



M 522

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED

NOTICE OF PUBLIC HEARING



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

This notice concerns a public hearing scheduled to consider the land use case(s) described below.

CASE FILE: T3-2025-0001

APPLICANT: Peter Finley Fry

LOCATION: 36930 E Hist Columbia River Hwy, Corbett

Property ID # R661079

Map, Tax lot: 1N4E35BA -02201

Alt. Acct. # R665600200

BASE ZONE: Gorge General Rural Center (GGRC)

OVERLAYS: None

KEY VIEWING AREAS: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Larch Mountain (including Sherrard Point), Larch Mountain Road

LANDSCAPE SETTING: Village

PROPOSAL: Request for a Condition Use and National Scenic Area (NSA) Site Review for a Fire Station. The use includes a new building, a new accessory structure, and alteration of paved areas for off-street parking and loading.

HEARING TIME AND PLACE

Friday, November 14, 2025 at 9:00 am

The referenced Hearing is scheduled before one of the County's Hearings Officers via virtual hearing.

Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notice

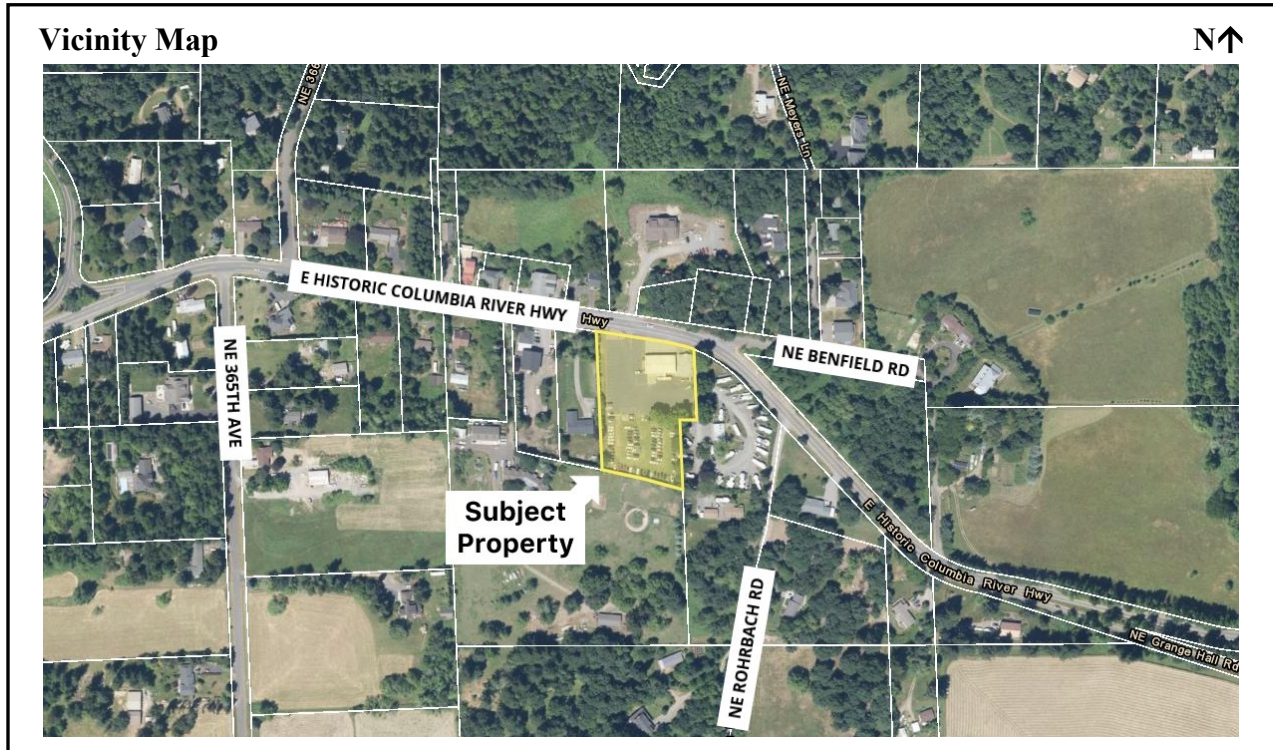
To register for this event, provide your name, phone number, and email address either by email to LUP-hearings@multco.us or phone to 503-988-3043 **no later than 12:00 pm on Thursday, November 13, 2025.**

- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the application and all supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents are \$0.71/page. For further information on this case, contact LUP-hearings@multco.us.

All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must be received prior to the close of the Hearing. The Hearing will follow the Hearing Officer's Rules of Procedure and will be explained at the Hearing.

The Hearings Officer may announce a decision at the close of the Hearing or on a later date, or the Hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant and any other persons who submitted written comment or provided oral testimony at the Hearing. A decision by the Hearings Officer may be appealed to the Columbia River Gorge Commission (CRGC) by the applicant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Any issue that is intended to provide a basis for an appeal to the Columbia River Gorge Commission (CRGC) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.



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

General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Gorge General Rural Center (GGRC): MCC 38.2430(A) Conditional Uses – Fire Station, MCC 38.2460 Dimensional Requirements, MCC 38.2485 Off-Street Parking and Loading, MCC 38.2490 Access

Special Districts – Off-Street Parking and Loading: MCC 38.4105 General Provisions, MCC 38.4115 Continuing Obligation, MCC 38.4125 Use of Space, MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4140 Change of Use, MCC 38.4150 Existing Spaces, MCC 38.4165 Design Standards: Scope, MCC 38.4170 Access, MCC 38.4175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces, MCC 38.4215 Exceptions from Required Off-Street Parking or Loading Spaces

NSA Site Review Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7053 GMA Water Resources Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses: MCC 38.7300 Review and Conditional Uses

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38: Columbia River Gorge National Scenic Area**.

