

## 14 DAY OPPORTUNITY TO COMMENT

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### Application for Administrative Decision by the Planning Director, Design Review and Lot of Record Verification

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:** T2-2019-12125

**Location:** 23405 NW Moreland Rd., North Plains  
**Map, Tax Lot:** 2N2W10A – 00500  
**Tax Account #**R972100210 **Property ID #**R325605

**Applicant:** New Cingular Wireless PCS, LCC (AT&T) c/o Velocitel, LCC

**Base Zone:** Commercial Forest Use-1 (CFU-1)

**Overlays:** Significant Environmental Concern for wildlife habitat (SEC-h) &  
Geological Hazards (GH)

**Proposal:** AT&T is requesting approval to construct a 153 ft. tall monopine cell tower and fenced 50-ft by 50-ft compound to house equipment including a diesel power generator. The application must be found to comply with the applicable criteria for a Wireless Communication Facility and Design Review. In addition, the applicant has requested a Lot of Record Verification that the subject property was lawfully established in accordance with the zoning and land division regulations at the time of its creation/reconfiguration.

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**Comment Period:** Written comments regarding this application will be accepted, if received by 4:00 pm on **Thursday, April 2, 2020**. Comments should be directed toward approval criteria applicable to the request. Application materials and other evidence relied upon are available for inspection at the Land Use Planning office (Tuesday-Friday 8am-4pm, except holidays) at no cost. Copies of these materials may be purchased for 30-cents per page. For further information regarding this application, please contact case planner, Lisa Estrin at 503-988-0167 or [lisa.m.estrin@multco.us](mailto:lisa.m.estrin@multco.us).



**For this application to be approved, the proposal will need to meet the applicable approval criteria below:**

**Multnomah County Code (MCC): General Provisions:** MCC 39.1515 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6850 Dark Sky Lighting Standards

*Lot of Record:* MCC 39.3005 Lot of Record – Generally, MCC 39.3020 Lot of Record – Commercial Forest Use (CFU-1)

*Commercial Forest Use (CFU):* MCC 39.4075 Review Uses, (I) Wireless Communication Facilities that employ concealment technology, MCC 39.4105 Building Height Requirements, MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for Dwellings and Structures, MCC 39.4145 Off-Street Parking and Loading

*Wireless Communication Facilities:* MCC 39.7710 Review Procedures Distinguished, MCC 39.7715 Definitions, MCC 39.7725 General Requirements, MCC 39.7735(B) Application Submittal Requirements, MCC 39.7740 Approval Criteria for Lands Not Zoned Exclusive Farm Use

*Significant Environmental Concern:* MCC 39.5510 Uses; SEC Permit Required, MCC 39.5520 Application for SEC Permit, MCC 39.5850 SEC-h Clear and Objective Standards, MCC 39.5860 Criteria for Approval of SEC-H Permit - Wildlife Habitat

*Geologic Hazards:* MCC 39.5080 Exemptions

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  
Elevation

**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.





AT&T MOBILITY CORP.  
19801 SW 72ND AVE., STE. 200  
TUALATIN, OR 97062



4004 KRUSE WAY PLACE  
BLDG. 4004, SUITE #220  
LAKE OSWEGO, OR 97035

PG44

SKYLINE & NW  
MORELAND

23405 NW MORELAND RD.  
NORTH PLAINS, OR 97133



TOWER  
ENGINEERING  
PROFESSIONALS

PROJECT: NSB

ISSUED FOR: ZONING

SUBMITTALS	
REV.	DATE DESCRIPTION BY
A	4/24/19 TIRELINE LOCATION KT
0	4/29/19 FINAL ZOS KT
1	5/14/19 REVISIONS KT
2	5/24/19 REVISIONS KT
DATE: 12/07/2011	
DRAWN BY: KT	
CHECKED BY: PT	
CURRENT ISSUE DATE: 05/24/19	

STAMP:

