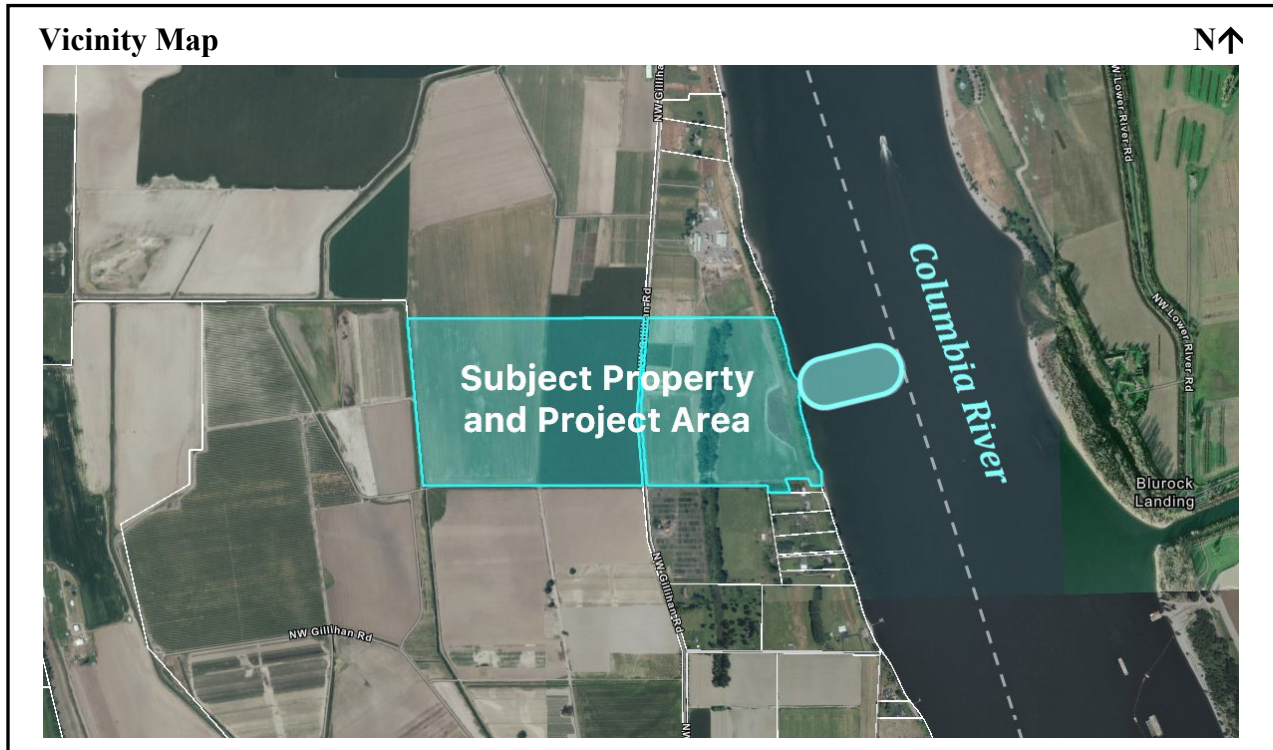


Minimum Required Off-Street MCC Parking Spaces, MCC 39.6595 Minimum Required Off-Street Loading Spaces, MCC 39.6600 Exceptions from Required Off-Street Parking or Loading Spaces

Community Services Uses (CS): MCC 39.7252(A) Restrictions

Design Review: MCC 39.8020 Application of Regulations, MCC 39.8040(A)(1)(a), (1)(c), (4), and (7) Design Review Criteria

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.