❖ **ENCLOSURES:**

Zoning Map

Site Plan

Architectural Plans from EM Architecture (Site Plan, Floor Plans, Exterior Elevations, Drill Tower)



FROELICH
ENGINEERS & ARCHITECTS
P.O. BOX 1000
PORTLAND, OR 97208
PHONE: 503.241.1111
WWW.FROELICH.COM

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL AC508.

KEY NOTES

- 1 STRIPING
- 2 STANDARD CURB
- 3 ASPHALT PAVEMENT
- 4 WHEEL STOP
- 5 HEAVY CONCRETE
- 6 CONCRETE SIDEWALK
- 7 ADA PARKING SIGN
- 8 ADA PARKING STALLS
- 9 EDGE OF ASPHALT
- 10 RETAINING WALL
- 11 SAWCUT
- 12 CURB ENDING
- 13 BOULDER WALL SEE SHEET C2.0
- 14 2' WIDE GRAVEL EDGE



SHEET LEGEND

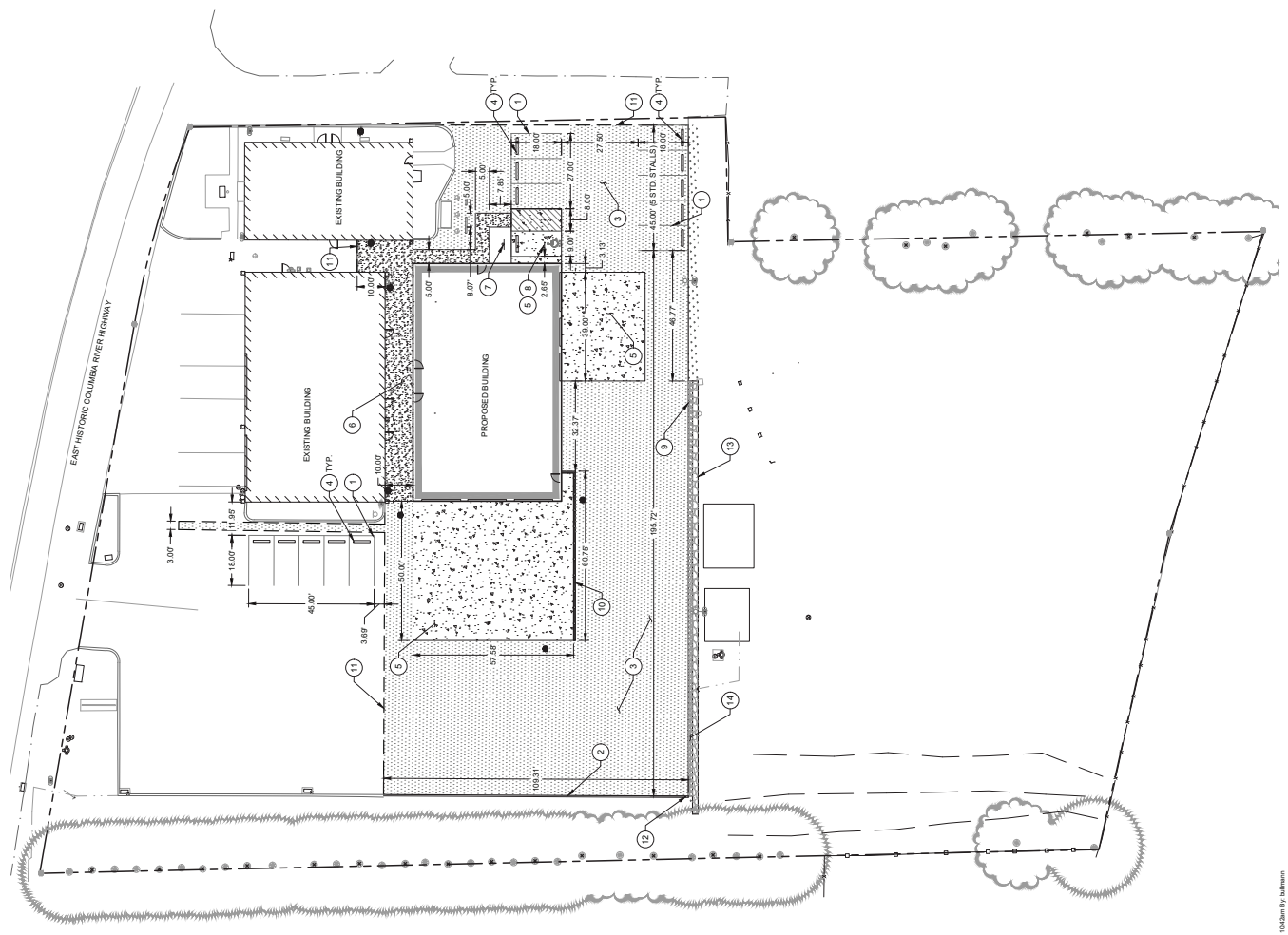
	PROPERTY LINE		CONCRETE SIDEWALK
	CONCRETE SIDEWALK		STANDARD ASPHALT PAVEMENT
	STANDARD ASPHALT PAVEMENT		HEAVY CONCRETE
	HEAVY CONCRETE		GRAVEL
	GRAVEL		LANDSCAPING, SEE LANDSCAPE PLANS
	LANDSCAPING, SEE LANDSCAPE PLANS		

