

NOTICE OF PUBLIC HEARING

A public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-2019-12391

COVID-19 NOTICE:

Due to the County's Emergency Response to COVID-19, the referenced Hearing will be limited to remote participation. At this time Hearings are not available for in-person attendance.

Scheduled before one of the following County Hearings Officer's on **Friday, July 10, 2020, at 10:30 a.m.** or soon thereafter. The hearing will be held virtually.

Participation Options and Instructions: This Hearing will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to 503-988-3043 or by email to land.use.planning@multco.us **no later than noon on July 9, 2020.**

Proposal: The applicant is requesting a Category 1 Land Division and modification of land use case #T3-2018-10227 that authorized Microwave Communication Facility. The request for a Category 1 Land Division will modify the Community Service Conditional Use, Design Review, Variance, Forest Development Standards, Exception to the Secondary Fire Safety Zone permits authorized in #T3-2018-10227

Location: Property 1: 56150 National Forest Road #1200126, Sandy
Tax Lot 2500, Section 20, Township 1 South, Range 6 East, W.M.
Tax Account #R996200030 Property ID #R343058
- and -
Property 2: Tax Lot 2400, Section 20, Township 1 South, Range 6 East, W.M.
Tax Account #R996200010 Property ID #R343056
- and -
Property 3: Tax Lot 2200, Section 19, Township 1 South, Range 6 East, W.M.
Tax Account #R996190010 Property ID #R343055
- and -
Property 4: Tax Lot 1000, Section 24, Township 1 South, Range 5 East, W.M.
Tax Account #R995240090 Property ID #R343033
- and -
Property 5: Tax Lot 900, Section 24, Township 1 South, Range 5 East, W.M.
Tax Account #R995240010 Property ID #R343032

Applicant(s): Robert Fraley, Senior Planner, City of Portland –
Water Bureau

Owner(s): City of
Portland

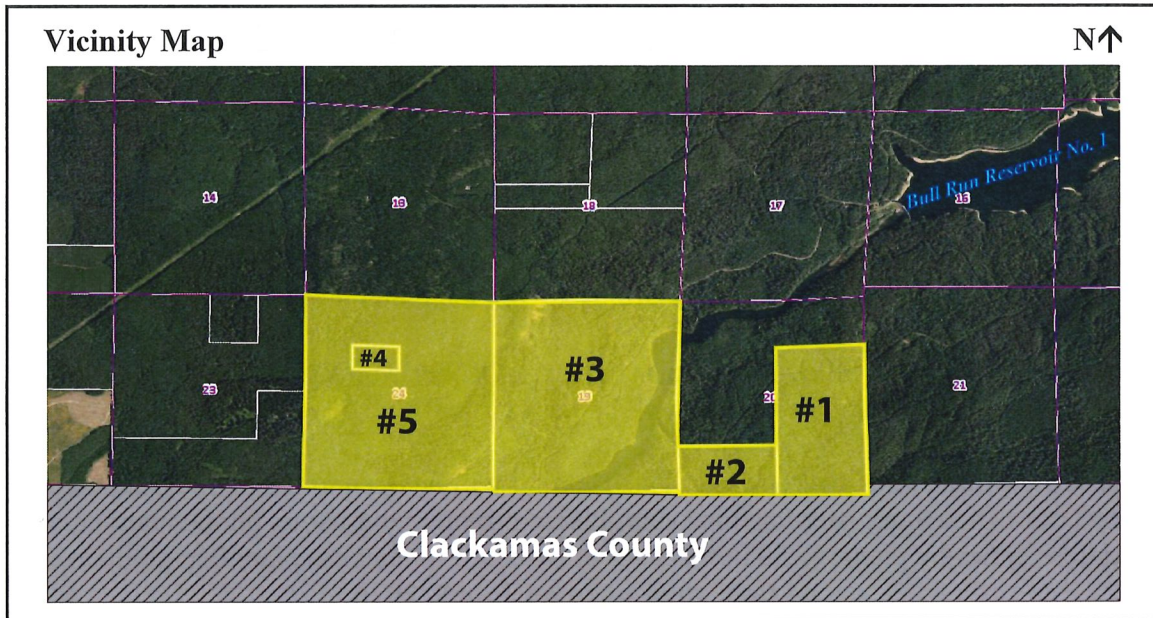
Zoning: Commercial Forest Use (CFU-3)



