

14 DAY OPPORTUNITY TO COMMENT



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

Application for Adjustment, Lot of Record Verification, Willamette River Greenway

CASE FILE: T2-2025-0010 **APPLICANT:** George Hayden

LOCATION: 15140 NW Gillihan Rd., Portland **Property ID #** R325229
Map, Tax lot: 2N1W27B -00500 **Alt. Acct. #** R971270240

BASE ZONE: Multiple Use Agriculture – 20 (MUA-20)

OVERLAYS: Flood Hazard (FH)
Willamette River Greenway (WRG)

PROPOSAL: Request for an Adjustment, Lot of Record Verification, Willamette River Greenway (WRG). A Lot of Record Verification determines if a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration. The Adjustment and Willamette River Greenway (WRG) is for a new accessory building and accessory structure.

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County’s complete decision. Written comments will be accepted at LUP-comments@multco.us, if received by **4:00 pm on Friday, August 1, 2025**.

If you do not wish to submit comments, no response is necessary.

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.46/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture – 20 (MUA-20)

Multiple Use Agriculture – 20 (MUA-20): MCC 39.4310(F) Allowed Uses - Accessory Structures..., MCC 39.4325(C), (D), (G), (J) Dimensional Requirements and Development Standards

Willamette River Greenway (WRG): MCC 39.5910 Uses - Greenway Permit Required, MCC 39.5935 Greenway Design Plan

Adjustments: MCC 39.8200 Adjustments and Variances; Generally, MCC 39.8205 Scope, MCC 39.8210 Adjustment Approval Criteria

Comprehensive Plan Policies: Policy 5.14, 5.43, 6.4, 11.12, 11.13, and 11.17

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.