LAND USE SET

PROJECT MANAGER	DATE
DESIGNER	DATE
DRAWN BY	DATE
CHECKED BY	DATE
DATE	DATE
SCALE	AS SHOWN

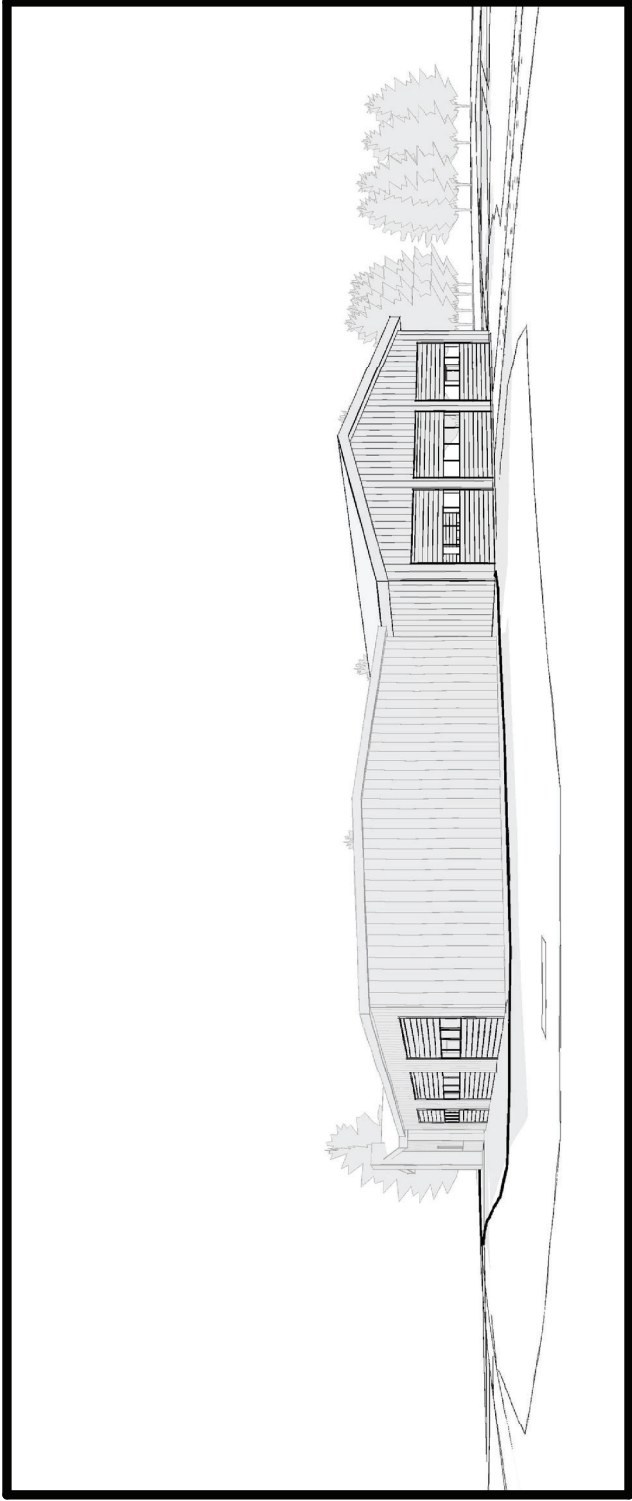
SHEET TITLE:
CORRETT FIRE STATION 62 ADDITION

SHEET NUMBER:
C2.0



SCALE
1" = 20 FEET

North Arrow



DRAWING INDEX

PRESENTATION

- 000 COVER
- 001 SITE PLAN
- 002 FLOOR PLANS
- 003 ROOF PLANS
- 004 EXTERIOR ELEVATIONS
- 005 EXTERIOR ELEVATIONS
- 006 EXTERIOR ELEVATIONS
- 007 BUILDING SECTIONS
- 008 COLORS AND MATERIALS
- 010 FIRE DRILL TOWER



