

Exhibit C.4



M 522

**Multnomah
County**

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

RETURN SERVICE REQUESTED

14 DAY OPPORTUNITY TO COMMENT



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

Application for Decision by the Planning Director

CASE FILE: T2-2024-0031 **APPLICANT:** Tracy Brown

LOCATION: 6928 SE 282nd Ave. Gresham **Property ID #** R342223
Map, Tax lot: 1S4E19BC-00600 **Alt. Acct. #** R994191280

BASE ZONE: Orient Commercial Industrial (OCI)

OVERLAYS: None

PROPOSAL: Request for a Decision by the Planning Director and Design Review to establish a business in the existing commercial building. The business is to repair telecommunication electronic components and hardware to be installed at offsite locations.

❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County’s complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on Thursday, May 23, 2024. If you do not wish to submit comments, no response is necessary.**

Further information regarding this application is available by contacting Marisol.Cervantes@multco.us. Paper copies of these materials may be purchased for \$0.46/per page.

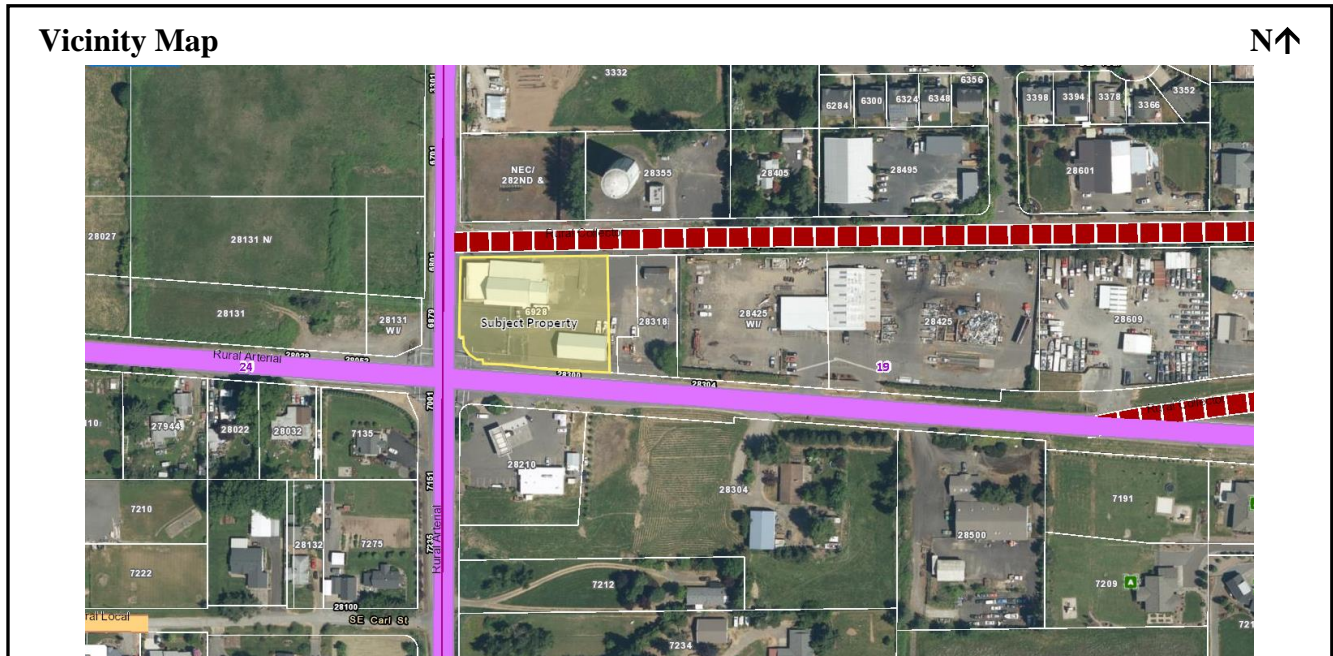
❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Orient Commercial Industrial (OCI): MCC 39.4665(B)(1)(j), (k), & (B)(4) - Review Uses, MCC 39.4670 – Review Use Approval Criteria, MCC 39.4680(B), (C), (E), (G) - Dimensional Requirements and Standards, MCC 39.4685 – Lot Sizes for Review Uses, MCC 39.4690 Off-Street Parking and Loading, MCC 39.6500 – 39.6600 – Parking, Loading, Circulation and Access

Design Review: MCC 39.8000 – 39.8050

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.



- ❖ **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, 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:**
 - Site Plan
 - Floor Plan
 - Building Elevation

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.

NEW HORIZON UTILITY CONSTRUCTION

SITE PLAN

SE 282ND AVE GRESHAM, OR 97080

GENERAL NOTES:

1. ALL GRADING AND DRAINAGE ACTIVITIES ARE TO OCCUR PURSUANT TO THE PROVISIONS OF CHAPTER 39.6235 OF THE MULTNOMAH COUNTY CODE AND THE APPLICABLE STATE OF OREGON PLUMBING CODE OR ITS SUCCESSOR AND THIS CODE.
2. THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR A PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