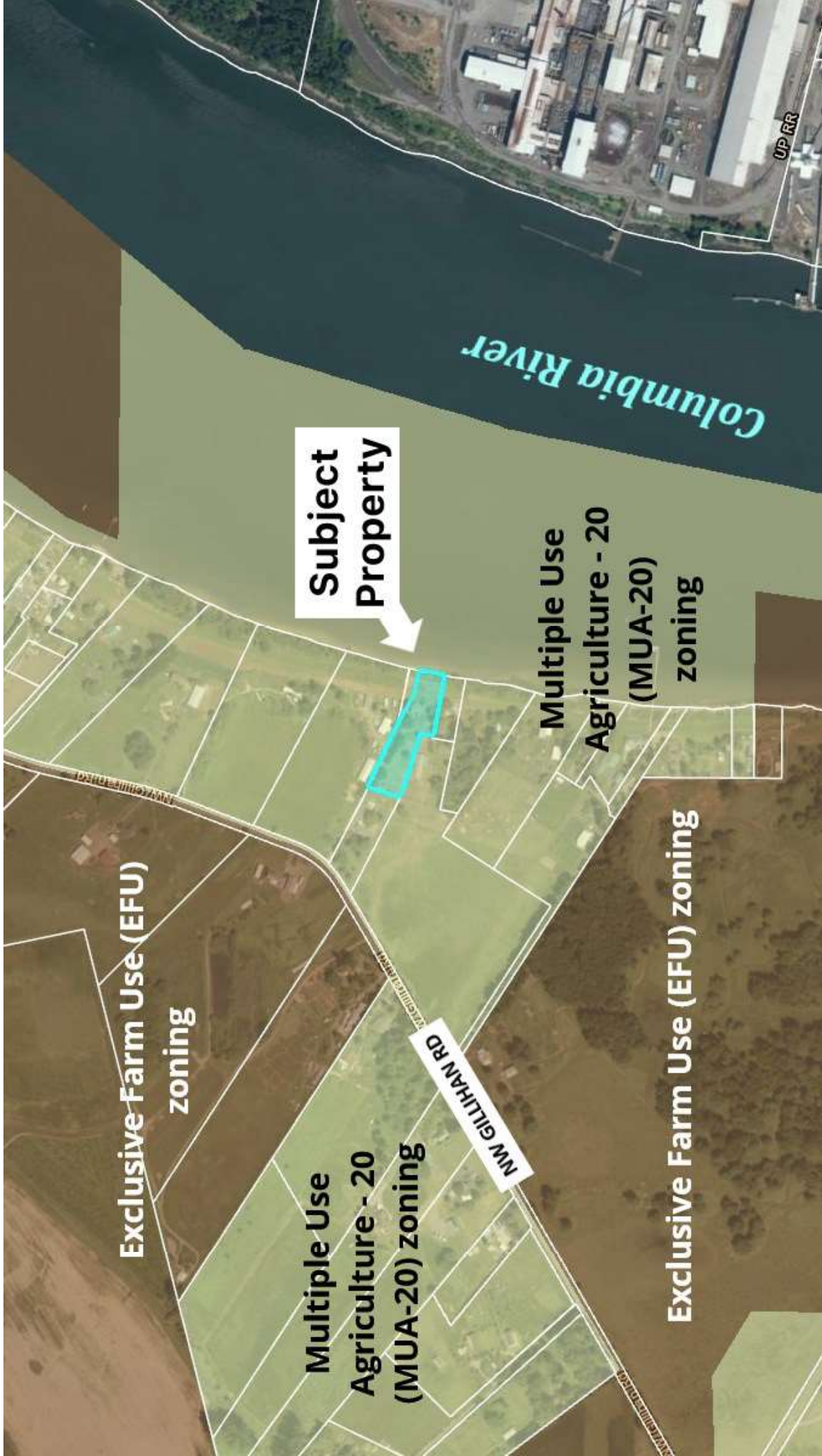


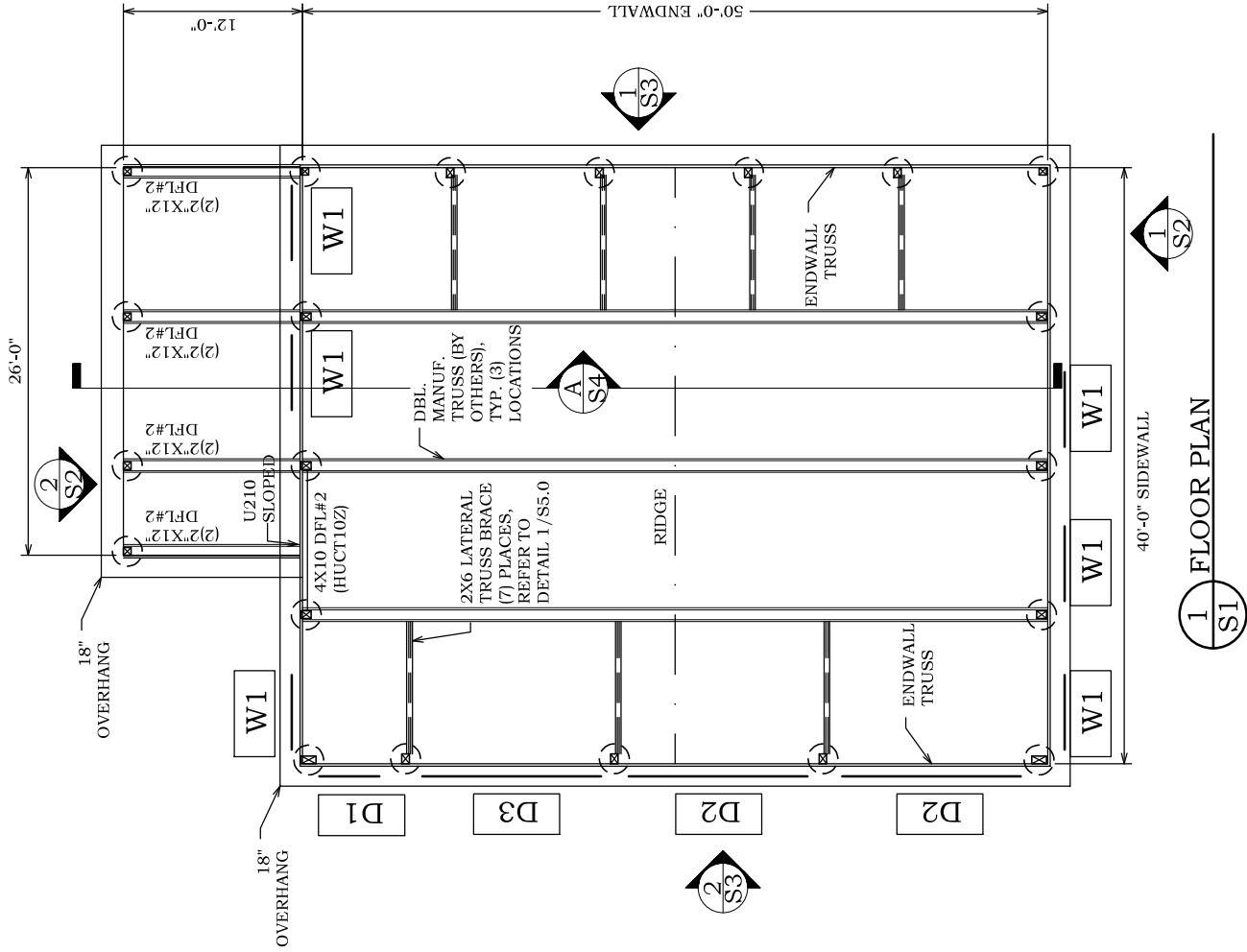
- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.
- ❖ **ENCLOSURES:**
 - Zoning Map
 - Site Plan
 - Floor Plan and Building Elevations (Accessory Building)
 - Floor Plan and Building Elevations (Accessory Structures)

