

# NOTICE OF DECISION



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## Application for a Planning Director's Decision and Limited Design Review

**Case File:** T2-2025-0057

**Applicant:** Jean Brady, Northwest Pipeline LLC

**Proposal:** Request for a Planning Director's Decision and Limited Design Review to alter a utility facility by removing an existing aboveground valve facility and constructing a new natural gas pipeline that will tie into existing pipeline.

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**Location:** Within the submerged lands within the Columbia River and on:

No situs address south of 21024 NW Gillihan Rd, Portland **Property ID # R324901**

**Map, Tax lot:** 2N1W -01300

**Alt. Acct. # R971110030**

**Base Zone:** Exclusive Farm Use (EFU)

**Overlays:** Significant Wetlands (SEC-w)  
Flood Hazard (FH)

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**Decision:** Approved with Conditions

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Thursday, July 9, 2026 at 4:00 pm.**

**Opportunity to Review the Record:** The complete case file and all evidence associated with this application is available for review by contacting [LUP-comments@multco.us](mailto:LUP-comments@multco.us). Paper copies of all documents are available at the rate of \$0.71/page.

**Opportunity to Appeal:** The appeal form is available at [www.multco.us/landuse/application-materials-and-forms](http://www.multco.us/landuse/application-materials-and-forms). Email the completed appeal form to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us). An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

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**Issued by:**

A handwritten signature in black ink, appearing to read "Rithy Khut", written over a horizontal line.

Digitally signed by Rithy Khut  
DN: cn=Rithy Khut, o=Multnomah  
County, ou=Department of  
Community Services,  
email=rithy.khut@multco.us, c=US

Rithy Khut, Senior Planner

**For:** Megan Gibb,  
Planning Director

**Date:** Thursday, June 25, 2026



## Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:

- a. Within two (2) years of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
  - i. For the purposes of 1.a, for utilities and developments without a frame or foundation, commencement of construction shall mean actual construction of support structures for an approved above ground utility or development or actual excavation of trenches for an approved underground utility or development.
  - ii. For purposes of 1.a, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2025-0057 referenced in the subject line.
- b. Within four (4) years of the date of commencement of construction when the structure has not been completed. [MCC 39.1185(B)]
  - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
  - ii. For purposes of 1.b, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2025-0057 referenced in the subject line. [MCC 39.1185]

**Note:** The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which complies with this approval and is consistent with supporting documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]
3. **Prior to submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:
  - a. Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be sent to Rithy Khut at [rithy.khut@multco.us](mailto:rithy.khut@multco.us). [MCC 39.1170(A) & (B)]

4. **At the conclusion of construction**, the property owner(s) or their representatives shall:
  - a. Commence within 90 days site restoration to restore, as nearly as possible, to its former condition any agricultural land as discussed in Section 9.0 of this Decision and Exhibits A.13 and A.14. [MCC 39.8040(A)(1)(a) and (A)(4)]
    - i. Any request for extension shall be made a minimum of 15 days before the deadline. The property owner or their representatives must provide documentation as to why they are requesting an extension and what portion of the site restoration they are requesting an extension on. [MCC 39.1170(A)]
5. **Within ninety (90) days of commencement of site restoration referenced above**, the property owner(s) or their representatives shall:
  - a. Provide a post-site restoration report to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2025-0057 referenced in the subject line. The post-mitigation report shall include:
    - i. The permit number, monitoring date, current photographs of the restoration area taken within the last 60 day prior to the report date, and a brief narrative that describes the site restoration activities. [MCC 39.1170(A) & (B) and MCC 39.8040(A)(1)(a) & (A)(4)]

**Note:** Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to submitting Building Plans for Zoning Review...” Be ready to demonstrate compliance with the conditions.
2. You will need to provide a copy of your Transportation Planning Review (TPR) sign-off with your building plans. If you have not yet received sign-off, visit the following webpage for instructions on how to request a review of your plans: <https://www.multco.us/planreview>. Failure to obtain TPR sign-off of your plans will result in delaying your zoning review.
3. Visit <https://www.multco.us/landuse/submitted-building-plan> for instructions regarding the submission of your building plans for zoning review and review of conditions of approval. Please ensure that any items required under, “When submitting Building Plans for Zoning Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

Once you have obtained an approved zoning review, construction may commence.

