

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-notices

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.

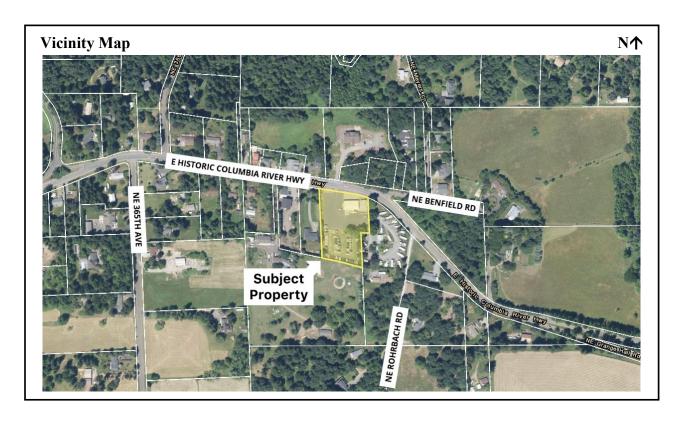
❖ PUBLIC PARTICIPATION AND HEARING PROCESS: A copy of the application and all supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents are \$0.71/page. For further information on this case, contact LUP-hearings@multco.us.

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.

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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)]:

<u>General Provisions</u>: 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

<u>Special Districts – Off-Street Parking and Loading</u>: 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

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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

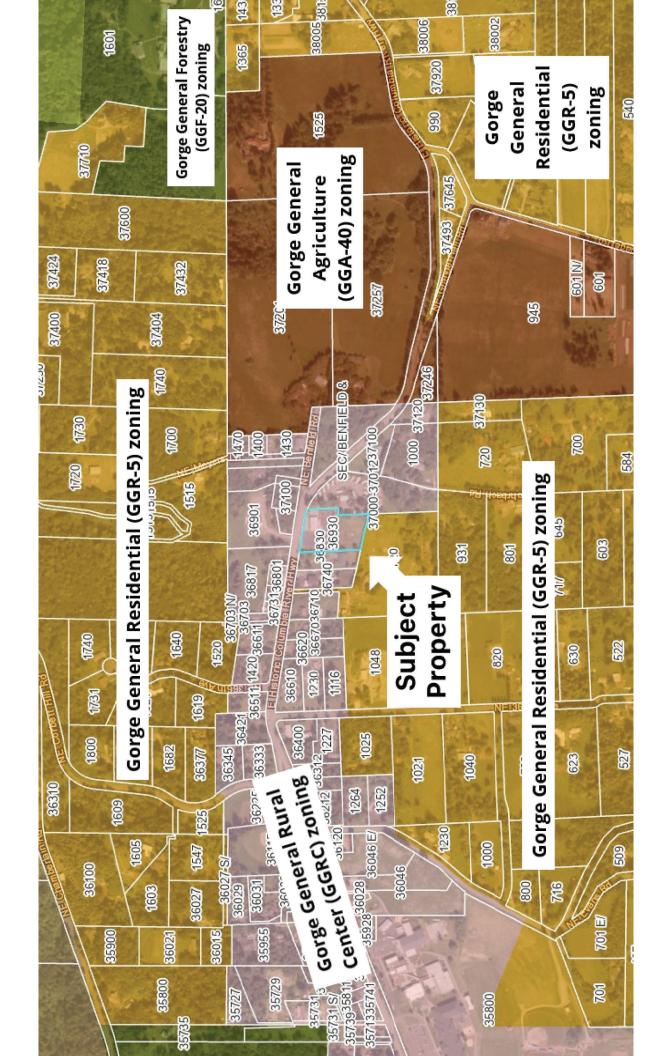
Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at https://multco.us/landuse/zoning-codes/ under the link Chapter 38: Columbia River Gorge National Scenic Area.

***** ENCLOSURES:

Zoning Map Site Plan

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

T3-2025-0001 Notice Page 3 of 3





1001 SE SANDY BLVD, PORTLAND, OR, 92714

CORBETT FIRESTATION 62 NOITION

LAND USE SET

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 $\begin{array}{c} \text{SHEET NUMBER:} \\ C2.0 \end{array}$

SHEET NOTES

1. ALL DMENSONS ARE TO FACE OF CURB OR FACE OF WALL

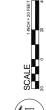
2. ALL SDEWALK PAVEMENT JOHN'S SHALL BE CONSTRUCTED