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 the subject property 15140 NW Gillihan Road and surrounding properties





SYMBOL LEGEND:

SYMBOL	DESCRIPTION
DOORS	
D1	4'-0" X 6'-8" MAN DOOR - SB
D2	12'-0" X 14'-0" NON-INSULATED OVER HEAD DOOR
D3	12'-0" X 12'-0" NON-INSULATED OVER HEAD DOOR

HAYDEN
POLE BUILDING STRUCTURAL DESIGN FOR POST FRAME CONSTRUCTION
ISSUE CD
DESIGNED BY RJT
DRAWN BY CJT
CHECKED BY RJT
DATE 03/18/25
PROJECT NO. P25001

TURNER
ENGINEERING & DESIGN

Office/Cell: (503) 970-8807
Email: rturner.teandinc@gmail.com

P.O. Box 220
Eagle Creek, Oregon 97022

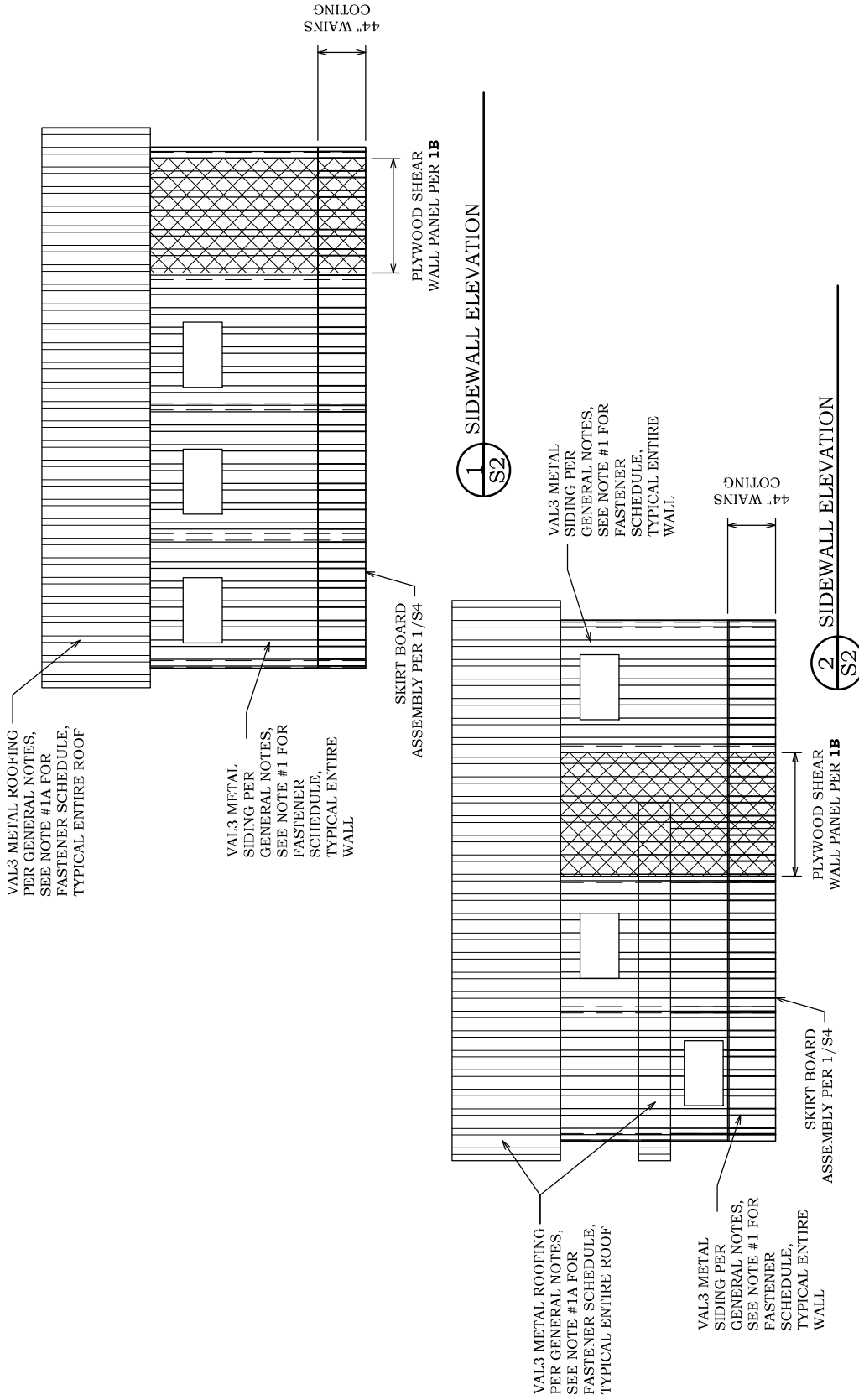
REGISTERED PROFESSIONAL
ENGINEER
58949PE
OREGON
JULY 15, 2008
RICHARD J. TURNER

PAGE# 2

DETAIL

S1

EXP DATE: 06-30-26

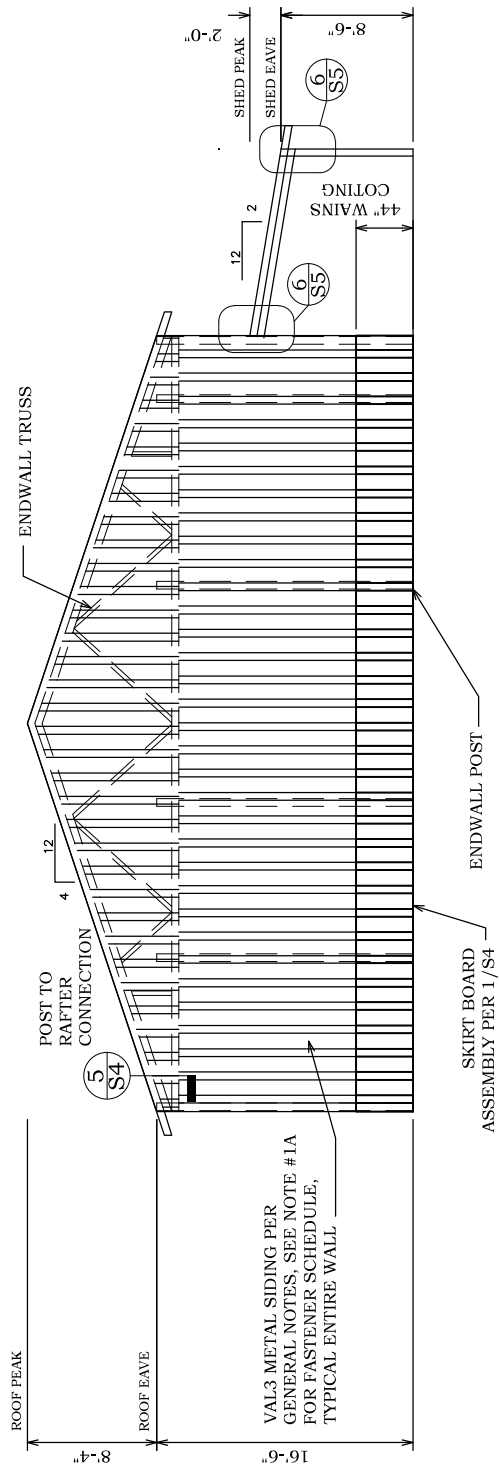


NOTE:

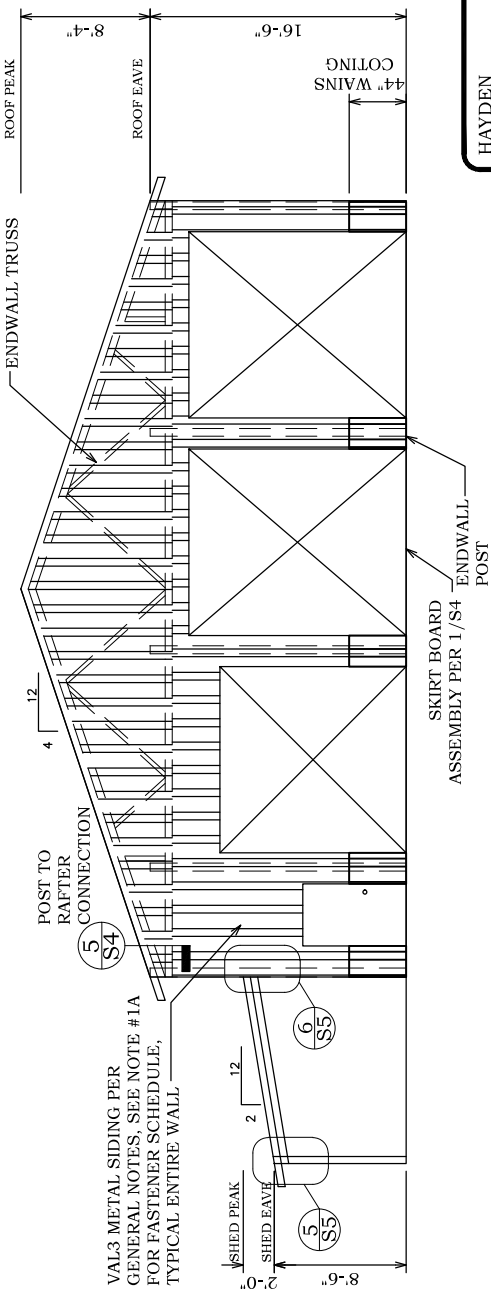
1. METAL SIDING/ROOFING ATTACHMENT TO BE #9 1" LONG SCREWS 9" O/C ON ONE SIDE OF EACH MAJOR RIB ENTIRE LENGTH OF PANEL AND AT TERMINATING EDGES.
- 1A. METAL ROOFING ATTACHMENT TO BE #9 1" LONG SCREWS 9" O/C ON ONE SIDE OF EACH MAJOR RIB ENTIRE LENGTH OF PANEL AND 12" O/C AT TERMINATING WITH $\frac{1}{4}$ " APA RATED PLYWOOD SHEATHING OR OSB WITH 8d NAILS AT 6" O/C AT PANEL EDGES AND 1'-0" O/C IN FIELD (REFER TO 6/84).
- 1B. AT INTERIOR FACE OF WALL GIRTS (FULL HEIGHT) INSTALL $\frac{1}{2}$ " APA RATED PLYWOOD WITH 8d NAILS @ 4" O/C AT PANEL EDGES, 1'-0" IN FIELD.
2. REFER TO SHEET N1 AND S4 FOR TYPICAL GIRT AND PURLIN CONNECTION AND SIZES.
3. REFER TO FLOOR/POST LOCATION PLAN FOR DOOR SIZES.
4. REFER TO SHEET J1 FOR DOOR FRAMING INFORMATION.

TURNER ENGINEERING & DESIGN Office/Cell: (503) 970-8807 Email: rturner.teandinc@gmail.com P.O. Box 220 Eagle Creek, Oregon 97022	REGISTERED PROFESSIONAL ENGINEER 68849PE JULY 15, 2007 RICHARD J. TURNER	PAGE # 4
	EXP. DATE: 06-30-26	DETAIL S2

HAYDEN
POLE BUILDING
STRUCTURAL DESIGN FOR
POST FRAME CONSTRUCTION
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DESIGNED BY RJT
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CHECKED BY RJT
DATE 03/18/25
PROJECT NO. P25001



