



Rithy Khut <rithy.khut@multco.us>

T3-2026-0007 [Conditional Use (CU), National Scenic Area (NSA) Site Review, Parcel Determination] - Incomplete Letter

1 message

Rithy Khut <rithy.khut@multco.us>

Tue, Feb 24, 2026 at 2:15 PM

To: "tammy@edgemontconsult.com" <tammy@edgemontconsult.com>

Hello Tammy Hamilton,

Thank you for submitting the land use application on the property located at **11499 NE Mcloughlin Pkwy, Cascade Locks**. Your application has been reviewed by Land Use Planning to determine if all required materials have been provided to demonstrate compliance with Multnomah County Code. At this time, your application has been deemed as Incomplete as of **Tuesday, February 24, 2026**.

Attached you will find a letter that discusses what items are required in order for the County to review, process, and issue your permit. I also included an enclosure: Applicant Response - Please fill this out and return it before Wednesday, March 25, 2026.

If you have any questions or comments, please let me know.

Rithy Khut | Senior Land Use Planner

I use the gender pronouns he / him / his

Land Use Planning Division

Multnomah County Department of Community Services

(503) 988-0176 | <https://multco.us/landuse/>

My core working hours are 9:00 - 16:00, Tuesday to Friday with every other Monday off.

If you have questions? Schedule an [appointment](#).

Disclaimers:

- *The following statements are not a land use decision and should not be relied upon as such.*
- *This email is a public record of Multnomah County and is subject to public inspection unless exempt from disclosure under Oregon Public Records Law. This email is also subject to the County's Public Records Retention Schedule.*

2 attachments

T3-2026-0007 Case Status Letter - Incomplete.pdf
338K

T3-2026-0007 Applicant Response.pdf
248K

CASE STATUS LETTER

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

February 24, 2026

Tammy Hamilton
ACOM Consulting Inc.
5200 SW Meadows Road #150
Lake Oswego, OR 97035

RE: Application for a Conditional Use, National Scenic Area Site Review, and Parcel Determination (Case #T3-2026-0007)

Dear Applicant:

Thank you for submitting the land use application for the property located at **11499 NE McLoughlin Pkwy, Cascade Locks**. As is common with applications subject to multiple approval criteria, additional information is needed to process your application. At this time, your application has been deemed **Incomplete** as of **Tuesday, February 24, 2026**.

Information and Materials Requested:

1. **Narrative:** A completed and detailed narrative specific to your proposal is required [MCC 38.0580 and MCC 38.0600]. Your narrative, titled *Application for Radio Frequency Transmission Facility* lists Exhibits that were not included in your file.
 - a. **Please upload the following Exhibits:**
 - i. **E. Title Package or H. Title Report** (it is unclear which Title documents you submitted)
 - ii. **G. Photosims or N. Photosim Map and Views** (it is unclear which Photo Simulation documents you submitted)
 - iii. **O. ASR Search (FCC Antenna Structure Registration)**
 - iv. **P. Radio Frequency Justification Letter**
 - v. **Q. NIER Report**
2. **Narrative – Review and Conditional Uses:** Your narrative did not address all the standards in MCC 38.7300 [MCC 38.0580, MCC 38.0600, MCC 38.7300]. All Conditional Uses are required to address all the criteria in MCC 38.7300(A) through (F). Subsections (E) and (F) are not applicable due to the property not being in the GG-PR or GG-CR zone.

a. Please update your narrative to address all the standards in MCC 38.7300.

As required in MCC 38.7300, the proposed use shall not increase fire hazard or require public services other than those existing or approved for the area. Due to the location of the site in the Columbia River Gorge, wind and ice hazards are present and should be discussed in detail and specific to the location to ensure that the tower does not fail and increase the fire hazards or need for additional public service. The additional information is required including evidence of structural integrity of the of the tower structure as required by the Building Official, failure characteristics of the tower; and ice hazards and mitigation measures.

b. Please provide the following:

- i. Evidence of structural integrity of the of the tower structure as required by the Building Official,**
- ii. Failure characteristics of the tower; and**
- iii. Ice hazards and mitigation measures that will be employed.**

3. **Geologic Hazards (GH):** When development or ground disturbing activities are proposed, a Geologic Hazard (GH) permit is required under two circumstances: (1) on land located in hazard areas as identified on the Geologic Hazards overlay map, or (2) where the disturbed area or the land on which the development will occur has slopes over 25 percent or more. The project area is in the GH overlay; therefore, a GH permit is required unless you demonstrate that you meet all the Exemption requirements in 38.5510(L)(1) through (6). It is unclear, if you are requesting an exemption as you have provided both a Geotechnical Letter and Geotechnical Investigation Report.

To demonstrate that you meet the Exemption under (L), you will need to update your narrative to discuss how your proposal shows the compliance with MCC 38.5510(1) through (6).

- a. Please update your narrative to demonstrate that your project qualifies for an Exemption to the GH permit.**

In reviewing your documents, based on your Sheet No. EX1 Slope Heatmap, it appears that your proposal could require a Geologic Hazards (GH) permit. Therefore, if you are unable to meet the Exemptions, you will be required to request a GH permit by modifying your application request, pay the additional fee, and provide information and documentation showing how your proposal meets the Geologic Hazards (GH) permit standards under MCC 38.5520, in addition to providing the information listed in MCC 38.5515.