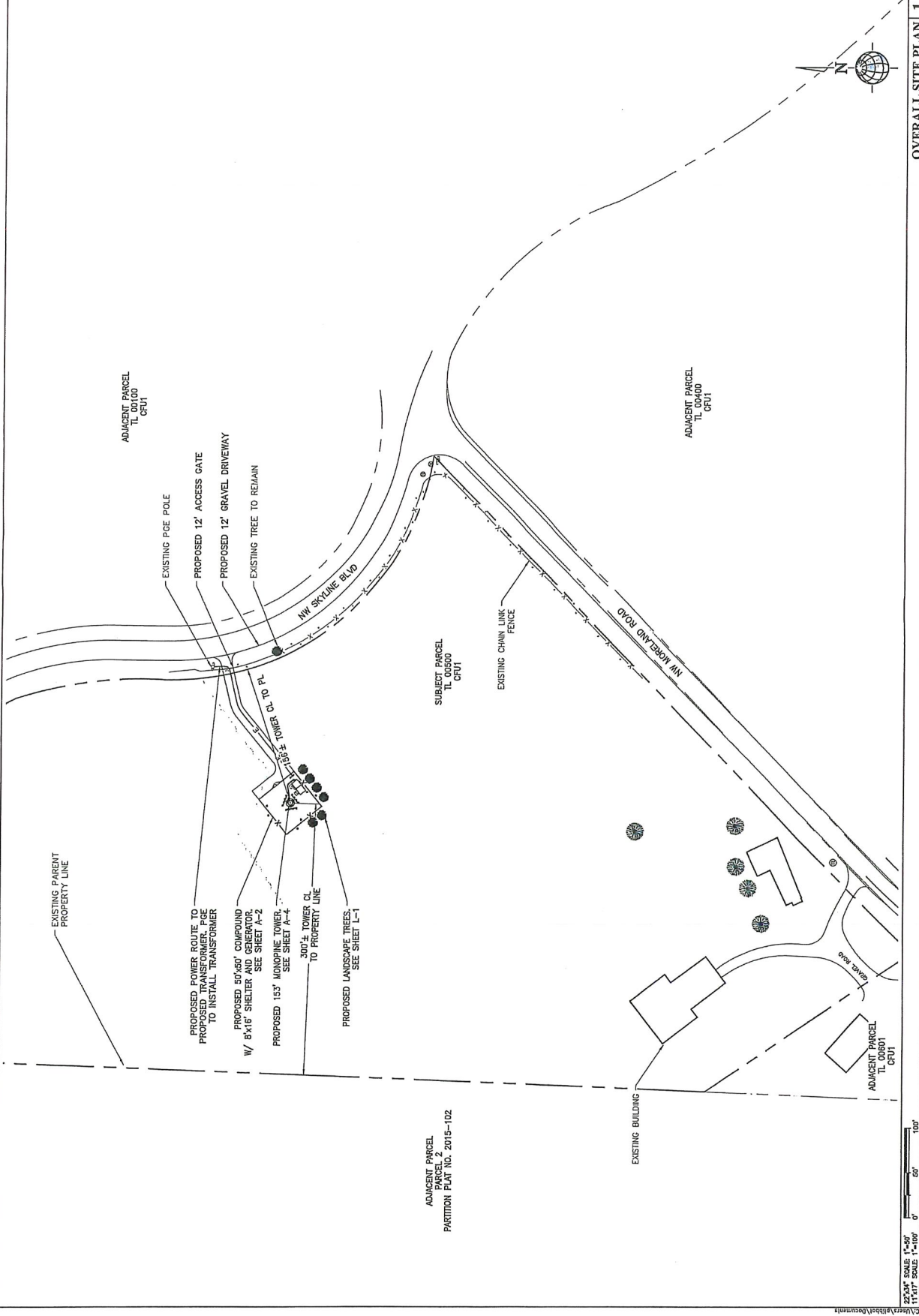
FINAL ZONING  
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SHEET TITLE