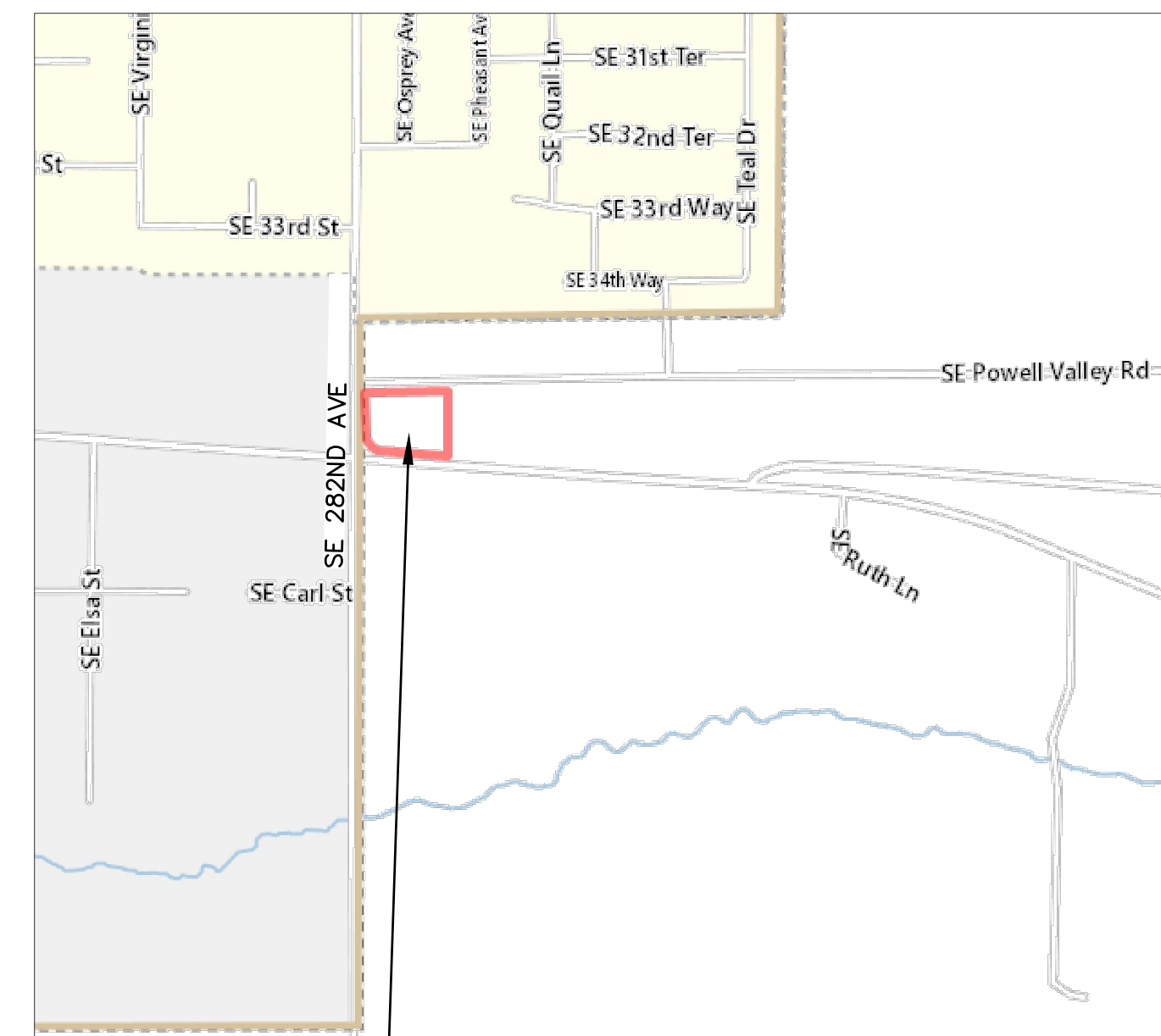
CONTRACTOR RESPONSIBLE FOR UTILITY LOCATES ON PRIVATE PROPERTY:

NOTICE TO EXCAVATORS:
 ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
 DIAL 811 or 1-800-332-2344



PROJECT LOCATION
 VICINITY MAP
 SCALE: 1" = 500'

OWNER APPLICANT:

SCOTT JOHNSON
 EMAIL: SCOTT@NEWHORIZONUTILITY.COM

SITE INFORMATION:

6928 SE 282ND AVE
 GRESHAM, OR 97080
 1.03 AC

ENGINEER OF RECORD:

FIRWOOD DESIGN GROUP, LLC
 KELLI A. GROVER, P.E.
 359 E. HISTORIC COLUMBIA RIVER HWY.
 TROUTDALE, OR 97060
 PHONE: (503) 668-3737
 EMAIL: kg@firwooddesign.com

LEGAL DESCRIPTION:

SECTION 19 1S 4E
 TAXLOT: 600

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS AND DEMO PLAN
- 3 SITE PLAN



