

# PRE-APPLICATION MEETING NOTICE



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

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**MEETING #:** PA-2025-0006

**APPLICANT:** Dave Spitzer, DMS Architects

**LOCATION:** 34623 SE Homan Rd, Gresham

**Property ID #** R341818 & R341841

**Map, Tax lot:** 1S4E15B-01100 &  
1S4E15B-01200

**Alt. Acct. #** R994150080 & R994150320

**BASE ZONE:** Commercial Forest Use (CFU)

**OVERLAYS:** Geologic Hazards (GH), Significant Wildlife Habitat (SEC-h)

**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 Variance application to reduce the Forest Practice Setbacks to allow existing outbuildings to be permitted and construct a new 3,200 sq. ft. barn for a tree farm within the required setbacks.

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## **MEETING TIME AND PLACE**

**Thursday, February 26, 2026 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 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, February 25, 2026.**

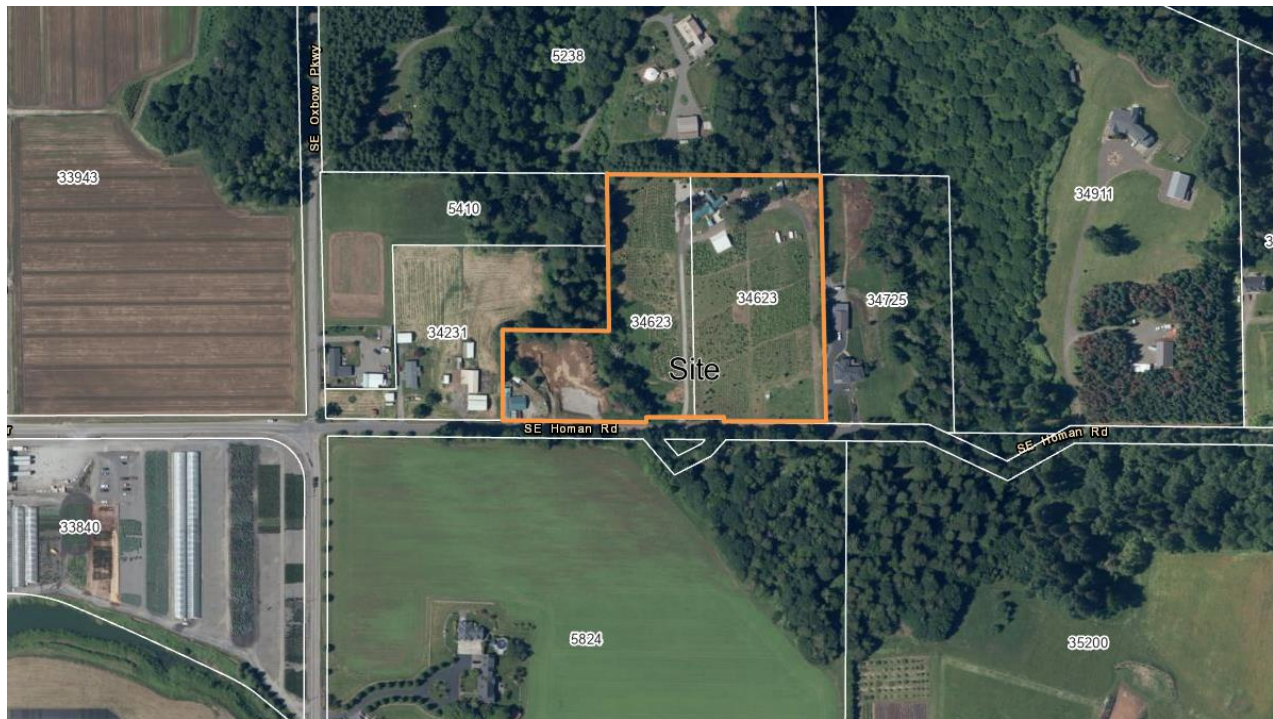
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**CONTACT:** For further information regarding the meeting, or to obtain a copy of the meeting notes after the meeting date, contact [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us).