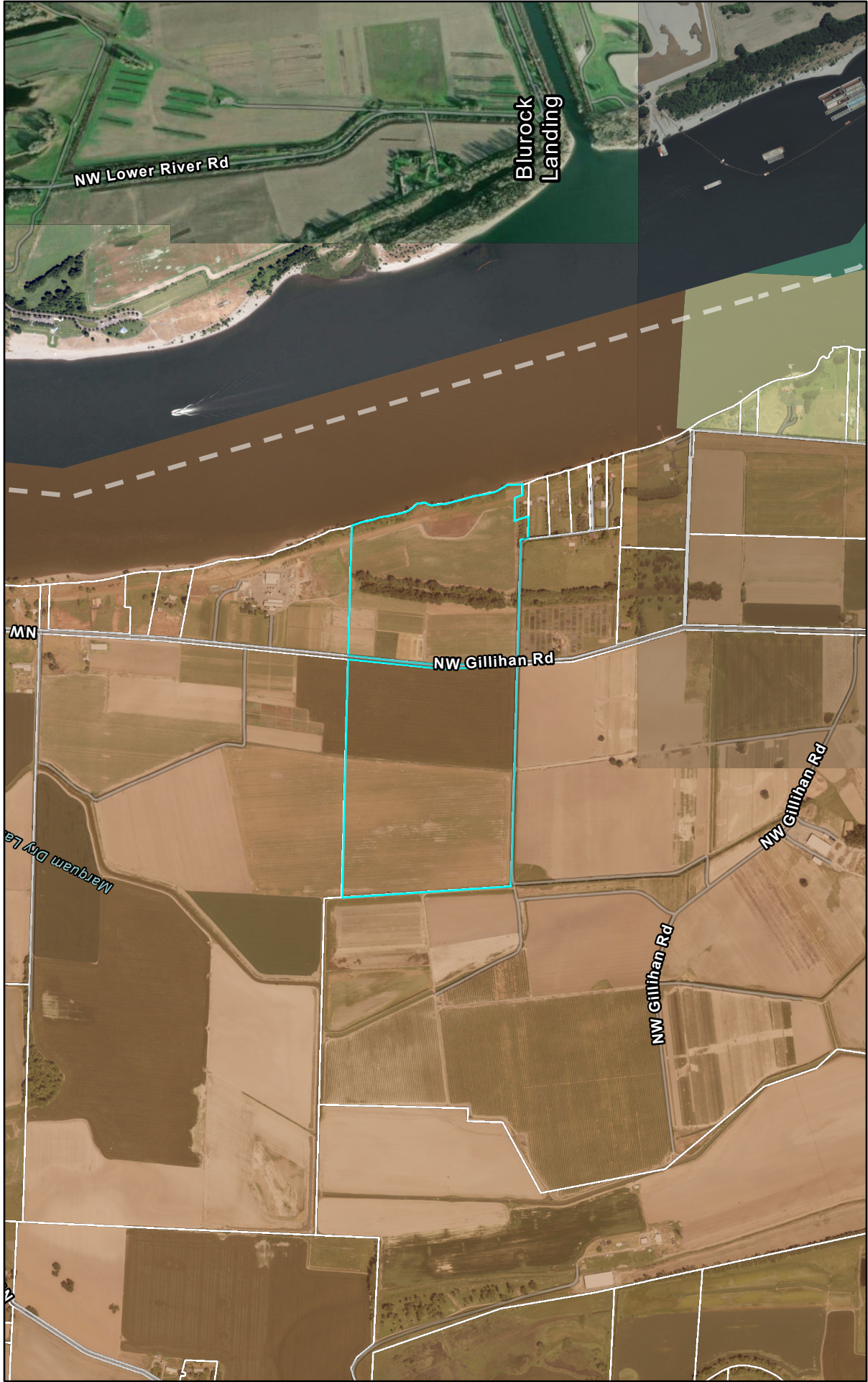
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

- ❖ **ENCLOSURES:**
 - Zoning Map
 - Site Plan

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

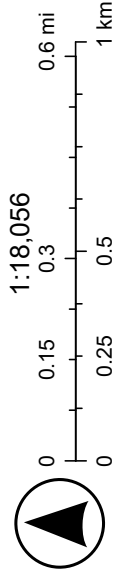
ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

Map showing the zoning of the subject property (2N1W -01300) and surrounding area



5/12/2026, 1:24:41 PM

1:18,056



- Taxlots
- Rural Zoning - Multnomah County
- EFU
- MUA20
- MUF19
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata

Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**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**

