

14 DAY OPPORTUNITY TO COMMENT



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

Application for a Verification and Alteration of a Non-Conforming Use

CASE FILE: T2-2024-0083

APPLICANT: Grace Coffey, Winterbrook Planning
for Portland General Electric

LOCATION: Springwater Corridor

Property ID # R341004/ R341002/
R341005

Map, Tax lot: 1S3E23A -02800/ 1S3E23D -
04600/1S3E23B - 02700

Alt. Acct. #
R993230390/R993230380/R993230400

BASE ZONE: Multiple Use Agriculture—20 (MUA-20)

OVERLAYS: Significant Environmental Concern for Water Resources (SEC-wr), Significant
Environmental Concern for Wildlife Habitat (SEC-h), Flood Hazard (FH)

PROPOSAL: Replace existing 1910s steel lattice towers that are serving as power line support
structures with new steel or wooden monopoles.

- ❖ **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 January 22, 2025**. **If you do not wish to submit comments, no response is necessary.**

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

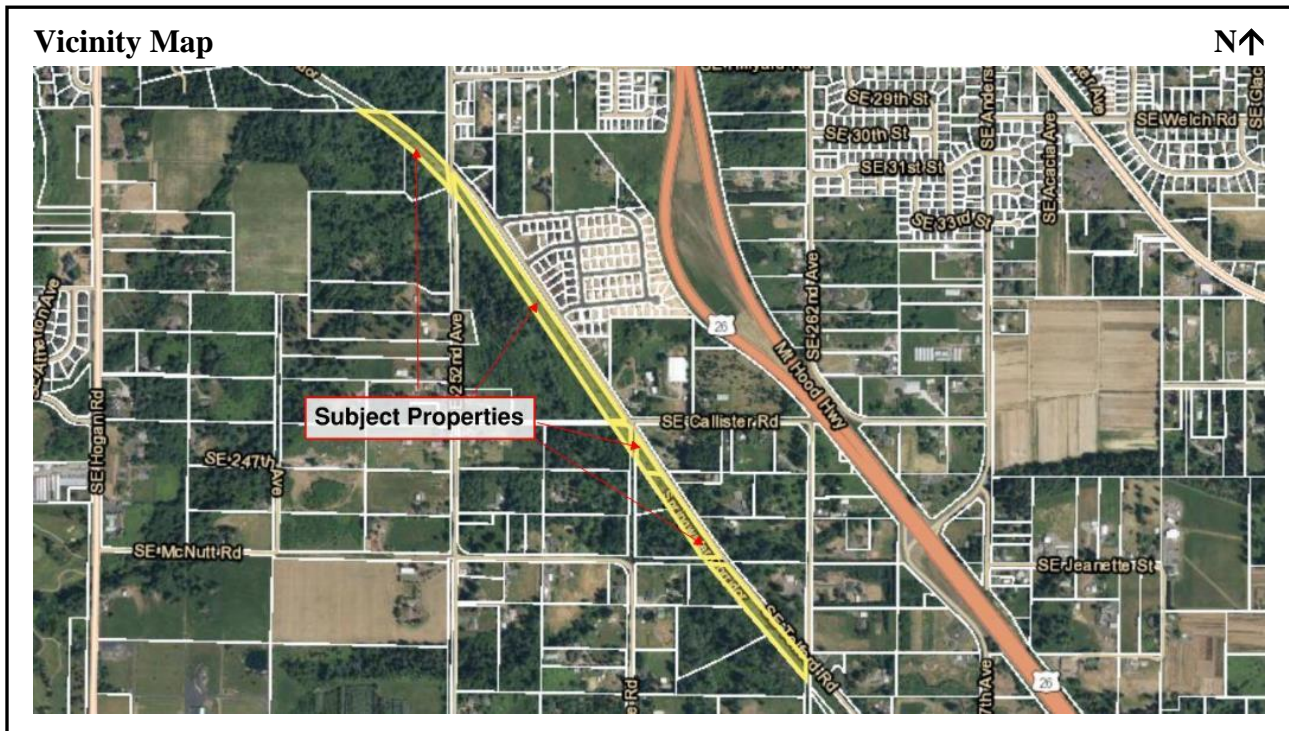
- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture—20 (MUA-20), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Multiple Use Agriculture—20 (MUA-20): MCC 39.4325 (C), (E), and (J) Dimensional Requirements and Standards

Permit Criteria: MCC 39.8305 Verification of Nonconforming Use Status, MCC 39.8315(B) or (C) Alteration, Expansion or Replacement of Nonconforming Uses