Overlay(s): None

Site Size: Property 1: 240.00 acres
Property 3: 630.32 acres
Property 5: 620.00 acres

Property 2: 80.00 acres
Property 4: 20.00 acres



Public Participation and Hearing Process:

A staff report and exhibits will be available for inspection 7 days prior to the hearing at <https://multco.us/landuse/public-notice>. For further information on this case, contact Rithy Khut, Staff Planner at rithy.khut@multco.us or at 503-988-0176.

Public Participation: All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

Hearing Process: The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, any persons who submitted written comment, requested a decision in writing, or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant, the County, or other participants at the hearing.

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 (LUBA).

Applicable Approval Criteria:

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

Multnomah County Code (MCC): Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Lot of Record:

- Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally
- Lot of Record Requirements Specific to Each Zone: MCC 39.3040 Lot of Record – Commercial Forest use - 3 (CFU-3)

Commercial Forest Use Districts (CFU): MCC 39.4080(A)(11) Conditional Uses, MCC 39.4100 Use Compatibility Standards, 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 39.4120 Lot Size Requirements, MCC 39.4135 Access, MCC 39.4140 Lot Sizes for Conditional Uses, MCC 39.4145 Off-Street Parking and Loading, MCC 39.4155 Exceptions to Secondary Fire Safety Zones

Ground Disturbing Activity and Stormwater: MCC 39.6235 Stormwater Drainage Control

Parking, Loading, Circulation and Access: MCC 39.6500 through MCC 39.6600, more specifically MCC 39.6505 General Provisions, MCC 39.6520 Use of Space, MCC 39.6525 Location of Parking and Loading Spaces, MCC 39.6530 Improvements Required, MCC 39.6540 Joint Parking or Loading Facilities, MCC 39.6555 Design Standards: Scope, MCC 39.6560 Access, MCC 39.6565 Dimensional Standards, MCC 39.6570 Improvements, MCC 39.6575 Signs, MCC 39.6580 Design Standards: Setbacks, MCC 39.6590 Minimum Required Off-Street Parking Spaces, MCC 39.6595 Minimum Required Off-Street Loading Spaces

Exterior Lighting: MCC 39.6850 Dark Sky Lighting Standards

Community Service Uses: MCC 39.7500 through 39.7525, more specifically: MCC 39.7505 General Provisions, MCC 39.7510 Conditions and Restrictions, MCC 39.7515(A) through (H) Approval Criteria, MCC 39.7520 Uses, MCC 39.7525 Restrictions

Radio and Television Transmission Towers: MCC 39.7550 through MCC 39.7575, more specifically MCC 39.7560 Application Requirements, MCC 39.7565 Approval Criteria for New Transmission Towers, MCC 39.7570 Design Review, MCC 39.7570, MCC 39.7575 Radiation Standards

Design Review: MCC 39.8000 through MCC 39.8050, more specifically MCC 39.8020 Application of Regulations, MCC 39.8040 Design Review Criteria, MCC 39.8045 Required Minimum Standards, MCC 39.8050 Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements

Adjustments and Variances: MCC 39.8200 Adjustments and Variances; Generally, MCC 39.8205 Scope, MCC 39.8215 Variance Approval Criteria

Parcels, Lots, Property Lines and Land Divisions:

- Purpose, Scope and Types of Land Divisions: MCC 39.9035 Category 1 Land Divisions

- Land Divisions: MCC 39.9400 through MCC 39.9470, more specifically, MCC 39.9400 Criteria for Approval, Category 1 and Category 2 Tentative Plan and Future Street Plan
- Standards for Land Divisions: MCC 39.9500 through MCC 39.9625, more specifically, MCC 39.9505 Land Suitability, MCC 39.9510 Lots and Parcels, MCC 39.5010

Comprehensive Plan Policies:

- Chapter 4 – Forest Land: Policy 4.3 and 4.6
- Chapter 5 – Natural Resources: Policy 5.14, and 5.43
- Chapter 6 – Historic and Cultural Resources: Policy 6.4
- Chapter 11 – Public Facilities: Policy 11.12, 11.13, and 11.17

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link: **Multnomah County Comprehensive Plan**.