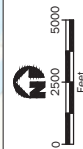
DESIGN REVIEW PLAN SET

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
Total	1,733



VICINITY MAP

Data Source: ESRI
Projection: NAD83 Washington State Planes, South Zone, US Foot



SITE MAP

LEGEND

 PROPERTY LINE
 PROJECT AREA
 ACCESS ROUTE



APPLICANT/CONTACT:
 NORTHWEST PIPELINE LLC
 JEAN BRADY
 650 MAIN ST, SUITE 300
 SALT LAKE CITY, UT 841401
 PHONE: (888) 799-5898
 EMAIL: JEAN.BRADY@WILLIAMS.COM

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

PERMITTING CONTACT:
 WILLIAMS NORTHWEST PIPELINE LLC
 TOBY SCHWALBE
 21024 NW GILLIHAN RD
 PORTLAND, OR 97231
 MAILING: 6642 PRAYING MONK RD
 PARADISE VALLEY, AZ 85253
 PHONE: (602) 248-0322
 EMAIL: KERW@LCHCOBBSO.COM

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

SITE OWNER:
 PARCELS R324902 (PROJECT AREA) AND
 R324901 (ACCESS)
 JFP LLC
 SITE: 21024 NW GILLIHAN RD
 PORTLAND, OR 97231
 MAILING: 6642 PRAYING MONK RD
 PARADISE VALLEY, AZ 85253
 PHONE: (602) 248-0322
 EMAIL: KERW@LCHCOBBSO.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 PIGGING FACILITY OUTSIDE OF THE 100-YEAR FLOODPLAIN. DISTURBED AREAS WILL BE RESEED IN COORDINATION WITH LANDOWNER USING SEED APPROPRIATE FOR AGRICULTURAL PROPERTY USE.

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	
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DRAWING			



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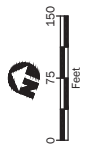
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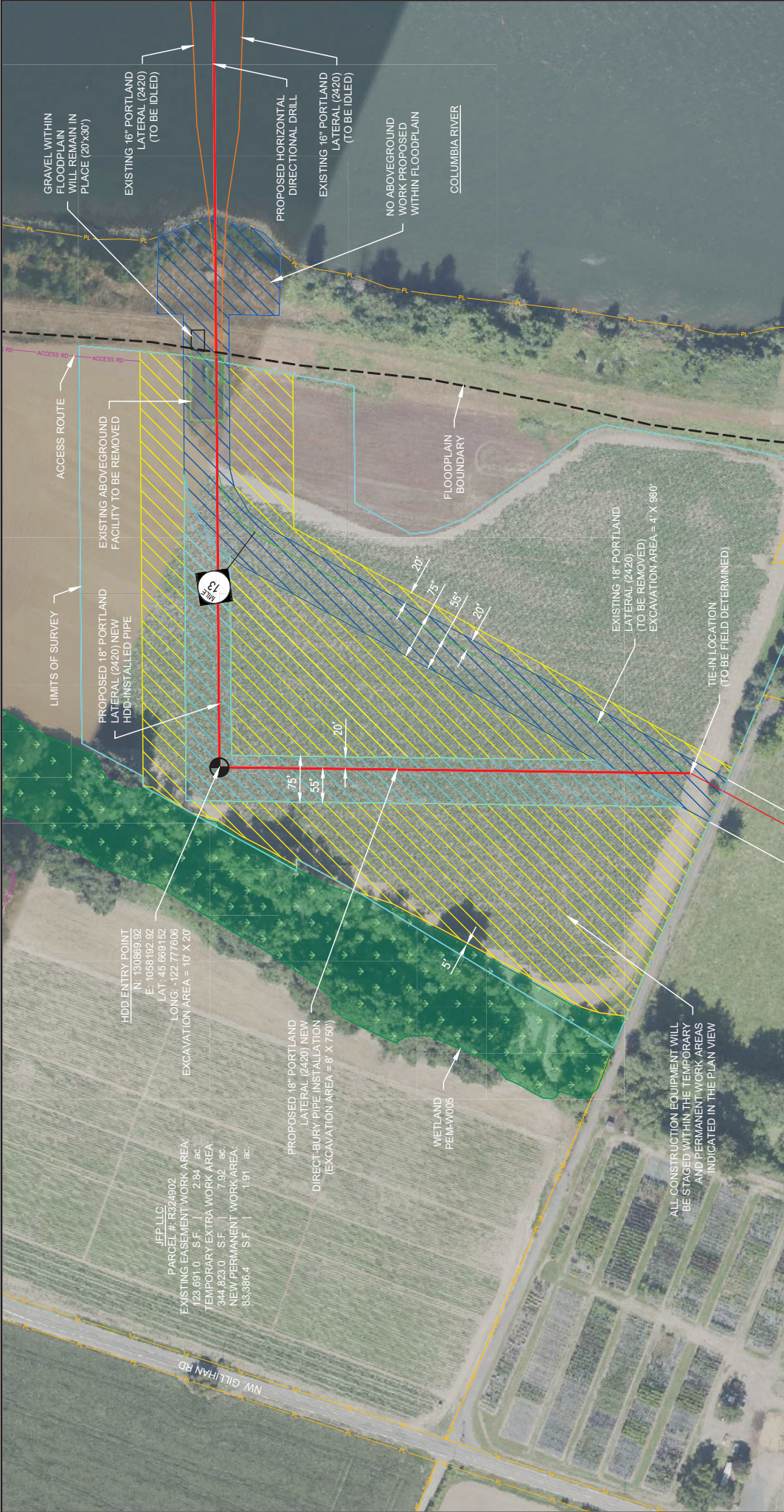
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PROPOSED CONDITIONS (OR)



