

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.**

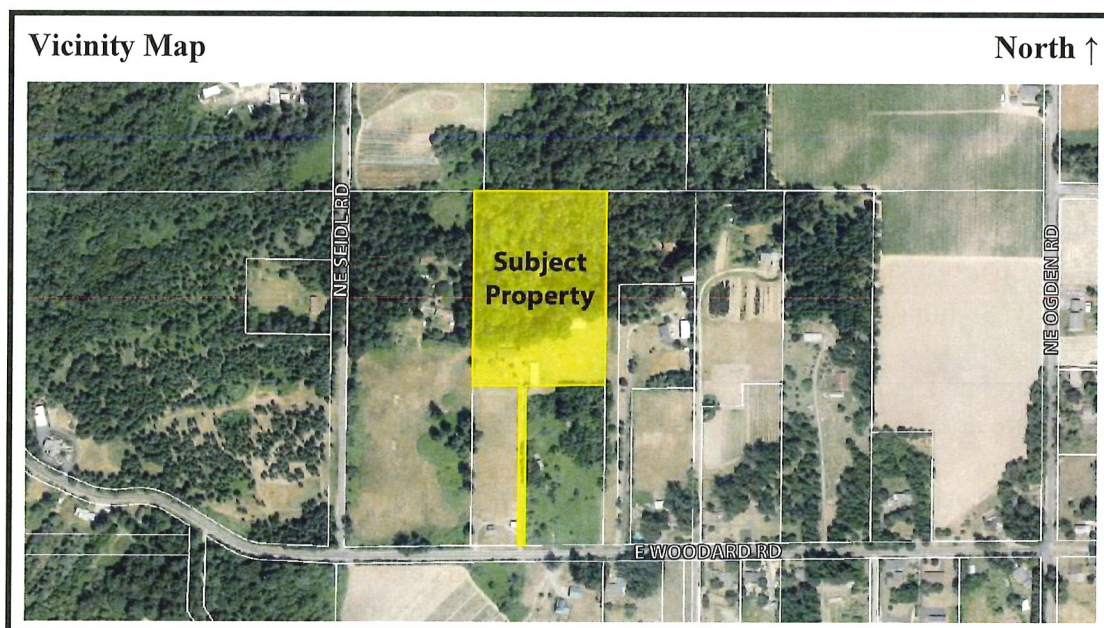
Case File: T2-2019-12701

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.

[illegible]

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

YILDIZLAR

BLACK ROCK



Client:

0	02/17/17	ISSUED FOR PERMIT
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2	05/29/18	ISSUED FOR REVIEW
1	10/12/17	ISSUED FOR REVIEW

3	02/27/19	ISSUED FOR REVIEW
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5	11/15/19	ADD MONOPINE & LANDSCAPE
4	05/24/19	ADD L-810 LIGHTING

ZONING

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JANUARY 13, 2006
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60
OREGON