<p><b>Notice to Mortgagee, Lien Holder, Vendor, or Seller:</b> ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.</p>
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## Findings of Fact

**FINDINGS:** Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

### 1.0 Project Description:

**Staff:** The applicant requests a Planning Director’s Decision and Limited Design Review to alter a utility facility by removing an existing aboveground valve facility and constructing a new natural gas pipeline that will tie into existing pipeline. No work is proposed in the SEC-w overlay.

### 2.0 Property Description & History:

**Staff:** This application is for within the submerged lands within the Columbia River and on 2N1W -01300 (“Project Area”). The project area is located on the east side of NW Gillihan Road in unincorporated west Multnomah County outside of Metro’s Urban Growth Boundary (UGB). The project area is zoned Exclusive Farm Use and has two (2) overlays, Significant Wetlands (SEC-w) and Flood Hazard (FH).

The property, 2N1W -01300 is vacant and approximately 176.87 acres according to the County Assessor. The most current aerial photo shows the existing utility facility and farm land with a strip of forested area.

### 3.0 Public Comment:

**Staff:** Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.5). Staff did receive public comments during the 14-day comment period.

#### 3.1 Email from Katholeen McGinty, neighbor at 22120 NW Gillihan Road, Portland (Exhibit D.1)

**Comment:** Katholeen McGinty submitted an email on May 23, 2026. The email was supportive of the applicant’s proposal.

### 4.0 Code Compliance and Applications Criteria:

#### 4.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

**Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.**

**(A) A permit or other approval, including building permit applications, may be authorized if:**

\* \* \* \* \*

**(3) It is for work related to and within a valid easement over, on or under an affected property; or**

\* \* \* \* \*

**Staff:** This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance.

For purposes of the current application, there are no known open compliance cases associated with the property identified as 2N1W -01300 and there is no evidence in the record of any specific instances of noncompliance on the subject property. Further, the proposal is for work related to and within a valid easement over, on, and under the property identified as 2N1W -01300.

*Criterion met.*

## **5.0 Lot of Record Criteria:**

### **5.1 § 39.3005- LOT OF RECORD – GENERALLY.**

**(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.**

**(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.**

**(1) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.**

**(2) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:**

\* \* \* \* \*

**(e) “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)**

\* \* \* \* \*

§ 39.3070 LOT OF RECORD – EXCLUSIVE FARM USE (EFU).

(A) In addition to the standards in MCC 39.3005, for the purposes of the EFU district a Lot of Record is either:

\* \* \* \* \*

(B) In this district, significant dates and ordinances applicable for verifying zoning compliance may include, but are not limited to, the following:

\* \* \* \* \*

(C) A Lot of Record which has less than the minimum lot size for new parcels, less than the front lot line minimums required, or which does not meet the access requirements of MCC 39.4260 may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(D) The following shall not be deemed a Lot of Record:

\* \* \* \* \*

**Staff:** The property identified as 2N1W -01300 was previously found to be a Lot of Record in land use case, T2-2013-2783 (Exhibit B.6). As the property identified as 2N1W -01300 has not been subject to a subsequent boundary reconfiguration since those findings were written, the property continues to satisfy all applicable zoning, all applicable land division laws, and the standards specific to the EFU district. *Criteria met.*

**6.0 Exclusive Farm Use (EFU) Criteria:**

**6.1 § 39.4225 REVIEW USES.**

(A) Utility facilities necessary for public service, including wetland waste treatment systems but not including commercial facilities for the purpose of generating power for public use by sale or transmission towers over 200 feet in height provided:

\* \* \* \* \*

(3) All other utility facilities and/or transmission towers 200 feet and under in height subject to the following:

- (a) The facility satisfies the requirements of ORS 215.275, “Utility facilities necessary for public service; criteria; mitigating impact of facility”; and
- (b) The facility satisfies the requirements of MCC 39.6500 through 39.6600; 39.7525(A); 39.8000 through 39.8050; and 39.6745.

