



MULTNOMAH COUNTY
LAND USE & TRANSPORTATION PROGRAM
1600 SE 190TH Ave, Suite 116, Portland OR 97233
Ph. 503.988.3043 Fax 503.988.3389
www.co.multnomah.or.us/landuse

NSA
Road/Utility
Expedited
Application

1012PM 000001 #3042
1
0012 NANCY
PERMITS-TYPE 2 \$100.00
TOTAL \$100.00
CHECK \$100.00
CHANGE 20.00

PROPERTY

Nearest Address NE Brower Rd / E Haines Rd Nearest Cross Street NE Thompson Mill Rd

PROPOSED DEVELOPMENT (check all that apply)

- ☐ Road Closure Gates Length _____ Height _____ ft
- ☐ New traffic detection devices, vehicle weighting devices, or signal boxes. (Does not include signs) Size _____ (120 sf max) Height _____ ft (12 ft max)
- ☐ New guardrails, guardrail ends, wire strand or woven wire access control fences.
- ☐ Air, weather, water or similar research & monitoring facility attached to existing structure Size _____ (120 sf max) Height _____ ft (12 ft max)
- ☒ New underground utility facility located inside road, utility, or railroad rights-of-way or previously disturbed easement. Ditch Width 6" (36 in max)
Amount of excavation for non-linear facilities 0 (20 cubic yds. Max) 24" x 36" x 24"
each vault
- ☐ Trail Reconstruction. May include up to 1,000 foot reroute.
- ☐ Decommission non-paved road: Includes ripping road surface, barriers, revegetation
- ☐ Develop new or modify existing aboveground/overhead utility facilities
Size _____ (120 sf max) Height _____ (12 ft. max)
- ☒ Replace existing aboveground/overhead utility facilities in the same location and no more than 15% larger than the existing facilities. (same size)
- ☐ New antennas/support structures necessary for public service on existing wireless communication poles and towers if size is minimum necessary to provide the service.
- ☐ Outdoor lights ☐ Other: _____

APPLICANT

Name Cascade Utilities, Inc Phone 503-630-8923
Mailing Address PO Box 189 Fax 503-630-8994
City Estacada State OR Zipcode 97023 e-mail doddt@cuaccess.net

OWNER (if work is to occur on private property)

Name _____ Phone _____
Address _____ City _____ State _____ Zipcode _____

I authorize the applicant to make this application.

Property Owner Signature

If no owner signature above, a letter of authorization from the owner is required. ☐
NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

NSA Expedited Application_road

For Staff Use

CASE
NUMBER

12-2010-909

State ID #

Alt Acct. #

VARIOUS

DATE
SUBMITTED

ZONING

GSP-40, GGF-40, 20

MCC CITATION
(For Qualifying Use)

Related Case No

Open UR/ZV

rev. 5/16/2008

Work in Road
Rights-of-Way

Type:

- ☐ State
☒ County

Permit#

Instructions for applicants:

The checklist below asks you to confirm facts or conditions related to the subject property and your proposal. The numbered paragraphs in bold represent code requirements or criteria for development in the National Scenic Area (NSA). Those criteria are addressed when you check a box below each numbered paragraph. By checking a box, you are confirming that the corresponding statement applies to your project. Staff concurrence is indicated by initials in the boxes along the right column of this form. Please ensure that you check a box under every numbered paragraph or staff will not be able to process this application under the Expedited Review Process.

Scenic Resources

- 1. Any application involving Interstate 84 must first be reviewed for consistency with the I-84 Corridor Strategy by the ODOT lead I-84 Strategy Team.**

Staff initial:

LE

- ☒ This application does not involve Interstate 84. *The I-84 Corridor Strategy does not apply.*
- ☐ This application does involve Interstate 84. The proposal has been reviewed for consistency with the I-84 Corridor Strategy by the I-84 Strategy Team. *The proposal is consistent with the I-84 Corridor Strategy.*

Attach agency confirmation

- 2. The colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. This guideline shall not apply to additions, which may match the color of existing buildings.**

Staff initial:

LE

- ☒ The application is for an addition to or modification of an existing structure, or placement of a new structure on land that is not topographically visible from a Key Viewing Area (KVA). The KVA(s) the structure is visible from are (no above ground level facilities proposed). The attached site plan illustrates how the structure is topographically screened from these KVA(s). *This criterion has been met.*

See NSA Handout #4: Expedited Development Review Process, for list of KVAs

Note to applicant: Show on the site plan the location of the terrain feature or landform that screens the structure with arrows identifying the vantage point from which the site is viewed from the KVA(s).