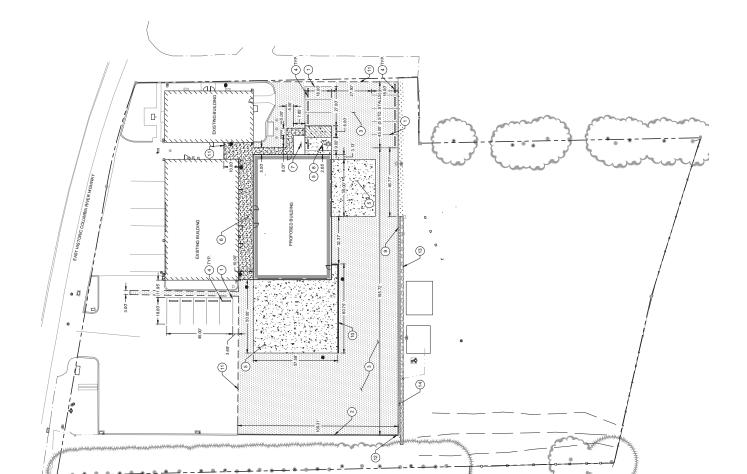
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KEY NOTES

CONCRETE SIDEWALK
ADA PARKING SIGN
ADA PARKING STALLS
EDGE OF ASPHALT
O RETAINING WALL STRIPING
STANDARD CURB
ASPHALT PAVENENT
WHEEL STOP
HEAVY CONCRETE

SHEET LEGEND









DRAWING INDEX

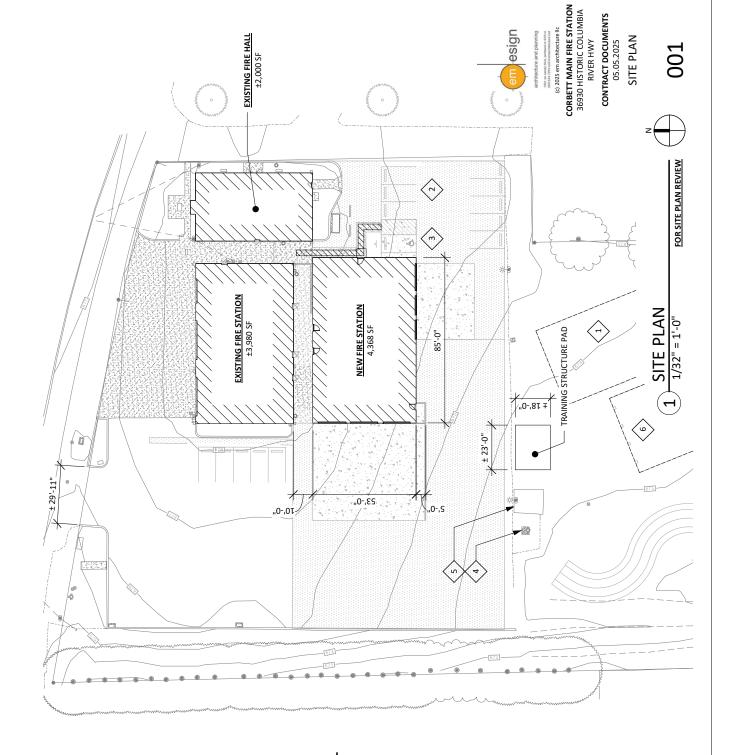
PRESENTATION

CHANGE TO COLOTHAN	5
ROOF PLANS	003
FLOOR PLANS	005
SITE PLAN	100
COVER	000

EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
EXTERIOR ELEVATIONS
BUILDING SECTIONS
COLORS AND MATERIALS
FIRE DRILL TOWER 004 005 006 007 008