**Staff:** The applicant is requesting to alter an existing utility facility, a natural gas pipeline that was constructed in 1956. The utility facility is located on within the submerged lands within the Columbia River and on the adjacent upland property identified as 2N1W -01300. The utility facility includes the underground pipeline and aboveground valve structures. Within the same area as the natural gas pipeline and valve facility, a separate utility facility for fiber optic communications was subsequently reviewed under land use case no. PRE 15-98 (Exhibit B.7).

The alteration of a natural gas utility facility will include the removal of an existing aboveground valve structure and construction of a new underground natural gas pipeline that will tie into existing pipeline. As required above, the facility must satisfy the requirements of ORS 215.275 as outlined below:

**Utility facilities necessary for public service; criteria; rules; mitigating impact of facility.**

**(1) A utility facility established under ORS 215.213 (1)(c)(A) or 215.283 (1)(c)(A) is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service.**

\* \* \* \* \*

**(6) The provisions of subsections (2) to (5) of this section do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission.**

For a utility facility to be in the EFU zone, it must be demonstrated that the utility facility is necessary for public service and must be sited in this zone. As described in the applicant narrative, the utility facility is necessary, “to maintain service along the existing Portland Lateral pipeline system, which delivers critical volumes of natural gas to Northwest Natural’s local distribution system” (Exhibit A.13). The utility facility is part of the Olympic Pipeline that was originally constructed in 1956 to transport natural gas from the Seattle area to Portland. As the utility facility is part of an interstate natural gas pipeline, the utility facility is not required to show that proposal meets the provisions of subsections (2) to (5) of ORS 215.275, which typically require that alternatives be considered and that the facility must be sited in an EFU zone.

Lastly, as required above, the utility facility must also satisfy Multnomah County requirements of MCC 39.6500 through 39.6600; 39.7525(A); 39.8000 through 39.8050; and 39.6745, which are discussed below. *Criteria met.*

**7.0 Parking, Loading, Circulation and Access Criteria:**

**7.1 § 39.6505 GENERAL PROVISIONS.**

**In the event of the erection of a new building or an addition to an existing building, or any change in the use of an existing building, structure or land which results in an intensified use by customers, occupants, employees or other persons, off-street parking, loading and traffic circulation and access (whether pedestrian, vehicular or otherwise) shall be provided according to the requirements of this Section Subpart. For nonconforming uses, the objectives of this Subpart shall be evaluated under the criteria for the Alteration, Modification, and Expansion of Nonconforming Uses.**

**Staff:** The original pipeline, the Olympic Pipeline was originally constructed in 1956. No changes have occurred since the construction of the pipeline and support structures. The applicant is now proposing a change in the use of the existing structures and land; however, the changes will not result in an intensification of the use. The applicant is proposing to remove the existing aboveground valve facility and construct a new natural gas pipeline that will tie into existing pipeline (Exhibit A.13). As no intensification is occurring, the proposal is not required to meet the Parking, Loading, Circulation and Access criteria within Multnomah County Code; therefore, these criteria are not applicable. *Criteria not applicable.*

\* \* \* \* \*

## **8.0 Community Services Uses Criteria:**

### **8.1 § 39.7525 RESTRICTIONS.**

**A building or use approved under MCC 39.7520 through 39.7650 shall meet the following requirements:**

**(A) Minimum yards in EFU, CFU (Note – not applicable to CFU-1 through CFU-5), MUA-20, RR, BRC, OCI, OR and PH-RC, UF-20, LR-10, UF-20, MUF, SRC, and RC base zones:**

**(1) Front yards shall be 30 feet.**

**(2) Side yards for one-story buildings shall be 20 feet; for two-story buildings, 25 feet.**

**(3) Rear yards shall be as required in the base zone.**

**Staff:** The alteration of the utility facility will result in removal of all above ground structures; therefore, these criteria are not applicable (Exhibit A.14). *Criteria not applicable.*

## **9.0 Design Review Criteria:**

### **9.1 § 39.8020 APPLICATION OF REGULATIONS.**

**(A) Except those exempted by MCC 39.8015, the provisions of MCC 39.8000 through 39.8050 shall apply to all conditional and community service uses, and to specified uses, in any base zone.**

**Staff:** The alteration of the utility facility is subject to MCC 39.4225(A)(3), which requires the use meet the Design Review requirements. The alteration is not exempt under MCC 39.8015; therefore, Design Review is required, as discussed below.