51504P

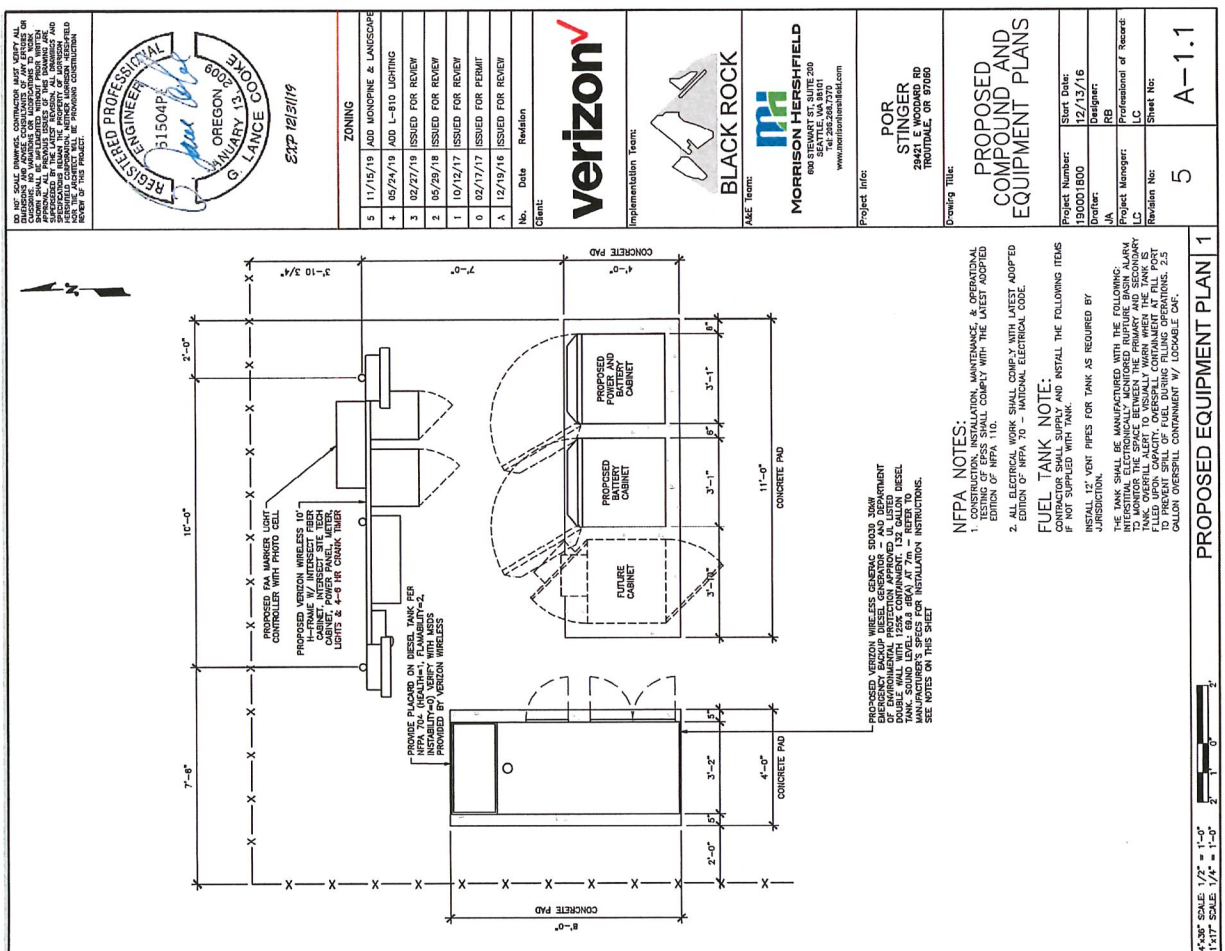
