

June 26, 2025

Multnomah County Planning

Case File: T3-2024-0007

Location: 31727 Historic Columbia River Hwy, Troutdale OR 97060

Hearing Time and Place: Friday, July 11, 2025 at 10:30 am

Re: Comment for the public record

Dear Hearing's Officer,

I am writing in response to the notice of the scheduled public hearing to consider the land use case noted above.

My name is Terry Cook. I am the owner of the property directly north of and adjacent to the Fire Station. I purchased the property in 1977 and have continuously occupied it for the past 48 years.

With respect to the criteria "Parking, Loading, Circulation and Access" as referenced in the notice and the Multnomah County Code, I am concerned about the proposed site design as it relates to fire staff parking, Glen Irvin store customer parking, delivery truck parking and my property's access to the highway.

I want to be clear that I support the services provided by the Fire Department and support the expansion of their facilities to better serve the community. However, as proposed, the site design fails to utilize the northern half of the Department's property and simultaneously creates a dangerous condition of double stacked parking in an increasingly restricted location.

For the past 48 years, cars and delivery trucks have consistently blocked access to my property. I developed plans in 2021 to purchase an easement for access to my property and presented it to the Board before they sought voter approval for expansion. In 2024, I updated these plans with additional plans showing how the Fire Department could fully utilize their existing and unused property north of their buildings which would simultaneously relieve the overcrowding and dangerous conditions at the highway and ensure continuous open access for my driveway. A copy of that plan is enclosed with this written testimony.

The Board's response was "You've waited 45 years to get this addressed, can you wait a while longer? We are working on ideas to expand."

The proposed site plan adds to the already dangerous condition of congestion at the highway by forcing all parking spaces away from the open land the Department already owns but doesn't use. As existing space for parking is removed with the addition of structures, my driveway access will

face increasing blockage while the unused land remains unused. This is not only poor planning but a waste of public funds. It needs to be reversed.

I understood that the Fire Department would address a workable solution when they submitted for planning approval and the County Planning Department would assist them by eliminating burdens that have to be supported with public funds. The proposed development fails on both counts.

Solutions are available that improve conditions for the fire department, the store owner and me that are no additional cost to the fire department. Why are they not being considered? Is the planning department following its own code when it comes to Parking, Loading, Circulation and Access as required?

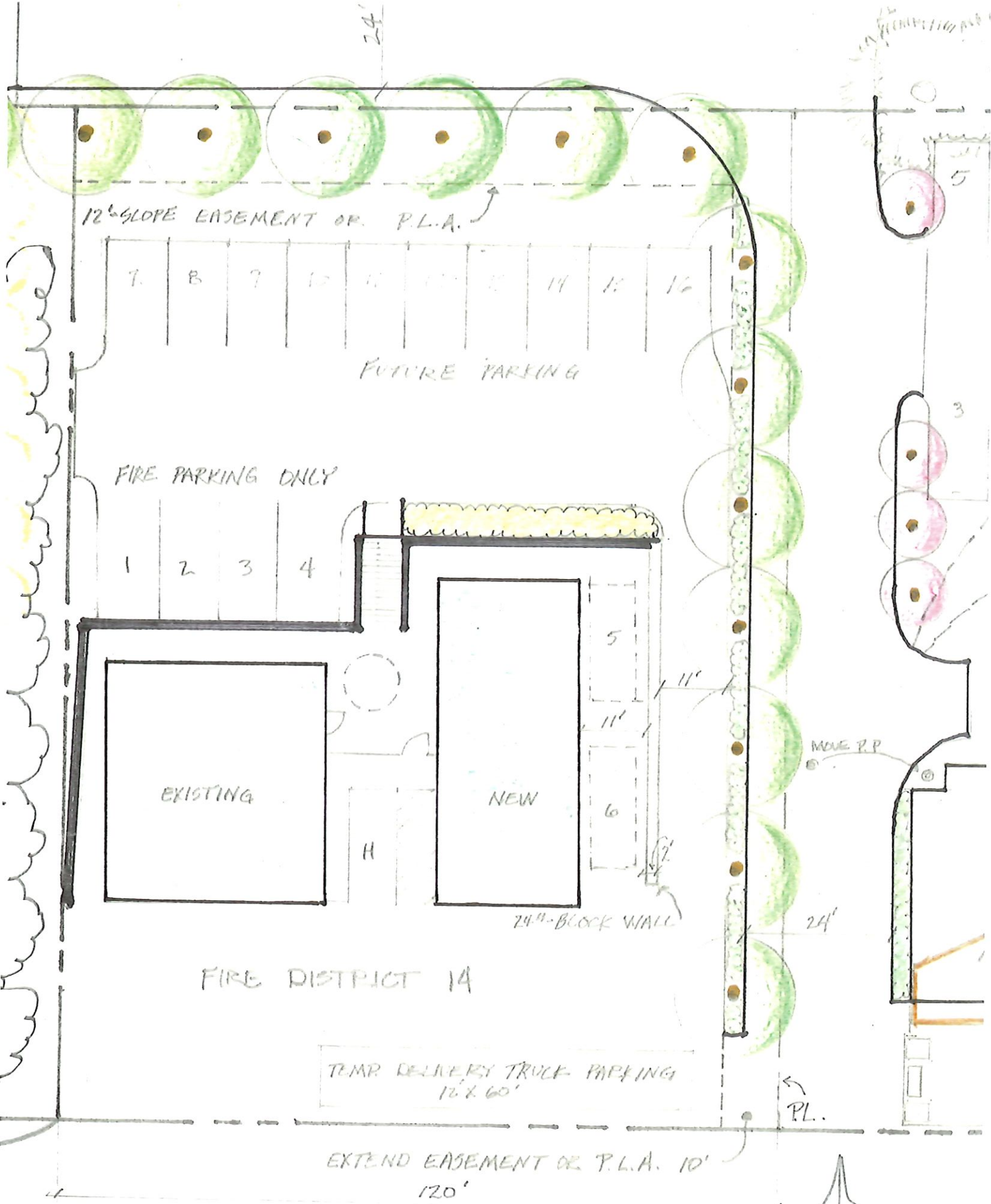
I am opposed to the proposed site plan as presented. To reiterate, I support the expansion of the station facilities but will take whatever other steps are necessary to ensure my access is unimpeded because of it.

Therefore, in accordance with the **Oregon Tort Claims Act (OTCA)**, codified in **ORS 30.275**, this is to notify you that if there is any degradation of my property value resulting from access interference or restriction caused by the expansion of the facility, I intend to file a claim for damages. This is NOT a notice of such a claim but an expression of intent. My hope is that both the County and the Fire Department will not ignore the complications presented by the proposed site plan any longer.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Terry Cook', with a stylized, looping flourish at the end.

Terry Cook
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SCALE: 1"=20'-0" H.C.R.H.