**(B) Uses subject to Design Review that require the creation of fewer than four new parking spaces pursuant to MCC 39.6590 shall only be subject to the following Design Review approval criteria: MCC 39.8040(A)(1)(a) and (1)(c), and (4) and (7), except when located in the RC, BRC, OR, OCI, PH-RC or SRC zone base zones.**

**Staff:** As discussed previously, the original pipeline was originally established in 1956. The applicant is not proposing construction of a building and will remove the existing aboveground valve facility (Exhibit A.13). The removal of the structures does not require the creation of any new parking spaces; therefore, proposal is only subject to Design Review approval criteria in MCC 39.8040(A)(1)(a) and (1)(c), (4), and (7); as discussed below.

### **9.2 § 39.8040 DESIGN REVIEW CRITERIA.**

**(A) Approval of a final design review plan shall be based on the following criteria:**

**(1) Relation of Design Review Plan Elements to Environment.**

**(a) The elements of the design review plan shall relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site.**

**Staff:** The applicant is proposing to construct a new pipeline to replace the existing pipeline and remove the aboveground structures. The new pipeline will be constructed using horizontal drilling and direct-bury excavation. The removal of the aboveground structures will create a more natural environment as only the underground components of the utility facility will be visible. Upon completion of excavation and construction of the pipeline, all disturbed areas will be restored to

pre-construction contours and revegetated (Exhibit A.13 and A.14). The disturbed areas will be re-seeded with a mixture of cultivated and non-cultivated seeds. A condition will be required that site restoration occur as described in Exhibit A.13 and A.14 as the revegetation of the disturbed areas will result in creating a harmonious agricultural environment for Sauvie Island and Columbia River. *As conditioned, criterion met.*

\* \* \* \* \*

**(c) Each element of the design review plan shall effectively, efficiently, and attractively serve its function. The elements shall be on a human scale, inter related, and shall provide spatial variety and order.**

**Staff:** The purpose of the alteration of the utility facility is to construct a new pipeline to replace the existing pipeline in addition to removing the aboveground structures. As previously discussed, in removing the structures and revegetating disturbed areas; each element of the design will serve their designed function, are interrelated, and provide spatial variety and order. Although the main element, the underground pipeline is not intended to be on a human-scale; the pipeline will be hidden with only the revegetation with cultivated and non-cultivated seeds seen. This will result in a large project area that will convey a human scaled agricultural enterprise. *Criterion met.*

\* \* \* \* \*

**(4) Preservation of Natural Landscape - The landscape and existing grade shall be preserved to the maximum practical degree, considering development constraints and suitability of the landscape or grade to serve their functions. Preserved trees and shrubs shall be protected during construction.**

**Staff:** As discussed previously, at the conclusion of construction activities, the applicant is proposing to restore the contours of the project area and revegetate the disturbed areas with cultivated and non-cultivated seeds (Exhibit A.13 and A.14). Conditions will be required that trees and shrubs be protected during construction. *As conditioned, criterion met.*

\* \* \* \* \*

**(7) Buffering and Screening - Areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking, and similar accessory areas and structures shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.**

**Staff:** The applicant is not proposing any structures or facilities for storage, machinery, equipment services, loading and parking, or similar accessory areas or structures; therefore, this criterion is not applicable. *Criterion not applicable.*

## 10.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Planning Director's Decision and Limited Design Review to alter a utility facility in the Exclusive Farm Use (EFU) zone. This approval is subject to the conditions of approval established in this report.

## 11.0 Exhibits

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits
- 'D' Comments Received

Exhibits with an '\*' have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to [LUP-comments@multco.us](mailto:LUP-comments@multco.us).

