

PRE-APPLICATION MEETING NOTICE



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

MEETING #: PA-2024-0008 **APPLICANT:** Tyler Fuhriman

LOCATION: 2060 E Historic Columbia River Highway, Troutdale **Property ID #** R287121

Map, Tax lot: 1N4E31BC -01300 **Alt. Acct. #** R831303450

BASE ZONE: Gorge General Commercial (GGC)

OVERLAYS: None

KEY VIEWING AREAS: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Sandy River

LANDSCAPE SETTING: Rural Residential

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 Major Variance to retroactively review an Accessory Structure to be used as a garage/shop 5 feet from the property line.

MEETING TIME AND PLACE

February 27, 2025 at 10:30 am

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

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 **no later than 12:00 PM on February 26, 2024.**

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.

- **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 38.0570(C)]

Enclosures:

Zoning Map
Site Plan

Enclosure: Zoning Map

Gorge General Open
Space (GGO) Zoning
District

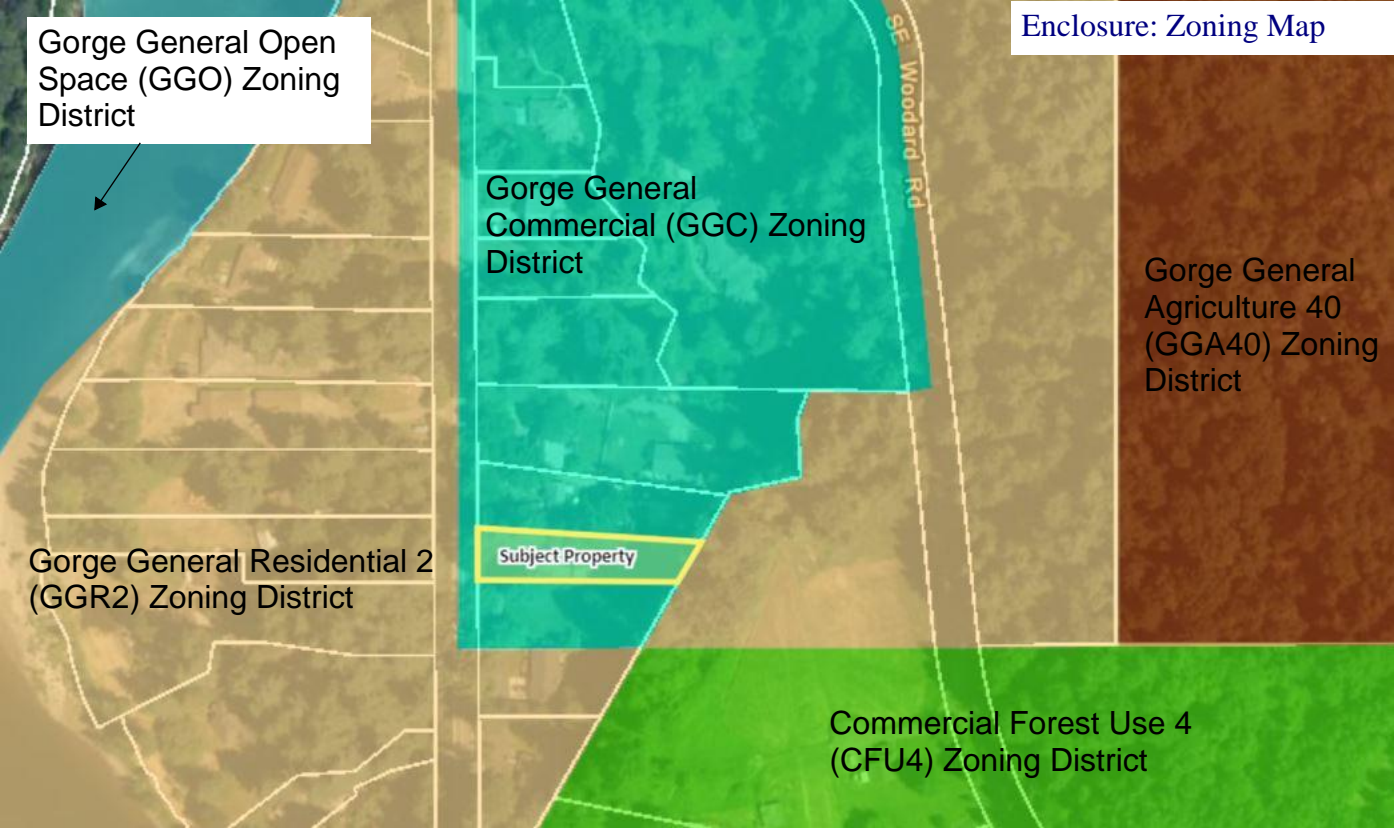
Gorge General
Commercial (GGC) Zoning
District