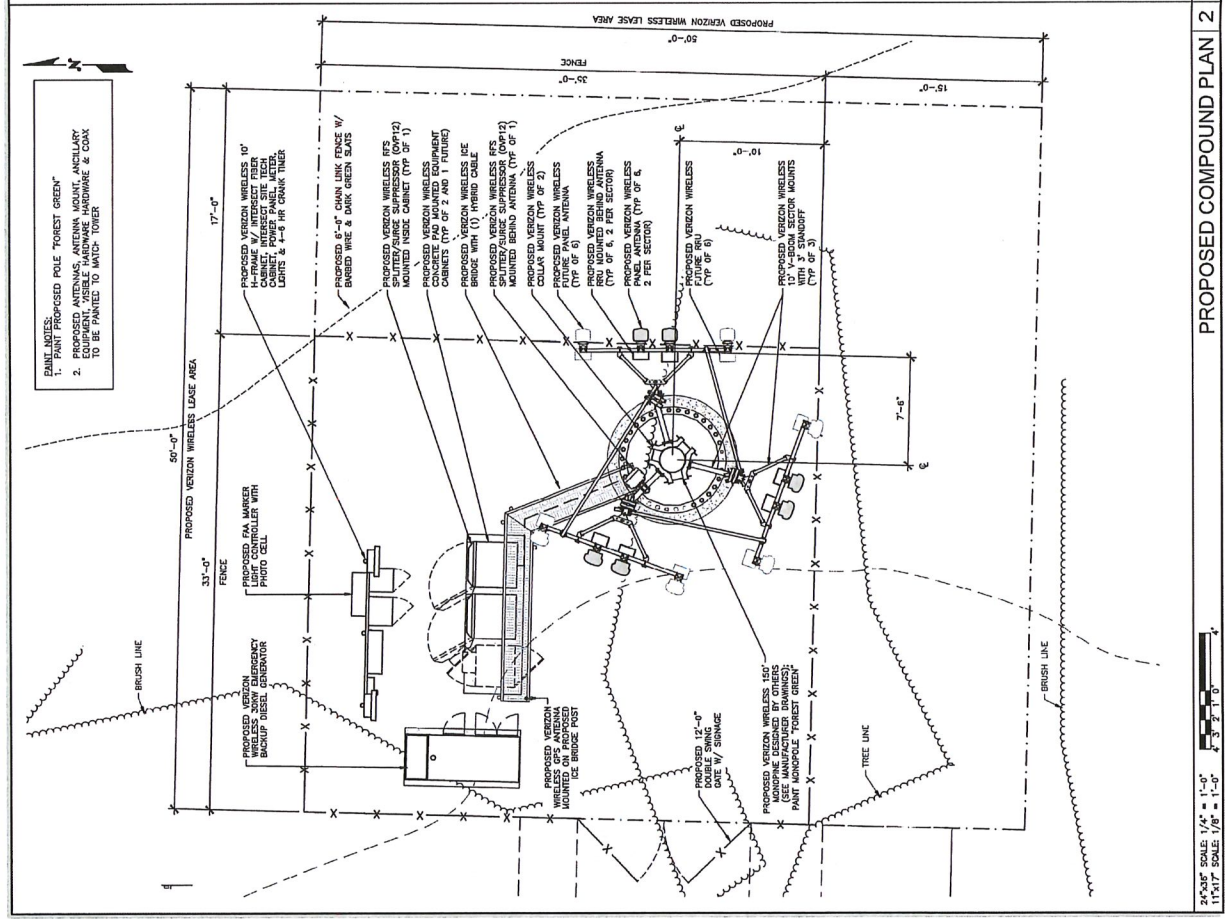