OVERALL SITE PLAN

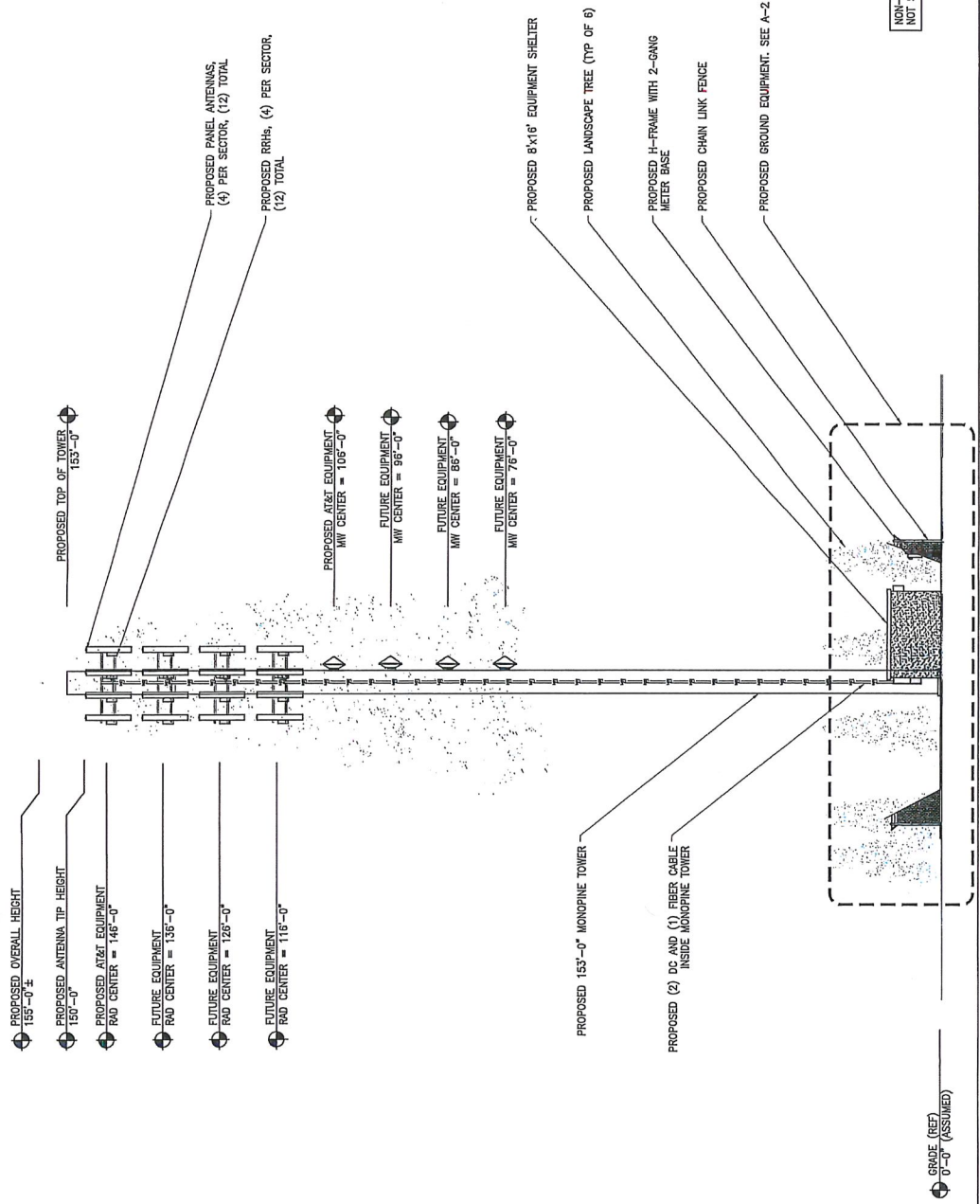
SHEET NUMBER: A-1  
REV. 2



OVERALL SITE PLAN 1

25.34' SCALE 1"=50'  
11.17' SCALE 1"=100'

1. CONTRACTOR TO VERIFY RF DATA WITH CONSTRUCTION MANAGER  
AND/OR RF ENGINEER PRIOR TO CONSTRUCTION



NON-AT&T EQUIPMENT  
NOT SHOWN FOR CLARITY

PROPOSED ELEVATION 1

AT&T MOBILITY CORP.  
19801 SW 72ND AVE., STE. 200  
TUALATIN, OR 97062

COMPANY WIRELESS DIVISION  
4004 KRUISE WAY PLACE  
BLDG. 4004, SUITE #220  
LAKE OSWEGO, OR 97035

PG44

SKYLINE & NW  
MORELAND

22405 NW MORELAND RD.  
NORTH PLAINS, OR 97133

T. D. W. E. R.  
ENGINEERING  
PROFESSIONALS

PROJECT: NSB

ISSUED FOR: ZONING

REV	DATE	DESCRIPTION	BY
A	4/24/13	TREELINE LOCATION	KT
B	4/29/13	FINAL ZDS	KT
1	5/14/13	REDLINES	KT
2	5/24/13	REDLINES	KT

DATE: 12/07/14

DRAWN BY: KT

CHECKED BY: PT

CURRENT ISSUE DATE: 05/24/19

STAMP:

FINAL ZONING  
DRAWINGS

NOT FOR  
CONSTRUCTION

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SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4

REV: 2