONDUIT SIZES, WIRING & CIRCUIT DETAILS)

PROPOSED GENERATOR SHELTER OUTLETS AND LIGHTS TO AC PANEL CONDUIT RUN, (SEE 1/E-1 FOR CONDUIT SIZES, WIRING & CIRCUIT DETAILS)

EXISTING METER TO AC PANEL FEED TO BE REROUTED TO PROPOSED ATS. (SEE E-1 FOR CONDUIT, WIRING & CIRCUIT DETAILS)

PROPOSED ATS TO ALARM BLOCK CONDUIT RUN +/- 15'-0" (QTY. OF 1, SEE 1/E-1 FOR CONDUIT SIZES, WIRING & CIRCUIT DETAILS)

PROPOSED ATS TO AC PANEL CONDUIT RUN +/-12'-0". (QTY. OF 1, SEE 1/E-1 FOR CONDUIT SIZES, WIRING & CIRCUIT DETAILS)

PROPOSED GENERAC ATS & CAMLOCK (SEE 3/E-3 FOR DETAILS) ON SHELTER WALL. PROPOSED CAMLOCK MOUNTED TO PROPOSED ATS

10'-0" EXHAUST RADIUS (GENERATOR EXHAUST IS ROUTED THRU ROOF)

PROPOSED 10' x 16' GENERATOR ENCLOSURE. SEE S-3 & S-4. SHELTER TO BE PAINTED DARK GREEN TO MATCH EXISTING STRUCTURES ON SITE

PROPOSED 30KW DIESEL GENERATOR (GENERAC SD030) INSTALLED WITHOUT ENCLOSURE ON (2) W4X13 I-BEAMS (8'-6" IN LENGTH) GENERATOR SPECIFICATIONS.

PROPOSED 10' x 16' GENERATOR ENCLOSURE FOUNDATION. SEE S-1

MECHANICAL CONNECTION (TYP.)

#2 AWG SOLID TINNED COPPER GROUND WIRE TO EXISTING GROUND RING, GROUND GENERATOR PER MFG. SPECS. SEE DETAIL 2/E-3.

PROPOSED GENERATOR SHELTER OVERHANG. SEE S-4

EXOTHERMIC CONNECTION (TYP.)

EXISTING GROUND RING

EXISTING AT&T EQUIPMENT SHELTER OVERHANG. SEE PG. S-4

EXISTING AT&T EQUIPMENT SHELTER

EQUIPMENT LAYOUT
SCALE: 1" = 3.75'



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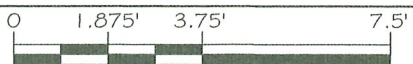
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SHEET TITLE:

EQUIPMENT LAYOUT



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22" x 34" - 1" = 1.875'

PROJECT NUMBER 44889

SHEET NUMBER A-3