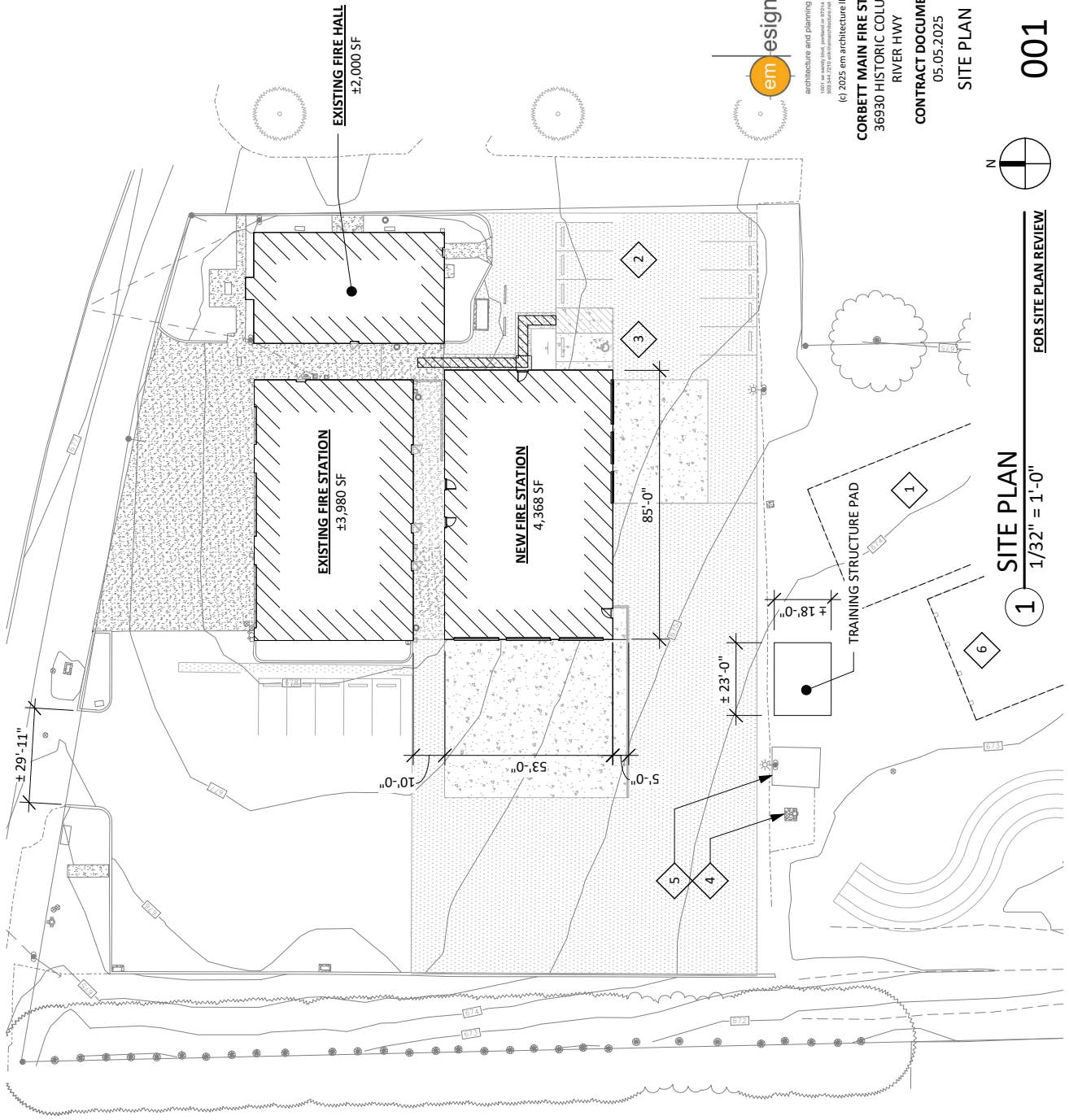
EXISTING CONDITIONS

N.T.S.

KEYNOTES

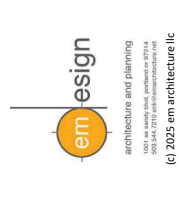
#

- 1 (E) SEPTIC FIELD
- 2 PARKING - 9' X 19' STALLS, TYP.
- 3 ADA PARKING WITH ACCESS AISLE
- 4 (E) WATER
- 5 (E) FUELING
- 6 FUTURE REPLACEMENT FIELD



