

MEMORANDUM

TO: Applicant

FROM: Marisol Cervantes, Transportation Planner (email: row.permits@multco.us)

DATE: December 11, 2025

ADDRESS: 14443 NW Charlton Rd. Portland (R971160070)

SUBJECT: Transportation Development Review – pre-file notes

Ref. Nos. PF-2025-0032 (Multnomah County Transportation)

Multnomah County Transportation has reviewed the above proposal and provides the following comments.

The comments provided in this memorandum are based on the preliminary project description provided to County Transportation. While every effort has been made to identify all related standards and issues, additional issues may arise and other standards not listed may become applicable as more information becomes available.

County Transportation Standards:

- Road Rules (MCRR): https://multco.us/file/multnomah_county_road_rules/download
- Design & Construction Manual (DCM): https://multco.us/file/multnomah_county_design_and_construction_manual/download

PROPOSAL The applicant proposes a telecommunications facility with a second access to the subject property.

LOCATION & ACCESS The subject property is located at 14443 NW Charlton Rd. Portland (R971160070) NW Charlton Rd. is in Multnomah County transportation jurisdiction and functionally classified as a Rural Local Road.

The property has direct frontage on to NW Charlton Rd. and the subject property already has an existing permitted access under permit #98-0377. The applicant proposed a second access to the subject property that will directly access the proposed telecommunication facility.

MCRR 4.200 (location) allows one access per property. The proposal does not meet the one access per property.

MCRR 4.300 (Access spacing): requires new access to meet the access spacing standards laid out in the Design and Construction Manual. Rural Local Roads do not have minimum spacing standards set out in DCM Table 1.2.5, therefore MCRR 4.300 is not applicable.

MCRR 4.400 (Width): requires residential driveway to be 12-25 feet wide [DCM Table 1.2.4]. The proposed second access is approximately 25 feet wide. Standard met.

MCRR 4.500 Sight Distance: requires the proposed access to demonstrate consistency with AASHTO standards. NW Charlton Rd. has a posted speed limit of 25 MPH. AASHTO standards requires stopping sight distance to be 155 feet or greater. The applicant will need to demonstrate the proposed access can meet the sight distance of 155 feet.

ROAD RULES VARIANCE

If the applicant chooses to continue with the proposed second access you will be required to apply for a Road Rules Variance as it does not meet the access standards of one access to the subject property. You will need to explain clearly in a variance application why the existing access cannot be used to service the facility. See below for more detail about the Road Rules Variance (MCRR 16.000) for the second driveway.

You will need to meet the Variance standards MCRR 16.000-16.300. You should notify County Transportation (row.permits@multco.us) prior to applying via the Permit Portal. County Transportation will provide copies of the required application documents and criteria.

Road Rules Variance application fee: \$1200.

Please note that Road Rules Variance will be required to be obtained **before** County Transportation can sign off on a Zoning Planning Review.

TRANSPORTATION PLANNING REVIEW

If the applicant chooses to use the existing permitted driveway on the property the **applicant will only need to apply for a Transportation Planning Review – Building Permits**. You will submit a revised site plan showing the existing driveway to be used for the proposed development. The review will ensure the applicant will only use the existing driveway.

STORMWATER REVIEW

Applicants for a development that impacts 500 square feet or more of impervious surface will be required to provide a Stormwater certificate and/or analysis showing method of and ability to retain Stormwater on site. Stormwater solutions must be consistent with Multnomah County Design and Construction Manual standards [MCRR [26.150](#)].

At application stage, Applicant is required to submit a [stormwater certificate and report](#) for review. This will be reviewed by a County Transportation Engineer to ensure there are no impacts on the County maintained transportation system.