



Date: November 4, 2015
To: Interested Person
From: Kathleen Stokes, Land Use Services
 503-823-7843 / Kathleen.Stokes@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-164168 AD

GENERAL INFORMATION

Applicant: Gregory Horner, Northwest Natural Gas
 220 NW 2nd Avenue
 Portland OR 97209-3943

Representative: Ken Sandblast, Westlake Consultants
 15115 SW Sequoia Pky #150
 Portland OR 97224

Site Address: TAX LOT 900, 1N1W12

Legal Description: TL 900 23.28 ACRES DEPT OF REVENUE, SECTION 12 1N 1W
Tax Account No.: R961120420
State ID No.: 1N1W12 00900
Quarter Section: 2221

Neighborhood: Northwest Industrial, contact John Savory at 503-241-1921.
Business District: Northwest Industrial, contact Stephanie Kennedy at 503-823-4288.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Guilds Lake Industrial Sanctuary

Zoning: IHi,s (Heavy Industrial, with Willamette Greenway River Industrial and Scenic Resource Overlay Zones)

Case Type: Adjustment Review
Procedure: Type II, administrative decision with appeal to Adjustment Committee.

Proposal: NW Natural is proposing the installation of a new 80-foot-tall communications tower on this site. The tower will replace two lower towers to provide communications that are required by federal Department of Transportation regulations. The tower will only be solely for the use of NW Natural and will not be available for lease by other users. The applicant notes that the tower structure and tripod construction is designed to meet applicable engineering design and building code requirements for communication towers, particularly with regards to

wind loads. It will be constructed with galvanized steel, which has a dull gray color that will blend against the sky and the pale blue gas storage tank that would form the back drop for the tower in its proposed location.

The site where the tower is proposed to be located lies within a view corridor that is designated in the Portland Zoning Code Scenic Resources Overlay (Resource No. VB09-15). This view corridor protects views of the St. Johns Bridge, within a triangular area that commences somewhat to the south of the proposed communications tower locations. From the base point, the height limitation is graduated in segments, from 30 feet to 125 feet, with the height limit rising as the triangle widens where it approaches the bridge. The proposed tower location is within the sector that limits height to 30 feet. Exceptions to the regulation can be approved through Adjustment Review if all of the relevant approval criteria are met or if the criteria can be met through reasonable conditions of approval. Therefore, the applicant is requesting approval of an Adjustment to Zoning Code Section 33.480.040 A, to increase the maximum allowed height for the proposed communications tower, from 30 feet to 80 feet.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of 33.805.040 A.-F., Adjustments, cited below.

ANALYSIS

Site and Vicinity: The site is a 23.28-acre parcel that is located between Highway 30 and the Willamette River, within the Guilds Lake Industrial Sanctuary. The site is developed with industrial structures that serve the Northwest Natural company, which provides natural gas service as a major utility in the greater Portland area. These structures include above-ground gas storage tanks and associated buildings and equipment for the storage and transfer of natural gas.

The area around the site consists of other industrial uses and development which include marine uses and oil tank farms among other heavy industrial activities. The St. Johns Bridge is located a short distance to the northwest of the site and the views of this iconic structure are the subject of the Scenic Resource overlay at this point.

Zoning: The site is zoned IH Heavy Industrial. The Heavy Industrial zone is one of the three zones that implement the Industrial Sanctuary designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate, including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.

The site is also located within the Willamette Greenway River Industrial (i) Overlay and the Scenic Resource (r) Overlay.

The Greenway overlay zone is intended to implement the land use pattern identified in the Willamette Greenway Plan and the water quality requirements of Metro Code 3.07.340. B (Title 3). There are five greenway overlay zones, each with its own focus and purpose. The River Industrial zone encourages and promotes the development of river-dependent and river-related industries which strengthen the economic viability of Portland as a marine shipping and industrial harbor, while preserving and enhancing the riparian habitat and providing public access where practical.

The Scenic Resource overlay zone is intended to

- Protect Portland's significant scenic resources as identified in the Scenic Resources Protection Plan;
- Enhance the appearance of Portland to make it a better place to live and work;
- Create attractive entrance ways to Portland and its districts;
- Improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors;

- Implement the scenic resource policies and objectives of Portland's Comprehensive Plan.

