

# PRE-APPLICATION MEETING NOTICE



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

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**MEETING #:** PA-2024-0007                      **APPLICANT:** Chris Hagerman

**LOCATION:** 17645 NW ST HELENS RD                      **Property ID #** R325018  
PORTLAND

**Map, Tax lot:** 2N1W18D -00500                      **Alt. Acct. #** R971180070

**BASE ZONE:** Burlington Rural Center (BRC)

**OVERLAYS:** Significant Environmental Concern Wildlife Habitat (SEC-h), Significant Environmental Concern Scenic Views (SEC-v), Significant Environmental Concern Stream (SEC-s), Flood Hazard (FH), Geologic Hazard (GH)

**PROPOSAL:** A Pre-Application Meeting is to be held on the date below to discuss the applicable Multnomah County Land Use Code, Comprehensive Plan Policies, and application requirements for a Conditional Use for developing a 38,000 square foot residential treatment facility replacing the current building on-site. The expansion is to accommodate an increase in maximum number of residents from 62 to 70.

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## **MEETING TIME AND PLACE**

**January 23, 2025 at 10:30am**

The referenced pre-application meeting is an Informational Meeting and is not a Public Hearing. The meeting will be held virtually via the Google Meet platform.

This meeting will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to 503-988-3043 or by email to [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us) **no later than 12:00 PM on Wednesday, January 22, 2025.**

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**CONTACT:** For further information regarding the meeting, or to obtain a copy of the meeting notes after the meeting date, contact [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us).

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- **The following is for informational purposes only. No approvals or conclusions have been drawn about this project. Until such time as the necessary Land Use Applications are**

submitted and reviewed, no decisions will be or have been made regarding the project's compliance with the land use regulations of Multnomah County.



## **Outline of the Pre-Application Meeting's Purpose and Process**

### **1. Meeting Purpose:**

- The Pre-Application meeting is to provide information to an applicant for a land use action that will assist them in completing the application.
- The objectives of the meeting are to clarify the proposal, inform the applicant of the applicable procedures and approval criteria, and to identify all known issues.
- A Pre-Application meeting is a standard requirement for all applications that require a public hearing.

### **2. Meeting Structure:**

- This is not a public hearing and no decisions will be made. The meeting is meant to be informal in nature.
- The Multnomah County planning staff will be responsible for conducting the meeting. Staff will begin the meeting by asking for introductions of those in attendance.
- The applicant will be responsible for explaining their proposal. This explanation is especially helpful to the public who have not seen the application materials, and is an opportunity to share relevant information with their neighbors.
- Planning staff will be responsible for reviewing the applicable procedures and approval criteria and to identify all known issues.
- Members of the public and other agency representatives will be provided the opportunity to ask questions about the proposal and will be asked to identify any relevant issues.

- After the Pre-Application meeting, and after the application has been deemed “complete” by responding to each approval criteria, you will receive a notice announcing the date, time, and place of the Public Hearing. Failure to participate at the Pre-Application meeting will not preclude your involvement at the first scheduled hearing on the completed application.

### **3. Other Opportunities for Review:**

- If you are interested in the proposal and are unable to attend the Pre-Application meeting, you may review the Pre-Application case file by contacting the Planner noted on the first page.
- Once an application has been submitted and deemed “complete” by responding to each approval criteria, you will receive a notice announcing the date, time, and place of the Public Hearing. Failure to participate at the Pre-Application meeting will not preclude your involvement at the first scheduled hearing on the completed application.

***Notwithstanding any representations by County staff at a Pre-Application meeting, staff is not authorized to waive any requirements of Multnomah County Code (MCC). Any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the County of any standard or requirement. [MCC 39.1120(C)]***

