

# PRE-APPLICATION MEETING NOTICE



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

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**MEETING #:** PA-2026-0002

**APPLICANT:** Carita Lamorticella

**LOCATION:** 18042 NW Johnson Rd, Portland

**Property ID #** R325726

**Map, Tax lot:** 2N2W14C -01400

**Alt. Acct. #** R972140250

**BASE ZONE:** Commercial Forest Use – 2 (CFU-2)

**OVERLAYS:** Geologic Hazards (GH)  
Significant Wildlife Habitats (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 to the Forest Practice Setback for a new single-family dwelling.

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## **MEETING TIME AND PLACE**

**Thursday, April 9, 2026 at 2:00pm**

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, April 8, 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.**



- 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:**

Zoning Map  
Site Plan

#### **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.

# Map showing zoning of 18042 NW Johnson Rd, Portland and surrounding area.

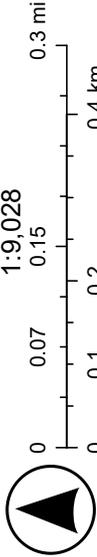


3/13/2026, 11:23:05 AM

-  Taxlots
-  CFU1
-  CFU2
-  RR

Rural Zoning - Multnomah County

1:9,028



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**LAMORTICELLA  
RESIDENCE**

3424 NW JOHNSON ROAD  
PORTLAND, OR 97231



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NOT FOR  
CONSTRUCTION

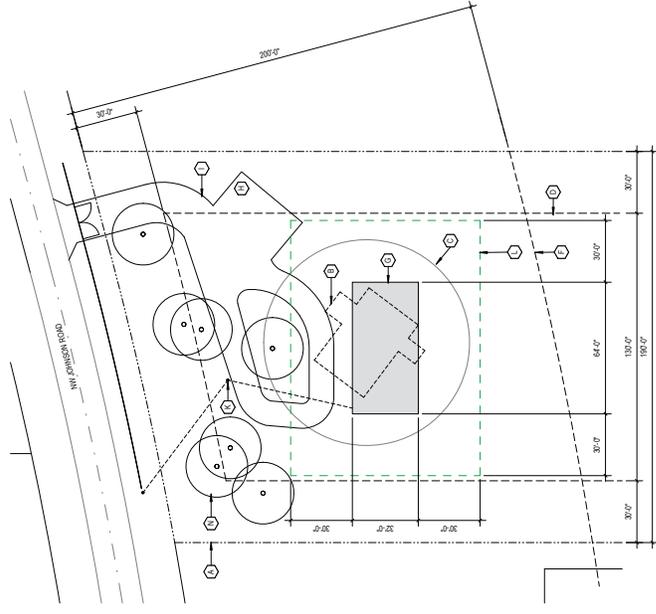
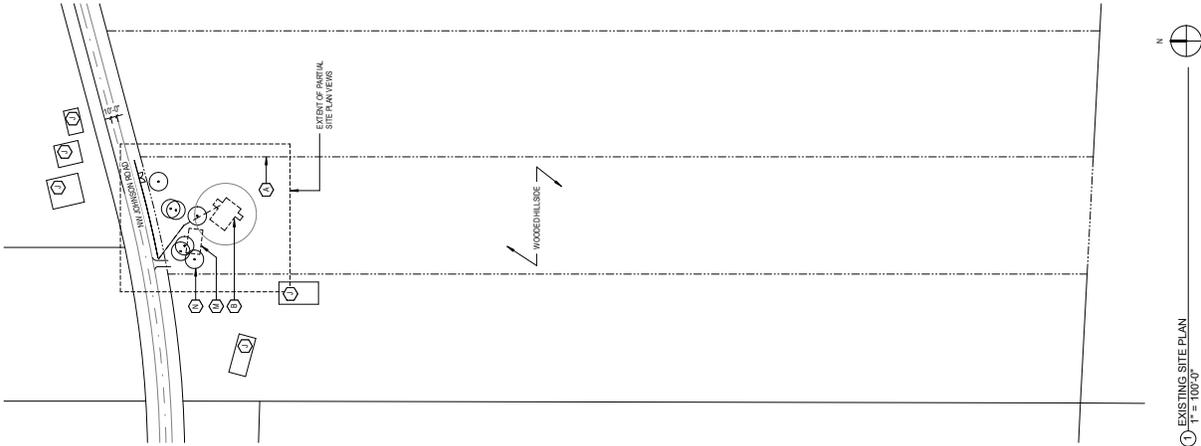
DATE: 10/27/2025

