

14 DAY OPPORTUNITY TO COMMENT

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.**

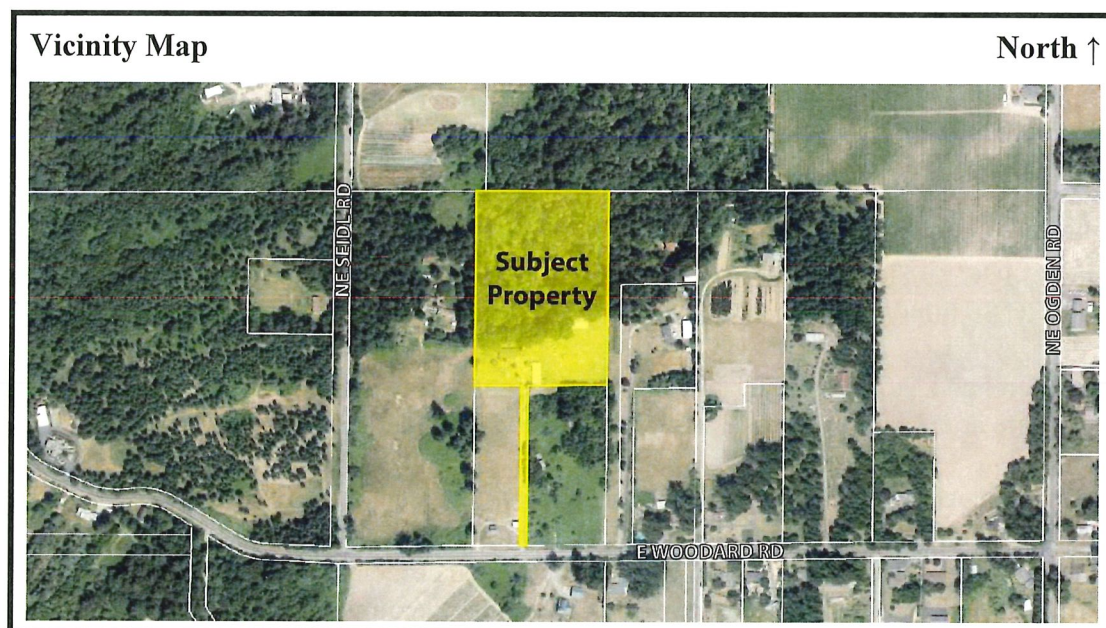
Case File: T2-2019-12701

Location: No Situs Address, adjacent and north of 29501 E Woodard Road, Troutdale
Tax Lot 600, Section 31DB, Township 1 North, Range 4 East, W.M.
Alternate Account #R944310660 Property ID #R322458

Applicant: Kimberly Spongberg, BlackRock LLC

Base Zone: Multiple Use Agriculture – 20 (MUA-20) **Overlays:** N/A

Proposal: The applicant is requesting an Administration Decision by the Planning Director to construct a 150-foot-tall monopine wireless communications (cell tower) facility. The application must comply with the applicable criteria for a Wireless Communications Facility and Design Review. The applicant also requests a Lot of Record Verification that the subject property was lawfully established in according with zoning and land division regulations at the time of its creation/reconfiguration.



Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on Tuesday, July 14, 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 contact planner, Rithy Khut at 503-988-0176 or rithy.khut@multco.us.

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

Definitions: MCC 39.2000 Definitions

Lot of Record – General Provisions: MCC 39.3005 Lot of Record – Generally

Lot of Record Requirements Specific to Each Zone: MCC 39.3080 Lot of Record – Multiple Use Agriculture-20 (MUA-20)

Multiple Use Agriculture (MUA-20): MCC 39.4315(F) Review Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4340 Off-Street parking and Loading, MCC 39.4345 Access

Parking, Loading, Circulation and Access: MCC 39.6505 General Provisions, MCC 39.6510 Continuing Obligation, MCC 39.6515 Plan Required, MCC 39.6520 Use of Space, MCC 39.6525 Location of Parking and Loading Spaces, MCC 39.6530 Improvements Required, MCC 39.6535 Change of Use, 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 39.6580 Design Standards: Setbacks, MCC 39.6585 Landscape and Screening Requirements, 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

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

Design Review: MCC 39.8010 Design Review Plan Approval Required, MCC 39.8020 Application of Regulations, MCC 39.8040(A)(1)(a) and (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:

Zoning Map

Site Plan

Elevation Plan

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.

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"

ENLARGED SITE PLAN	2
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24"x36" SCALE: 1" = 100'-0"
11"x17" SCALE: 1" = 200'-0"

SITE PLAN	1
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Know what's below.
Call before you dig.