Enclosures:

Zoning Map
Preliminary Subdivision Plat
Site Plan approved in T3-2018-10227
Building Plan approved in T3-2018-10227

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.

Commercial Forest Use -3 (CFU-3) Zoning



Clackamas County



Department of Community Services
Land Use Planning and Transportation
Program
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land_use_planning@multico.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Zoning Map of:

Property 1: 56150 National Forest
Road #1200126, Rhododendron
Tax Lot 2500, Section 29, Township 1
South, Range 6 East, W.11.

Property 2: Tax Lot 2400, Section
20, Township 1 South, Range 6 East,
W.11.

Property 3: Tax Lot 2200, Section
19, Township 1 South, Range 6 East,
W.11.

Property 4: Tax Lot 1000, Section
24, Township 1 South, Range 5 East,
W.11.

Property 5: Tax Lot 900, Section 24,
Township 1 South, Range 5 East, W.11.

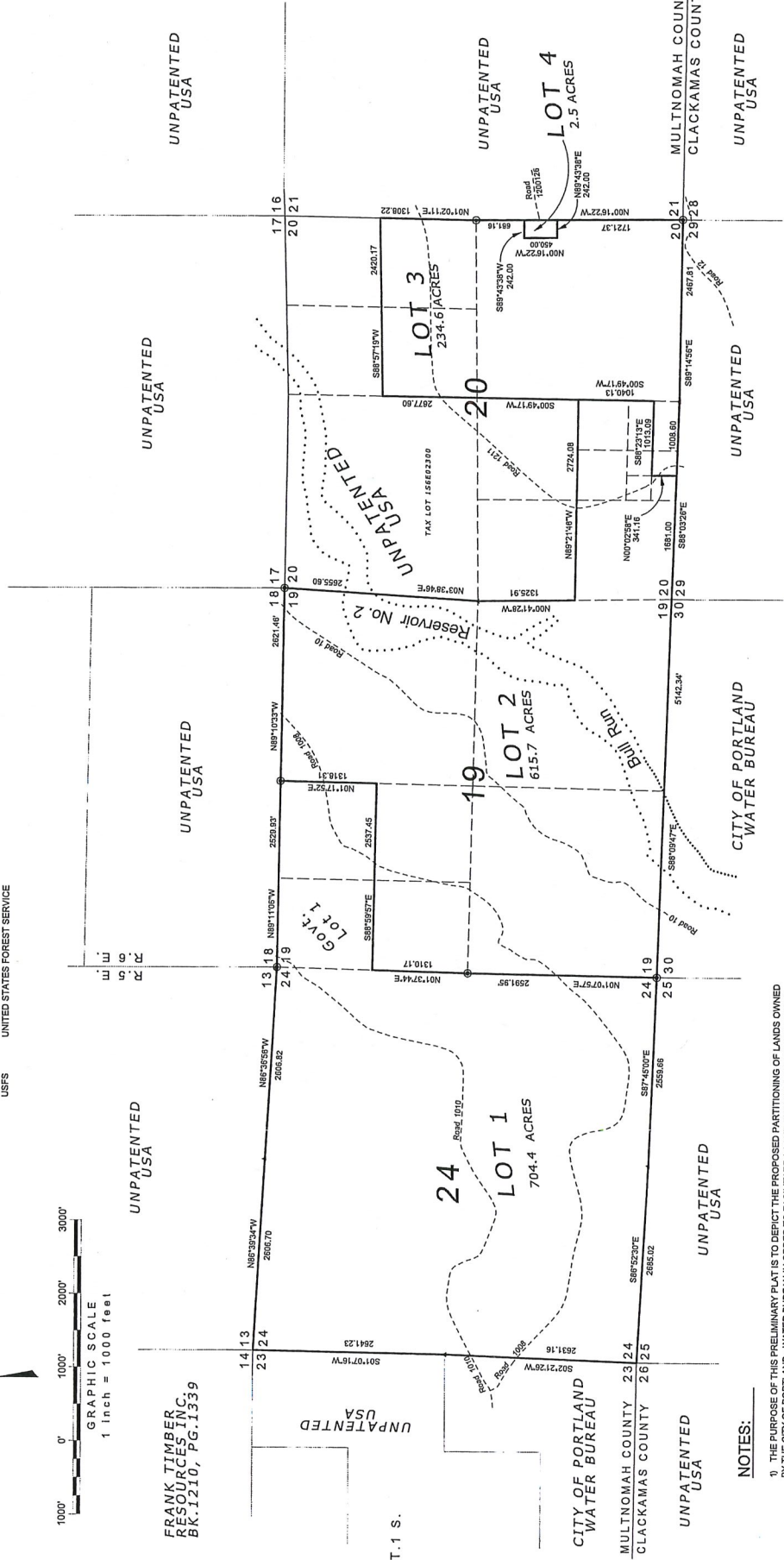
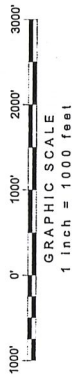
Web Layout

