



M 522

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED

NOTICE OF PUBLIC HEARING



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

This notice concerns a public hearing scheduled to consider the land use case(s) described below.

CASE FILE:	T3-2026-0007	APPLICANT:	Tammy Hamilton, ACOM Consulting Inc.
LOCATION:	11499 NE McLoughlin Pkwy, Cascade Locks	Property ID #	R323214
	Map, Tax lot: 1N6E02B -00100	Alt. Acct. #	R946020090
BASE ZONE:	Gorge General Residential (GGR-2) & Gorge General Forestry (GGF-20)		
OVERLAYS:	Geologic Hazards		
KEY VIEWING AREAS:	Beacon Rock, Cape Horn, Columbia River, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Highway I-84 (including rest stops), Pacific Crest Trail, Rooster Rock State Park, Washington State Route 14		
LANDSCAPE SETTING:	Rural Residential & Coniferous Woodlands		
PROPOSAL:	Request for a Conditional Use, National Scenic Area (NSA) Site Review, and Parcel Determination to construct a utility facility [a 140' Monopine Wireless Communication Facility (WCF) utilizing concealment technology, generator, equipment cabinet, fencing, etc.], private driveway with an off-street parking area, and associated ground disturbance.		

HEARING TIME AND PLACE

Friday, October 9, 2026 at 09:00 am

The referenced Hearing is scheduled before one of the County's Hearing's Officers via virtual hearing.

Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notice

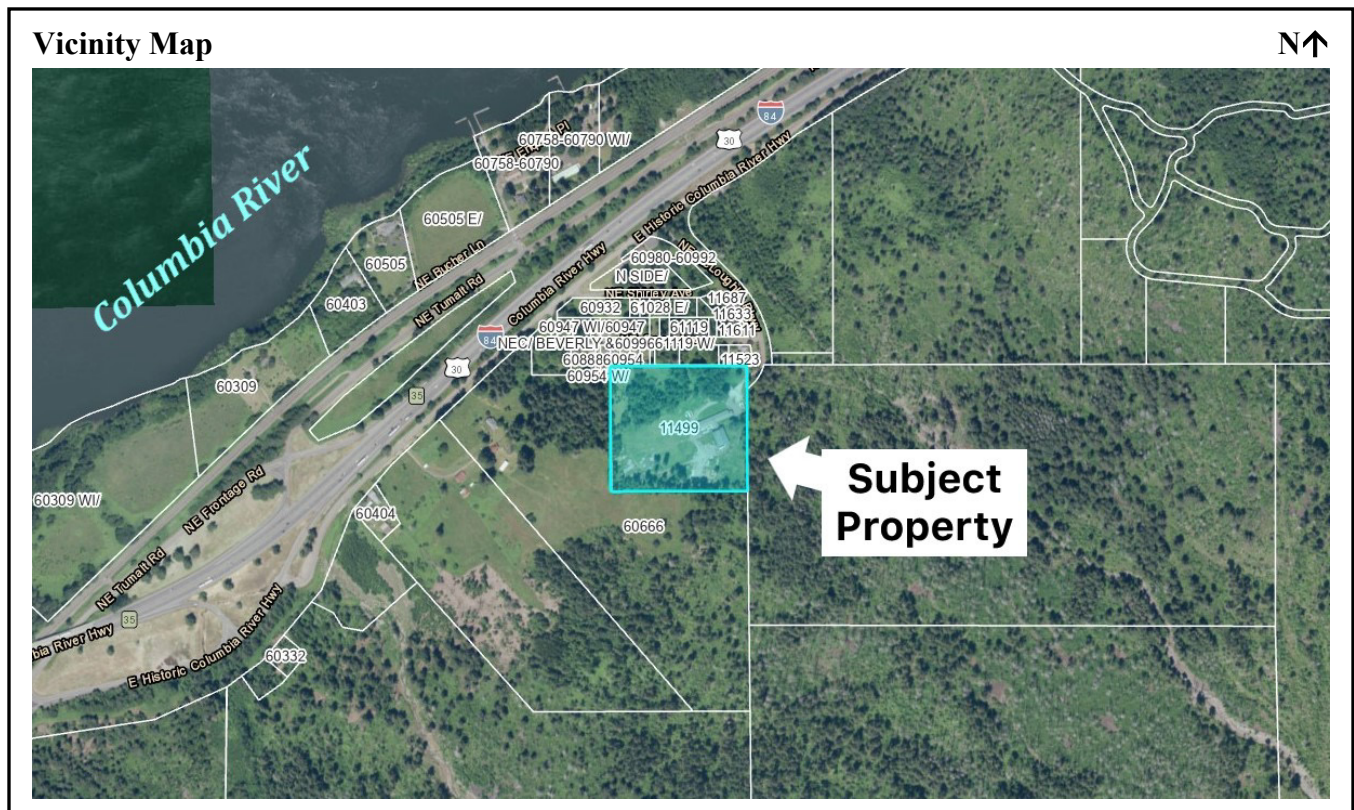
To register for this event, provide your name, phone number, and email address either by email to LUP-hearings@multco.us or phone to 503-988-3043
no later than 12:00 pm on Thursday, October 8, 2026.

- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the application and all supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents are \$0.71/page. For further information on this case, contact LUP-hearings@multco.us.

All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must be received prior to the close of the Hearing. The Hearing will follow the Hearing Officer's Rules of Procedure and will be explained at the Hearing.

The Hearings Officer may announce a decision at the close of the Hearing or on a later date, or the Hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant and any other persons who submitted written comment or provided oral testimony at the Hearing. A decision by the Hearings Officer may be appealed to the Columbia River Gorge Commission (CRGC) by the applicant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Any issue that is intended to provide a basis for an appeal to the Columbia River Gorge Commission (CRGC) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.



❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Residential Districts – GGR and GSR: MCC 38.3030(A)(5) Conditional Uses – Utility facilities..., MCC 38.3060 Dimensional Requirements, MCC 38.3085 Off-Street Parking and Loading, MCC 38.3090 Access

Special Districts – Off-Street Parking and Loading: MCC 38.4105 General Provisions, MCC 38.4115 Continuing Obligation, MCC 38.4125 Use of Space, MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4140 Change of Use, MCC 38.4150 Existing Spaces, MCC 38.4165 Design Standards: Scope, MCC 38.4170 Access, MCC 38.4175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces, MCC 38.4215 Exceptions from Required Off-Street Parking or Loading Spaces

Geologic Hazards: MCC 38.5505 Permits Required, MCC 38.5510 Exemptions

NSA Site Review Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7053 GMA Water Resources Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses: MCC 38.7300 Review and Conditional Uses

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38: Columbia River Gorge National Scenic Area.**