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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.**

## Vicinity Map



## 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.

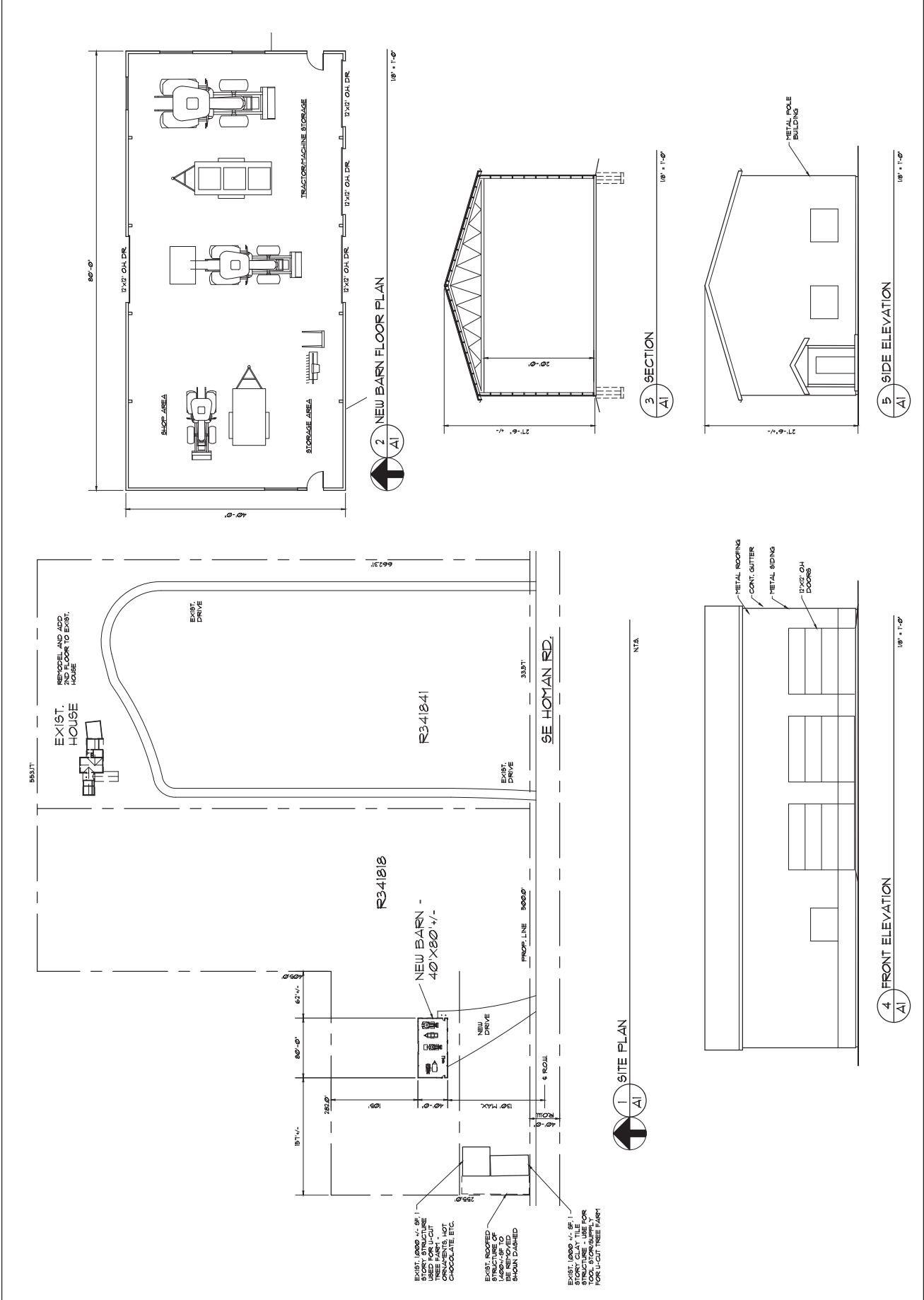
***Notwithstanding any representations by County staff at a Pre-Application meeting, staff is not authorized to waive any requirements of Multnomah County Code (MCC). Any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver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

### **❖ ENCLOSURES:**

Site Plan & Building Elevations  
Narrative

#### **Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.



DATE: 11-11-25

TO: Multnomah County Planning

FROM: Dave Spitzer

SUBJECT: Pre-Application Narrative – 34623 SE Homan Road, Gresham, OR 97080.

Hello.

Here is a brief narrative of this project.

- The site is home to the Oxbow Rim Christmas Tree Farm.
- The tree farm operates out of the small structures at the SW corner of the site. One of these is just a roof with plastic walls – it will be removed (western most structure) – the other two are one story and help with the u-cut operation providing shelter for tools, tree binding, ornaments, etc.
- The new barn will allow the owner to store his farm equipment in a farm structure. Currently none of the Tree Farm buildings mentioned above have overhead doors – the new barn will allow 2-4 tractors/vehicles as well as some tool and other equipment storage.
- The barn wants to be in the general area as shown on the site plan as it's already a flat area with no trees and minimal vegetation – thereby minimizing disruption. The barn in this location is to the other Christmas tree structures.

Please let me know of any questions.

Respectfully,

*Dave Spitzer*

Dave Spitzer, Architect