PRELIMINARY PLAT FOR "WALKER PRAIRIE"

LOCATED IN SECTION 24, T1S, R5E, AND SECTION 19 & 20, T1S, R6E,
WILLAMETTE MERIDIAN, MULTNOMAH COUNTY, OREGON

LEGEND

- FOUND MONUMENT
- △ CALCULATED POINT
- APPROXIMATE RESERVOIR LIMITS
- APPROXIMATE ROAD CENTERLINE
- PROPOSED PARCEL BOUNDARY
- USFS UNITED STATES FOREST SERVICE



FRANK TIMBER
RESOURCES, INC.
BK.1210, PG.1339

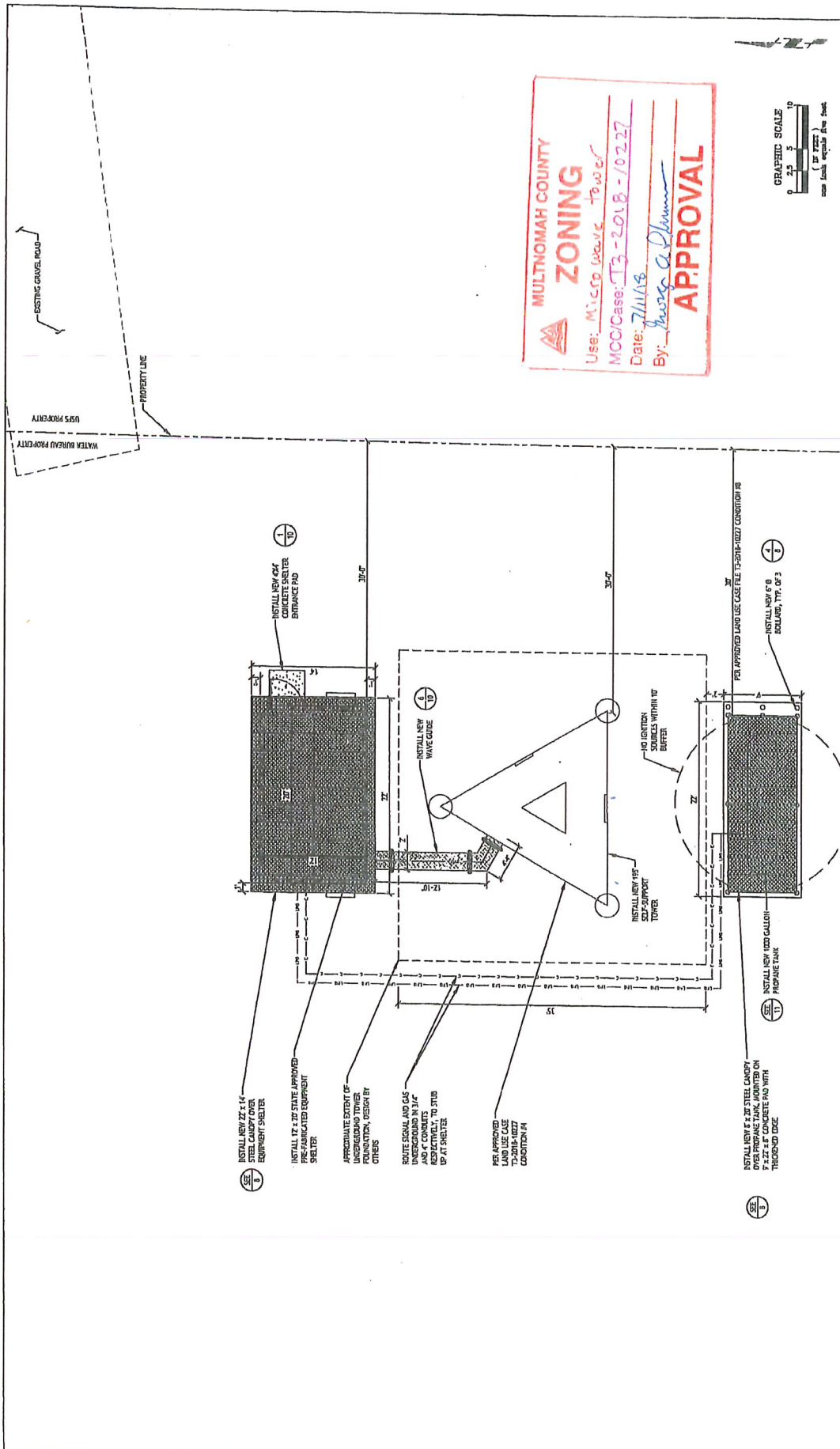
T.1 S.

NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO DEPICT THE PROPOSED PARTITIONING OF LANDS OWNED BY THE CITY OF PORTLAND - WATER BUREAU IN ORDER TO FACILITATE A LAND EXCHANGE WITH THE UNITED STATES FOREST SERVICE.
2. DIMENSIONS AND SECTION LINES SHOWN HEREON ARE BASED ON A COMBINATION OF A) MONUMENTS FOUND AND MEASURED IN A PRELIMINARY SURVEY BY THE PORTLAND WATER BUREAU, B) RECORD DIMENSIONS SHOWN ON CERTAIN EXISTING PLATS, C) CALCULATED POINTS FOR THE BREAKDOWN OF SECTIONS PER THE BLM MANUAL, ALL PROPOSED PARCELS SHOWN HEREON ARE INTENDED TO BE SECTIONS OR ALIQUOT PARTS OF SECTIONS.
3. AN EXISTING AERIAL POWER LINE (NOT SHOWN GRAPHICALLY) RUNS GENERALLY PARALLEL WITH ROAD 10 ALONG THE SOUTH SIDE OF THE ROAD.
4. ROADS AND WATER FEATURES SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAMMETRY TAKEN IN 2014. THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR DATA FROM 2007, WITH A 10 FOOT CONTOUR INTERVAL.
5. THE BASIS OF BEARINGS FOR THIS PRELIMINARY SUBDIVISION IS GRID NORTH BASED ON OREGON STATE PLANE COORDINATES, NORTH ZONE.



PROJECT: W01616 BULL RUN LAND EXCHANGE WITH USFS
DATE: 8-14-2019 (REV. 01-15-2020)
DRAWN BY: PAUL R. EIGORD
CREW: PWS SURVEY
SHEET 1 OF 2



MULTNOMAH COUNTY
ZONING
Use: Microwave Tower
MCC/Case: T3-2018-10227
Date: 7/11/18
By: *Theresa A. Plummer*
APPROVAL

Submitted Reg. Fee Exp. No. 1427 Approved Reg. Fee Exp. No. 1514 Cancelled Reg. Fee Exp. No. 1514		5 = 12 ENLARGED SITE PLAN
cushing Don Cushing Associates Civil Engineers 107 SE Washington Street, Suite 203 Portland, OR 97214 (503) 394-5541 www.cushing-ae.com		Nick Fish Commissioner Michael P. Stuhrt Administrator
PORTLAND WATER BUREAU FROM DESIG TO FACCT		Microwave Replacement Project Camp Creek Microwave Tower 15SE200da 5 = 12