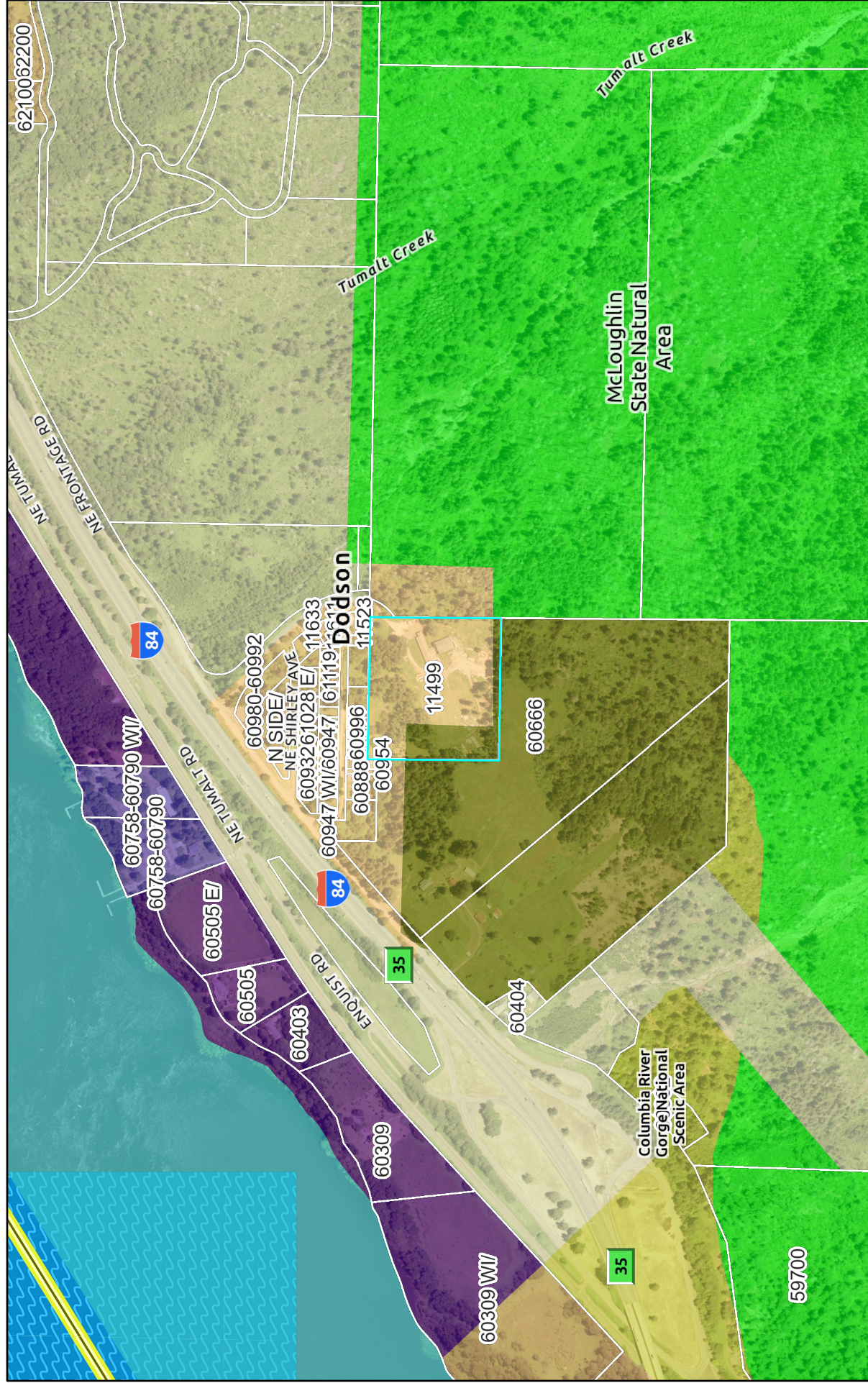
❖ **ENCLOSURES:**

Zoning Map
Site Plans, Compound Plan, and Structure Elevations

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

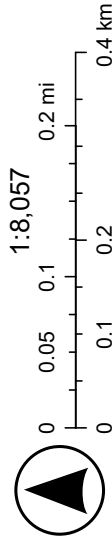
Map showing the zoning of the 11499 NE Mccloughlin Pkwy and surrounding area



9/10/2026, 3:05:41 PM

- Taxlots
- GGF80
 - GGCR
 - GGF20
 - GSA40
 - GGF40
 - GSO
 - GGR2
- Col. River. Gorge Natl. Scenic Area Zoning
- GGCR
 - GGF20
 - GGF80
 - GGO
 - GGPR
 - GGR2

1:8,057



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

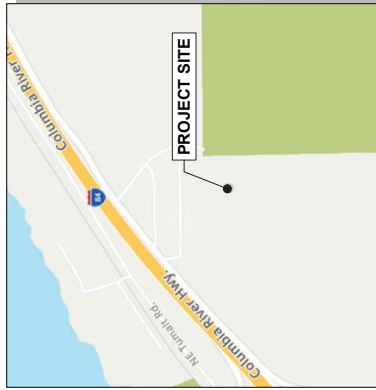
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TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

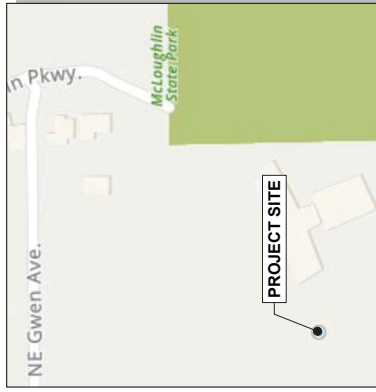


VERTICAL BRIDGE SITE # US-OR-5099

VICINITY MAP



AREA MAP



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:
HEAD SOUTHWEST ON NE 122ND AVE TOWARD NE WHITTAKER WAY. TURN LEFT ONTO I-84 E / US-30 E TOWARD HOOD RIVER / TROUTDALE / I-84 EAST / US-30 EAST. TAKE THE RAMP ON THE LEFT FOR I-84 E / US-30 E. AT EXIT 35, HEAD RIGHT ON THE RAMP FOR HISTORIC RTE-30 TOWARD ANSNORTH / STATE PARK. TURN LEFT ONTO E HISTORIC COLUMBIA RIVER HWY TOWARD DODSON / HOOD RIVER / WARRENDALE. TURN RIGHT ONTO NE FRONTAGE RD TOWARD DODSON. TURN RIGHT ONTO NE MCLOUGHLIN PKWY. FOLLOW ROAD TO THE END. THROUGH LOCKED SWING GATE. SITE IS NORTH OF ABANDON SCHOOL.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

- 2018 IRC, STANDARDS AND AMENDMENTS - 2019 OESC
- 2018 IBC, STANDARDS AND AMENDMENTS - 2019 OESC
- 2019 IFC, STANDARDS AND AMENDMENTS - 2018 OFC
- 2015 IPC, STANDARDS AND AMENDMENTS - 2017 OPSC
- 2017 NEC, STANDARDS AND AMENDMENTS - 2017 OESC

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANT OF ANY ERRORS OR OMISSIONS. NO DIMENSIONS TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS DRAWING. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

PROJECT CONTACT LIST

PROPERTY OWNER:
AGNES HEUKER
PO BOX 1
CASCADE LOCKS, OR 97104

TOWER OWNER:
VERTICAL BRIDGE VBTS, LLC
750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
PHONE: (773) 988-1715
shedges@verticalbridge.com

APPLICANT:
VERTICAL BRIDGE VBTS, LLC
750 PARK OF COMMERCE DRIVE,
SUITE 200
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CO-APPLICANT:
CELLOD PARTNERSHIP
(d/b/a VERIZON WIRELESS)
5430 NE 122ND AVENUE
PORTLAND, OR 97230
PHONE: (503) 307-0035
greg.baker@verizonwireless.com