EXPIRES: 06/30/25
 SIGNATURE DATE: 10/09/23

		DRAWN:	DESIGNED:	CHECKED:	
DATE:	NO.	REVISION			
		PROJECT NO. E23-034			

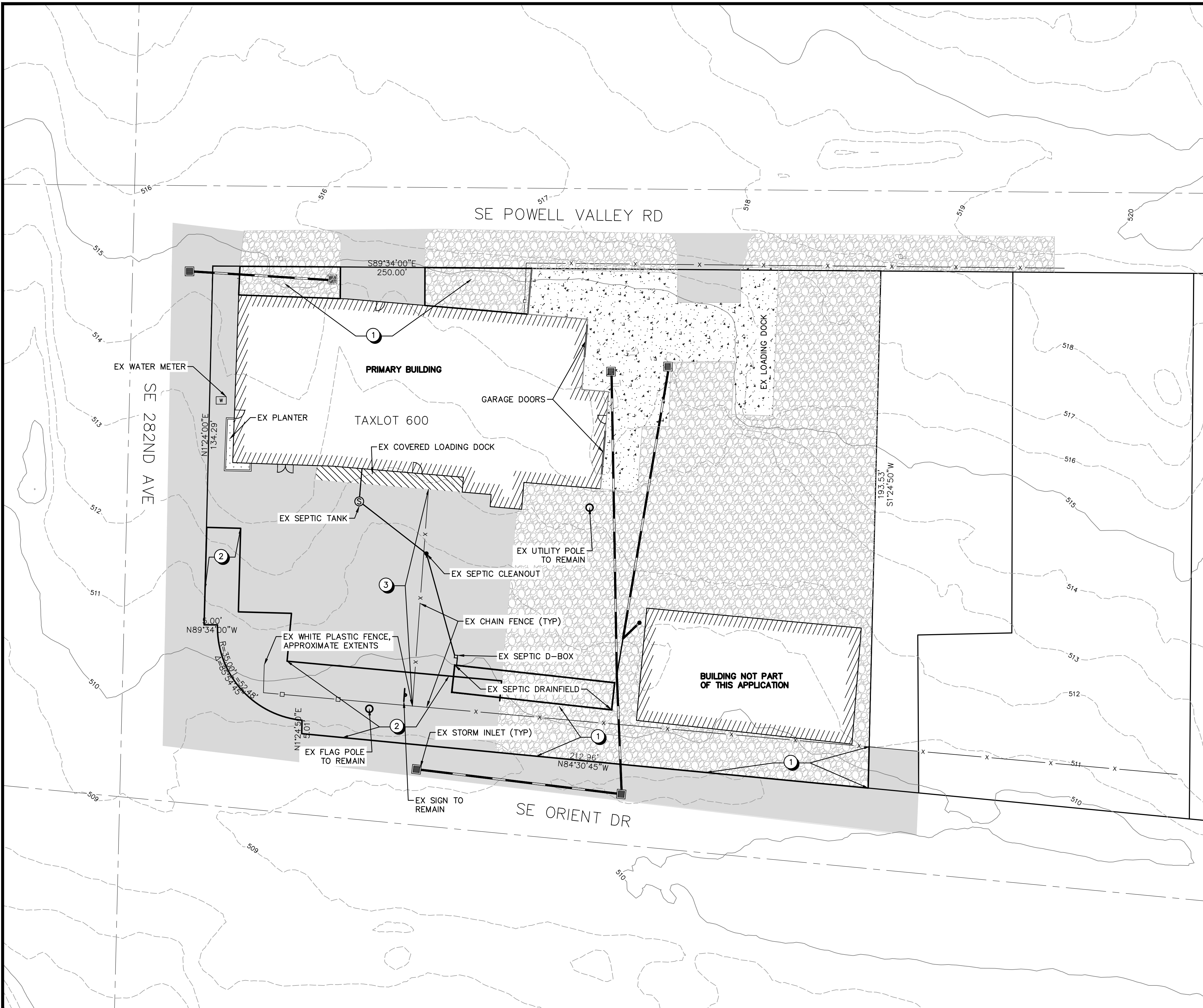


359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

SCOTT JOHNSON
 6928 SE 282ND AVE
 GRESHAM, OR 97055

COVER SHEET

1
3



GENERAL NOTES

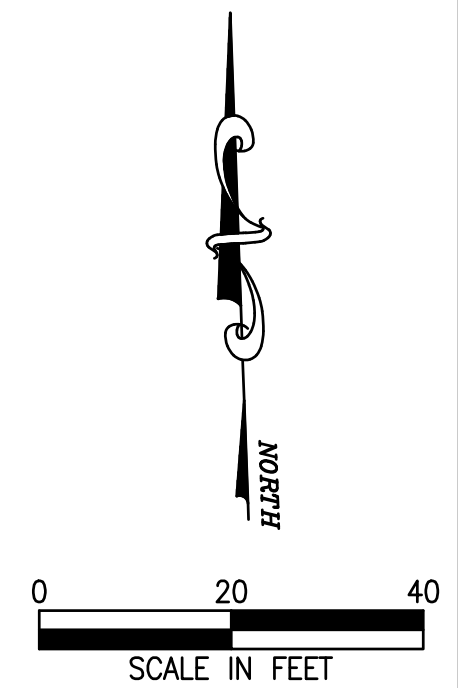
1. EXISTING CONDITION IS APPROXIMATE BASED ON AERIAL.
2. THIS IS NOT A BOUNDARY SURVEY. THE LOT LINES ARE APPROXIMATE AND BASED ON THE TAX MAP INFORMATION.

KEY NOTES

- ① REMOVE EXISTING GRAVEL WITHIN EXTENTS FOR LANDSCAPING.
- ② REMOVE EXISTING ASPHALT WITHIN EXTENTS FOR LANDSCAPING.
- ③ EXISTING CHAIN LINK FENCE TO REMAIN.

