

**New Horizon Utility Construction  
Supplemental Project Narrative  
February 21, 2024**

**Introduction:** The purpose of this narrative is to supplement the original project narrative submitted with the application and to provide additional information to address MCC Sections 39.4670(C) and (E) as requested in the Letter of Incompleteness dated January 18, 2024.

(C)The proposed use will not, by itself or in combination with existing uses in the community, exceed the carrying capacity of the soil or of existing water supply resources and sewer services; and

**Response:** *As stated in the original project narrative, the proposed use has been determined to have a negligible effect on the carrying capacity of the soil or the existing water supply and onsite septic service. The subject project is located in a semi-rural area east of Gresham in an area zoned for and containing a small grouping of commercial and industrial uses. There are no existing residences abutting the property. The subject property located at the intersection of SE Orient Drive, SE 282nd Avenue, and SE Powell Valley Road was originally the site of a stop on the Portland Railway Light and Power Company's steam rail line from Montavilla to Bull Run in 1911. In 1913, overhead electric wires were constructed about the rails. Since then the site was used by various commercial businesses. The current configuration of the property has been the same for the last 60 years. The proposed business use is to manufacture and repair electrical components on-site and to install these components in the surrounding rural areas. All onsite activities associated with the business will occur within the existing building and the only uses to occur outside the building will include parking company vehicles and equipment and employee parking. The proposed manufacturing use does not use water for this purpose and the primary water usage for the business will be for flushing toilets. The submitted water certification form provided by Lusted Water District indicates an adequate water supply is available to serve the site. As detailed on the submitted Site Plan, site changes include the removal of about 6,700 square feet of asphalt and compacted gravel surfaces to convert these areas to landscape beds. In addition, all parking spaces will be delineated and fencing installed along the 282nd Avenue frontage to prevent vehicles from accessing the site in this location. As noted on the submitted Septic System certification form the existing onsite septic system has adequate capacity to serve the proposed use. As noted above, the subject property has been used by similar uses for at least the last 60 years. Given these facts the applicant's proposal to relocate his existing business to this site will not, by itself or in combination with existing uses, exceed the carrying capacity of the soil or of existing water supply and sewer services. This standard is met.*

(E)The proposed use will primarily support the needs of residents of the rural area or tourists visiting the area.

**Response:** *As detailed in the original project narrative the proposed use functions to provide telecommunication repair services for rural residences in the*

*surrounding area. As detailed on the submitted Business Plan and shown on the Job Location tables, 83 percent of all business activities for the period 2022 through the end of January, 2024 occurred in the surrounding rural zip codes. Given these data, the proposed business clearly primarily supports the telecommunications needs of the rural area. This standard is met.*