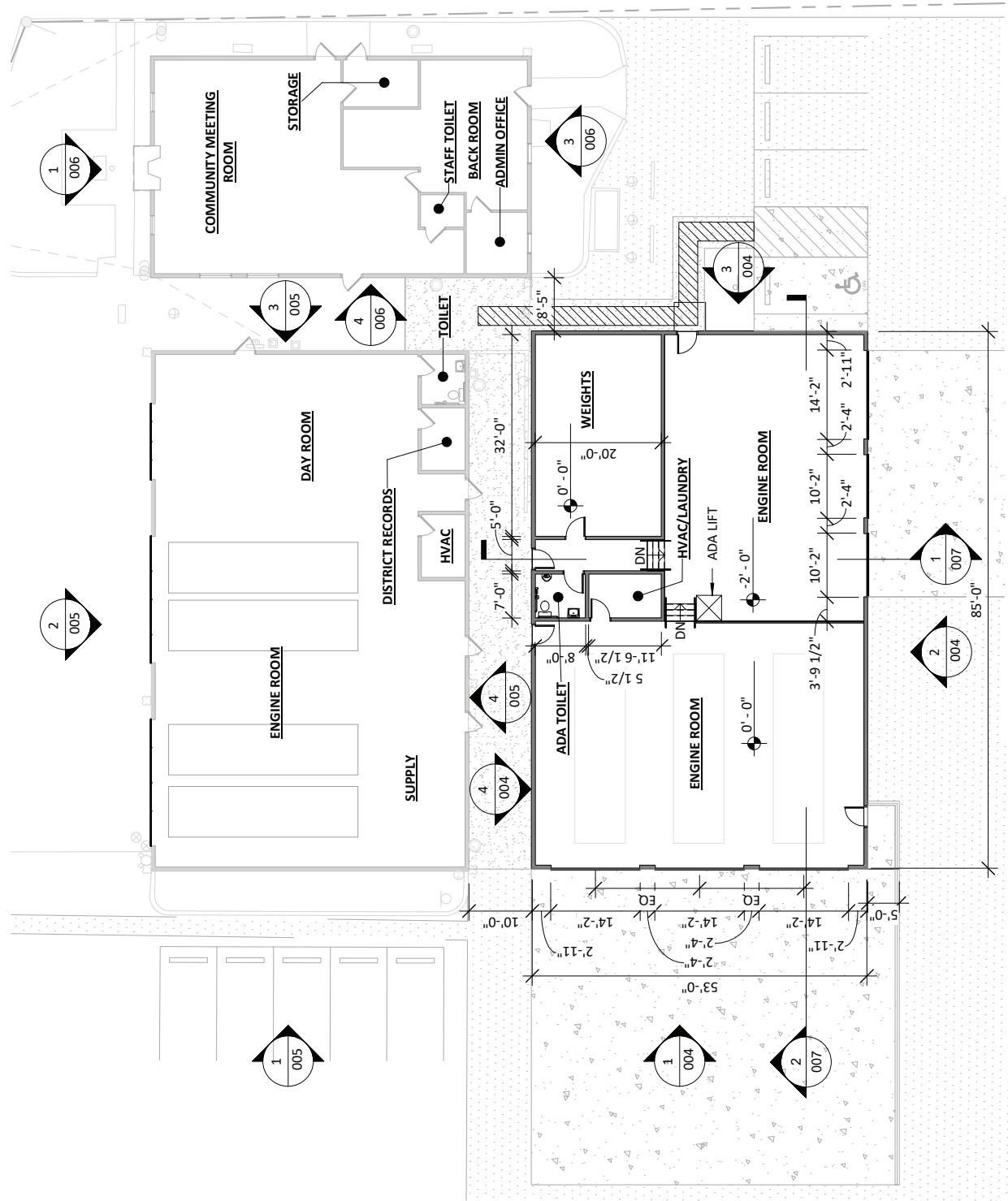
DRAWING LEGEND

- TYP NEW WALL
- TYP EXST. WALL
- TYP PARTIAL WALL
- DEMOLISHED WALL OR OTHER BUILDING OR SITE ELEMENT
- PROPERTY LINE
- 4" UNO
- TYP NEW DOOR
- TYP EXST. DOOR