Gorge General
Agriculture 40
(GGA40) Zoning
District

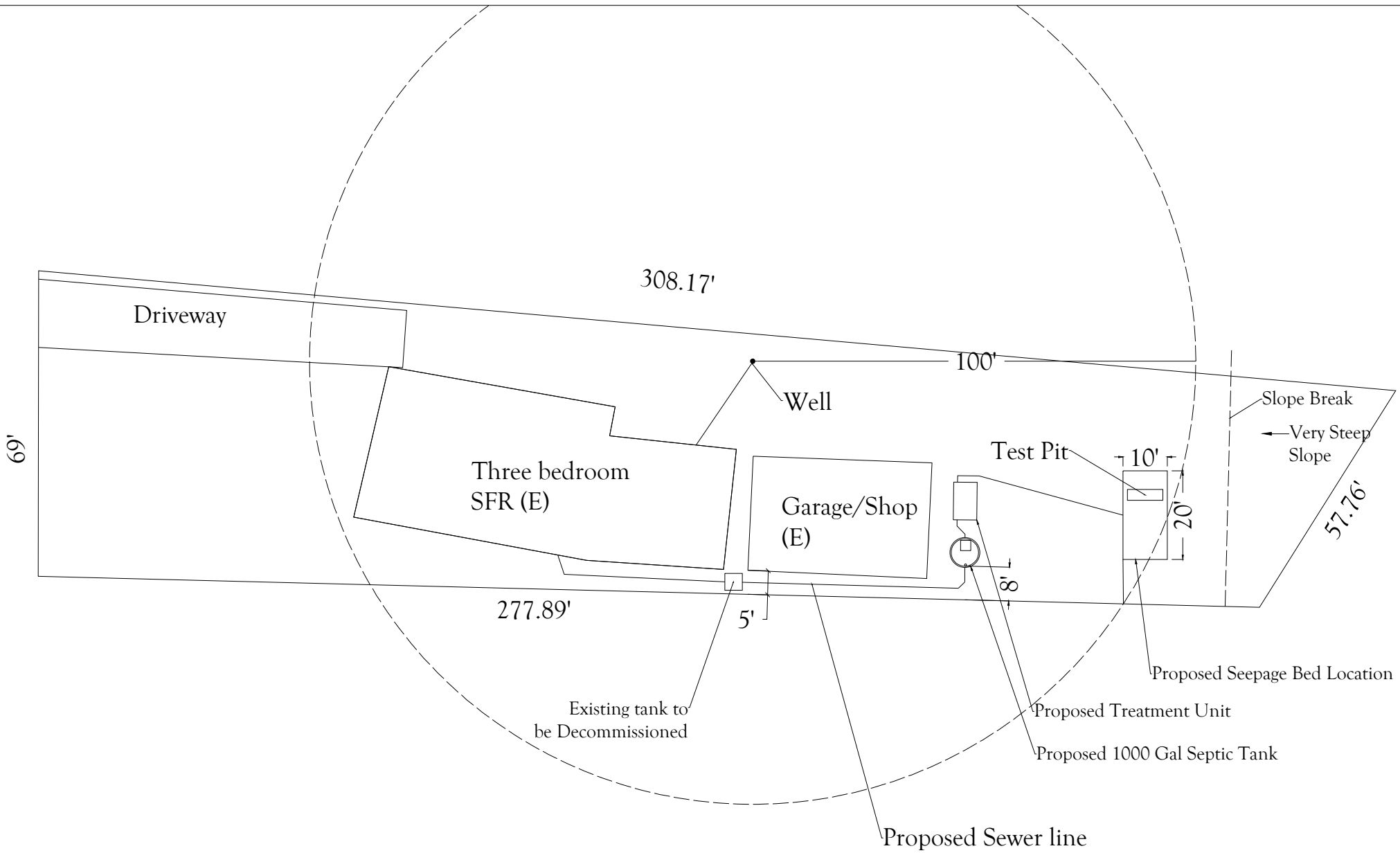
Gorge General Residential 2
(GGR2) Zoning District

Subject Property

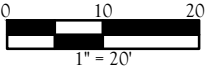
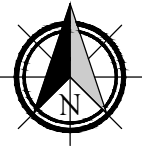
Commercial Forest Use 4
(CFU4) Zoning District



Historic Columbia River Highway



ELEVATIONS			
Component	Ground Surface (ft)	Elevation Below TBM (ft)	Excavation Depth (ft)
Existing Tank Inlet Invert	5.25	6.64	1.09
New Tank Inlet Invert	5.17	7.64	2.47
New Tank Outlet Invert	5.17	7.80	2.64
AX20RTNUV Inlet Invert	5.17	7.96	2.29
Pressure Bed SW Corner	4.50	6.83	2.33
Pressure Bed NW Corner	4.33	7.00	2.67
Pressure Bed NE Corner	4.06	7.27	3.21
Pressure Bed SE Corner	4.15	7.18	3.03



If this bar does not
measure 1" then plan
is not to scale



Paper Size: 17x11	Date: 17Sep-24	Page: SitePlan
Project: NSA Review	Owner: Penny Held	Location: 2060 E Hist Columbia River Hwy Troutdale, OR 97060 1N4E31BC -01300

FUHRMAN SEPTIC
DESIGN & CONSULTING

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