The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

Land Use History: City records indicate that prior land use reviews include the following, from most recent to most distant in time:

- LU 11-156071 AD: Approval of an extension to the Nonconforming Upgrade Option 2 compliance period, for the installation of the greenway landscape plantings, up to two years from the date of the EPA Record of Decision for the Portland Harbor Superfund Site.
- LUR 01-00596 GW: Greenway Review
- LUR 97-00666 GW: Greenway Review
- GP 003-87: Approval of 1,200 sf addition to existing office.
- GP 012-83: Approval of 1,250 sf office/lab with 6 off street parking spaces for river dependent loading/unloading of ships with bulk oil.
- GP 017-82: Approval to install 18 by 32 foot steel canopy.
- GP 004-80: Three oil tank addition to terminal.
- CU 082-79: Greenway and conditional use for fill of approximately 35,000 cubic yards and riprap of riverbank in order to stabilize shoreline in M1 zone.
- CU 006-78: Greenway and conditional use (in river) for the construction of an upstream mooring dolphin in conjunction with a recently completed dock reconstruction.
- CU 058-73: Conditional use for fill.
- CU 027-73: Conditional use request for gas plant, storage and fill.
- CU 010-69: Microwave transmission tower.
- CU 078-66: Liquefied gas storage.

Conditions of reviews prior to 1981 remain in effect and are the responsibility of the property owner.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **October 1, 2015**. The following Bureaus have responded with no issues or concerns:

- Water Bureau provided information on the existing water service for the site (Exhibit E-1).
- Fire Bureau noted that a building permit is required and that all applicable Fire Code requirements shall apply at the time of permit review and development (Exhibit E-2).
- Life Safety Plan Review Section of BDS also stated that a building permit is required and that all applicable building codes must be met (Exhibit E-3).
- Environmental Services and Transportation Engineering each provided a reply of "no concerns," with no additional comments (Exhibit E-4).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 1, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose of Adjustments The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicants are requesting approval of an Adjustment to Code Section 33.480.040 A, to increase the maximum allowed height for the proposed communications tower, from 30 feet to 80 feet.

The proposed 80-foot-tall tower will be located within the portion of the designated view corridor, VB 09-15, that restricts the height of structures to 30 feet. This view corridor is described in the Scenic Resources, Scenic Views, Sites and Drives Inventory. This document notes that this view corridor is intended to preserve the view of the St. Johns Bridge from St. Helens Road, northbound. It continues to state, "there are several chemical tanks in the foreground that lessen the quality of the view."

The purpose for the View Corridor designation is to establish maximum heights with view corridors to protect significant views from specific viewpoints.

Given this purpose statement, it would ordinarily seem that no significant increase in height could be found to meet the purpose. In this rather unique situation, however, there is already a 102-foot-tall storage tank existing on this portion of the site. This is not, however, a case of abandoning the site as already degraded. The proposed tower will be 42 feet shorter than the tank and would be constructed of galvanized aluminum which has a soft steel-gray color that will essentially disappear against the back drop of the tank when looking towards the bridge. Given these circumstances, the tower will not be readily visible as an element that obstructs the protected view. Therefore, with a condition requiring that the steel-gray color of the tower be retained, the purpose of the regulation will be equally met and so, this criterion can be met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The IH zone is one of the three zones that implement the Industrial Sanctuary designation. The zone provides areas where all kinds of industries may locate, including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.

The site abuts NW St. Helens Road which is also US Highway 30. This right-of-way is classified in the City's Transportation System Plan as Major City Transportation Street, a Community Transit Street, a Regional Truckway, a Major Emergency Response Street, a City Bikeway and a Local Pedestrian Walkway.

The representatives for Northwest Natural explained that the proposed tower is needed to meet communication requirements of the federal Department of Transportation. The natural gas company's facility is a use that is strictly in keeping with the type of heavy industrial uses that are expected to locate in the IH zone and this portion of Highway 30 has similar industrial uses in the area extending east to the river bank. With the condition that the tower be retained in the steel-gray color to reduce its visibility, impact to the view of the bridge will be essentially eliminated. The proposal is consistent with the character of the IH zone and the street classifications for St. Helens Road; therefore, this criterion is met.

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is being requested. Therefore, this criterion does not apply.