MULTNOMAH COUNTY

ZONING

Use: Microwave Tower

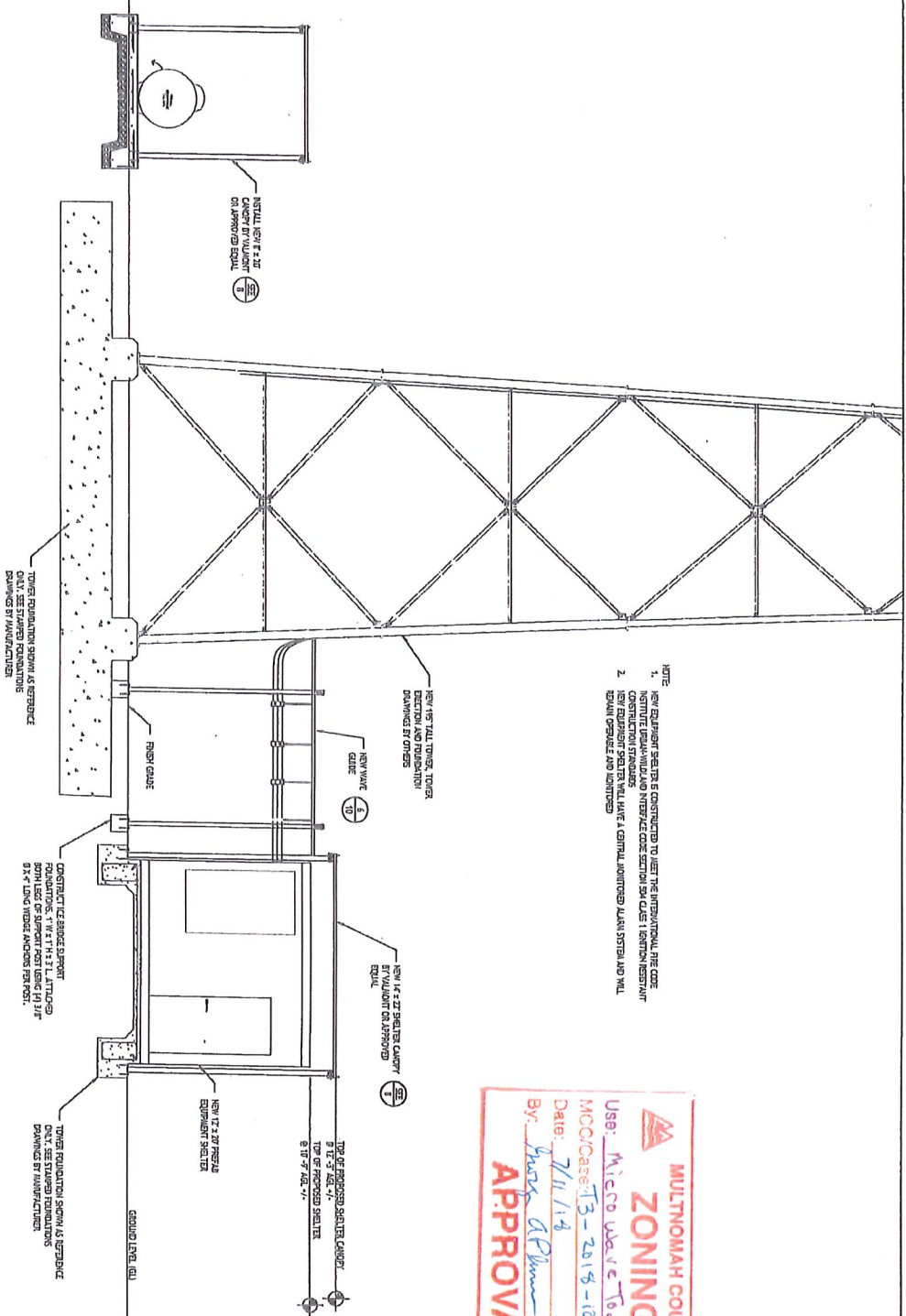
MCC/Case: T3-2018-10127

Date: 7/11/18

By: Theresa A. Plummer

APPROVAL

- NOTE:
1. NEW EQUIPMENT SHELTER IS CONSTRUCTED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS FOR STRUCTURAL AND INTERIOR CODE SECTION 501 CLASS 1 RADIATION RESISTANT CONSTRUCTION STANDARDS.
 2. NEW EQUIPMENT SHELTER WILL HAVE A CENTRAL MONITORED ALARM SYSTEM AND WILL REMAIN OPERABLE AND MONITORED.