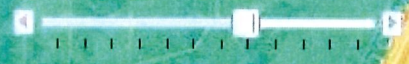
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW/SJS/STP

REGIONS AND ADVISE CONSULTANTS OF ANY ERRORS. NO VARIATIONS OR MODIFICATIONS TO THE DRAWINGS SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE HEREBY SUPERSEDED.

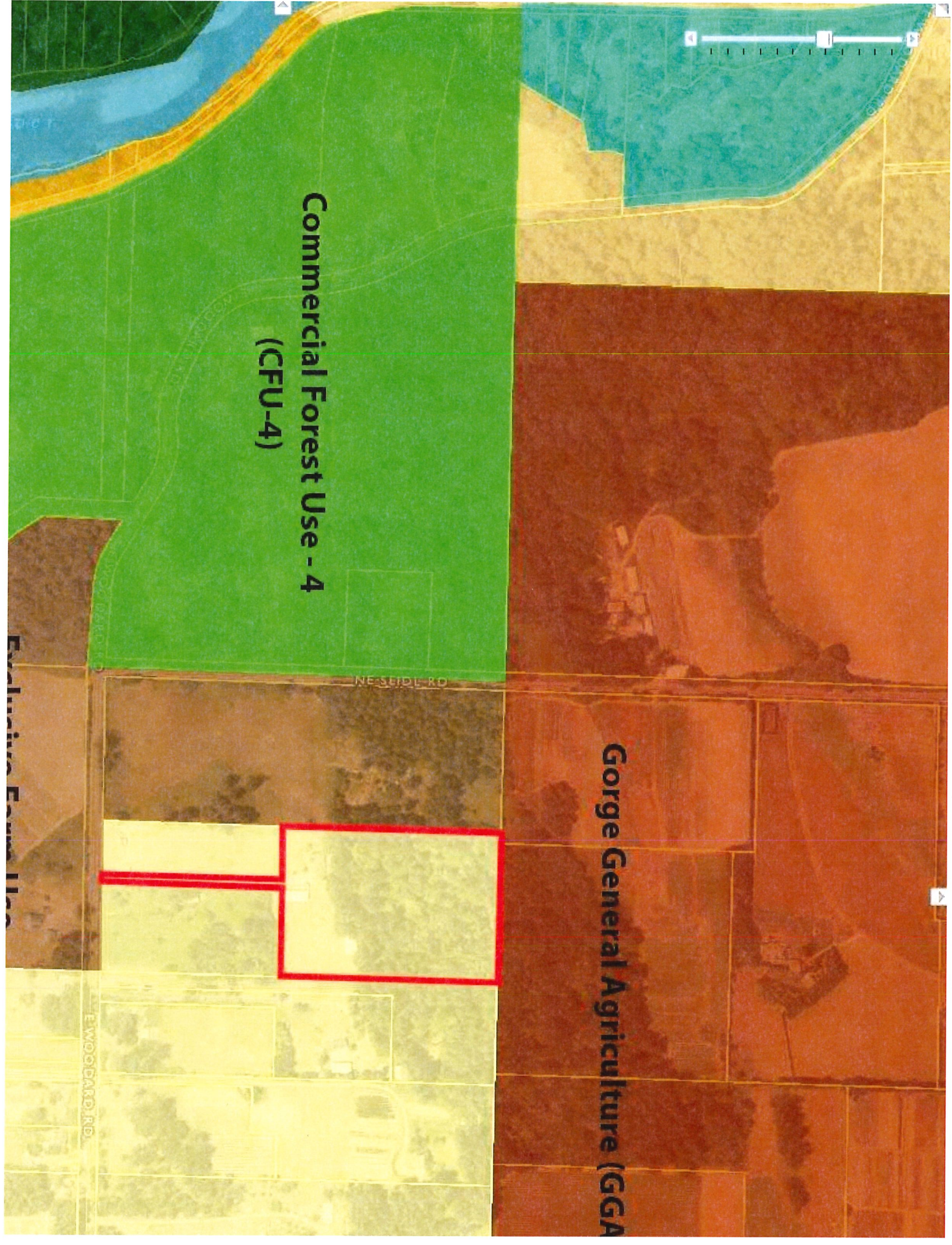
SCALE DRAINAGE CONTRACTOR MUST VERIFY





**Commercial Forest Use - 4
(CFU-4)**

Gorge General Agriculture (GGA)



Exclusive Forest Use

T2-2019-12701
COVINGTON AUDREY
29620 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
DAVIS DONNA
29610 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
FAIRCHILD ROBERT
29501 E WOODARD RD
TROUTDALE OR 97060-8317

T2-2019-12701
HAUCK SCOTT & CAMILE
29629 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
HEGSTAD DOREEN
1334 SW NANCY CT
GRESHAM OR 97080

T2-2019-12701
HELUS JANET
PO BOX 505
TROUTDALE OR 97060

T2-2019-12701
HUTCHISON LONNY & SHERRI
PO BOX 836
TROUTDALE OR 97060

T2-2019-12701
IMES JERRY
325 NE SEIDL RD
TROUTDALE OR 97060-9315

T2-2019-12701
KNIERIEM GEORGE & DONNA
29735 E WOODARD RD
TROUTDALE OR 97060-9313

T2-2019-12701
KNIERIEM MARK & ALISON
29805 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
KNOPF GREGORY & BONNIE
1001 NE OGDEN RD
TROUTDALE OR 97060-9338

T2-2019-12701
LARSON FREDERICK
525 NE OGDEN RD
TROUTDALE OR 97060

T2-2019-12701
MC DANIEL JEFFREY & JAMIE
29625 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
RAGALIE DANIELA & NARCIS
29622 E WOODARD RD
TROUTDALE OR 97060-8314

T2-2019-12701
SCHREINER CARL & MIA
28725 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
SHERMAN TIMOTHY & KATHLEEN
29720 E WOODARD RD
TROUTDALE OR 97060-9311

T2-2019-12701
SPONGBERG KIMBERLY
BLACKROCK LLC
13183 SW BRIANNE WY
PORTLAND OR 97223

T2-2019-12701
TESENIAR PAMELA
29635 E WOODARD RD
TROUTDALE OR 97060-9313

T2-2019-12701
VINCENT BRIAN & JO ANNE
330 NE SEIDL RD
TROUTDALE OR 97060-9315

T2-2019-12701
WINTERS CHRIS
29446 E WOODARD RD
TROUTDALE OR 97060

T2-2019-12701
WINTERS HOWARD
19108 NE HASSALO ST
PORTLAND OR 97230

T2-2019-12701
WINTERS MARVEN
705 NE SEIDL RD
TROUTDALE OR 97060-9315

T2-2019-12701
CORBETT COMMUNITY ASSOC
DALE BURKHOLDER
PO BOX 305
CORBETT OR 97019

T2-2019-12701
EMSWCD
ATTN: ANDREW BROWN
5211 N WILLIAMS AVE
PORTLAND OR 97217

T2-2019-12701
NEMCCA
ATTN: VICTORIA PURVINE
PO BOX 125
CORBETT OR 97019

T2-2019-12701
ROW