- D. City-designated scenic resources and historic resources are preserved; and

Findings: City-designated scenic resources are shown on the City's zoning maps by an "s" or Scenic Overlay Zone. City-designated historic resources are shown on the City's zoning maps, either as an adopted landmark, or as a site that is located within the boundaries of a Conservation or Historic District. There are no City-designated historic resources on the site. As discussed in the findings above, this site is within the Scenic Resource overlay and is the site of a designated view corridor that is intended to preserve views of the St. Johns Bridge. With the backdrop of the existing development on the site that lies between the proposed tower location and the bridge and also with the condition to retain the silver-gray color of the tower to reduce its visibility, the view corridor will not be further disrupted. Therefore with the aforementioned condition, this criterion can be met.

- E. Any impacts resulting from the adjustment are mitigated to the extent practical.

Findings: As long as a steel-gray color of the tower is retained on the tower, there will be no impacts. Therefore, with this condition, this criterion can be met.

- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: Environmental zones are designated with either a lower case "c," for the Environmental Conservation Overlay, or "p," for the Environmental Protection Overlay. The site is not located in an environmental zone. Therefore, this criterion does not apply.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposal can meet all of the relevant approval criteria, subject to general compliance with the site plan and elevation drawings and a condition that requires the tower to retain the steel-gray color of the galvanized aluminum construction material. With this color, the tower not be readily visible in the backdrop of other, taller structures and so will not obstruct the protected view of the bridge. The condition of approval will preserve the scenic resource and provide all of the necessary mitigation, the proposal can be approved.

ADMINISTRATIVE DECISION

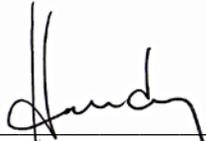
Approval of an Adjustment to Zoning Code Section 33.480.040 A, to increase the maximum allowed height for the proposed communications tower, from 30 feet to 80 feet, in general compliance with the approved site plan and elevation drawings, Exhibits C-1 through C-3, signed and dated October 30, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled

"ZONING COMPLIANCE PAGE - Case File LU 15-164168 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. The tower must be constructed of metal that retains the steel-gray color to minimize the visibility of the structure.

Staff Planner: Kathleen Stokes

Decision rendered by:  **on October 30, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: November 4, 2015

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on May 4, 2015, and was determined to be complete on **September 29, 2015**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on May 4, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: January 27, 2016.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 18, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on

Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **November 19, 2015– (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