IMPLEMENTATION CONTACT:
GREG BAKER
VERIZON WIRELESS
12730 E MIRBEAU PARKWAY, SUITE 500
SPokane, WA 99216
PHONE: (509) 307-0035
greg.baker@verizonwireless.com

A&E CONSULTANT:
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ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-5536
rick.matteson@acomconsultinginc.com

SITE ACQUISITION:
SARAH BLANCHARD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-5536
sarah.blanchard@acomconsultinginc.com

STRUCTURAL ENGINEER:
DANIEL ALVARADO
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.960.1775

ELECTRICAL ENGINEER:
KEVIN LEVINSKY
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.960.1775

PROJECT INFORMATION

CODE INFORMATION:
JURISDICTION: MULTNOMAH COUNTY
PROJECT LOCATION: 11499 NE MCLOUGHLIN PKWY (RESIDENTIAL)
CONSTRUCTION TYPE: IUB
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAD83):
GROUND ELEVATION: 153.6' ANSL
STRUCTURE HEIGHT: 15.0' (TO TOP OF MONOPINE POLE)
±140.0' (OVERALL STRUCTURE HEIGHT)

GEODETIC COORDINATES (NAD83):
LATITUDE: 45.694217° (45° 36' 15.18" N)
LONGITUDE: -122.034598° (122° 02' 04.51" W)

LEASE AREA SIZE:
2,500 S.F. (V.B.), 500 S.F. (VZW)

PARCEL SIZE:
10.0 ACRES (TOTAL)

PARCEL NUMBER:
INE028-00100

DRAWING INDEX

- T-1 COVER SHEET
- T-2 GENERAL NOTES AND SYMBOLS
- T-3 GENERAL STRUCTURAL NOTES
- SV1 TOPOGRAPHICAL SURVEY
- C1 EROSION CONTROL PLAN
- C2 ROAD AND GRADING PLAN
- C3 ADDITIONAL ROAD DETAILS
- EX1 SLOPE HEATMAP EXHIBIT
- A-1 PROPOSED OVERALL SITE PLAN A-1
- A-2 PROPOSED OVERALL SITE PLAN A-2
- A-2.1 PROPOSED EQUIPMENT PLAN A-2.1
- A-3 PROPOSED EAST & SOUTH ELEVATIONS
- A-4 GENERATOR SPECIFICATIONS
- A-5 SIGNAGE INFORMATION A-5
- A-5.1 SIGNAGE INFORMATION

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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	1/03/23	KM	CLIENT COMMENT
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G	1/10/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	90% P2D REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
K	12/03/25	RM	FIRE MARSHAL COMMENTS
L	05/26/26	KM	90% P2D REVIEW SET