(c) 2025 em architecture IIc

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

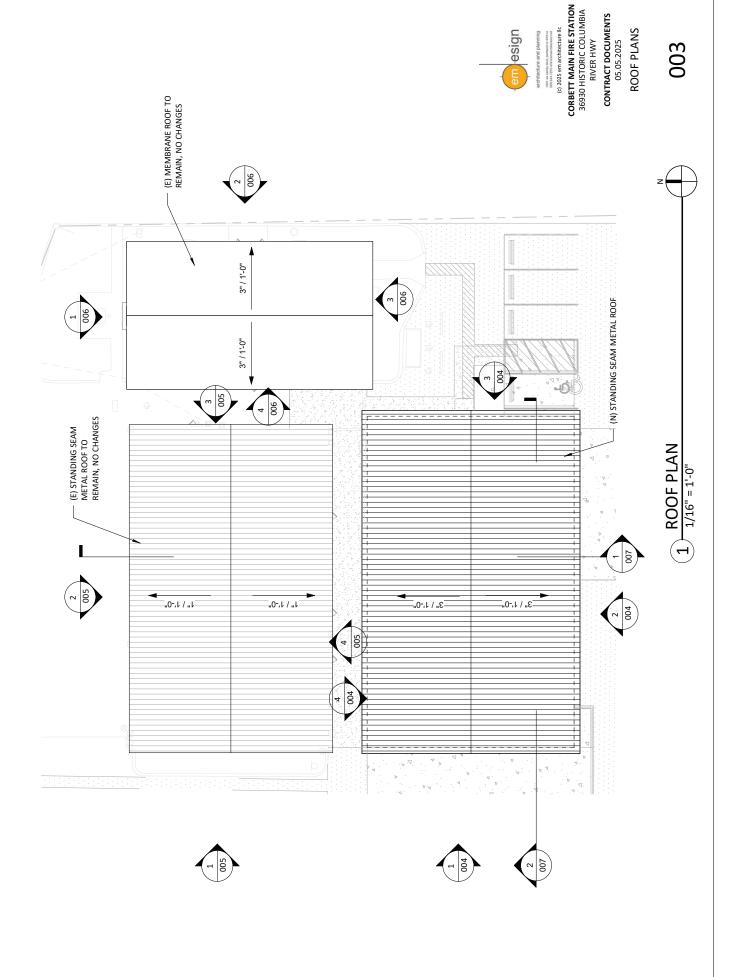


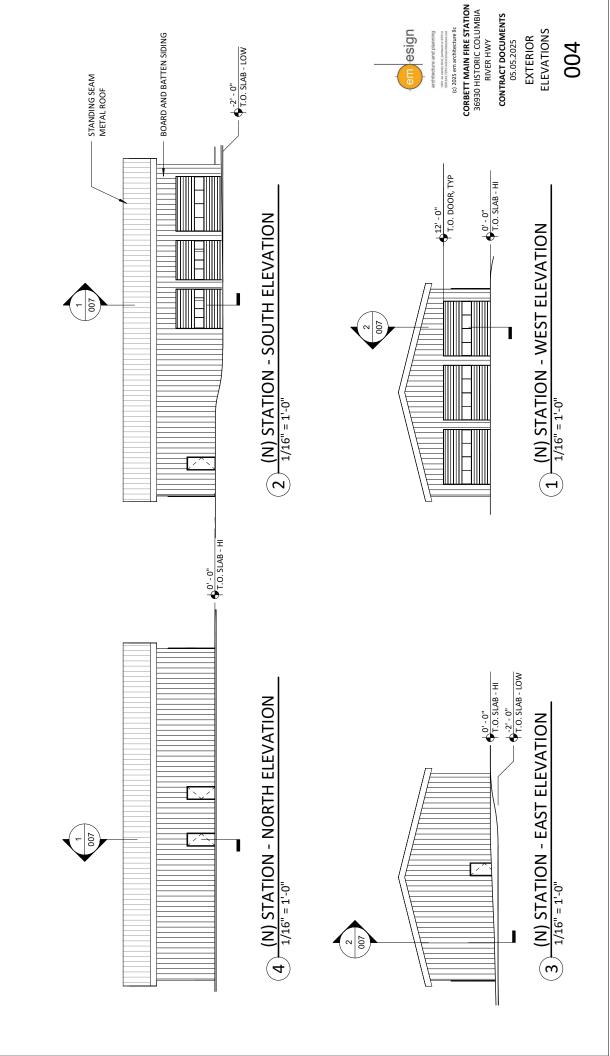


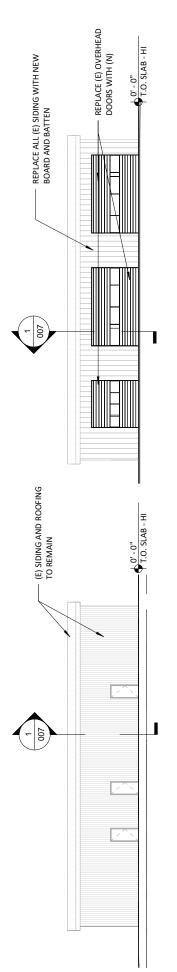
KEYNOTES (#)

- (E) SEPTIC FIELD PARKING 9' X 19' STALLS, TYP.
- ADA PARKING WITH ACCESS AISLE

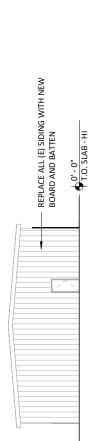
- (E) WATER (E) FUELING FUTURE REPLACEMENT FIELD