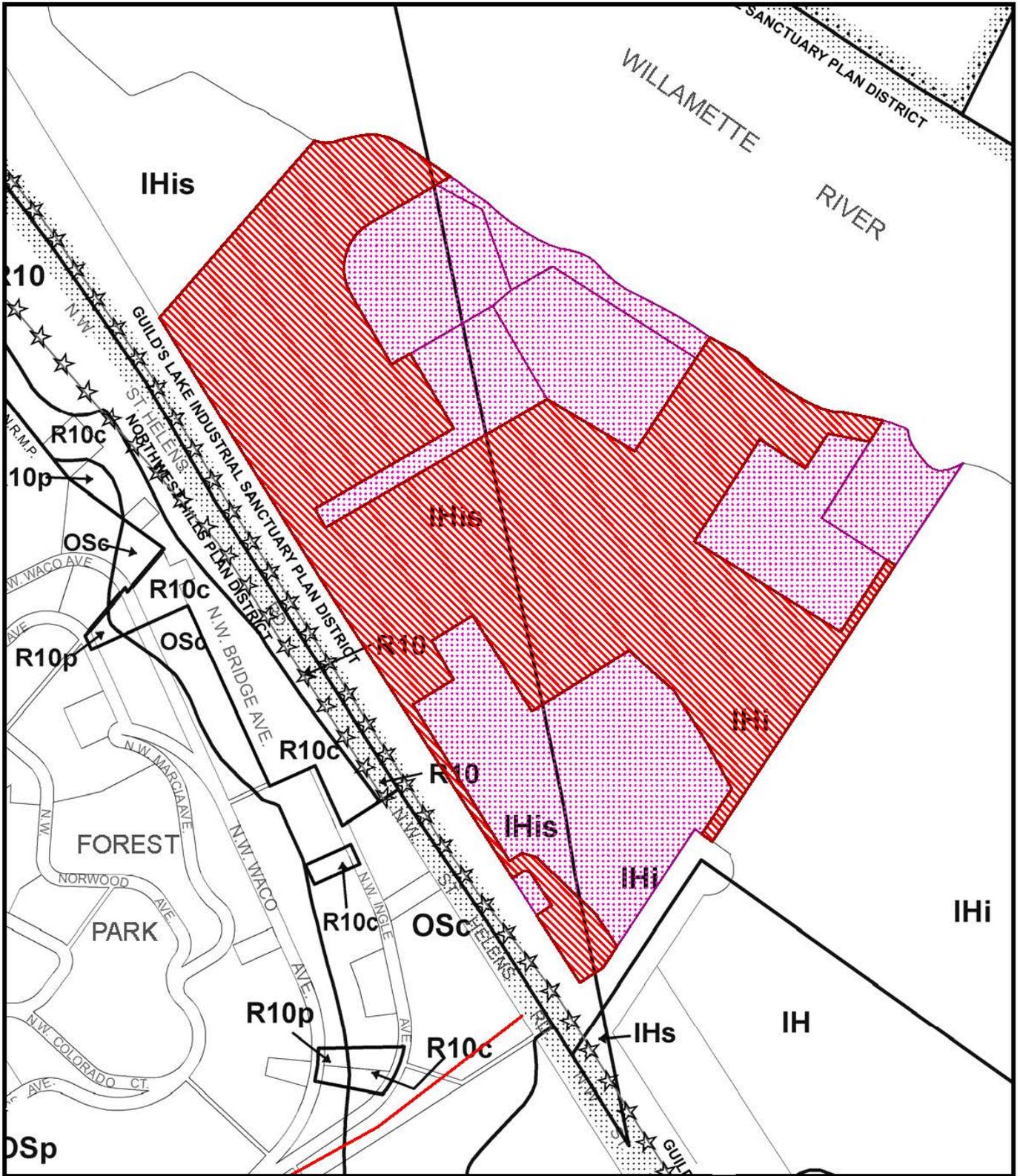
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Application and original narrative, plans and drawings
 2. Supplemental information, June 12, 2015
 3. Supplemental information, June 24, 2015
 4. Supplemental information, September 28, 2015
- B. Zoning Map
 1. Zoning Map (attached)
 2. Scenic Resource Plan Map
- C. Plans/Drawings:
 1. General Site Plan (attached)
 2. Detail Site Plan (attached)
 3. Elevation Drawings (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Water Bureau
 2. Fire Bureau
 3. Life Safety Plan Review Section of BDS
 4. Summary of agency responses (including Bureau of Environmental Services and Bureau of Transportation Engineering)
- F. Correspondence: (none received)
- G. Other:
 1. Letter from Kathleen Stokes to Gregory Horner, May 19, 2015