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COVER SHEET

T-1

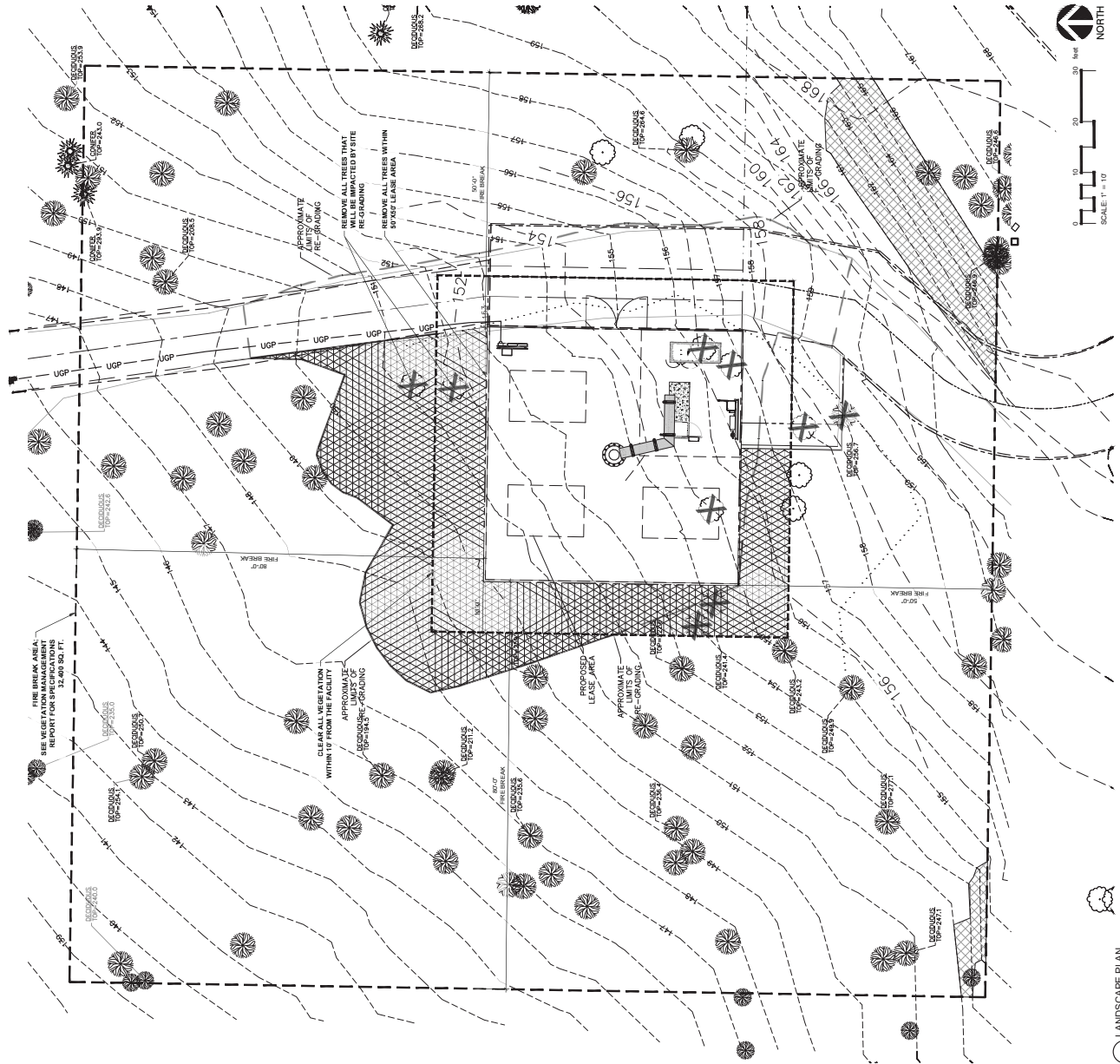
SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON THE EXISTING WIRELESS FACILITY WITH 12' WIDE GRAVEL ACCESS ROAD. PROPOSED INSTALLATION OF (6) PANEL ANTENNAS, (1) MW ANTENNA AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW ±135.0' MONOPINE POLE.

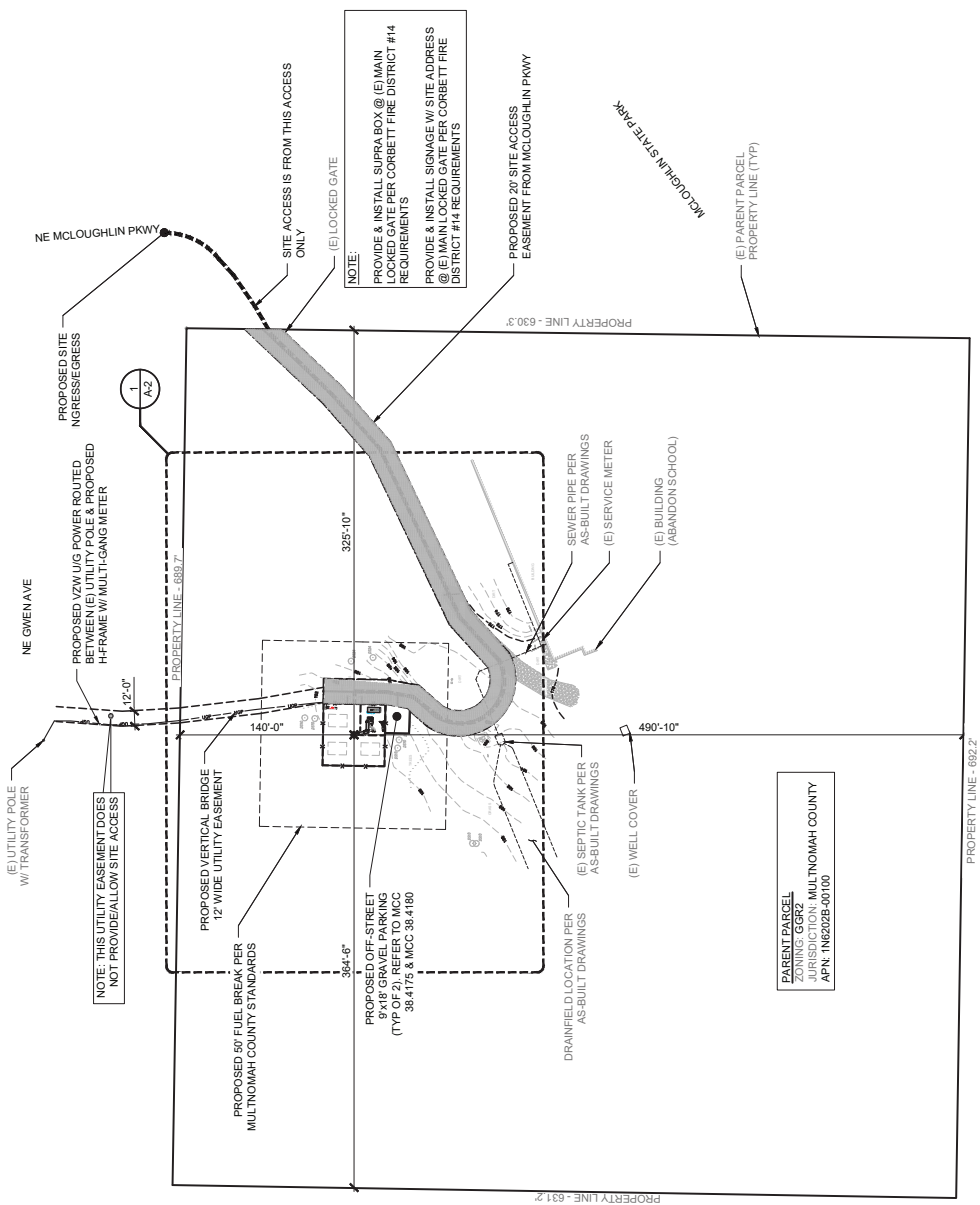
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LEGEND
NEW TREE CONCENTRATION
AREAS TO BE PLANTED WITHIN 5' OF
REMOVED TREES TO MAINTAIN FOREST FLOOR MATERIAL
270 SQ. FT.
TREES TO BE REMOVED