NO.	DATE	DESCRIPTION
1	10/27/2025	SITE PLAN
2	11/07/2025	VARIANCE

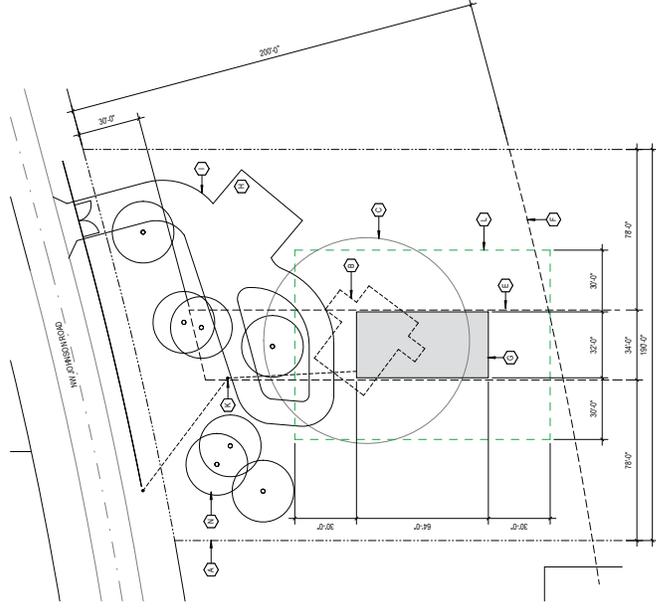
**SITE PLAN**

Scale: As Indicated Sheet: 23 of 34

**001**



② SITE PLAN - A - VARIANCE  
1" = 30'-0"



③ SITE PLAN - B - ADJUSTMENT  
1" = 30'-0"

**GENERAL NOTES**

- PROPERTY LINES AND RIGHT OF WAY ARE APPROXIMATE BASED ON MULTNOMAH COUNTY SURVEYOR'S OFFICE ONLINE SAIL MAP. SURVEY ADVISED FOR VISUAL OBSERVATIONS BASED ON NEIGHBORING STRUCTURES ARE PURPOSES ONLY.
- AREAS AND LOT COVERAGES ARE BASED ON APPROXIMATE ASSUMPTIONS AND SHALL BE CONFIRMED VIA SURVEY.

**AREAS**

- LOT: -287,200 SF
- EXISTING BUILDING COVERAGE: 1,520 SF
- PROPOSED BUILDING COVERAGE: 39,410 TABLE 1
- VERSION A (VARIANCE) <1,520 SF AND WITHIN 100 FT OF EXISTING DWELLING (OPTIONAL), PRIMARY FSZ, ENCOURAGED.
- VERSION B (TEMPLATE TEST, PRESCRIPTIVE) 2,000+ SF, POSITIONING TBD, PRIMARY AND SECONDARY FSZ REQUIRED.

**DESCRIPTION**

- NEW RESIDENTIAL CONSTRUCTION TO BE COMPLETED BY THE HOMEOWNER RESULTING IN SINGLE FAMILY RESIDENCE.
- THE TWO CODE PATHS SHOWN ILLUSTRATE THE TWO CODE OPTIONS FOR REVIEW BY THE APPLICANT.
- DESIRED BUILDING ORIENTATION.
- TEMPLATE TEST WITH ADJUSTED SETBACKS.

**KEYNOTES**

- A. PROPERTY LINE
- B. DEMARSHED LOCATION AND SIZE TO BE DETERMINE VIA SURVEY. APPROXIMATELY 1,520 FT
- C. 100 FT DIAMETER FROM CENTER OF EXISTING STRUCTURE FOR REFERENCE PER 39.4110 TABLE 1 ROW 3 (VERSION A)
- D. SETBACKS PER 39.4110 TABLE 1 ROW 3 WITH 40% ADJUSTMENT (VERSION B)
- E. 100 FT OF ACCESSIBLE RIGHT OF WAY DWELLING, 22,000 SF FOOTPRINT ACCEPTABLE RANGE
- F. PARKING SURFACE TREATMENT TO BE DETERMINED
- G. PROPOSED DRIVEWAY SURFACE TO BE DETERMINED
- H. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURES SHOWN FOR REFERENCE
- I. POLE AND METER
- J. ELECTRICAL
- K. PRIMARY FIRE ZONE
- L. EXISTING TRAILER AND DECK STRUCTURE
- M. EXISTING FIRE TREES
- N.