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



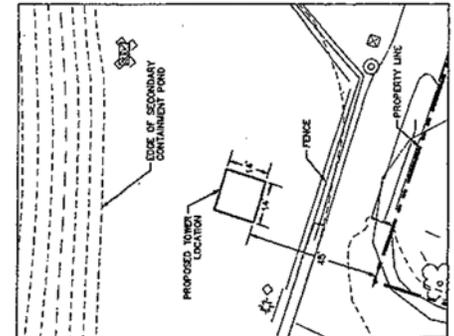
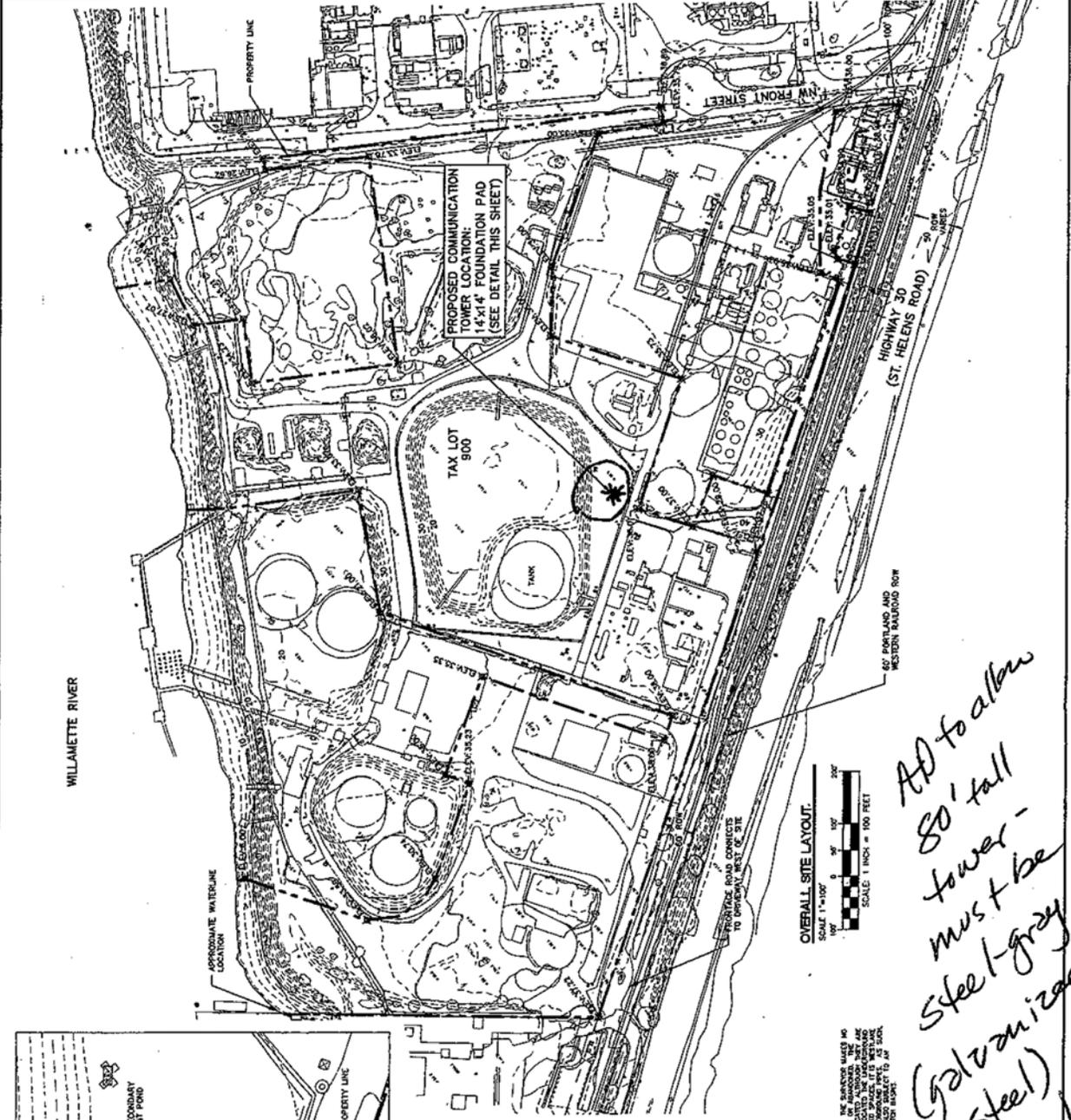
ZONING

-  Site
-  Also Owned
-  Recreational Trail



This site lies within the:
GUILD'S LAKE INDUSTRIAL SANCTUARY PLAN DISTRICT

File No.	<u>LU 15-164168 AD</u>
1/4 Section	<u>2221,2321</u>
Scale	<u>1 inch = 300 feet</u>
State_Id	<u>1N1W12 900</u>
Exhibit	<u>B (May 06,2015)</u>



PROPERTY OWNER
 NW NATURAL
 PORTLAND, OR 97208

PROPERTY DESCRIPTION
 TAX MAP 4-LUT
 TAX MAP 4-LUT IN 14-900
 SITE 600
 23.25 ACRES
 ZONING CATEGORIZATION
 HEAVY INDUSTRIAL (H1)
 PROPERTY ADDRESS
 COMMUNICATION TOWER
 ADDITIONAL ADDRESS AREA
 108 5' FROM COMMUNICATION TOWER

STREET ADDRESS
 9720 AND
 PORTLAND, OR 97208

APPLICANT
 NW NATURAL
 PO BOX 4708
 PORTLAND, OR 97208
 PHONE: 503-237-4211 4240
 FAX: 503-237-4211 4240
 CONTACT: GREGORY HORSBERG, PROJECT MANAGER