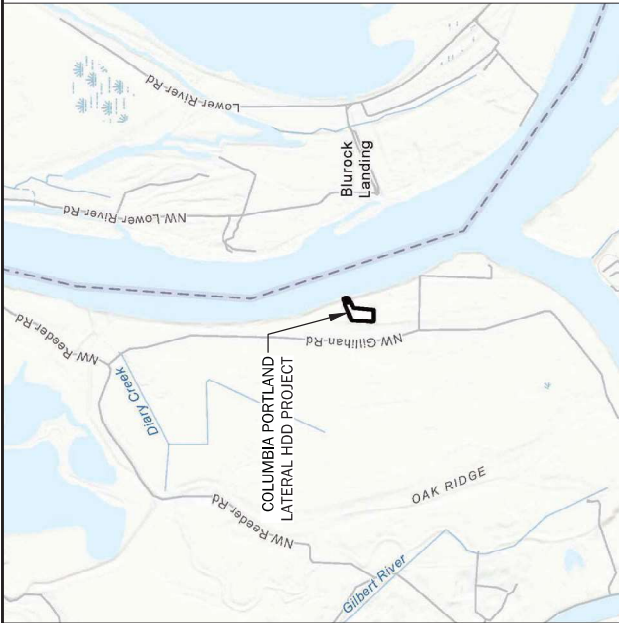
Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	10/15/2025
A.2	1	Letter of Authorization	10/15/2025
A.3	5	Easement recorded in Book 1784, Page 278-282 on May 16, 1956	10/15/2025
A.4	18	Narrative	10/15/2025
A.5	4	Purpose and Project Description	10/15/2025
A.6	2	Plans <ul style="list-style-type: none"> <li>▪ Sheet 1 of 2: Cover Sheet with Vicinity Map and Project Information</li> <li>▪ Sheet 2 of 2: Site Plan and Design Review Plan</li> </ul>	10/15/2025
A.7	1	Letter from Sauvie Island Drainage Improvement Company	10/15/2025
A.8	5	Fire Service Provider Review	10/15/2025
A.9	5	Transportation Planning and Development Review Form	10/15/2025
A.10	4	(Unsigned) Oregon Department of Environmental Quality (DEQ) Land Use Compatibility Statement (LUCS)	10/15/2025
A.11	6	(Unsigned) Oregon Department of State Lands (DSL) Land Use Compatibility Statement (LUCS)	11/04/2025
A.12	4	Memorandum Response to Incomplete Letter	01/27/2026
A.13	4	Revised Purpose and Project Description	01/27/2026
A.14*	6	Revised Plans <ul style="list-style-type: none"> <li>▪ *Sheet 1 of 6: Cover Sheet with Vicinity Map and Project Information</li> <li>▪ *Sheet 2 of 6: Site Plan</li> <li>▪ Sheet 3 of 6: Proposed Conditions (OR)</li> <li>▪ Sheet 4 of 6: Proposed Conditions (OR)</li> <li>▪ *Sheet 5 of 6: Proposed Project with TESC Plan</li> <li>▪ *Sheet 6 of 6: Site restoration Plan (OR)</li> </ul>	01/27/2026

<b>‘B’</b>	<b>#</b>	<b>Staff Exhibits</b>	<b>Date</b>
B.1	3	Assessment and Taxation Property Information for 2N1W -01200 (Alt Acct # R971110020 / Property ID # R324901)	10/15/2025
B.2	3	Assessment and Taxation Property Information for 2N1W -01300 (Alt Acct # R971110030 / Property ID # R324901)	10/15/2025
B.3	1	Current Tax Map for 2N1W	10/15/2025
B.4	1	Aerial Photo taken on March 4, 2025	10/15/2025
B.5	9	Pre-Filing Meeting Summary Notes, PF-2025-0008	10/15/2025
B.6	12	Notice of Decision Land Use Case No. T2-2013-2783	06/04/2026
B.7	58	Land Use Case No. PRE 15-98	06/09/2026
<b>‘C’</b>	<b>#</b>	<b>Administration &amp; Procedures</b>	<b>Date</b>
C.1	5	Incomplete letter	11/07/2025
C.2	1	Applicant’s acceptance of 180-day clock	11/10/2025
C.3	3	Incomplete letter #2	12/09/2025
C.4	2	Complete letter (day 1)	02/20/2026
C.5	7	Opportunity to Comment	05/18/2026
C.6	9	Short Decision	06/25/2026
C.7	17	Decision	06/25/2026
<b>‘D’</b>	<b>#</b>	<b>Comments</b>	<b>Date</b>
D.1	1	Email from Katholeen McGinty	05/23/2026