#### **Enclosures:**

Site Plans

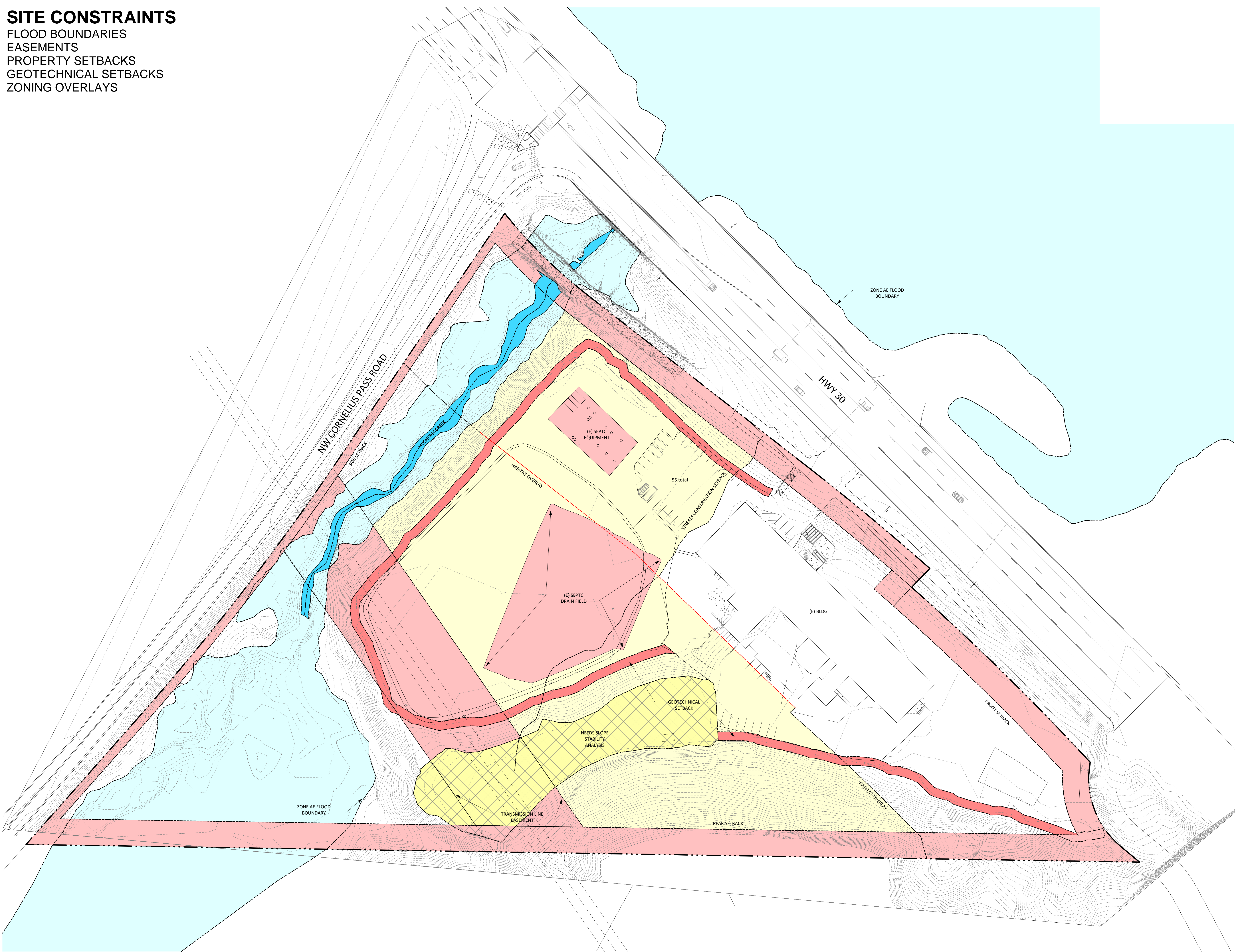
# SITE CONSTRAINTS

- FLOOD BOUNDARIES
- EASEMENTS
- PROPERTY SETBACKS
- GEOTECHNICAL SETBACKS
- ZONING OVERLAYS

ARCHITECTS



# HACKER



STAMP

**NOT FOR CONSTRUCTION**

REVISION NO.

DATE

KEY PLAN - (NTS)



NARA NW

<Client>  
17645 NW St Helens Rd, Portland  
<City, State Zip>

ISSUANCE

PROJECT NUMBER

023091

DATE

240529

SCALE

1" = 40'-0"