Attach plan

- ☐ The application is for an addition to or modification of an existing structure, or placement of a new structure on land that is topographically visible from one or more key viewing areas. As shown in the attached color chip and site photograph, the above ground portion of the structure will be dark earth tones that are found at the site or surrounding landscape. *This criterion has been met.*

Attach color chip(s) & photo(s) of structure & surrounding landscape

- 3. Structures topographically visible from key viewing areas shall use low or non-reflective building materials.**

Staff initial:

LE

☒ The application does not involve a structure that is topographically visible from a key viewing area. *This criterion has been met.*

☐ The application includes structure(s) that are topographically visible from one or more key viewing areas. As shown in the attached samples, the above ground portions of the proposed structure(s) will use low or non-reflective building materials. *This criterion has been met.*

**Attach
building
material
samples**

4. Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

Staff initial:

LG

☒ The application does not include outdoor lights. *This criterion is not applicable.*

☐ The application includes outdoor lights. As shown in the attached specification sheet, the proposed lights will be hooded and shielded and are composed of non-reflective, opaque materials. A site plan and/or elevation drawings shows the location of the lighting. Based on these drawings the lighting will not be highly visible from key viewing areas. *This criterion has been met.*

**Attach spec
sheet here**

5. Structures within 1/2-mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and/or designed to achieve the applicable scenic standard (e.g., visual subordination, not visually evident).

Staff initial:

LG

☒ The application does not involve a structure that is within 1/2-mile of and topographically visible from a key viewing area. *This criterion is not applicable.*

☐ The application includes structure(s) that are within 1/2-mile of and topographically visible from (a) key viewing area(s). As shown on the attached site plan, and exterior architectural elevations or rendered photo, the proposed structure(s) will be sited, screened, and/or designed so that it achieves the standard of: ☐ visual subordination, or ☐ not visually evident

**Attach
elevations or
photo of
structure**

Explain how standard is achieved.

**See NSA
Handout #5:
Designing
for Approval**

This criterion has been met.

Recreation Resources

6. The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.

- ☒ The attached site plan labels the uses on adjacent parcels. There is no established recreation site on an adjacent parcel. *This criterion is not applicable.*
- ☐ The attached site plan labels show that the property is adjacent to at least one established recreation site, but does not detract from the use and enjoyment of the site. The proposed development will not generate noise, dust, or odors at levels significant enough to impact the use. Also, the site plan shows that the proposed development would not interfere with access to the adjacent recreation site(s). *This criterion has been met.*

Staff initial:

LE

*Label
adjacent
uses on
attached
site plan*

Cultural Resources

7. The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey.

Staff initial:

LE

Note to applicant: If an Indian tribe sends a letter in response to the application indicating that the proposal affects a treaty right or cultural resource, then the application can not be reviewed using the expedited development review process.

Reconnaissance Survey

Proposed development does not require a reconnaissance survey if it meets any of the following (check at least one that applies):

- ☒ Is limited to the modification, expansion, replacement, or reconstruction of existing buildings and structures.
- ☐ Will not disturb the ground (e.g. new overhead wires on existing poles)
- ☒ Occurs on a site that was previously disturbed by human activities where the depth and extent of the grading does not exceed prior ground disturbance.
- ☐ Involves minor ground disturbance, as defined by depth and extent (e.g. fence construction, installation of new meter, etc.)

Width _____ x Length _____ x Depth _____

Note to applicant: The project will not qualify for expedited review if the Gorge Commission disagrees that the activity results in minor disturbance.

- ☐ Occurs on a site that has been adequately surveyed in the past, or has been identified by the Gorge Commission, USFS Archaeologist, or private archaeologist as having a low probability of containing cultural resources.

This criterion has been met.

*Show area
and type of
disturbance
on plan*

Attach survey

Historic Survey

A historic survey is not required for the following activities (check at least one):

- ☒ There are no structures 50 years old or older on the property.
- ☐ There is/are structures 50 years old or older; however, the application does not alter the structure(s), nor does it compromise features of the surrounding area that help define the historic character of the structure(s).

This criterion has been met.