**NORTHWEST PIPELINE LLC  
COLUMBIA RIVER PORTLAND LATERAL HDD PROJECT  
18" PORTLAND LATERAL (2420)  
M.P. 12.06 TO M.P. 13.13  
T-2-N, R-1-W, S-11  
MULTNOMAH COUNTY, OREGON**

**DESIGN REVIEW PLAN SET**

Excavation Type	Estimated Volume of Excavation (CY) - Oregon
HDD Pits	44
Open Cut for New Pipeline in Upland Areas	867
Trenches for Pipeline Tie-ins	49
Open Cut for Removal of Old Pipe	651
Open Cut for Removal of Old Facilities	122
<b>Total</b>	<b>1,733</b>



**VICINITY MAP**

Data Source: ESRI  
Projection: NAD83 Washington State Planes, South Zone, US Foot.  
Scale: 0 2500 5000 Feet



**SITE MAP**

Legend:  
 - Property Line (solid line)  
 - Project Area (hatched area)  
 - Access Route (dashed line)

Scale: 0 1000 2000 Feet

**APPLICANT/CONTACT:**  
 NORTHWEST PIPELINE LLC  
 JEAN BRADY  
 8001 209-0485  
 BATTLE GROUND, WA 98604  
 PHONE: (801) 209-0485  
 EMAIL: JEANBRADY@WILLIAMS.COM

**SECTION - TOWNSHIP - RANGE:**  
 S11 - T02N - R01W - W.M.

**PERMITTING CONTACT:**  
 WILLIAMS NORTHWEST PIPELINE LLC  
 TOBY SCHWALBE  
 650 MAIN ST, SUITE 300  
 SALT LAKE CITY, UT 841401  
 PHONE: (888) 799-5698  
 EMAIL: TOBY.SCHWALBE@WILLIAMS.COM

**GEOTECHNICAL ENGINEER:**  
 LISA BONA  
 17425 NE UNION HILL ROAD, SUITE 250  
 REDMOND, WA 98052  
 PHONE: (425) 406-5435  
 EMAIL: LBONA@GEOTECHNICAL.COM

**HDD CONSULTING ENGINEER:**  
 GEOTECHNICAL ENGINEERS, INC.  
 BRIAN RANNEY, LEG  
 4000 KRUISE WAY PLACE,  
 BUILDING 3, SUITE 200  
 LAKE OSWEGO, OR 97035  
 PHONE: (503) 730-7728  
 EMAIL: BRANNEY@GEOTECHNICAL.COM

**SITE OWNER:**  
 PARCELS R32-4902 (PROJECT AREA) AND  
 R32-4901 (ACCESS)  
 JEP LLC  
 SITE: 21024 NW GILLIHAN RD  
 PORTLAND, OR 97231  
 MAILING: 6642 PRAYING MONK RD  
 PARADISE VALLEY, AZ 85253  
 PHONE: (602) 248-0322  
 EMAIL: KERW@LCHACOBSON.COM

**PROJECT DESCRIPTION:**  
 NORTHWEST PIPELINE LLC (NORTHWEST) PROPOSES TO INSTALL AN 18-INCH DIAMETER NATURAL GAS PIPELINE TO REPLACE TWO EXISTING AND EXPOSED 16-INCH DIAMETER PIPELINE SEGMENTS BENEATH THE COLUMBIA RIVER USING HORIZONTAL DIRECTIONAL DRILL (HDD) METHOD. THE OREGON SIDE OF THE HDD CROSSING IS ON SAVIE ISLAND. NORTHWEST ALSO WILL TIE IN THE NEW HDD PIPE SEGMENT INTO THE EXISTING PIPELINE IN A DIRECT-BURY TRENCH; REMOVE THE OLD PIPELINE SEGMENT, AND REMOVE AN EXISTING VALVE AND TRIGGER FACILITY OUTSIDE OF THE 100-YEAR FLOODPLAIN. DISTURBED AREAS WILL BE RESEED IN COORDINATION WITH LANDOWNER USING SEED APPROPRIATE FOR AGRICULTURAL PROPERTY USE.