LANDSCAPE SCREENING:
NO NEW PLANTING IS PROPOSED TO SCREEN THE FACILITY. EXISTING TREES
WILL PROVIDE ADEQUATE SCREENING AND WOULD ANYWAY INHIBIT ANY NEW
PLANTING FROM GETTING ESTABLISHED.



NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM
SURVEY BY AMBIT DATED 02/25/25. PREVIOUS AS-BUILT DRAWINGS,
AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.



FIRE PROTECTION REQUIREMENTS:

MEETS THE FIRE PROTECTION REQUIREMENTS OF MCC 38.7305, WHICH
IS DUE TO THE SUBJECT PROPERTY BEING LOCATED WITHIN 500 FEET OF
LANDS DESIGNATED IN GOF. [MCC 38.7305(C)(4)]

a. THE FENCED AREA WHERE THE EQUIPMENT STORAGE CABINET(S)
IS/ARE LOCATED SHALL BE MAINTAINED AS A DEFENSIBLE SPACE
EXCEEDING 30% GRADE IN ORDER TO MINIMIZE THE RISKS ASSOCIATED
WITH WILDFIRE.

b. A DEFENSIBLE SPACE (FIRE) FUEL BREAK OF AT LEAST 50 FEET
SHALL SURROUND THE FENCED AREA WHERE THE EQUIPMENT STORAGE
CABINET(S) IS/ARE LOCATED. THE DEFENSIBLE SPACE SHALL BE
MAINTAINED AND IRRIGATED OR FIRE RESISTANT VEGETATION MAY BE PLANTED
WITHIN THE FUEL BREAK. TREES SHOULD BE SPACED GREATER THAN 15
FEET APART. DEAD TREES SHALL BE REMOVED FROM THE DEFENSIBLE SPACE.
OTHER DEAD VEGETATION SHALL BE REMOVED FROM BENEATH TREES.

c. IF SLOPES EXCEED 6% IN THE SURROUNDING AREA, THE FIRE
FUEL BREAK MUST BE EXTENDED DOWN THE SLOPE ACCORDING TO MCC
38.7305(B)(1).

d. ACCESS ROADS SHALL BE A MINIMUM OF 15 FEET IN WIDTH AND
NOT EXCEED A GRADE OF 12 PERCENT. TURNOUTS SHALL BE PROVIDED
A MINIMUM OF EVERY 500 FEET. ACCESS DRIVERS SHALL BE MAINTAINED
TO A LEVEL THAT IS PASSABLE TO THE EQUIPMENT. [MCC 38.7305(E)]

e. UTILITY SUPPLY SYSTEMS SHALL BE UNDERGROUND WHENEVER
POSSIBLE. ROOF OF STRUCTURES SHALL BE CONSTRUCTED OF
FIRE-RESISTANT MATERIALS, SUCH AS ASPHALT SHINGLES. [MCC
38.7305(G) & (H)]

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	11/03/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/03/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/09/25	JL	9% P2D REVIEW SET
J	07/02/25	KM	SURVEY UPDATE
K	12/03/25	KM	PRE-MARSHAL COMMENTS
L	05/08/26	KM	9% P2D REVIEW SET



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OVERALL
SITE PLAN

A-1



OVERALL SITE PLAN 1

22'x34' SCALE 1" = 50'-0"
11'x17' SCALE 1" = 100'-0"