Natural Resources

8. The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

- ☒ The proposal is for development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained. *This criterion is not applicable.*
- ☒ As shown on the attached site plan, proposed development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. *The criterion has been met.*

9. The development will not adversely impact sensitive wildlife or plant species or is at least 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. This guideline shall not apply to development that does not disturb the ground or is located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

- ☒ As shown on the attached site plan and confirmed by planning staff, the proposed development is over 1,000 feet from known sensitive wildlife areas or sites (excluding sensitive aquatic species, deer winter range, and turkey habitat) and known sensitive plants. *This criterion has been met.*
- ☒ The proposed development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained. *This criterion is not applicable.*
- ☐ Although proposed development is within 1,000 feet of a known sensitive wildlife area or site, the Oregon Department of Fish and Wildlife (for GMA lands) or U.S. Forest Service (SMA lands) has determined that the area or site is not active, that development will not compromise the integrity of the wildlife area or site, or that development will not occur during a time of year that the wildlife species are sensitive to disturbance.
- ☐ Although proposed development is within 1,000 feet of known sensitive plants, a representative of the Oregon Natural Heritage Program or an expert

Staff initial:

Le

Show rights-of-way or easement boundary on site plan

Staff initial:

Le

See land use staff for agency contacts

Attach agency confirmation

in botany or plant ecology has determined that development will not occur within 200 feet of a sensitive plant species.

NOTICE OF PRELIMINARY DECISION

In accepting this application for expedited review, the Planning Director is granting preliminary approval of the development. The Gorge Commission, U.S. Forest Service, Indian tribal governments, and property owners within 750 feet of the subject tract will be given 14 days to provide comments. If no comments are received, the decision shall become final at the close of business on the 14th day. If substantive written comments are submitted, the Planning Director will either modify the decision to address the comments and re-issue it for a 14-day appeal period or re-direct the application to full review if comments establish that the proposed development is not eligible for expedited review.

Comments must be directed to the applicable approval criteria. Those in **bold** above are listed in §38.7100 of the County code. Failure to provide comments during the comment period will preclude a right to appeal.

Conditions/Limitations of Approval

1. If, during construction, cultural or historic resources are discovered, the applicant/owner shall immediately cease development activities and inform the Multnomah County Land Use Planning Division, Columbia River Gorge Commission, and the U.S. Forest Service of any discovery pursuant to MCC 38.7045(L) & (M); or MCC 38.7050(H) as applicable. Once halted, construction activities shall not resume until these standards have been satisfied.
2. Approval of this land use permit is based upon the statements made in this application and attached materials. No work shall occur under this permit other than that which is specified in these documents.
3. Development of structures must be commenced within 2 years of the date of this decision, and completed within 2 years of the date of commencement. The property owner may request an extension of either of these timeframes, as provided in MCC 38.0700. Such a request must be made prior to expiration of the permit.

This decision is final at the close of the comment period unless comments are received. If no comments are received, the effective date of the decision is Sept 24, 2010

FOR STAFF USE

At close of the comment period (check one that applies):

- ☐ No substantive written comments were received. The decision is final.
- ☐ Substantive written comments were received. The Planning Director will issue a letter addressing the comments and may modify this preliminary decision.
- ☐ Written comments were submitted showing that the proposed development is not eligible for expedited review. The project will be reviewed using the full development review process.