Note: Be aware that this area of Dodson/Warrendale is in an area that has a history of landslide hazards. After the 1996 Dodson/Warrendale debris flow, a geologic study commissioned by the State outlining the potential hazard. The report identified this property as located in a debris flow hazard area. Any Geological Report will need to provide additional information updating the geologic study showing the site is suitable for the proposed development

4. **National Scenic Area Site Review – Scenic Resource Review Criteria:** Your application did not include all the information needed for Scenic Review.

As required the exterior of the structure must be composed of non-reflective materials or materials with low reflectivity [MCC 38.0580, MCC 38.0600, and MCC 38.7035(B)(8)]. Your narrative provides a generalized narrative response, but no documentation or samples of the proposed material that will be used for the tower, cabinets, fencing or components of the Wireless Communications Facility (WCF). Smooth metal or mill coated metal is not permitted. Granular finishes available from the factory, stone top-coated metal, pre-weathered or oxidized metals, weathered metal, asphalt coating, and fiberglass coating could potentially be approved.

- a. Please provide a sample or other documentation of the material that will be used for all components of the WCF, including but not limited to:**
- i. Chain-link Fence,**
 - ii. Generator,**
 - iii. Utility H-Frame,**
 - iv. Site Support Equipment/Cabinet,**
 - v. Ice Bridge,**

- vi. Tower,
- vii. Monopine Branches,
- viii. Antenna, and
- ix. Lightning Rod

As required the exterior colors must be reviewed [MCC 38.0580, MCC 38.0600, and MCC 38.7035(B)(10)]. You will need to indicate the paint color that will be used on each of the exterior surfaces of the WCF, including but not limited to the tower, cabinet, ice bridge, fencing, etc. The exterior color must dark earth-tones found at the specific site or in the surrounding landscape.

b. Please provide a sample of the paint color that will be used on each of the exterior surfaces of the WCF, including but not limited to:

- i. Chain-link Fence,
- ii. Generator,
- iii. Utility H-Frame,
- iv. Site Support Equipment/Cabinet,
- v. Ice Bridge,
- vi. Tower,
- vii. Monopine Branches,
- viii. Antenna, and
- ix. Lightning Rod

As required, the all exterior lighting must be reviewed [MCC 38.0580, MCC 38.0600, and MCC 38.7035(B)(9)]. Your narrative is unclear if the “LED light” for the ground equipment will be on the exterior of the equipment or interior. Please clarify the location of the light.

If the light is located on the exterior of the ground equipment, you will need to identify the location on a plan and provide technical specifications demonstrating compliance with MCC 38.7035(B)(9).

c. Please indicate on the plans the location of the “LED light” and provide technical specifications showing the light is composed of nonreflective and opaque materials. Additionally demonstrate that the exterior light is shielded and hooded to limit the intensity and prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape.

The property is located within a scenic travel corridor. As defined, the travel corridor is all lands within one-quarter mile from the edge of pavement of the Historic Columbia River Highway [MCC 38.0580, MCC 38.0600, and MCC 38.7035(D)]. You will need address the approval criteria of MCC 38.7035(D).

d. Please update your narrative to address the requirements of MCC 38.7035(D).

5. National Scenic Area Site Review - Cultural Resource Review Criteria: A Cultural Resource Review must occur and be deemed satisfied prior to deeming your application complete [MCC 38.7045]. This proposal potentially is classified as “Large Scale Uses,” which will require a Reconnaissance Survey. Currently, the U.S. Forest Service is still reviewing your application request.

- a. After their review is complete and the Cultural Resource Review is returned to the County, the County will review your application again for completeness. If required, a subsequent Letter will be sent to you discussing any follow-up requirements.

You can elect to provide this missing information by **Sunday, July 26, 2026**. We recommend you provide the additional information within the 180-day period, because without it, we may not be able to approve the application.

Once you gather all the requested information, you will need to submit each of the items at once to the Permit Portal. Do not submit information in as you receive it, as it will avoid confusion as to whether you intend to submit additional information and allows us to act on your application more quickly. If you are unable to make your application complete within the 180-day period, we will close your application, return a copy of your materials, and you will forfeit your application fees. [MCC 38.0600(D)].

The attached 'Applicant's Response' form needs to be returned to me via email by **Wednesday, March 25, 2026**. Please contact me at rithy.khut@multco.us or (503) 988-0176 if you have any questions.

Sincerely,



Digitally signed by Rithy Khut
DN: cn=Rithy Khut, o=Multnomah
County, ou=Department of Community
Services, email=rithy.khut@multco.us,
c=US

Rithy Khut
Senior Planner

cc: File

Tammy Hamilton <via email at tammy@edgemontconsult.com>

Enclosure: Applicant's Response

APPLICANT'S RESPONSE

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Application #: T3-2026-0007

Case Planner: Rithy Khut

Return by Wednesday, March 25, 2026

☐ **I intend** to provide the additional information identified in the attached letter from Multnomah County Planning with the 180-day period. I understand that if I do not make my application complete by **Sunday, July 26, 2026** my application will be closed and I will forfeit my application fees.

☐ **I decline** to provide the additional information identified in the attached letter from Multnomah County Planning. I understand that refusing to make my application complete will result in the County taking no action, rejecting the application, and returning all materials to the applicant.

Signed and Acknowledged (Applicant)

Printed Name (Applicant)

Date