LEGEND

- AC PAVEMENT
- GRAVEL
- CONCRETE
- BUILDING PLANTER
- STORM LINE
- STORM INLET
- STORM CLEANOUT



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DATE:	NO.	REVISION

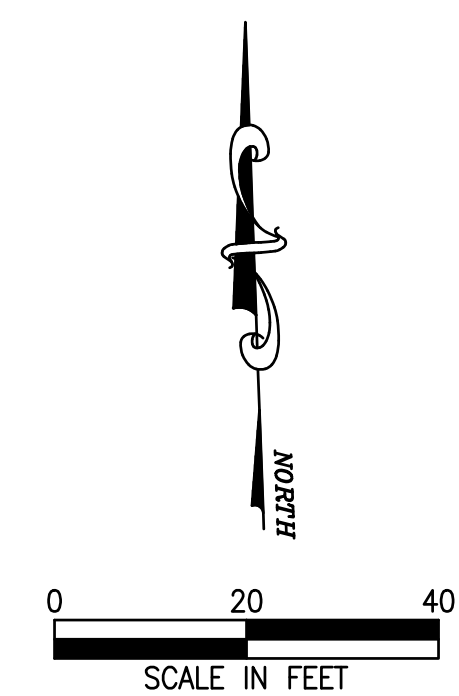
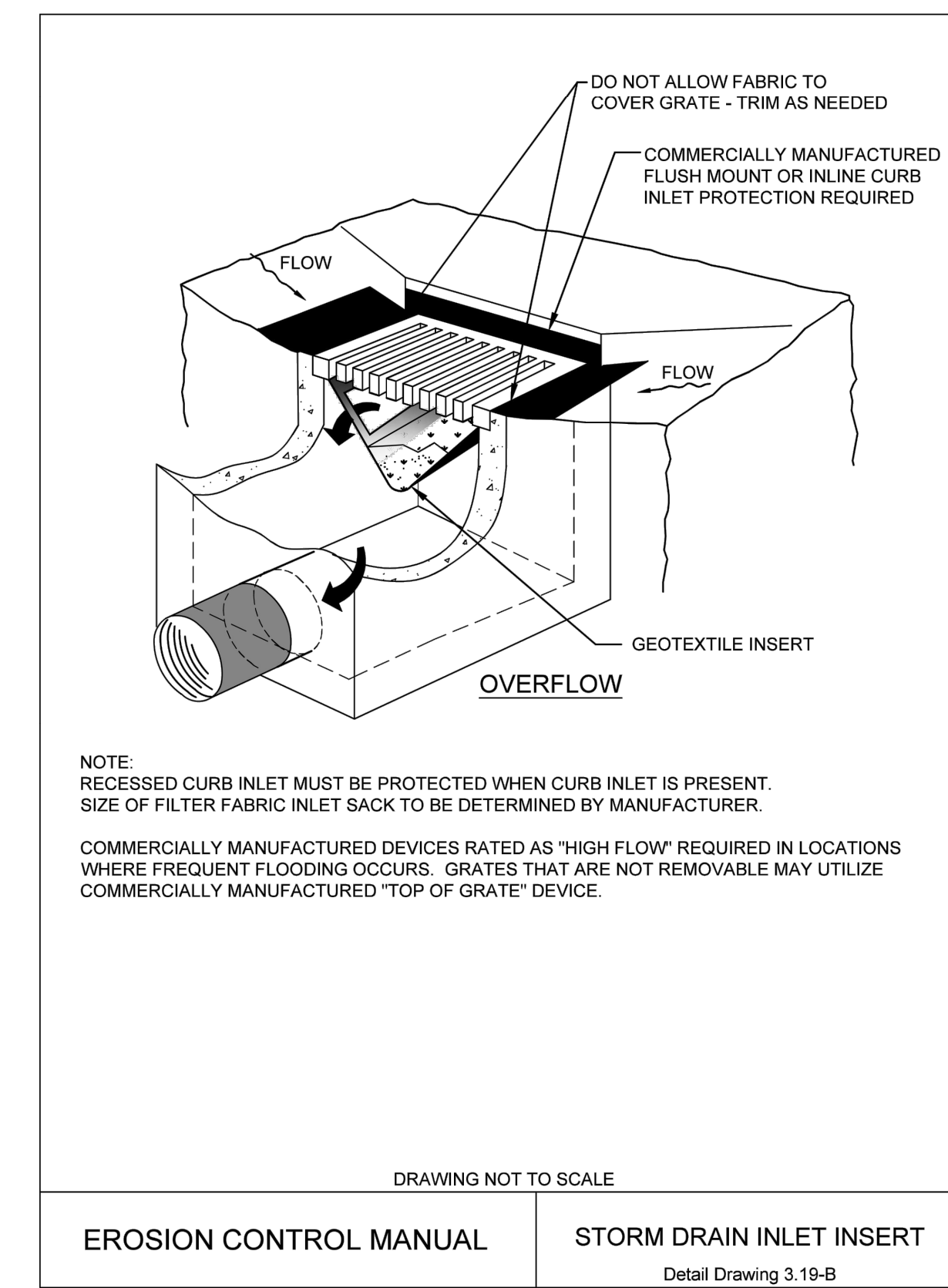
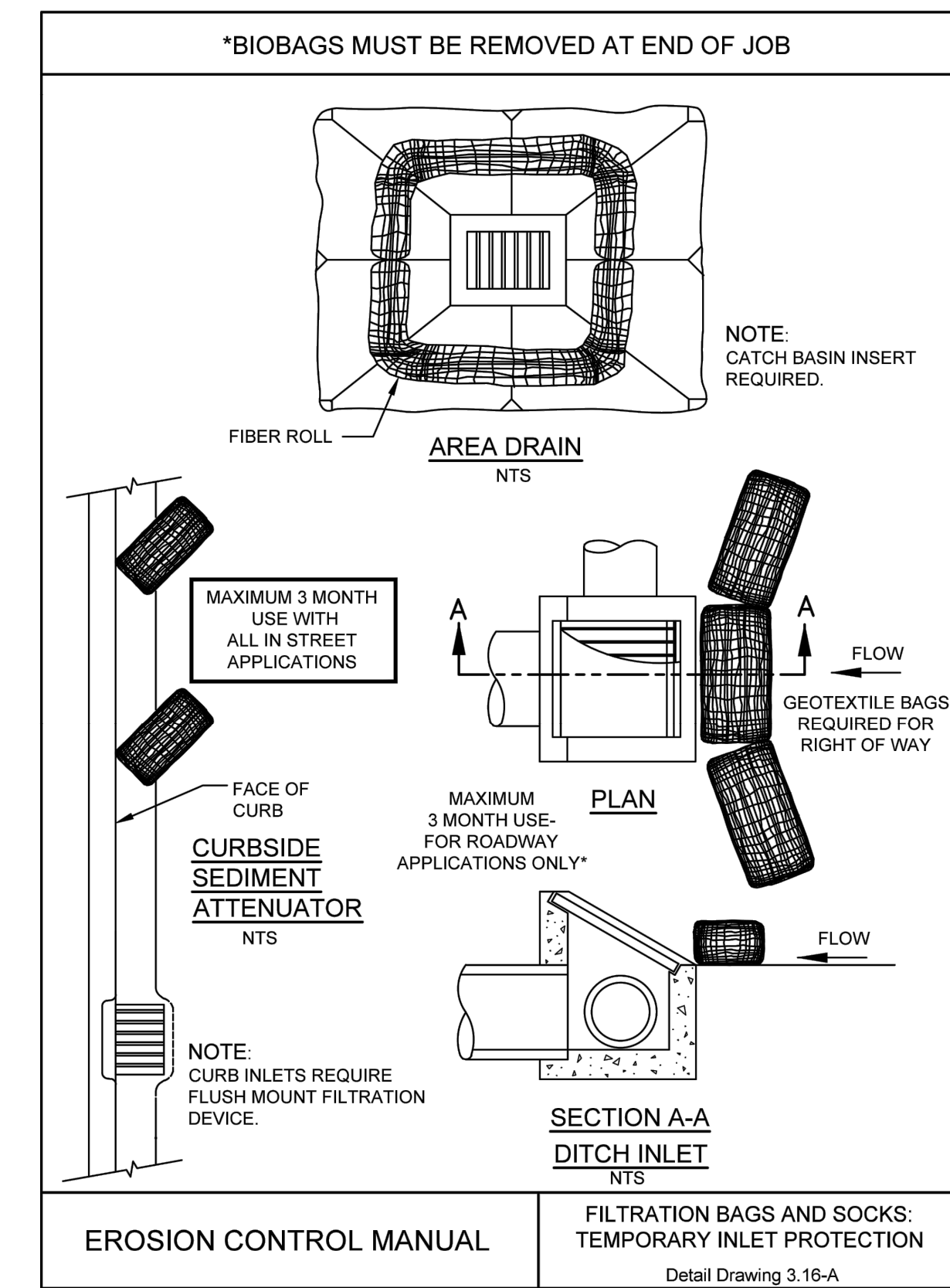
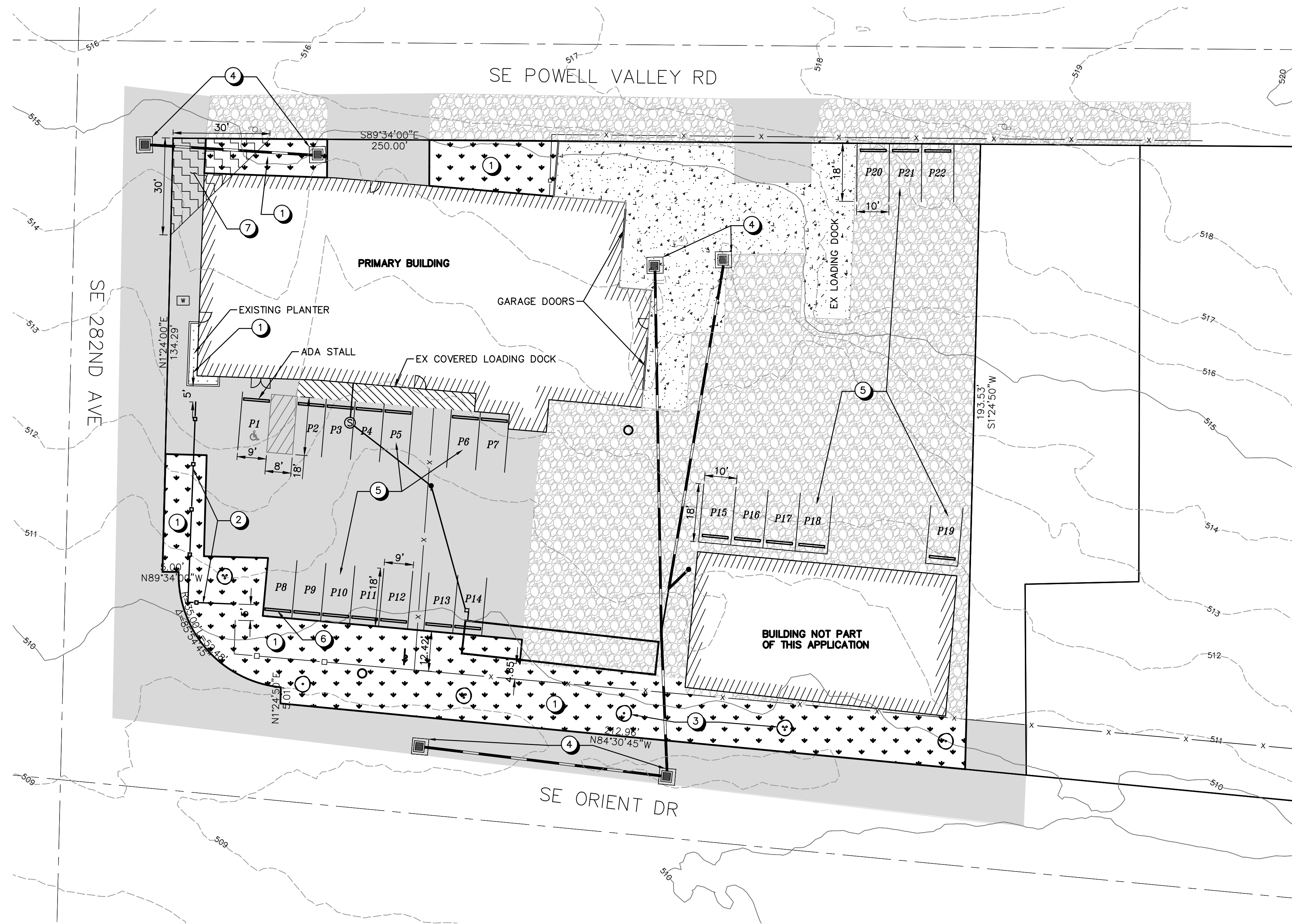
DRAWN: DESIGNED: CHECKED:
SCALE: AS SHOWN DATE: OCTOBER 09, 2023
PROJECT NO. E23-034