- PROPOSED 18" PORTLAND LATERAL PIPELINE
- EXISTING LATERAL (REMAIN IN PLACE)
- EXISTING LATERAL & FACILITIES (TO BE REMOVED)
- EXISTING LATERAL (TO BE DECOMMISSIONED)
- ACCESS ROUTE
- FLOODPLAIN BOUNDARY
- LIMITS OF SURVEY
- PROPERTY LINE
- EXISTING EASEMENT WORK AREA
- TEMPORARY EXTRA WORK AREA
- NEW PERMANENT WORK AREA
- WETLAND



GRAVEL WITHIN FLOODPLAIN WILL REMAIN IN PLACE (20'X30')

EXISTING 16" PORTLAND LATERAL (2420) (TO BE IDLED)

PROPOSED HORIZONTAL DRILL

EXISTING 16" PORTLAND LATERAL (2420) (TO BE IDLED)

NO ABOVEGROUND WORK PROPOSED WITHIN FLOODPLAIN

COLUMBIA RIVER

ACCESS ROUTE

EXISTING ABOVEGROUND FACILITY TO BE REMOVED

LIMITS OF SURVEY

PROPOSED 18" PORTLAND LATERAL (2420) NEW HDD-INSTALLED PIPE

EXISTING 18" PORTLAND LATERAL (2420) (TO BE REMOVED) EXCAVATION AREA = 4' X 980'

FLOODPLAIN BOUNDARY

WETLAND PEM-W005

TIE-IN LOCATION (TO BE FIELD DETERMINED)

HDD ENTRY POINT
 N: 130869.92
 E: 1058192.92
 LAT: 45.669152
 LONG: -122.777606
 EXCAVATION AREA = 10' X 20'

PROPOSED 18" PORTLAND LATERAL (2420) NEW LATERAL DIRECT-BURY PIPE INSTALLATION (EXCAVATION AREA = 8' X 150')

WETLAND PEM-W005

ALL CONSTRUCTION EQUIPMENT WILL BE STAGED WITHIN THE TEMPORARY AND PERMANENT WORK AREAS INDICATED IN THE PLAN VIEW

JEP, LLC
 PARCEL # 8324902
 123.691.0 S.F. 2.84 ac
 TEMPORARY EXTRA WORK AREA
 344.823.0 S.F. 7.92 ac
 NEW PERMANENT WORK AREA
 83.368.4 S.F. 1.91 ac