

Response Letter – Case #T3-2026-0007

Date: May 26, 2026

Rithy Khut
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Multnomah County Land Use Planning Division
land.use.planning@multco.us

RE: Response to Incomplete Application Letter – Case #T3-2026-0007
Property: 11499 NE McLoughlin Pkwy, Cascade Locks, OR

Dear Mr. Khut,

On behalf of the Applicant, please accept this response to the February 24, 2026 Case Status Letter identifying additional information required for the Conditional Use, National Scenic Area Site Review, and Parcel Determination application associated with the proposed Wireless Communications Facility located at 11499 NE McLoughlin Pkwy, Cascade Locks, Oregon.

The Applicant appreciates the County's review of the submitted materials and respectfully submits the following information and supplemental documentation in response to the identified deficiencies. The enclosed materials are organized consistent with the numbered comments in the Incomplete Application Letter dated February 24, 2026.

1. Narrative and Missing Exhibits

The project narrative has been revised to address all applicable standards under MCC 38.0580 and MCC 38.0600. In addition, the following exhibits have been included with this resubmittal under separate files.

- Exhibit E – Updated Title Report
- Exhibit G – Photosimulations
- Exhibit M – FCC Antenna Structure Registration (ASR) Search
- Exhibit N – Radio Frequency Justification Letter
- Exhibit O – NIER Report

Please refer to the revised narrative and documents included with this resubmittal package.

2. Conditional Use Review – MCC 38.7300

The project narrative has been updated to address all applicable approval criteria under MCC 38.7300(A) through (F), including discussion of fire hazards, structural integrity, tower failure characteristics, and ice hazard mitigation measures associated with the proposed facility.

The following supplemental materials are included:

- Structural Assessment Documentation prepared by ISE, Incorporated

The Applicant believes the revised narrative and supporting materials demonstrate compliance with the applicable Conditional Use criteria.

3. Geologic Hazards (GH) Review

The revised narrative has been updated to address the exemption criteria under MCC 38.5510(L)(1) through (6). Supporting geotechnical information has also been provided to demonstrate the suitability of the site for the proposed development.

The Applicant maintains that the proposed development qualifies for exemption from a Geologic Hazards permit under MCC 38.5510(L). The proposed grading plans generally maintain slopes less than 25 percent throughout the project area. The proposed development does not substantially alter these isolated existing slope areas. The primary grading and disturbance associated with the project is limited to areas where the average existing slopes are flatter than 25 percent.

Accordingly, the Applicant believes the project satisfies the intent of the exemption criteria because the areas proposed for development and grading maintain average slopes below 25 percent, while avoiding substantial disturbance to the isolated existing steep slope areas identified on the site.

4. National Scenic Area Site Review – Scenic Resource Review Criteria

The project narrative and supporting exhibits have been revised to address the Scenic Resource Review criteria under MCC 38.7035.

Exterior Colors

Color samples and finish specifications have been included for all visible facility components. Proposed colors are intended to blend with surrounding natural landscape conditions and utilize dark earth-tone finishes.

The proposed finishes include:

- Chain-link Fence: Matte finish dark forest green (similar to Sherwin Williams SW6447 Evergreens)
- Generator: Sherwin Williams SW6447 Evergreens (matte)
- Utility H-Frame: Sherwin Williams SW6447 Evergreens (matte)
- Site Support Cabinet: Sherwin Williams SW6447 Evergreens (matte)
- Ice Bridge: Sherwin Williams SW6447 Evergreens (matte)
- Tower: Sherwin Williams SW6097 Sturdy Brown (matte) to match adjacent evergreen tree trunks and natural surroundings
- Monopine Branches: Sherwin Williams SW6447 Evergreens (matte)
- Antennas: Sherwin Williams SW6447 Evergreens RF wrap with matte finish (not painted)
- Lightning Rod: Sherwin Williams SW6447 Evergreens (matte)

The selected colors and finishes are intended to minimize visual contrast and blend with the surrounding forested landscape.

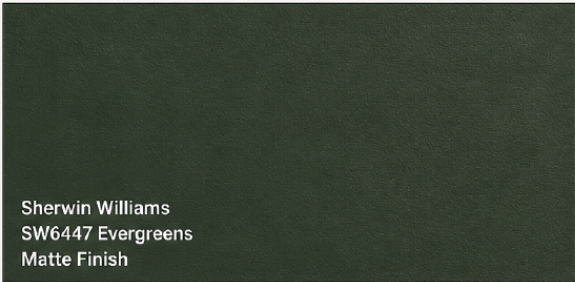
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Color samples and finish specifications have been included for all visible facility components. Proposed colors are intended to blend with surrounding natural landscape conditions and utilize dark earth-tone finishes.

Exhibit – Paint Sample

PAINT COLOR SAMPLES

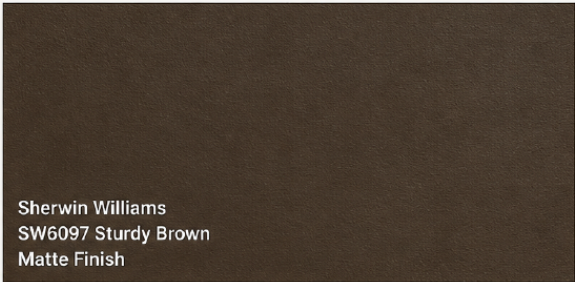
MAIN FACILITY COLORS



Sherwin Williams
SW6447 Evergreens
Matte Finish

Used for: Chain-link Fence, Generator, Utility H-Frame, Site Support Cabinet, Ice Bridge, Monopine Branches, Antennas (RF Wrap), Lightning Rod

ACCENT COLOR – TOWER



Sherwin Williams
SW6097 Sturdy Brown
Matte Finish

Used for: Tower (Monopole)

EXAMPLE APPLICATIONS

								
Chain-link Fence SW6447 Evergreens (Matte)	Generator SW6447 Evergreens (Matte)	Utility H-Frame SW6447 Evergreens (Matte)	Site Support Cabinet SW6447 Evergreens (Matte)	Ice Bridge SW6447 Evergreens (Matte)	Tower SW6097 Sturdy Brown (Matte)	Monopine Branches SW6447 Evergreens (Matte)	Antennas (RF Wrap) SW6447 Evergreens (Matte)	Lightning Rod SW6447 Evergreens (Matte)

Actual colors may vary slightly from printed samples. Please refer to Sherwin Williams color chips for exact match.

Lighting

The plans have been updated to identify the location of the proposed LED light fixture. The LED light is mounted on the exterior of the Verizon utility H-Frame post and is directed toward the interior of the compound, specifically toward the cabinets and equipment area.

The fixture incorporates a sharp cut-off design and is shielded to minimize visibility outside the compound. The lighting is also controlled by a timer that automatically shuts the fixture off after use, minimizing nighttime visibility and reducing potential impacts to surrounding scenic resources.

Technical specifications and manufacturer cut sheets have been included demonstrating that the fixture is composed of non-reflective materials and designed to comply with MCC 38.7035(B)(9).

Scenic Travel Corridor Criteria

The revised narrative has been updated to address the approval criteria of MCC 38.7035(D) applicable to development within the Scenic Travel Corridor.

5. Cultural Resource Review

The Applicant acknowledges that the Cultural Resource Review process remains under review by the U.S. Forest Service. The Applicant will coordinate with the County regarding any additional information requests or follow-up requirements identified through the Cultural Resource Review process.

Conclusion

The Applicant respectfully requests that the County review the enclosed revised materials and deem the application complete for processing.

Please do not hesitate to contact me should you require any additional clarification or supplemental information.

Sincerely,

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