GRAPHIC SCALE

0 12 3 5

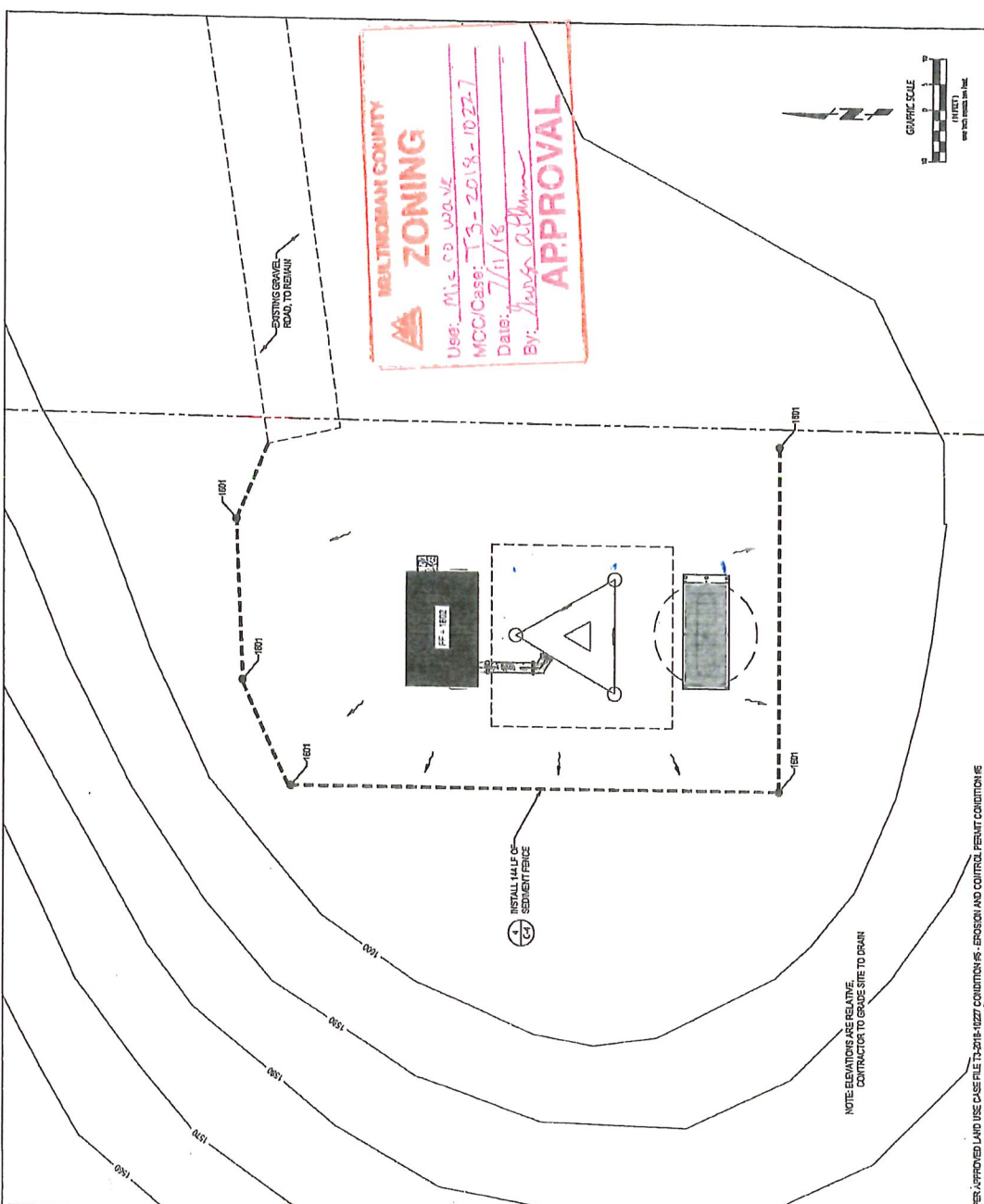
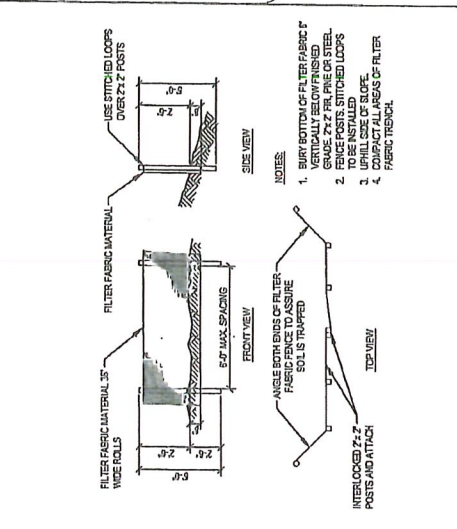
(SEE PAGE 2)

