



DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND USE PLANNING DIVISION
1600 SE 190th Avenue
Portland, OR 97233
(503) 248-3043 FAX (503) 248-3389

OPPORTUNITY TO COMMENT

**MODIFICATION TO COMMUNICATION FACILITY and
GRADING AND EROSION CONTROL PERMIT**

CASE FILES: PRE 8-99 and GEC 27-99

June 18, 1999

Proposal: King Broadcasting Company, DBA, KGW-TV, wishes to modify an existing communication facility. They are proposing to add accessory uses necessitated by the tower replacement (previously approved) as well as the modification of other existing accessory uses. These changes include constructing several satellite ground stations, and generator, fuel tanks, and utility transformer pads. Additionally, the applicant plans to construct a structure to house the transmitters and associated equipment necessary to allow KOPB-TV to broadcast. The plan also calls for widening and improving the existing paved road to provide better access for emergency vehicles. All of these modifications will require grading. A Grading and Erosion Control Permit application for grading activities associated with this construction has been submitted. See attached site plan.

Location: 299 NW Skyline Blvd.
TL 60 and 1200, Section 36, T1N, R1W, W.M.
Tax Account R#96136-0600 and #96136-0850

Property Owner

King Broadcasting Co.
Joan Sheldon Controller
1501 SW Jefferson St.
Portland, OR 97201

Applicant

Christopher Koback
Davis Wright Tremain LLP
1300 SW Fifth Ave., Suite 2300
Portland, OR 97201

Zoning: Residential (R-10)

Approval criteria: Chapter 29.300, Grading and Erosion Control Code. MCC 11.15.7040(A-C), and MCC .7035(F) and (B).

Comment Period: Written comments regarding this application will be accepted if received at the address above by **Friday, July 2, 1999** prior to **4:30 PM**.

This notice is being sent to all property owners within 100 feet of the subject parcel as well as to the applicable local Neighborhood Association identified by Multnomah County. Notice of the decision will be sent only to those submitting written comments within the comment period.

You are invited to comment on this application within the comment period identified on the front page of this notice.

Copies of applicable approval criteria and all evidence relied upon by the applicant are available for review in the Planning Office. Copies of the application material can be purchased at a cost of \$0.30 per page.

Issues which may provide the basis for an appeal to the Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient specificity to enable the decision maker to respond to the issue.

The Planning Director may grant the variance for which the application is made and may attach reasonable conditions thereto. Notice of the decision will be sent to the applicant and any party who submits written comments within the timeframe described above.

The Decision of the Director may be appealed to a Hearings Officer by those persons entitled as provided in ORS 215.416 (11).



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GRADING AND EROSION CONTROL PERMIT
CASE FILE: GEC 27-99
July 22, 1999

WHAT: Grading and Erosion Control Permit application for grading activities associated with temporary road construction, driveway widening, and installation of facilities for an existing communication facility.

WHERE: 299 NW Skyline Blvd.
TL 60 and 1200, Section 36, T1N, R1W, W.M.
Tax Account R#96136-0600 and #96136-0850

WHO: Property Owner
King Broadcasting Co.
Joan Sheldon Controller
1501 SW Jefferson St.
Portland, OR 97201

Applicant
Christopher Koback
Davis Wright Tremain LLP
1300 SW Fifth Ave., Suite 2300
Portland, OR 97201

APPROVAL CRITERIA:

Applicable approval criteria for this decision can be found in Chapter 29.300, Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes.

DECISION:

APPROVED, subject to limitations, a Grading and Erosion Control Permit for grading activities associated with temporary road construction, driveway widening and installation of facilities for an existing communication facility.

LIMITATIONS:

1. This approval is based on the submitted written narrative(s), site plan and erosion control plan. No excavation or fill shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.
2. A sediment fence shall be placed along the south side of the temporary road which accesses the most southerly anchor.

3. The property owner shall maintain sediments fences until the permanent vegetation is established.
4. A landscape plan shall be submitted for review and approval prior to building permit sign-off. The landscape plan shall be in accordance with the requirements of PRE 8-99.
5. All graded, disturbed, and bare soil areas are to be seeded or planted, immediately following the completion of grading activities. These areas should also be mulched to protect the soil and control erosion while vegetation is maturing.
6. Spoil materials that are to be excavated and removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.
7. Any stock piled materials shall have erosion control measures installed around it immediately, and be maintained in a working state.
8. Surface runoff from KGW facilities will be handled by the existing storm drain system. The City of Portland will be responsible for reviewing all on-site storm drain designs to ensure surface runoff from the OBP facilities is detained on-site. OBP facilities includes all new impervious surfaces such as parking areas, driveways, transformer pads, and buildings. The storm drain system shall be identified on the OBP building plans submitted for zoning approval.
9. No grading nor any impervious surface shall occur in the existing or future drainfields. The septic systems could fail. The applicant should field verify the location of the existing drainfield and fence it off. Additionally the site of any future drainfields should be marked in the field to prevent encroachment. Contact Mike Ebeling at the City of Portland at 823-7790 for further information regarding other drainfield requirements.
10. All grading work for the 1999 season shall be completed by October 15, 1999. If work is not completed by then, supplementary wet weather measures shall be installed prior to working through the winter season.
11. The property owner shall contact the Multnomah County Land Use Planning Division to arrange for a **site inspection** at the end of each phase of the development or by October 30 of each year.
12. Grading and erosion control activities shall be completed within two (2) years from the date of this approval.

IN THE MATTER OF GEC 27-99

Signed: Virginia Dodson, Planner
For: Kathy Busse, Planning Director
July 22, 1999