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/23/23	KM	CLIENT COMMENTS
H	05/09/25	H	CLIENT COMMENTS
I	08/16/25	JL	90% 2D REVIEW SET
J	07/10/25	KM	SURVEY UPDATE
K	12/03/25	RM	FIRE MARSHALL COMMENTS
L	05/26/26	KM	90% 2D REVIEW SET

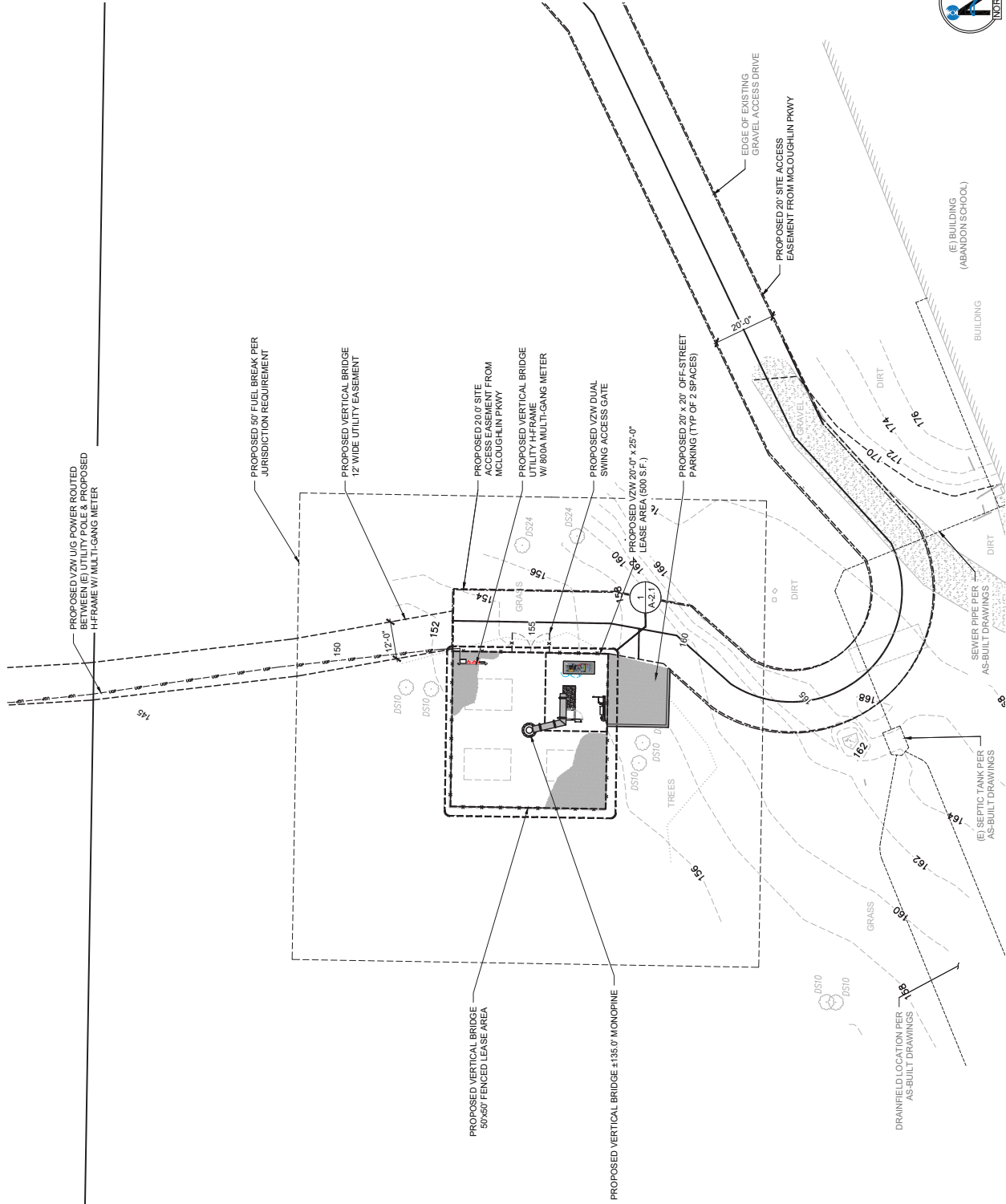


Acom
CONSULTING INC.