Scale: 1/8" = 1'-0"

cushing Don Cushing Associates Civil Engineers 107 SE Washington Street, Suite 200 Portland, OR 97214 www.cushing-civil.com		Designed by: <u>Don Cushing</u> Drawn by: <u>Don Cushing</u> Checked by: <u>Don Cushing</u> Reviewed by: <u>Don Cushing</u>
		Submitted: <u>July 11, 2018</u> Accepted: <u>July 11, 2018</u> Contract: <u>See Page 10 of 11</u>
PORTLAND WATER BUREAU FROM POLICE TO PARKS Nick Fish Commissioner Michael P. Slurr Administrator		Microwave Replacement Project Camping Creek Microwave Tower ELEVATIONS
Project No: <u>1592006</u> Revision: <u>1</u>		Project No: <u>1592006</u> Revision: <u>1</u>

- EROSION CONTROL NOTES**
- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROL MEASURES.
 - THE EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROL MEASURES.
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SCALE: HTS 1



PER APPROVED LAND USE CASE FILE T3-2018-1027 CONDITIONS - EROSION AND CONTROL PERMIT CONDITIONS

Submitted	Accepted	Cancelled	Other
Reg. Fee Exp. 03/15/27	Reg. Fee Exp. 03/15/27	Reg. Fee Exp. 03/15/27	Reg. Fee Exp. 03/15/27

PORTLAND WATER BUREAU
FROM: PORTLET TO: FAUCET

Nick Fish
Commissioner

Michael P. Stuh
Administrator

McCluskey County
ZONING
Use: Misc. CD, U20, V2
MCC Case: T3-2018-1027-7
Date: 7/11/18
By: *Theresa A. Quinn*
APPROVAL

McCluskey County
ZONING
Use: Misc. CD, U20, V2
MCC Case: T3-2018-1027-7
Date: 7/11/18
By: *Theresa A. Quinn*
APPROVAL

McCluskey County
ZONING
Use: Misc. CD, U20, V2
MCC Case: T3-2018-1027-7
Date: 7/11/18
By: *Theresa A. Quinn*
APPROVAL

SEDIMENT FENCE DETAIL

SCALE: HTS 2

cushing
Dorr Construction Associates, Inc. Engineers
101 S. Main Street, Suite 203
Portland, OR 97214
(503) 525-5531
www.cushing-engineers.com

Rev.	Description	Date
1	Initial	07/11/18

T3-2019-12391
FRALEY ROBERT
PORTLAND WATER BUREAU

robert.fraley@portlandoregon.gov

T3-2019-12391
US FOREST SERVICE NSA OFFICE
ATTN: ROBIN SHOAL

rshoal@fs.fed.us

T3-2019-12391

ROW

T3-2019-12391
FRANK TIMBER RESOURCES INC
PO BOX 79
MILL CITY OR 97360-0079

T3-2019-12391
US FOREST SERVICE NSA OFFICE
ATTN: CHRIS DONNERMEYER

cjdonnermeyer@fs.fed.us

T3-2019-12391
EMSWCD
ATTN: ANDREW BROWN

andrew@emswcd.org

T3-2019-12391
US FOREST SERVICE NSA OFFICE
ATTN: CASEY GATZ

cgatz@fs.fed.us