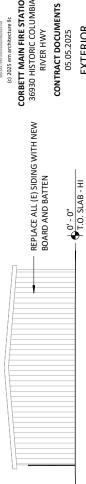




(E) STATION - SOUTH ELEVATION



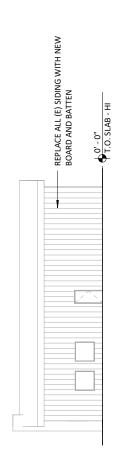
(E) STATION - EAST ELEVATION | 1/16" = 1'-0"

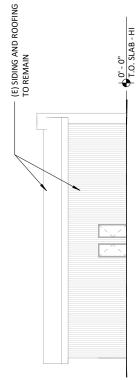


 $1 \over 1/16" = 1^{1} \cdot 0"$



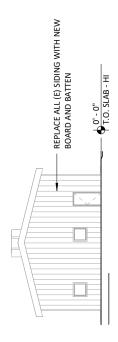
EXTERIOR ELEVATIONS 005



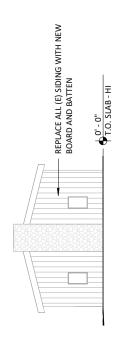


(E) FIRE HALL - EAST ELEVATION 1/16" = 1'-0"

4) (E) FIRE HALL - WEST ELEVATION $1/16" = 1^{\circ}0"$



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

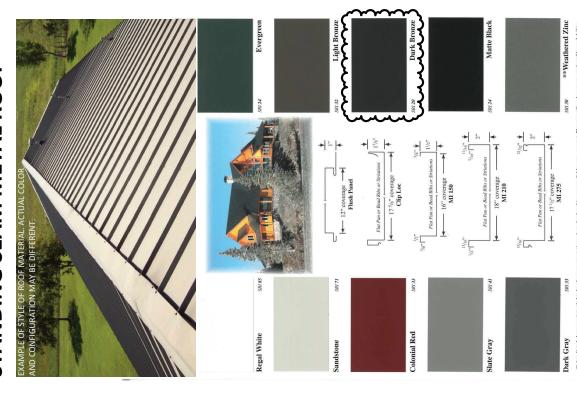


1) (E) FIRE HALL - NORTH ELEVATION 1/16" = 1'-0"

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CORBETT MAIN FIRE STATION
36930 HISTORIC COLUMBIA
RIVER HWY
CONTRACT DOCUMENTS
05.05.2025
EXTERIOR
ELEVATIONS

STANDING SEAM METAL ROOF



so isted above are intended to be close representations. Actual often classification are authority care representations. Actual often classification are authority compressed to a context to the context

OVERHEAD DOORS WITH GLAZED PANELS



BOARD AND BATTEN SIDING





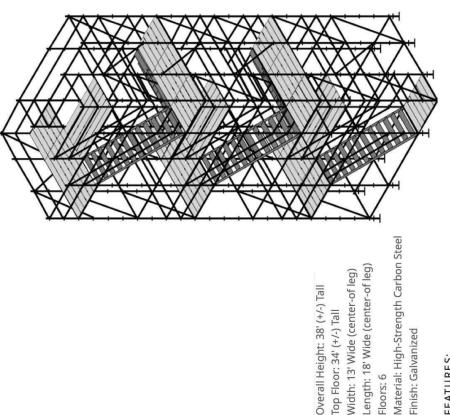
CORBETT MAIN FIRE STATION
36930 HISTORIC COLUMBIA
RIVER HWY
CONTRACT DOCUMENTS
05.05.2025
COLORS AND
MATERIALS



California Drill Tower

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FEATURES:

Finish: Galvanized

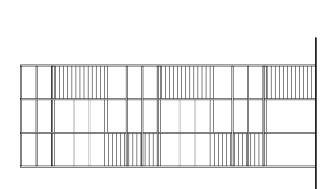
Length: 18' Wide (center-of leg) Width: 13' Wide (center-of leg)

Floors: 6

Overall Height: 38' (+/-) Tall

Top Floor: 34' (+/-) Tall

- 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)



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

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18'-0"

DRILL TOWER SIDE ELEVATION

1/8" = 1'-0"

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..t/t <u>/</u>-,Et

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

13,-0,,

FIRE DRILL TOWER

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DRILL TOWER PLAN

1/8" = 1'-0"