FIRWOOD
DESIGN GROUP
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
BUS: (503) 668-3737 • FAX: (503) 668-3788

SCOTT JOHNSON
6928 SE 282ND AVE
GRESHAM, OR 97055

EXISTING CONDITIONS AND DEMO PLAN

2
3



REGISTERED PROFESSIONAL ENGINEER
Kelli A. Grover
OREGON
Jan 14, 2009

EXPIRES: 06/30/25
SIGNATURE DATE: 10/09/23

LANDSCAPE DENSITY		
LOT	45,040	SF
NEW LANDSCAPE	6,761	SF
NEW LANDSCAPE COVERAGE	15.01%	

GENERAL NOTES

- EXISTING UTILITY LOCATIONS APPROXIMATE BASED ON AERIAL.
- KEY NOTES**
- INSTALL GROUND COVER AND SHRUBS IN LANDSCAPE AREA PER LIST THIS SHEET.
 - INSTALL WHITE PLASTIC FENCE (MATCH EX STYLE). COORDINATE WITH PROPERTY OWNER ON GATE LOCATION.
 - INSTALL STREET TREES PER LIST THIS SHEET (TYP).
 - INSTALL INLET PROTECTION IN CONSTRUCTION AREAS PER DETAILS THIS SHEET.
 - PARKING STALL (TYP).
 - 8' WHEEL STOP (TYP).
 - CLEAR VISION TRIANGLE.