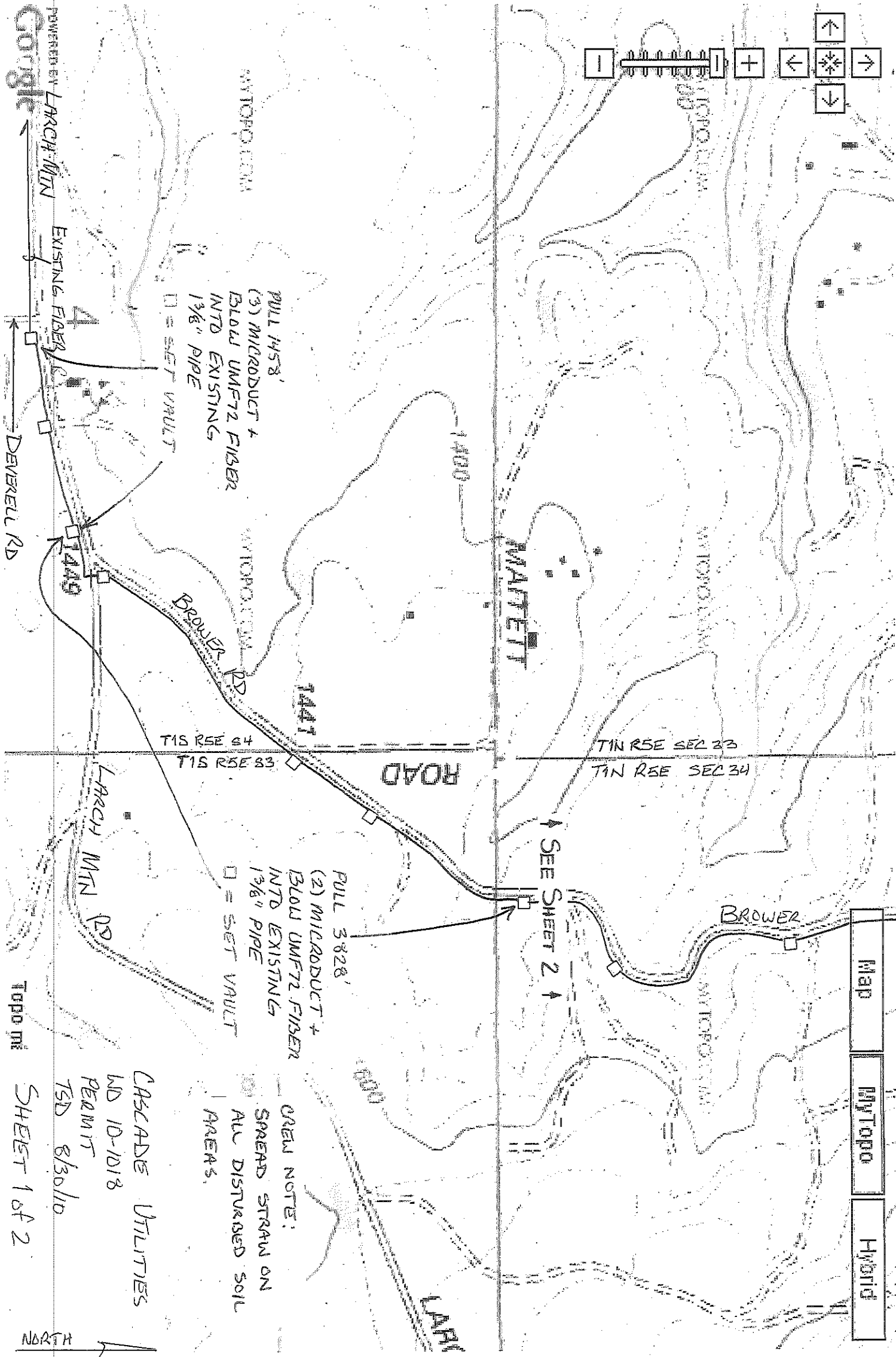
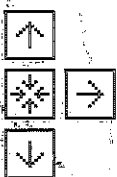
Staff initial: _____

Date: _____

Any comments received are included in the County records for this application.

☐ Fill out NSA DR Database Form for Gorge Commission and include copy with file.

Phone: 503.630.4202
Fax: 503.630.8994



PULL 1458'
(3) MICRODUCT +
BLOW UMFT2 FIBER
INTO EXISTING
1 3/8" PIPE

□ = SET VAULT

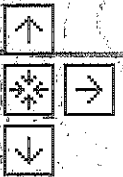
PULL 3828'
(2) MICRODUCT +
BLOW UMFT2 FIBER
INTO EXISTING
1 3/8" PIPE

□ = SET VAULT

CREW NOTE:
SPREAD STRAW ON
ALL DISTURBED SOIL
AREAS.

CASCADIA UTILITIES
MD 10-1018
PERMIT
TSD 8/30/10
SHEET 1 of 2

NORTH



Map

MyTopo

Hybrid

MINF

HAINES RD

HAINES RD

BROWER RD

THOMPSON MILL RD

PULL 7630'
(2) 10" DUCT +
BLD UNFTZ FIBER
ALL INTO EXISTING
1 3/8" PIPE
□ = SET VAULT
FLUSH WITH GROUND

T1N R5E SEC 33
T1N R5E SEC 34

T1N R5E SEC 27
T1N R5E SEC 34

33
NSA ↑

34

CREW NOTE:

SPREAD STRAW
ON ALL DISTURBED
SOIL AREAS

ROW 200S
(2) 1.25" PIPE +
BLD UNFTZ FIBER
□ = SET VAULT
● = PLACE BIOBAGS
IN DITCH UPSTREAM
FROM ALL CULVERTS

BROWER RD

CASCADE UTILITIES

WD 10-1018

PERMIT

TSD 8/30/10

TOPO MAPS II SHEET 2 OF 2

SEE SHEET 1 ↑

NORTH