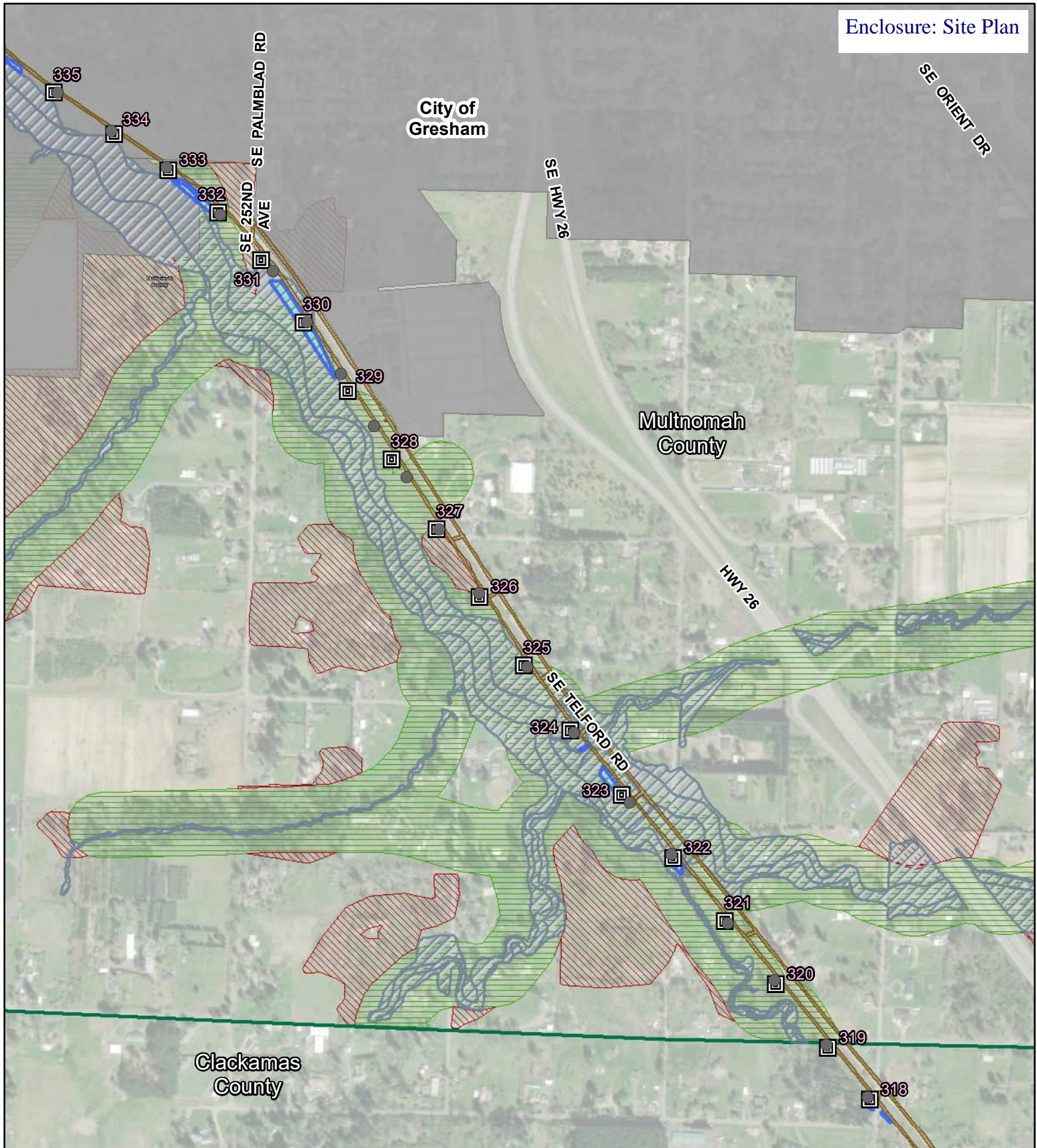
Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.



- ❖ **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

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.



Legend

- | | |
|-----------------------------|------------------|
| Existing Transmission Tower | Wetland (AECOM) |
| Proposed Monopole | Waterway (AECOM) |
| Existing Paved Access | SEC-WR |
| FEMA Flood Hazard Zone | SEC-H |

SEC-WR = Significant Environmental Concern-Water Resources
SEC-H = Significant Environmental Concern-Wildlife Habitat

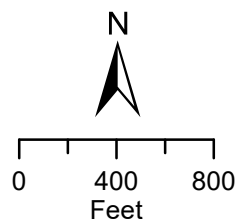


FIGURE 1
Overview Map

PGE - Milliken Tower Replacement
Multnomah County
Oregon

December 2023
Project No. 60587098