**ZONING CODE**

CHAPTER 39 - MULTNOMAH COUNTY ZONING CODE  
PART 4 A.1 COMMERCIAL FOREST USE DISTRICTS (CFU)  
SUBJECT PROPERTY LIES WITHIN CFU2

39.4070 ALLOWED USES  
(D) REPLACEMENT OF EXISTING LAWFULLY ESTABLISHED DWELLING DOES NOT APPLY.  
VARIANCE REQUEST SITE PLAN, RESEMBLES SETBACKS ESTABLISHED BY REPLACEMENT.

39.4080 TEMPLATE DWELLING STANDARDS.  
A.1. VERIFY LOT COMPLES WITH LOT OF RECORD, PART 3 OF CHAPTER 39 PENDING RECORD REQUEST.  
A.2. VERIFY LOT COMPLES WITH LOT OF RECORD, PART 3 OF CHAPTER 39 PENDING RECORD REQUEST.  
A.3. A. 3 LOTS + 3 DWELLINGS (9-49 OF DF/ACFR)  
B. 7 LOTS + 3 DWELLINGS (9-36CF DF/ACFR)  
C. 11 LOTS + 3 DWELLINGS (85+ CF DF/ACFR)  
D. EXISTING DWELLINGS TO BE DEMOLISHED  
E. F. THRU K. TO COMPLY  
A.4. VERIFY OUTSIDE OF BIG GAME WINTER HABITAT AREA  
A.5. ACCESS OFF OF NW JOHNSON RD. DOES NOT APPLY  
A.6. VERIFY SETBACKS PER 39.4110.8 & 39.4115.11, SEE BELOW.  
A.7. COMPLY WITH 39.4110.8 & 39.4115.11, SEE BELOW.  
A.8. OWNER TO COMPLETE  
A.9. VERIFIED BY OTHERS

39.4086 HERITAGE TRACT DWELLING STANDARDS.  
VERIFY POTENTIAL APPLICABILITY.

39.4105 BUILDING HEIGHT, 35 FT MAX HEIGHT  
39.4110 FOREST PRACTICES SETBACKS AND FIRE SAFETY ZONES.  
TABLE 1, ROW 3 - 30 FT SETBACKS. PRIMARY FIRE ZONE REQUIRED, MAINTENANCE OF VEGETATION IN SECONDARY TO EXTENT POSSIBLE

39.4115 DEVELOPMENT STANDARDS FOR DWELLING AND STRUCTURES.  
A.2.C. VERIFY REPLACEMENT REQUIREMENTS TO BE WITHIN 100 FT OF EXISTING DWELLING DOES NOT APPLY, SHOWN ON PLAN FOR REFERENCE.  
B. NOT REQUIRED TO COMPLY WITH 39.4115 (C) AND (E)  
C. DOES NOT APPLY  
D. PROPOSED DWELLING IS NOT A MOBILE HOME  
E. EACH CHIMNEY TO HAVE A SPARK ARRESTOR  
F. DOES NOT APPLY  
G. EASEMENTS FOR SEWAGE AND STORMWATER NOT APPLICABLE  
H. STORMWATER OF 10 YEAR STORM 24 HOUR EVENT TO BE MANAGED VIA INFILTRATION ON SITE.

39.4120 LOT SIZE REQUIREMENTS  
39.4140 LOT SIZE FOR CONDITIONAL USES  
39.4145 LOT SIZE FOR CONDITIONAL USES  
39.4145.11.7 FERRIS LOT DIVISION RECORDS REQUEST (PENDING)

POTENTIAL APPLICABILITY OF EFU BASE ZONE SECTIONS:  
39.4625 (E) SAME OWNERSHIP GROUPING REQUIREMENTS, IN REGARDS TO SINGLE FAMILY HERITAGE TRACT DWELLING EXCEPTIONS

① EXISTING SITE PLAN  
1" = 100'-0"