DRAWING TITLE

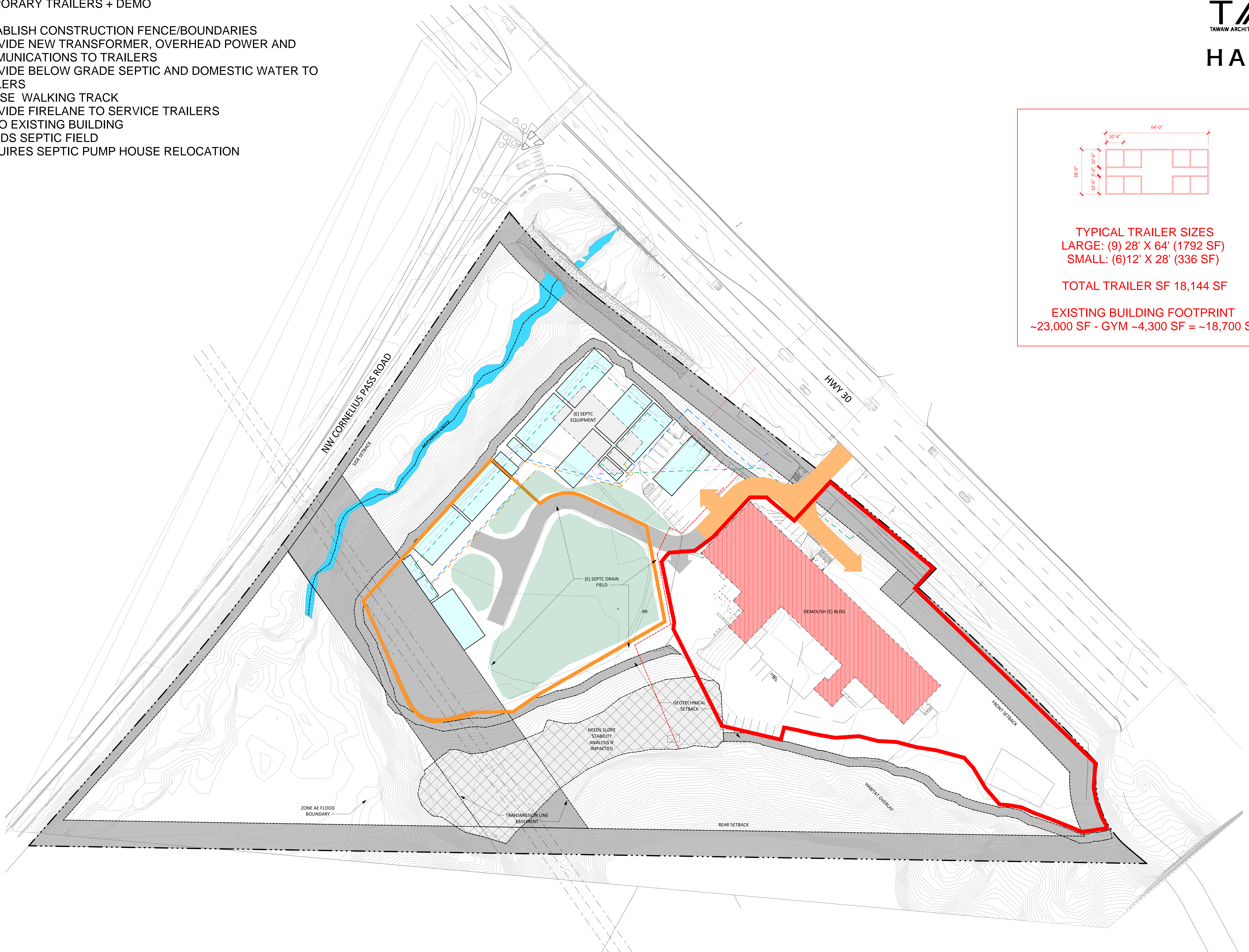
SITE PLAN\_EXISTING

SHEET NUMBER

A-101

**HILLSIDE SCHEME**  
 TEMPORARY TRAILERS + DEMO

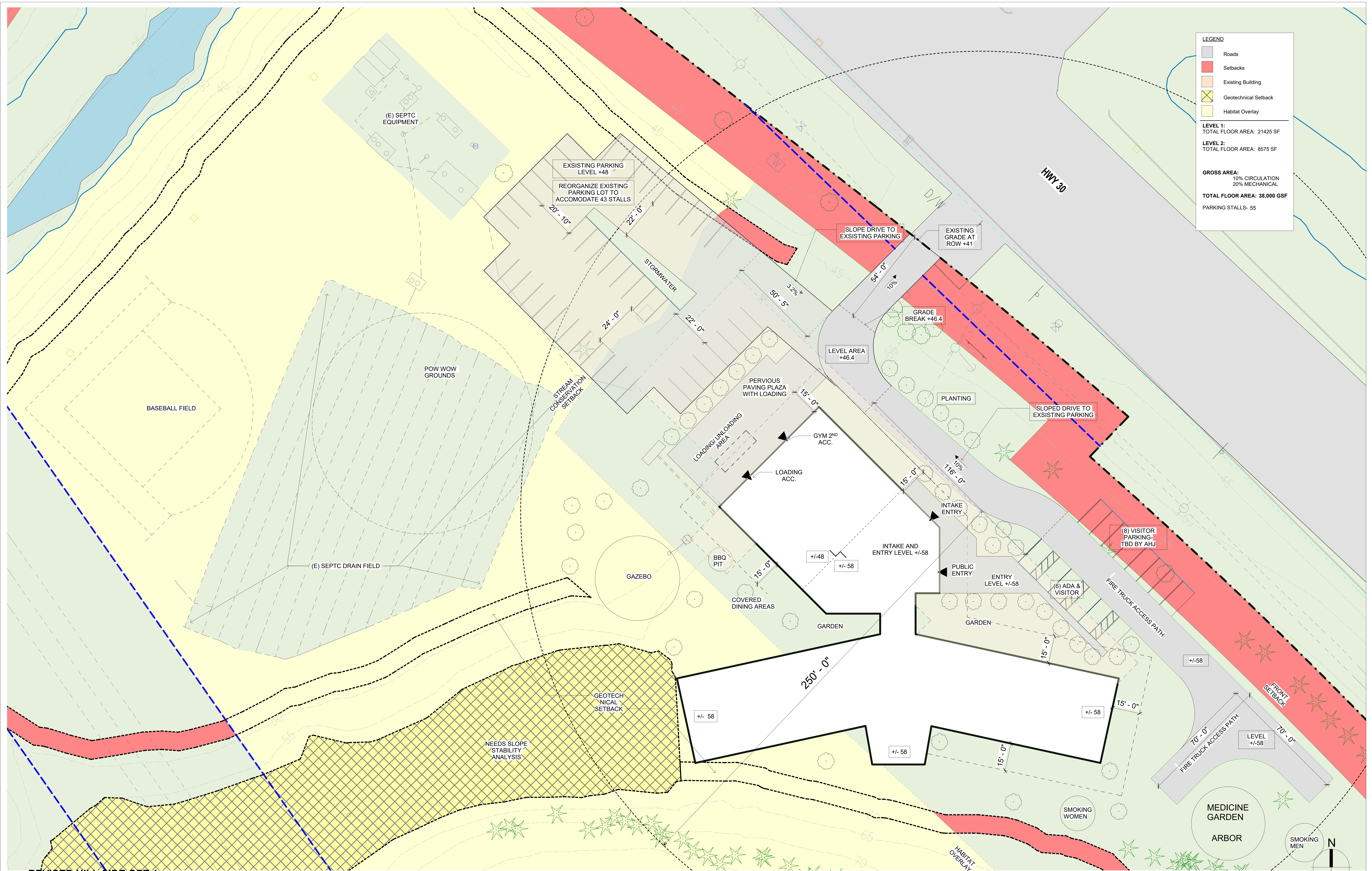
- ESTABLISH CONSTRUCTION FENCE/BOUNDARIES
- PROVIDE NEW TRANSFORMER, OVERHEAD POWER AND COMMUNICATIONS TO TRAILERS
- PROVIDE BELOW GRADE SEPTIC AND DOMESTIC WATER TO TRAILERS
- REVISE WALKING TRACK
- PROVIDE FIRELANE TO SERVICE TRAILERS
- DEMO EXISTING BUILDING
- AVOIDS SEPTIC FIELD
- REQUIRES SEPTIC PUMP HOUSE RELOCATION



**TYPICAL TRAILER SIZES**  
 LARGE: (9) 28' X 64' (1792 SF)  
 SMALL: (6) 12' X 28' (336 SF)

**TOTAL TRAILER SF 18,144 SF**

**EXISTING BUILDING FOOTPRINT**  
 ~23,000 SF - GYM ~4,300 SF = ~18,700 SF



1 REVISED HILL SIDE OPT 1  
1 : 200

**LEGEND:**  
 — W — EXISTING WATER FEATURES (BLUE)  
 — — PROPOSED WATER FEATURES (RED)  
 - - - - PROPOSED ALTERNATE WATER ROUTING (RED DASHED)