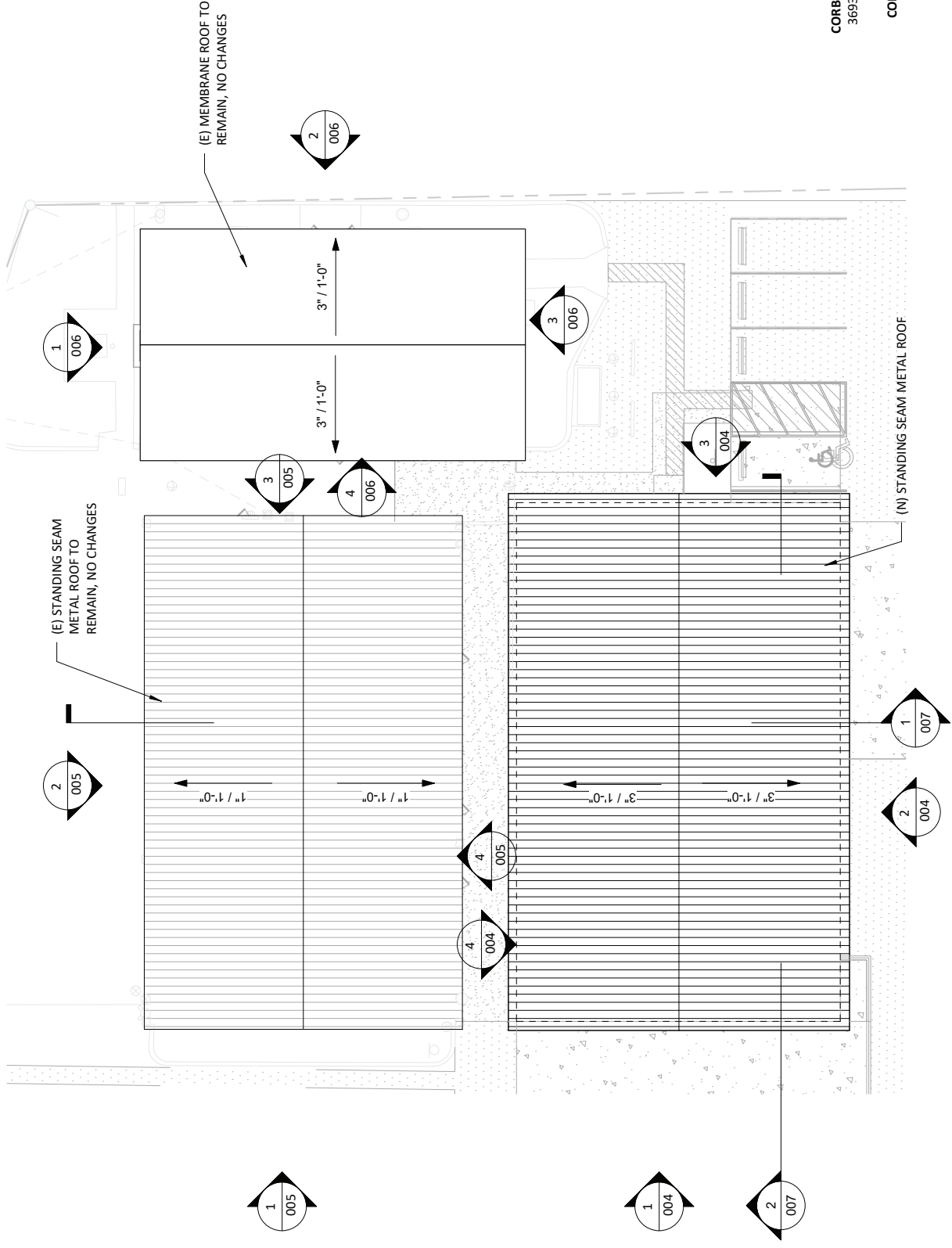


CORBETT MAIN FIRE STATION
36930 HISTORIC COLUMBIA RIVER HWY
CONTRACT DOCUMENTS
05.05.2025
FLOOR PLANS

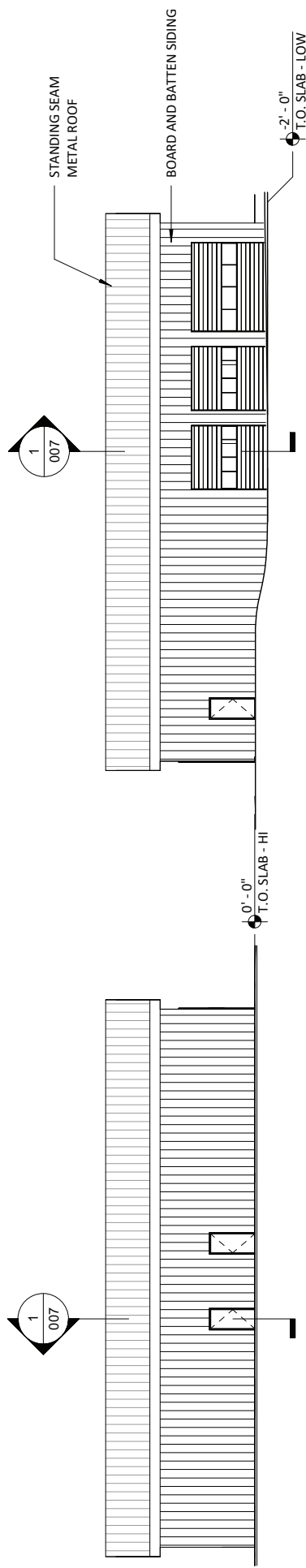
002



1 GROUND LEVEL FLOOR PLAN
1/16" = 1'-0"

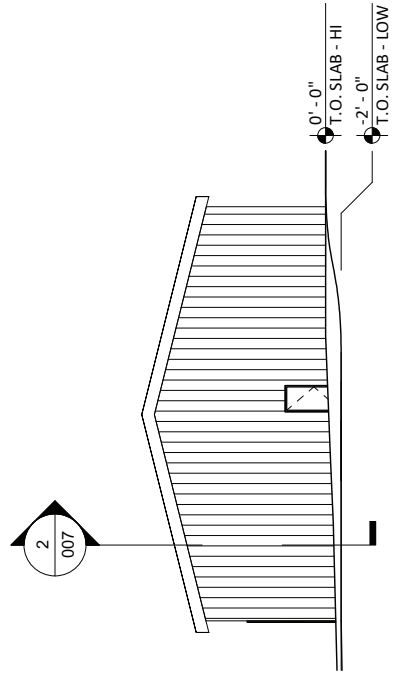


1 ROOF PLAN
 1/16" = 1'-0"

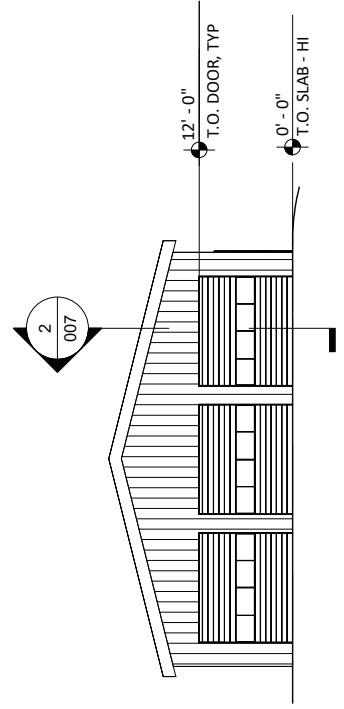


4 (N) STATION - NORTH ELEVATION
 1/16" = 1'-0"

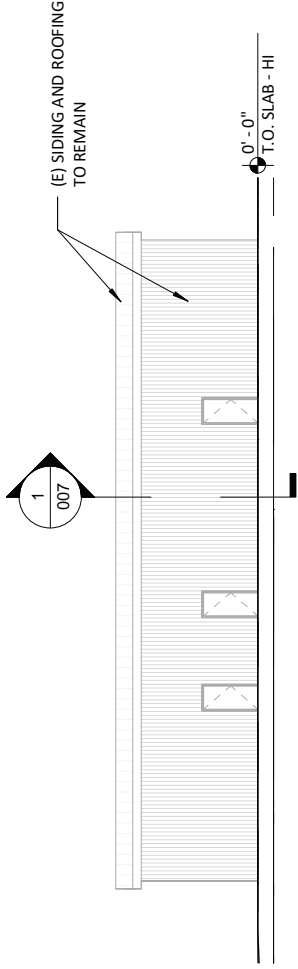
2 (N) STATION - SOUTH ELEVATION
 1/16" = 1'-0"



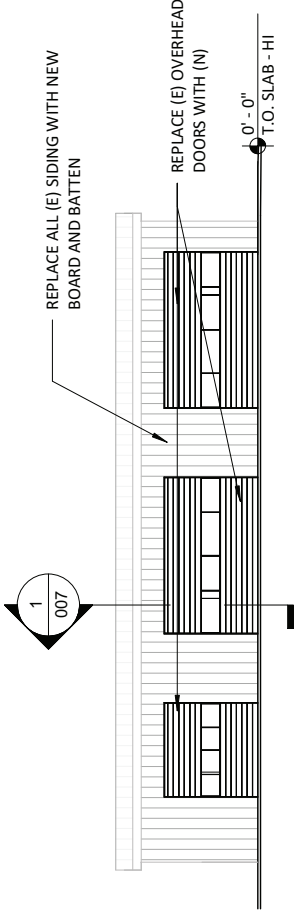
3 (N) STATION - EAST ELEVATION
 1/16" = 1'-0"