ENGINEER / SURVEYOR
 WESTLAKE CONSULTANTS, INC.
 PAPER'S CORPORATE CENTER
 SUITE 100 NORTH, OREGON 97224
 PORTLAND, OREGON 97208
 PHONE: (503) 834-0307
 CONTACT: GARY ANDERSON, PLS

BENCH-MARK
 BENCHMARK SET ON CITY OF PORTLAND
 EDWARDS, 1933
 ON HIGHLAND ST' SOUTHWESTLY OF FRONT
 AVENUE BETWEEN HIGHWAY 30 AND RAILROAD.
 ELEVATION: 44.73
 DATUM: CITY OF PORTLAND

NOTES:

1. TOPOGRAPHIC SURVEY COMPLETED UNDER THE SUPERVISION OF SPENCER S. GROSS, INC.
2. ALL POINTS OF SURVEY AND ALL LOT LINES SHOWN HEREON ARE FOR GRAPHIC PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
3. SITE PLAN NORTH ZONE, TANKS.
4. ALL EXISTING SITE BUILDINGS AND OTHER IMPROVEMENTS WILL REMAIN.

LIMIT STATEMENT:
 THE INFORMATION CONTAINED HEREIN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

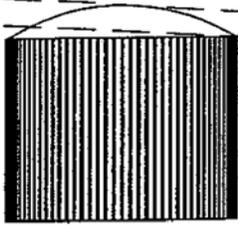
*AD to allow
 80' tall
 tower -
 must be
 steel-gray
 (galvanized
 steel)
 color*

Approved
 City of Portland - Bureau of Development Services
 Planner Kathleen A. Sobles Date October 30, 2015
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

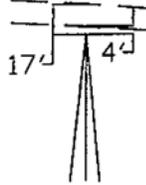
General site plan

Exhibit C-1

CROSS SECTION VIEW OF "SIGHT LINES"
 SHOWING PROPOSED TOWER TO BE
 ENTIRELY ECLIPSED BY, IN FRONT OF
 AND LOWER THAN, EXISTING TANK



EXISTING 102'+ TANK
 ON NW NATURAL
 PROPERTY

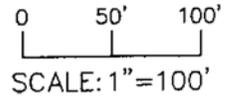


PROPOSED
 80' TOWER



EXISTING TANK ON
 ADJACENT PROPERTY

*AD to allow 80 ft tall tower
 - must be steel-gray
 (galvanized steel) color*



Approved
 City of Portland - Bureau of Development Services
 Planner *Kathleen Stokes*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
 Date *October 30, 2015*

Drawing Name: J:\1266-099_14\Survey\CAD\DWG\M06120PC_30-copy.dwg Jun 09, 2015 - 3:33pm - gra