Drawing Time:

BOB

MORRISON HERSHFIELD
600 STEWART ST., SUITE 200

AskE Teams:



Implementation Team:

Client:

No.	Date	Revision
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11/03/2021	11/03/2021	0
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1	10/12/17	ISSUED FOR
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5	02/21/15	ISSUED FOR
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4	05/24/19	ADD L-8'
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COMPLIANCE WITH THE LATEST REVISIONS OF THE AIAA SPECIFICATIONS MEANS THE PROPER WEIGHTED COMBINATION OF WEIGHTS

DIVIDENDS AND AGREE CONSULTATIONS. NO VARIATIONS OR MODIFICATIONS.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LOCUS CONCILIANTS. ON ANY ERRORS OR QUESTIONS, NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
 51504AP
 G. LANCE COOKE
 OREGON
 JANUARY 13, 2009
 EXPIRES 12/31/16

ZONING	
5	11/15/19
4	05/24/19
3	02/27/19
2	05/25/18
1	10/12/17
0	02/17/17
A	12/19/16



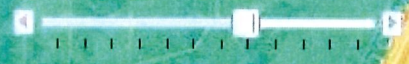
 **MORRISON HERSHFELD**
600 STEWART ST., SUITE 200
SEATTLE, WA 98101
Tel 206.206.7370
business development services hlfid.com

**POR
STINGER**
29421 E WOODARD RD
TROUTDALE, OR 97060

SITE PLAN

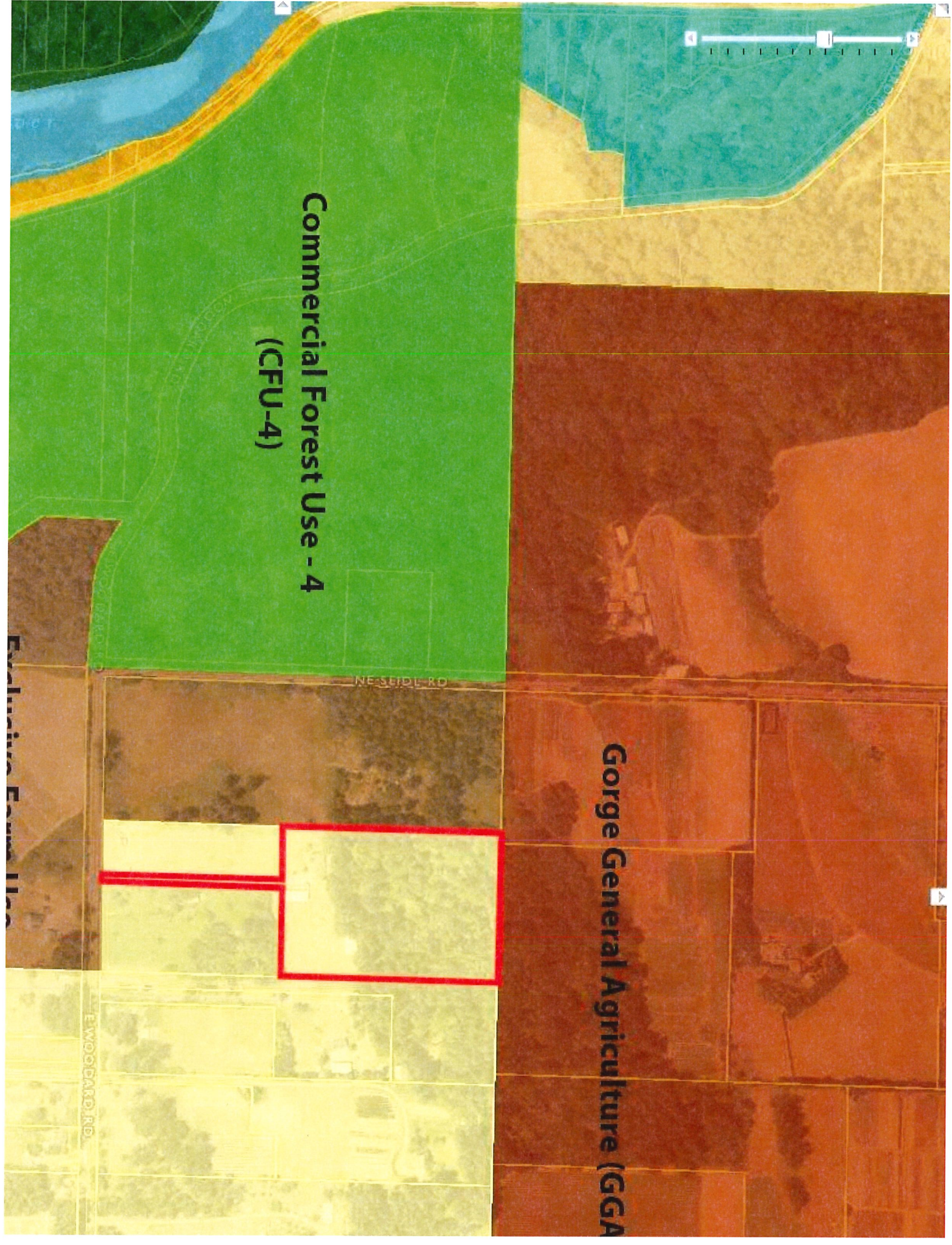
Project Number:	190001800	Start Date:	12/13/16
Drafter:	JA	Designer:	RB
Project Manager:	LC	Professional of Record:	LC
Revision:	01	Revision:	01

5	A-1
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**Commercial Forest Use - 4
(CFU-4)**

Gorge General Agriculture (GGA)



Exclusive Easement