STREET TREE				⊙
		SPACING	HEIGHT	
ACER CIRCINATUM	VINE MAPLE	50 FT MAX	VARIES	⊙
CORYLUS CORNUTA	WESTERN HAZELNUT	50 FT MAX	VARIES	
SHRUBS				⊙
		SPACING	HEIGHT	
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 FT MAX	3.0 FT MAX	
RIBES VISCOSSISSIMUM	STICKY CURRANT	5 FT MAX	3.0 FT MAX	
RUBUS PARVIFLORUS	THIMBLEBERRY	5 FT MAX	3.0 FT MAX	

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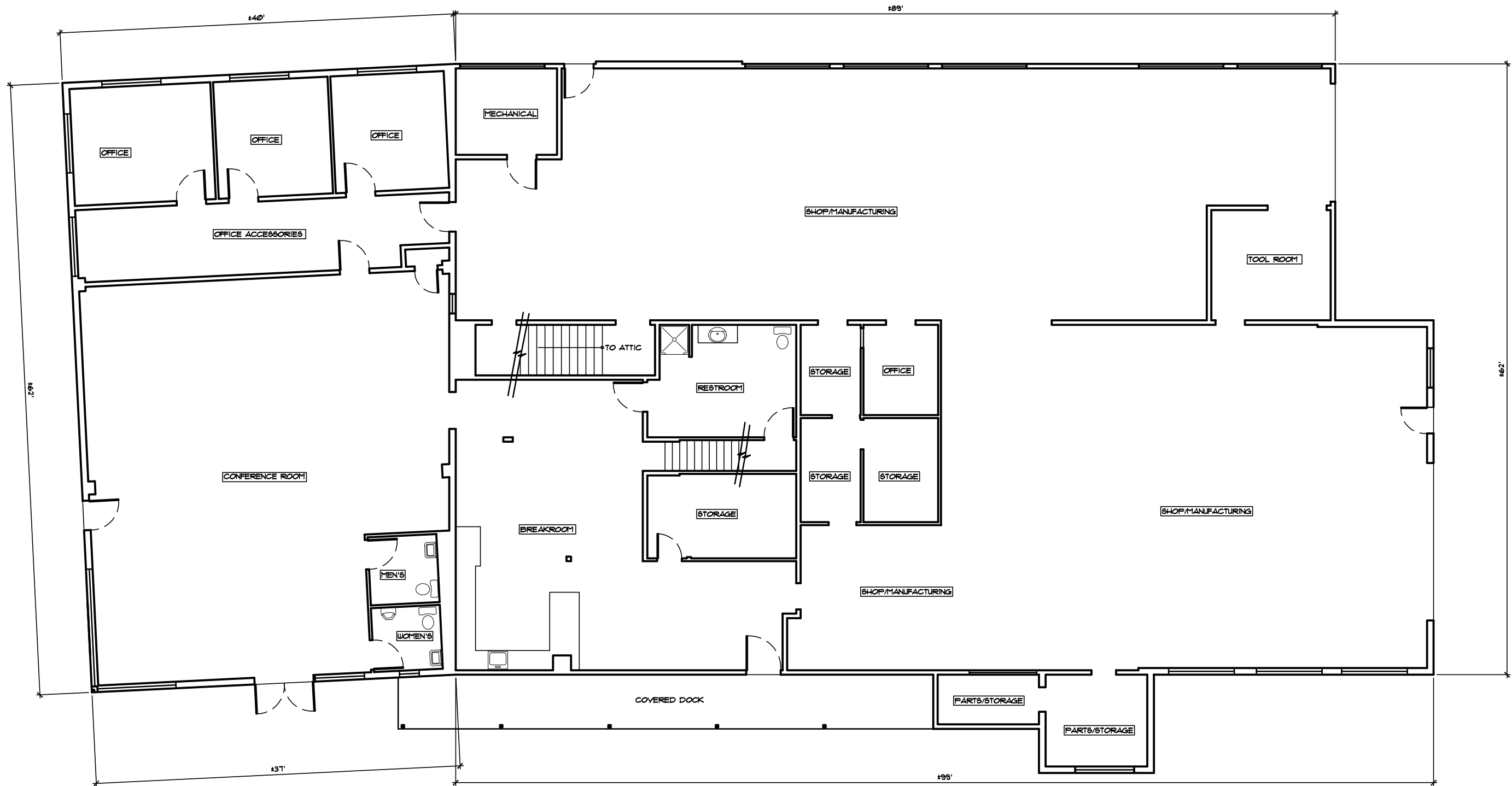