A/E CONSULTANT, SITE ACQUISITION AND PERMITTING

ENLARGED
SITE PLAN

22"x34" SCALE: 1/16" = 1'-0"
11"x17" SCALE: 1/32" = 1'-0"



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NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/23/23	KM	CLIENT COMMENT
F	11/03/23	YK	NEW SURVEY
G	11/28/23	KM	CLIENT COMMENTS
H	05/09/25	KM	CLIENT COMMENTS
I	05/16/25	JL	9% P2D REVIEW SET
J	07/02/25	KM	SURVEY UPDATE
K	12/03/25	KM	PRE-MARSHAL COMMENTS
L	05/28/26	KM	9% P2D REVIEW SET

CLIENT

verizon

ACOM
CONSULTING, INC.

verticalbridge

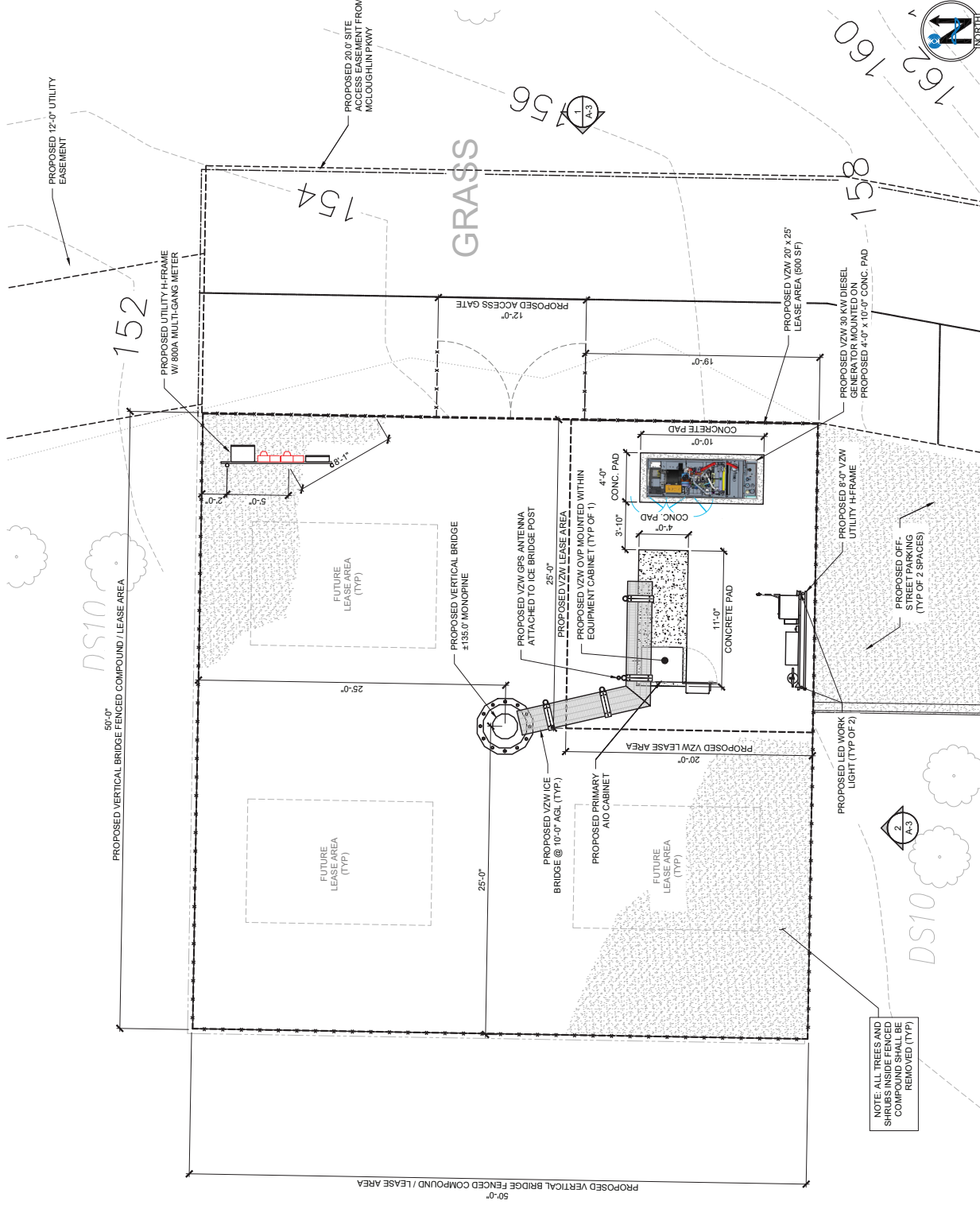
VECTOR

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CASCADE LOOKS, OR 97104

PROPOSED
COMPOUND PLAN

A-2.1



PROPOSED COMPOUND PLAN 1

22'x34" SCALE: 1/4" = 1'-0"
11'x17" SCALE: 1/8" = 1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
E	10/20/20	KM	CLIENT COMMENT
F	11/03/20	YK	NEW SURVEY
G	11/09/20	KM	CLIENT COMMENTS
H	05/09/21	KM	CLIENT COMMENTS
I	05/04/21	JL	9% P2D REVIEW SET
J	07/01/21	KM	SURVEY UPDATE
K	12/01/20	KM	PRIE MARSHAL COMMENTS
L	05/28/21	KM	9% P2D REVIEW SET



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**PROPOSED
EAST ELEVATION**

A-3