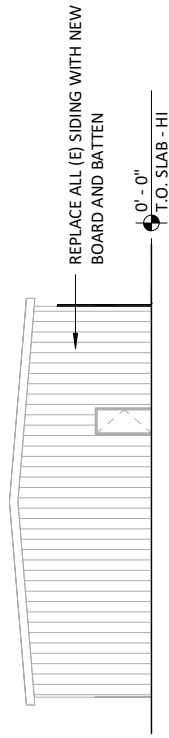
1 (N) STATION - WEST ELEVATION
 1/16" = 1'-0"



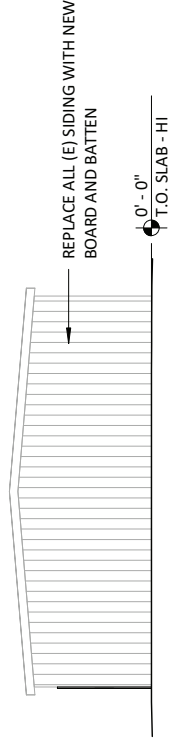
4 (E) STATION - SOUTH ELEVATION
1/16" = 1'-0"



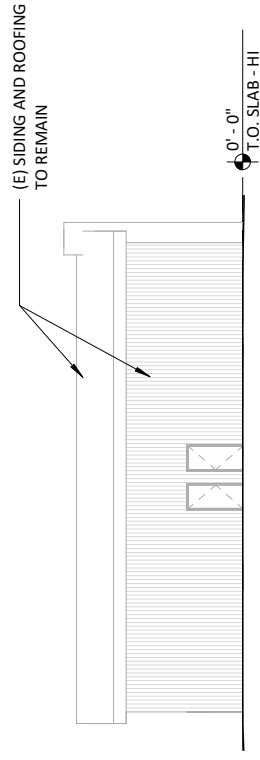
2 (E) STATION - NORTH ELEVATION
1/16" = 1'-0"



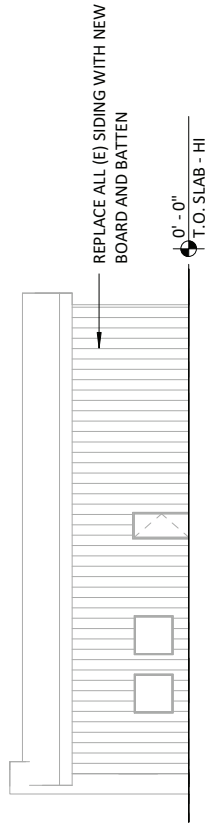
3 (E) STATION - EAST ELEVATION
1/16" = 1'-0"



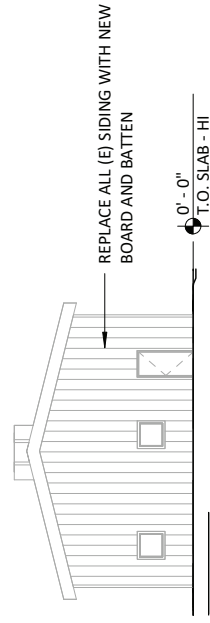
1 (E) STATION - WEST ELEVATION
1/16" = 1'-0"



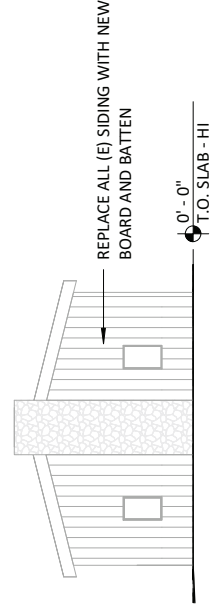
2 (E) FIRE HALL - EAST ELEVATION
1/16" = 1'-0"



4 (E) FIRE HALL - WEST ELEVATION
1/16" = 1'-0"



3 (E) FIRE HALL - SOUTH ELEVATION
1/16" = 1'-0"



1 (E) FIRE HALL - NORTH ELEVATION
1/16" = 1'-0"

STANDING SEAM METAL ROOF



EXAMPLE OF STYLE OF ROOF MATERIAL. ACTUAL COLOR AND CONFIGURATION MAY BE DIFFERENT.

OVERHEAD DOORS WITH GLAZED PANELS



EXAMPLE OF STYLE OF OVERHEAD DOOR. ACTUAL COLOR AND CONFIGURATION MAY BE DIFFERENT.

Wayne Dalton
COMMERCIAL DOORS

MODEL C-24
SECTIONAL STEEL DOORS

STRONG, VISUALLY APPEALING DOORS FOR MODERATE TO HIGH TRAFFIC AREAS.

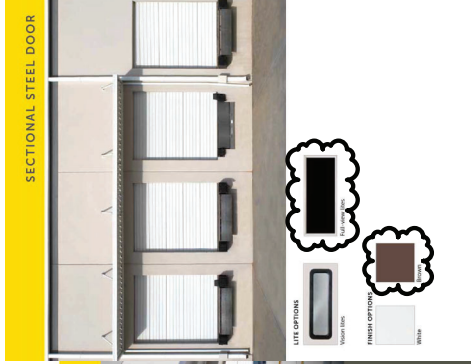
More Dalton C-24 sectional steel doors are available in a variety of sizes and configurations. This design provides top strength and maximum load capacity. Each door is available in a variety of finishes. Model C-24 is available with a number of fill and insulation options.