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SITE PLAN

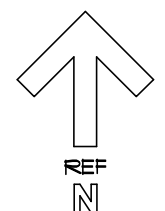
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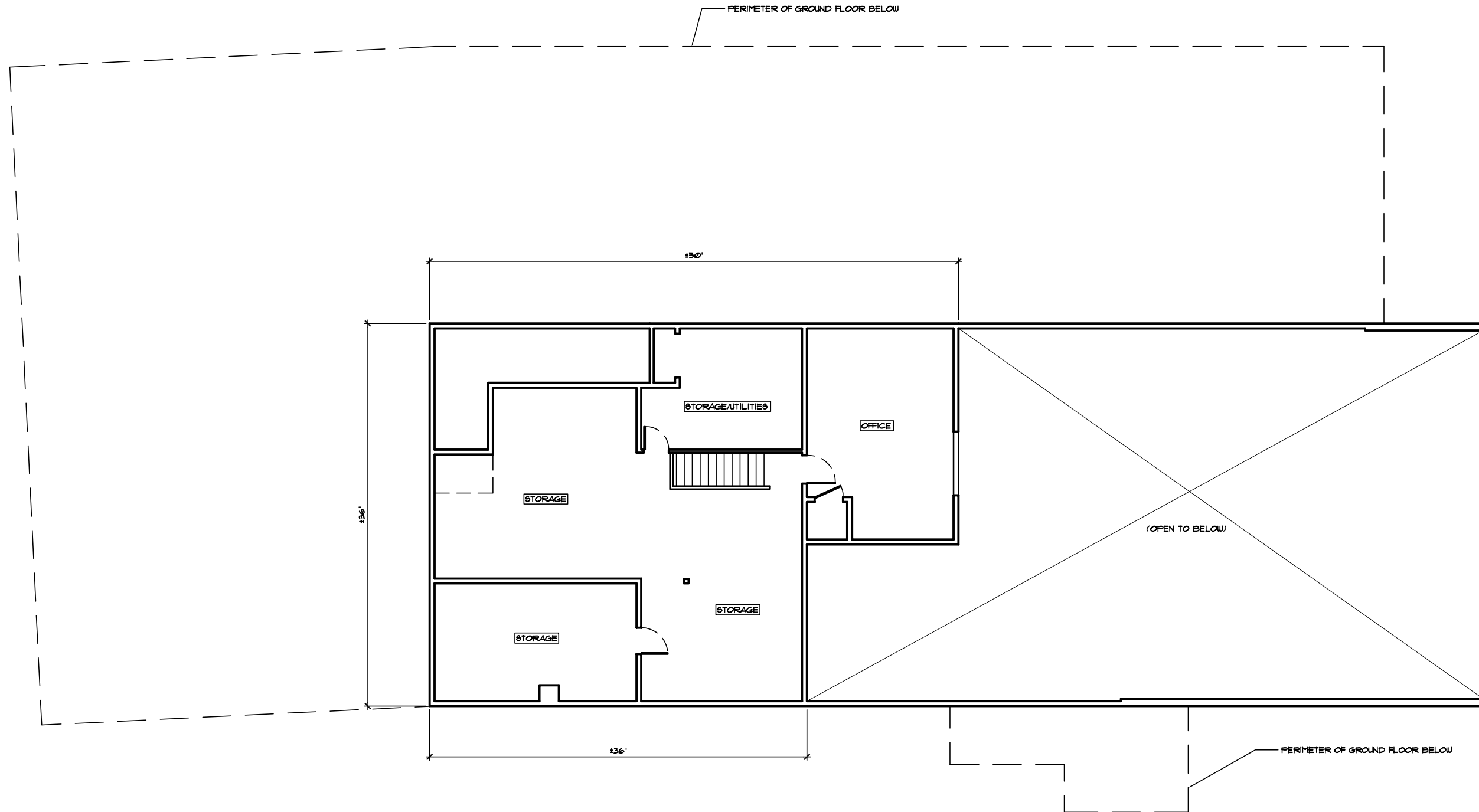
Ground Floor Plan - 8062 square feet
As-Built Sketch

New Horizon Utility Construction, LLC. - Building

KEYSTONE Architecture Planning and Project Management LLC
T: 503-761-1362 F: 503-760-0534



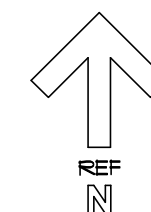
3/32" = 1'-0"
9/18/23



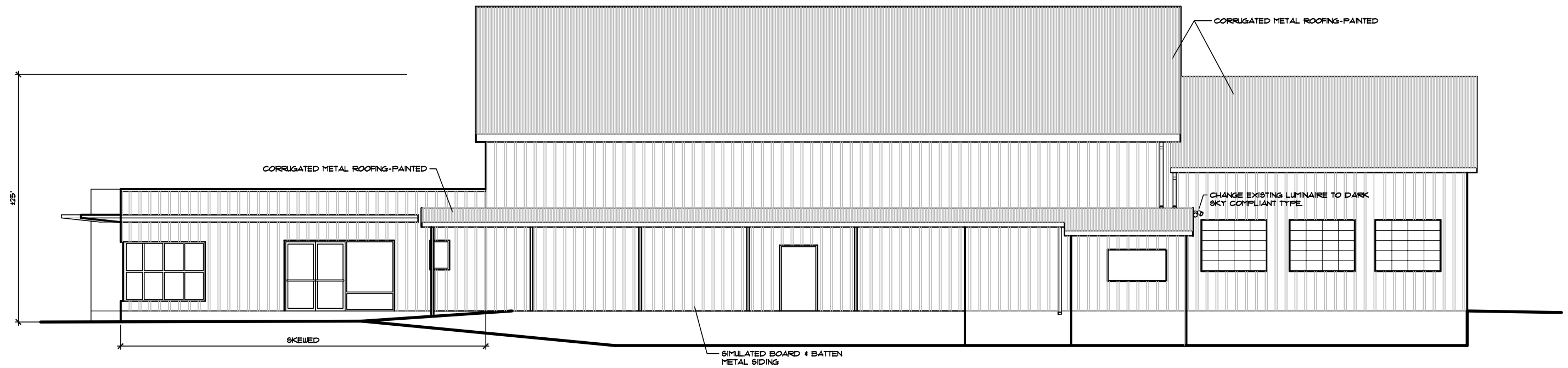
Second Floor Plan - 1496 square feet
As-Built Sketch

New Horizon Utility Construction, LLC. - Building

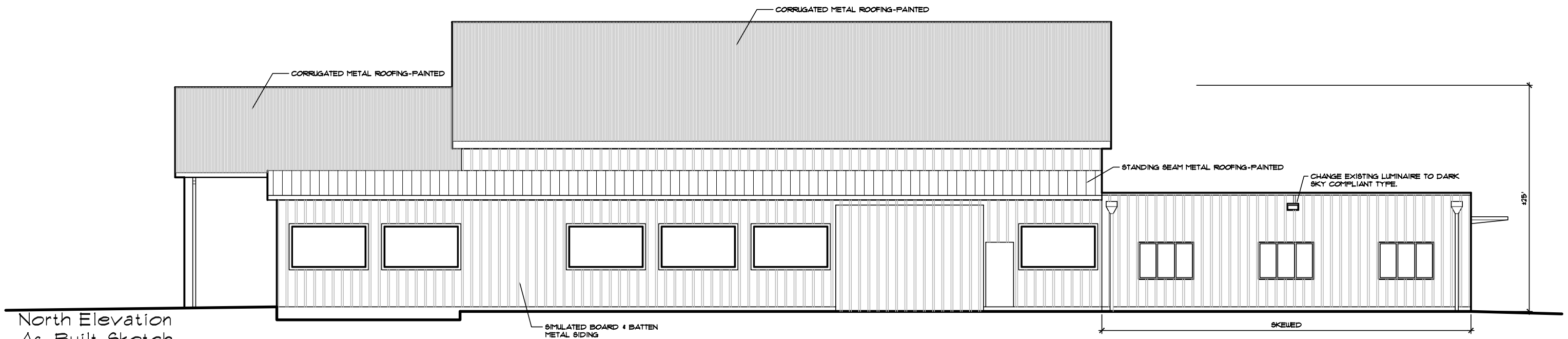
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3/32" = 1'-0"
9/18/23