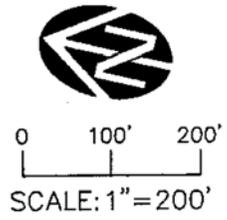
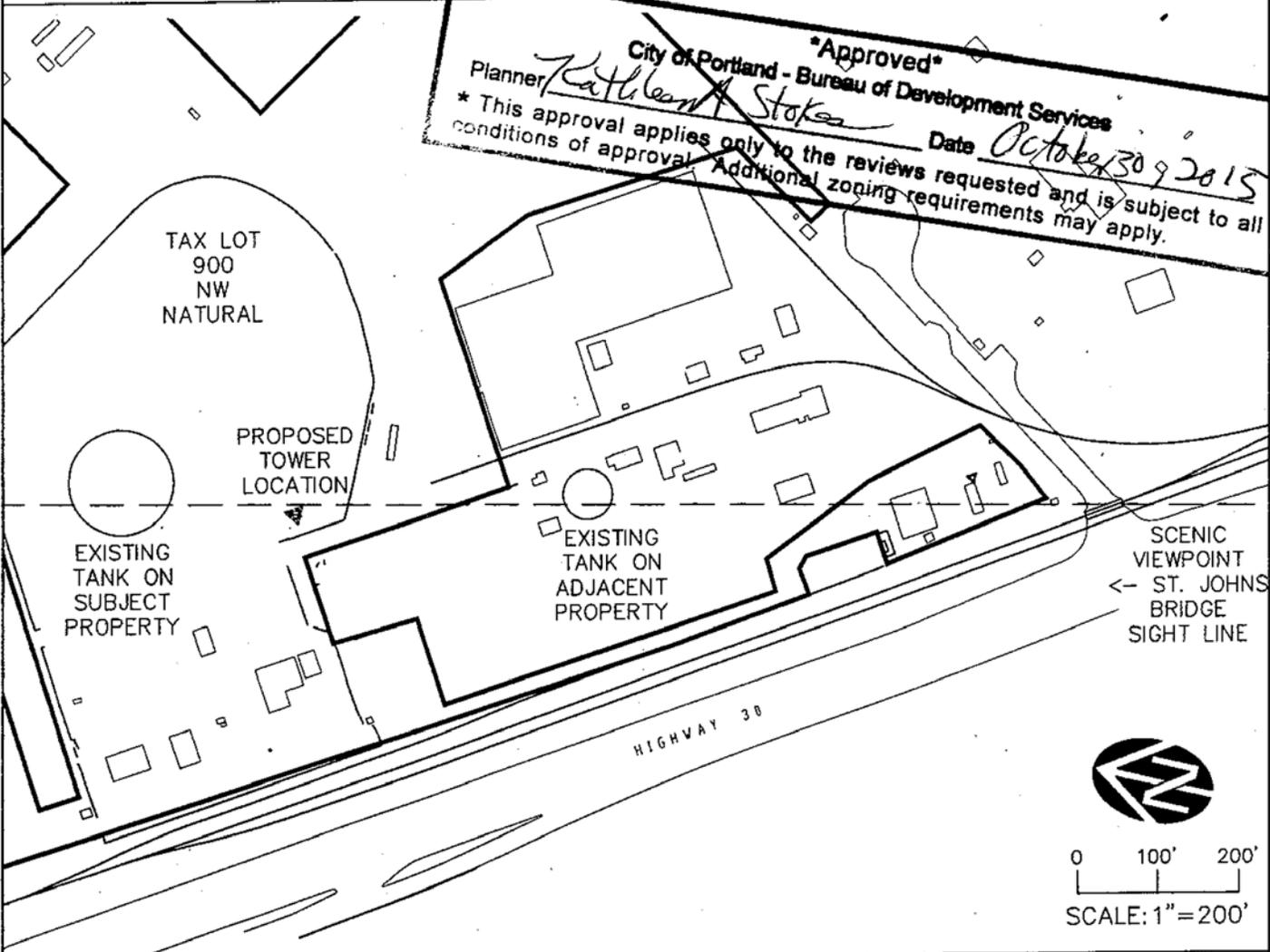