SECTIONAL STEEL DOOR

LITE OPTIONS

FINISH OPTIONS

White



Regal White 580 85

Sandstone 580 71

Colonial Red 580 13

Slate Gray 580 41

Dark Gray 580 13

Evergreen 580 24

Light Bronze 580 12

Dark Bronze 580 20

Matte Black 580 24

****Weathered Zinc** 580 30

MI 150: 12" coverage, 17 3/8" coverage, 1 1/8" clip loc, 1/2" flat pan or bead ribs or striations, 1/2" flat pan or bead ribs or striations, 1 1/2" coverage.

MI 210: 18" coverage, 17 1/2" coverage, 1 1/2" flat pan or bead ribs or striations, 1 1/2" flat pan or bead ribs or striations, 2" coverage.

BOARD AND BATTEN SIDING



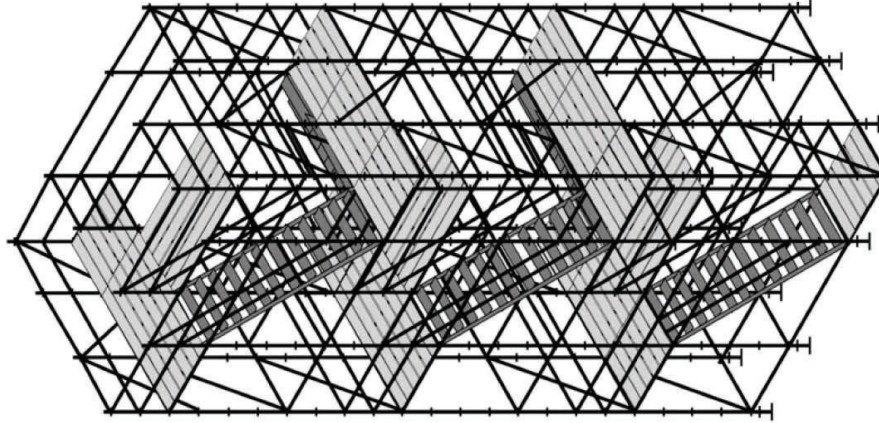
EXAMPLE OF STYLE OF WALL SIDING. ACTUAL COLOR AND CONFIGURATION MAY BE DIFFERENT.

em esign
architecture and planning
1000 W. Maple Street, Columbus, OH 43214
614.441.1270 | info@emesign.com

CORBETT MAIN FIRE STATION
36930 HISTORIC COLUMBIA
RIVER HWY
CONTRACT DOCUMENTS
05.05.2025
COLORS AND
MATERIALS



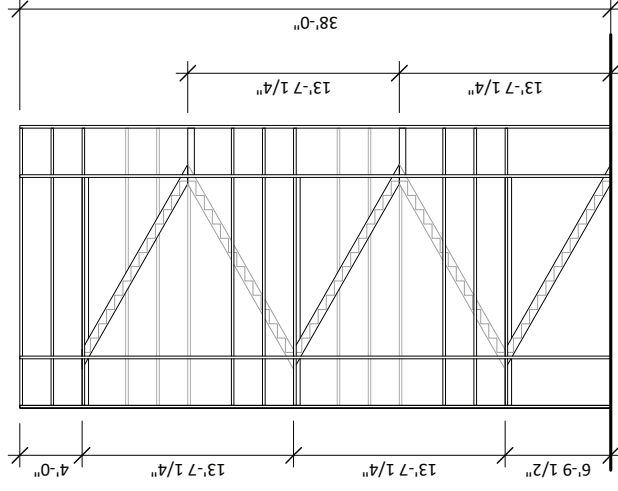
California Drill Tower



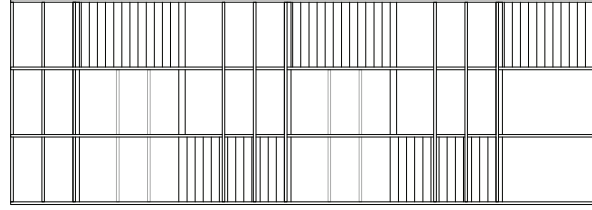
Overall Height: 38' (+/-) Tall
 Top Floor: 34' (+/-) Tall
 Width: 13' Wide (center-of leg)
 Length: 18' Wide (center-of leg)
 Floors: 6
 Material: High-Strength Carbon Steel
 Finish: Galvanized

FEATURES:

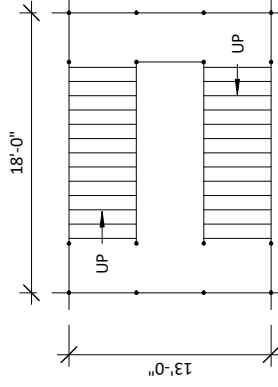
- 2-1/2" Fire Department Connection (FDC) (Ground Level)
- Three 2-1/2" Standpipe Valves (2nd, 4th & 6th Floors)
- Two Sprinkler Heads (Upright & Pendant) with a Control Valve (2nd Floor)
- Balcony/Instructors Platform with Gate (3rd Floor)
- Qualifies for **ISO Credit** (as a "Drill Tower")
- Anchor Points throughout the Drill Tower (Rope Rescue & Rappelling)



2 DRILL TOWER SIDE ELEVATION
 1/8" = 1'-0"



3 DRILL TOWER END ELEVATION
 1/8" = 1'-0"



1 DRILL TOWER PLAN
 1/8" = 1'-0"

em esign
 architecture and planning
 1000 W. Maple Street, Portland, OR 97224
 (503) 444-1212 | info@emarchitecture.com
 (c) 2025 em architecture llc
CORBETT MAIN FIRE STATION
 36930 HISTORIC COLUMBIA
 RIVER HWY

CONTRACT DOCUMENTS
 05.05.2025
 FIRE DRILL
 TOWER

010