**LEGEND**  
 Roads  
 Setbacks  
 Existing Building  
 Geotechnical Setback  
 Habitat Overlay

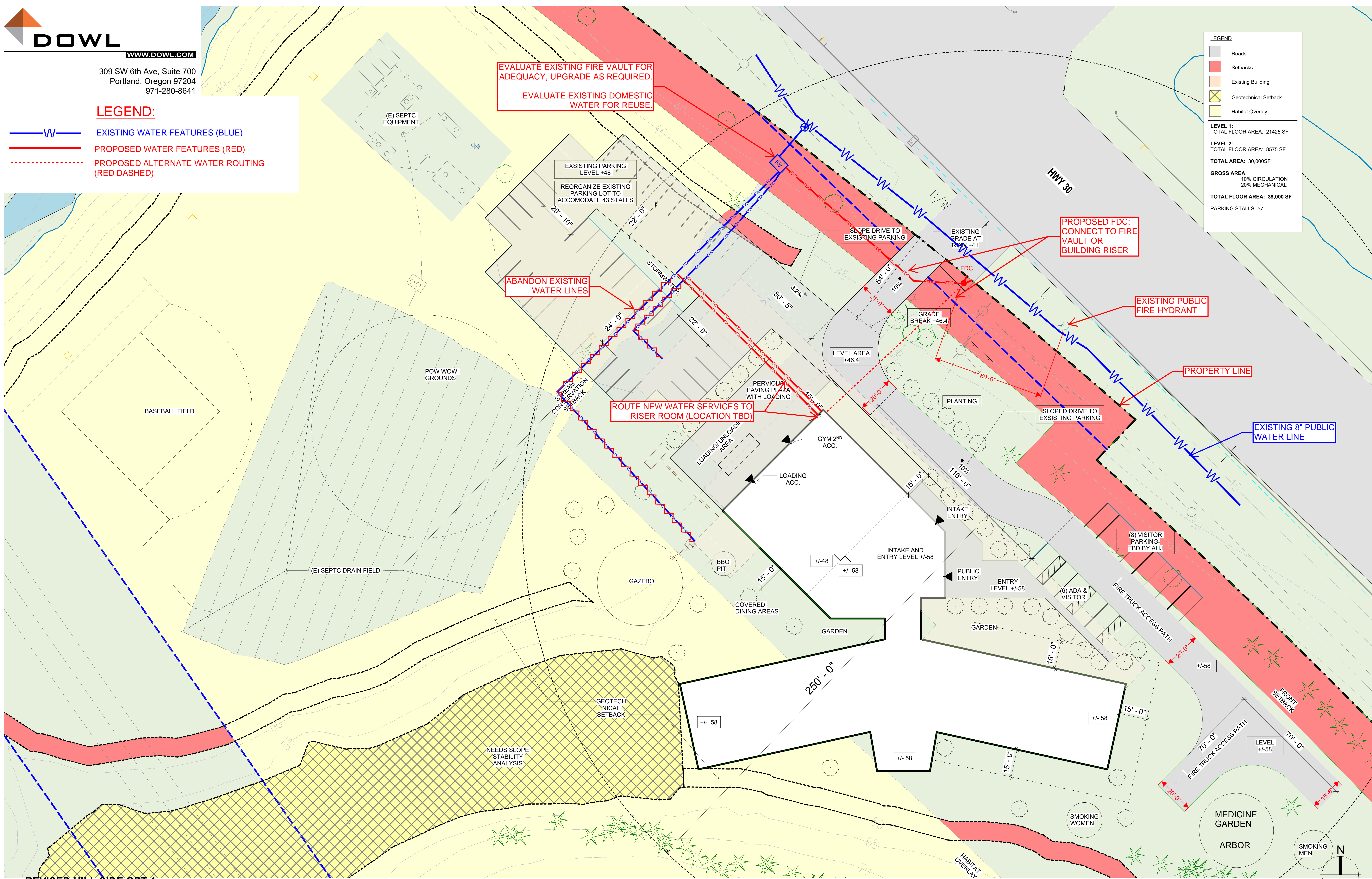
LEVEL 1:  
 TOTAL FLOOR AREA: 21425 SF

LEVEL 2:  
 TOTAL FLOOR AREA: 8575 SF

TOTAL AREA: 30,000SF

GROSS AREA:  
 10% CIRCULATION  
 20% MECHANICAL

TOTAL FLOOR AREA: 39,000 SF  
 PARKING STALLS- 57



1 REVISED HILL SIDE OPT 1  
 1" = 20'