EXHIBIT MAP
 LOCATED IN SECTION 12
 TOWNSHIP 1 N, RANGE 1 W, W.M.
 CITY OF PORTLAND,
 MULTNOMAH COUNTY, OREGON

DATE	6/08/15
DRAWN BY	GRA
CHECKED BY	KS
REVISION	0
JOB NO.	1266-099

WESTLAKE
 CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

PACIFIC CORPORATE CENTER
 15115 S.W. SEQUOIA PARKWAY, SUITE 150 (503) 684-0652
 TIGARD, OREGON 97224 FAX (503) 624-0157

Detail Site Plan Exhibit C-2 LV15-164168 AD

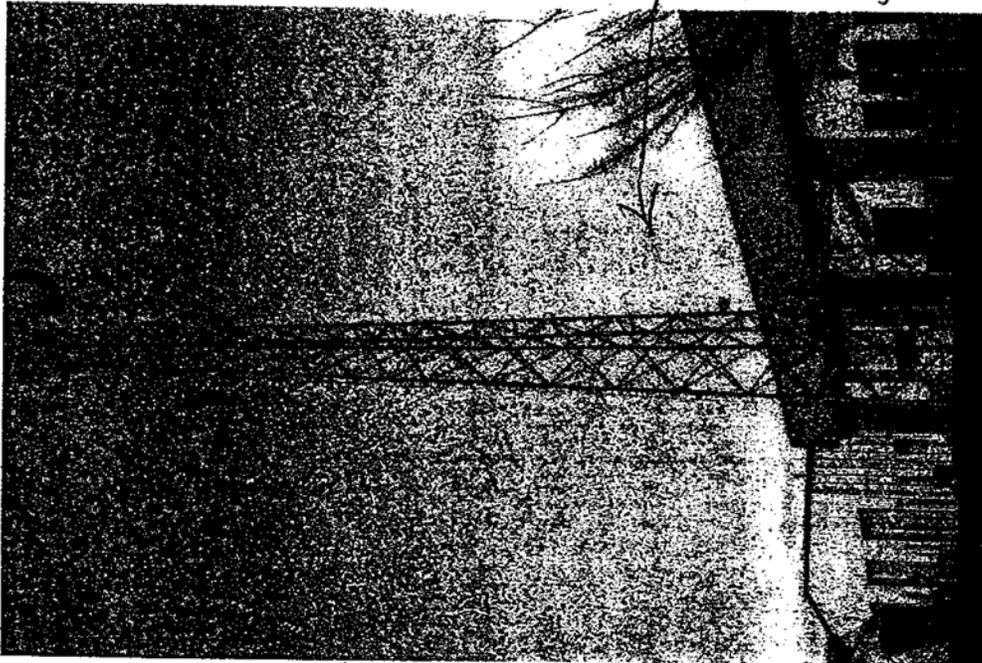


Exhibit T
 Black & White Representation of Proposed Tower
 Existing NW Natural Tower - Albany, OR

Elevation Drawings

LU 15-164168 AD NW Natural

September 28, 2015
 LU 15-164168 AD
 Exhibit C-3

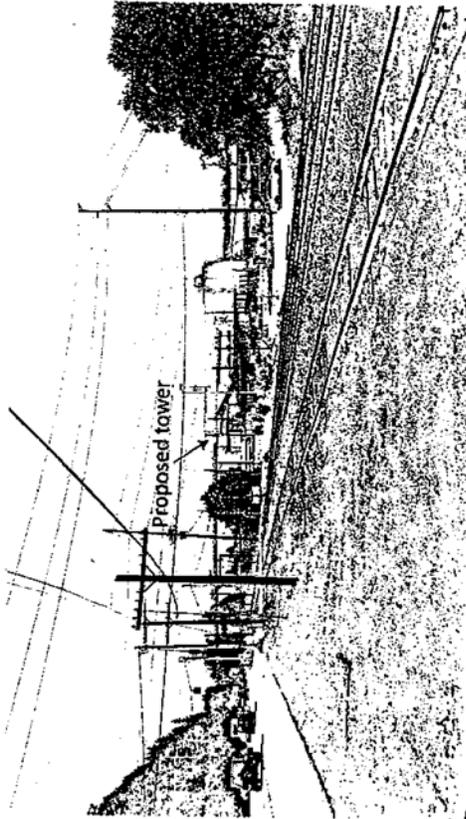
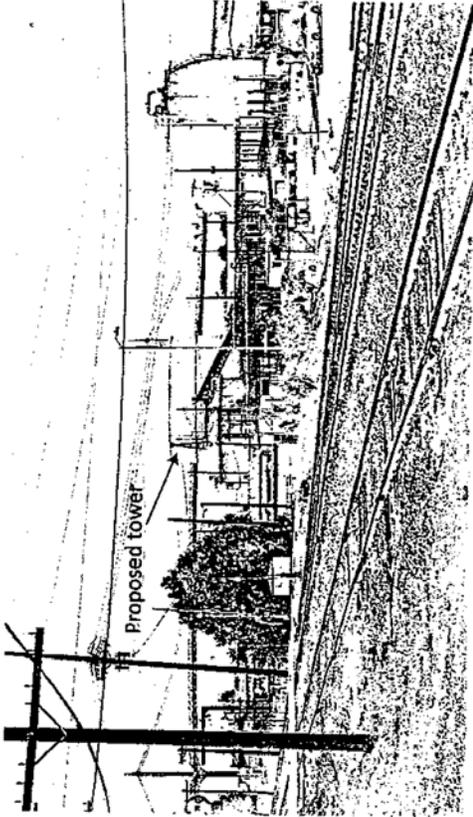


Exhibit V
 Two Black & White Images of Existing Viewshed
 With Proposed Tower and Proposed Location Depicted

*tower
 must
 be steel-gray
 (galvanize steel)
 color*

LU 15-164168 AD NW Natural

WESTLAKE COMMUNITY DEVELOPMENT

Approved
 City of Portland - Bureau of Development Services
 Planner *Kathleen A. Stokes* Date *October 30, 2015*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.