**Exhibit A.14**

**COVER SHEET WITH VICINITY MAP AND PROJECT INFORMATION**

DRAWING NO.		REFERENCE TITLE	
A		NORTHWEST PIPELINE LLC COLUMBIA RIVER PORTLAND LATERAL HDD PROJECT 18" PORTLAND LATERAL (2420) M.P. 12.06 TO M.P. 13.13 T-2-N, R-1-W, S-11 MULTNOMAH COUNTY, OREGON	
NO.	DATE	BY	REVISION DESCRIPTION
A	01/27/2026	SCY	ISSUED FOR PERMITTING
NO.	DATE	CHK.	APP.
C1008703	LIB	LIB	LIB
ISSUED FOR BID:	DATE: 01/27/2026	ISSUED FOR CONSTRUCTION:	DATE: 01/27/2026
SCALE:	AS NOTED	REVISION:	A
DRAWING NUMBER:	101008	SHEET	1
NO.	DATE	BY	REVISION
C10086103	LIB	LIB	LIB
DRAWING NUMBER:	101008	SHEET	6





**LEGEND**

- EXISTING LATERAL (REMAIN IN PLACE)
- EXISTING LATERAL (TO BE REMOVED)
- EXISTING LATERAL (TO BE DECOMMISSIONED)
- ACCESS ROUTE
- PROPERTY LINE
- 100-YEAR FLOODPLAIN BOUNDARY (RLS METADATA)
- FLOOD HAZARD AREAS (FEMA), DATED 7-21-2023

**PROJECT AREA**

- WETLAND DELINEATED BY GEOTECHNICAL ENGINEERS ON OCTOBER 30, 2024, JUNE 11, 2025, AND NOVEMBER 6, 2025
- ORDINARY HIGH WATER MARK (OHWM)
- OHWM = +15.4 FEET COLUMBIA RIVER DATUM (CRD)
- MAJOR CONTOUR LINE (LIDAR CONTOUR FROM USGS 103 ARC SECOND, DATED 08-13-2025)
- MINOR CONTOUR LINE (LIDAR CONTOUR FROM USGS 103 ARC SECOND, DATED 08-13-2025)

**SITE PLAN**

**REFERENCE TITLE**

NORTHWEST PIPELINE LLC  
 COLUMBIA RIVER PORTLAND LATERAL - HDD PROJECT  
 18" PORTLAND LATERAL (2420)  
 M.P. 12.06 TO M.P. 13.13  
 T-2-N, R-1-W, S-11  
 MULTNOMAH COUNTY, OREGON

DRAWING NO.		REVISION DESCRIPTION		ISSUED FOR PERMITTING	ISSUED FOR CONSTRUCTION	SCALE	AS NOTED
NO.	DATE	BY	SCY	LIB	LIB	DATE	DATE
A	01/27/2028	SCY	ISSUED FOR PERMITTING	C10081903	LIB	01/27/2028	01/27/2028
				DRAWN BY:	CHECKED BY:	ISSUED FOR BID:	
				WFO: C10081903	WFO: C10081903	REVISED FOR CONSTRUCTION:	
				NO.	DATE	DRAWING NUMBER	
				A	01/27/2028	C10081903	
				BY	DATE	REVISED FOR CONSTRUCTION:	
				SCY	01/27/2028	REVISED FOR CONSTRUCTION:	
				ISSUED FOR PERMITTING	LIB	REVISED FOR CONSTRUCTION:	
				C10081903	LIB	REVISED FOR CONSTRUCTION:	
				ISSUED FOR CONSTRUCTION	LIB	REVISED FOR CONSTRUCTION:	
				C10081903	LIB	REVISED FOR CONSTRUCTION:	
				DATE	DATE	REVISED FOR CONSTRUCTION:	
				01/27/2028	01/27/2028	REVISED FOR CONSTRUCTION:	
				BY	DATE	REVISED FOR CONSTRUCTION:	
				SCY	01/27/2028	REVISED FOR CONSTRUCTION:	
				ISSUED FOR PERMITTING	LIB	REVISED FOR CONSTRUCTION:	
				C10081903	LIB	REVISED FOR CONSTRUCTION:	
				ISSUED FOR CONSTRUCTION	LIB	REVISED FOR CONSTRUCTION:	
				C10081903	LIB	REVISED FOR CONSTRUCTION:	
				DATE	DATE	REVISED FOR CONSTRUCTION:	
				01/27/2028	01/27/2028	REVISED FOR CONSTRUCTION:	
				BY	DATE	REVISED FOR CONSTRUCTION:	
				SCY	01/27/2028	REVISED FOR CONSTRUCTION:	
				ISSUED FOR PERMITTING	LIB	REVISED FOR CONSTRUCTION:	
				C10081903	LIB	REVISED FOR CONSTRUCTION:	
				ISSUED FOR CONSTRUCTION	LIB	REVISED FOR CONSTRUCTION:	
				C10081903	LIB	REVISED FOR CONSTRUCTION:	