South Elevation
As-Built Sketch

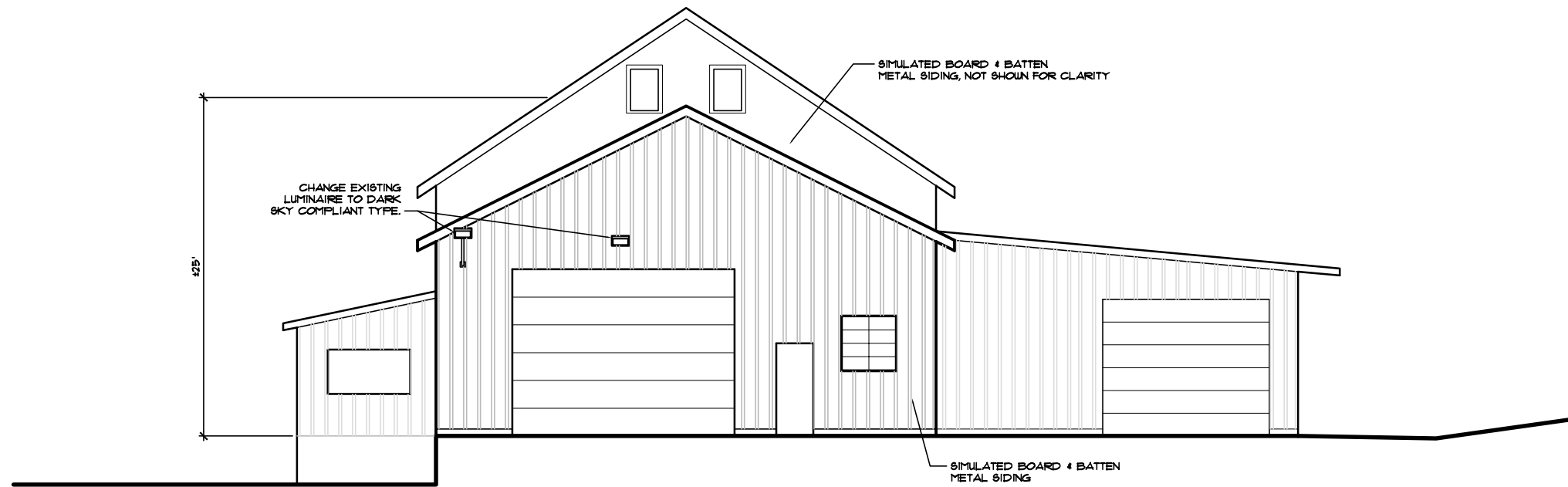


North Elevation
As-Built Sketch

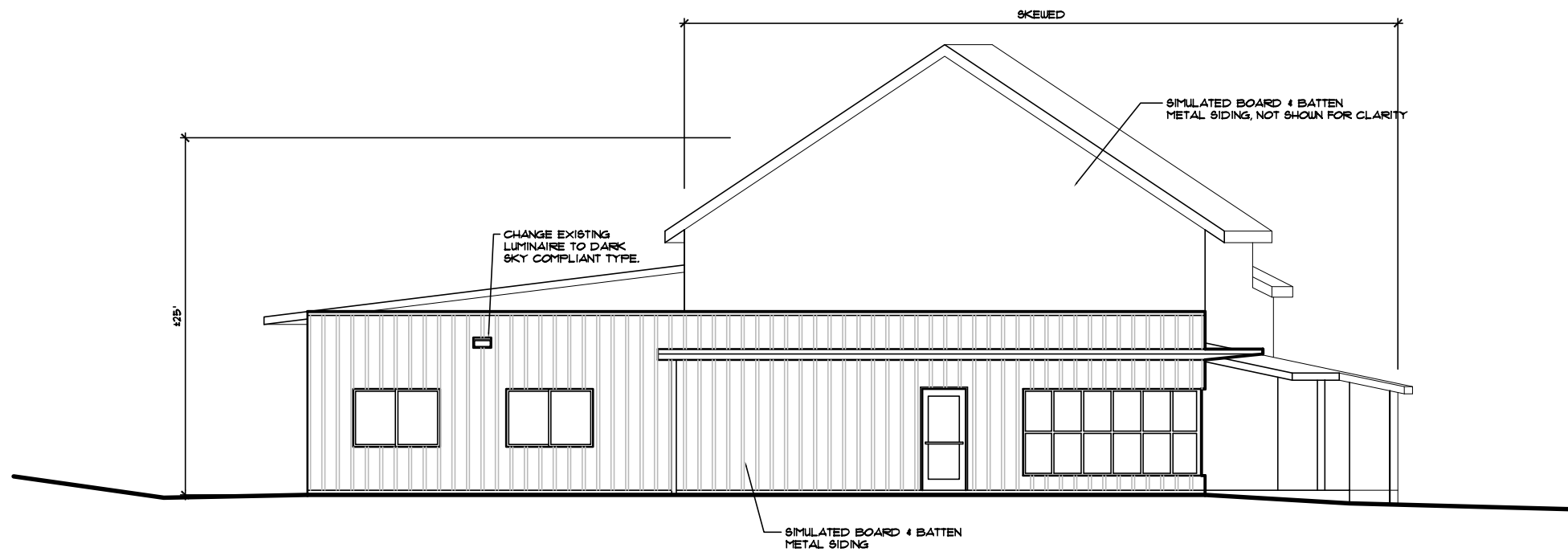
New Horizon Utility Construction. LLC. - Building

KEYSTONE Architecture Planning and Project Management LLC
T: 503-761-1362 F: 503-760-0534

3/32" = 1'-0"
9/18/23



East Elevation
As-Built Sketch



West Elevation
As-Built Sketch

New Horizon Utility Construction. LLC. - Building

KEYSTONE Architecture Planning and Project Management LLC
T: 503-761-1362 F: 503-760-0534

3/32" = 1'-0"
9/18/23