WILLIAMS

SHEET 2 OF 6



**LEGEND**

- PROPOSED 18" PORTLAND LATERAL PIPELINE
- EXISTING LATERAL (REMAIN IN PLACE)
- EXISTING LATERAL (TO BE REMOVED)
- EXISTING LATERAL (TO BE DECOMMISSIONED)
- ACCESS ROUTE
- PROPERTY LINE
- MAJOR CONTOUR LINE (LDAR CONTOUR FROM USGS 1/3 ARC SECOND, DATED 08-13-2025)
- MINOR CONTOUR LINE (LDAR CONTOUR FROM USGS 1/3 ARC SECOND, DATED 08-13-2025)
- ORDINARY HIGH WATER MARK (OHWM)
- OHWM = +15.1 FEET COLUMBIA RIVER DATUM (CRD)

**PROJECT AREA**

- WETLAND DELINEATED BY GEOTECHNICALS
- ORANGE SILT FENCE (WASHINGTON DEPARTMENT OF ECOLOGY BMP C233)
- PLACEMENT TO BE ADJUSTED BY ENVIRONMENTAL INSPECTOR DEPENDING ON SITE CONDITIONS
- ORANGE CONSTRUCTION LIMITS FENCE (WASHINGTON DEPARTMENT OF ECOLOGY BMP C103)
- LATH AND FLAGGING
- STABILIZED CONSTRUCTION ENTRANCE (WASHINGTON DEPARTMENT OF ECOLOGY BMP C105)

**PROPOSED PROJECT WITH TESC PLAN**

PROJECT AREA  
 WETLAND DELINEATED BY GEOTECHNICALS  
 ORANGE SILT FENCE (WASHINGTON DEPARTMENT OF ECOLOGY BMP C233)  
 PLACEMENT TO BE ADJUSTED BY ENVIRONMENTAL INSPECTOR DEPENDING ON SITE CONDITIONS  
 ORANGE CONSTRUCTION LIMITS FENCE (WASHINGTON DEPARTMENT OF ECOLOGY BMP C103)  
 LATH AND FLAGGING  
 STABILIZED CONSTRUCTION ENTRANCE (WASHINGTON DEPARTMENT OF ECOLOGY BMP C105)

**ADDITIONAL TESC BMPs**

- BMP C120 TEMPORARY AND PERMANENT SEEDING
- BMP C121 MULCHING
- BMP C123 PLASTIC COVERING FOR STOCKPILES
- BMP C140 DUST CONTROL
- BMP C150 MATERIALS ON HAND
- BMP C153 MATERIAL DELIVERY, STORAGE AND CONTAINMENT
- BMP C236 VEGETATIVE FILTRATION

**REFERENCE TITLE**

NORTHWEST PIPELINE LLC  
 COLUMBIA RIVER PORTLAND LATERAL HDD PROJECT  
 18" PORTLAND LATERAL (2420)  
 M.P. 12.06 TO M.P. 13.13  
 T-2-N, R-1-W, S-11  
 MULTNOMAH COUNTY, OREGON

**DRAWING NO.**

NO.	DATE	BY	SCY	ISSUED FOR PERMITTING	REVISION DESCRIPTION	I/O NO.	CHK.	APP.	LIB	LIB
A	01/27/2026					C1008103				

**ISSUED FOR BID:**

DATE	BY	SCY	ISSUED FOR CONSTRUCTION:	SCALE	AS NOTED
01/27/2026					

**DRAWING NUMBER**

NO.	DATE	BY	SCY	DRAWING NUMBER	REVISION:
5	01/27/2026				A

**WILLIAMS**

SCALE: AS NOTED  
 REVISION: A

**SHEET 5 OF 6**