1 ENDWALL ELEVATION
S3

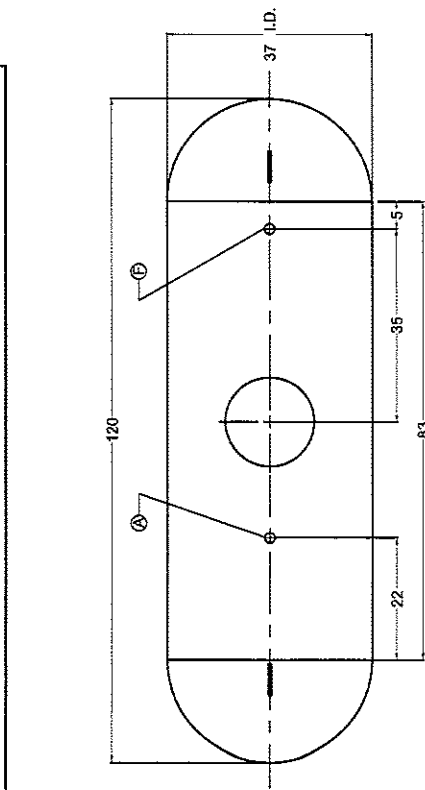


2 ENDWALL ELEVATION
S3

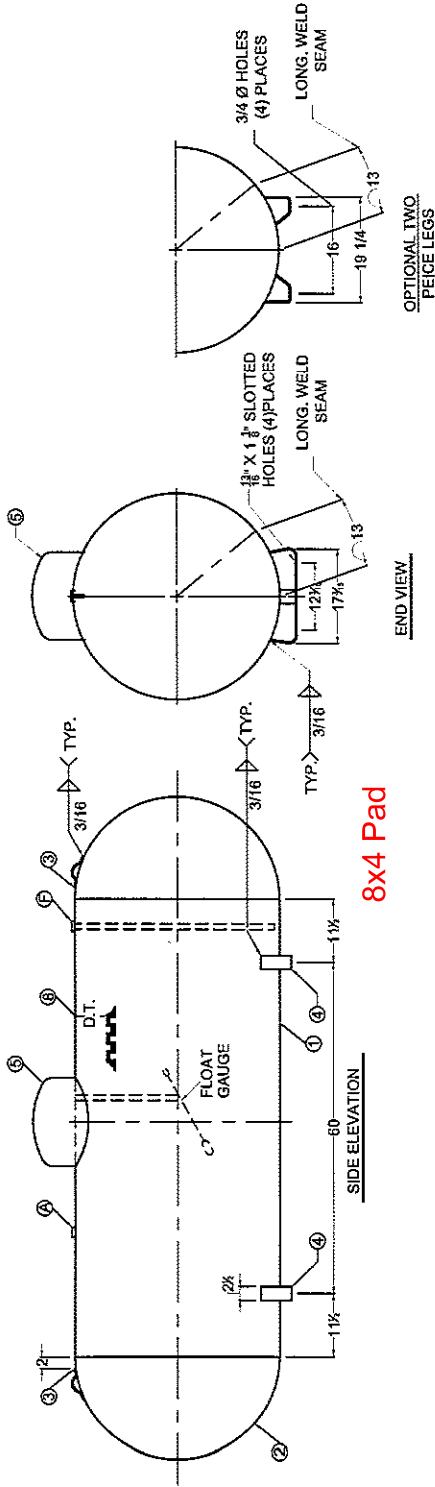
TURNER ENGINEERING & DESIGN Office/Cell: (503) 970-8807 Email: rturner.teandinc@gmail.com P.O. Box 220 Eagle Creek, Oregon 97022	REGISTERED PROFESSIONAL ENGINEER 58949PE OREGON JULY 15, 2012 RICHARD J. TURNER	PAGE # 5	DETAIL S3
	EXP. DATE: 06-30-26		

HAYDEN	
POLE BUILDING	
STRUCTURAL DESIGN FOR	
POST FRAME CONSTRUCTION	
ISSUE	CID
DESIGNED BY	RJT
DRAWN BY	CJT
CHECKED BY	RJT
DATE	03/18/25
PROJECT NO.	P25001

THIS VESSEL IS DESIGNED FOR THE STORAGE
OF LIQUEFIED PETROLEUM GAS ONLY



FITTING LAYOUT



8x4 Pad

NOTE: TANK MUST BE INSTALLED LEVEL, WITH ALL FOUR LEGS IN SAME PLANE TO ASSURE EVEN DISTRIBUTION OF LOADS AND OPTIMIZE ACCURACY OF GAUGE DEVICE.

PN: 0105001X

[illegible]

REV	BY	DESCRIPTION	DATE:
11	COH	NEW DATA PLATE & CHECK OK	10/15/01
12	COH	REVISED MIDMT PRESSURE TO 250 PSI	6/22/02
13	COH	DELETED DRAIN CONNECTION	12/4/02
14	COH	CORRECTED RELIEF VLV. MODEL NOS.	11/5/03
15	COH	CORRECTED SHELL LENGTH	11/12/03
16	RGA	REVISED COMPANY NAME	12/08/07
17	WQ	STANDARDIZE DRAWING	06/30/11
18	WQ	UPDATE NAME PLATE	07/26/12
19	BS	UPDATE DATA PLATE AND COMPANY	05/30/13
20	BS	REVISED SHELL LENGTH	03/18/14

GENERAL SPECIFICATIONS		
WATER CAPACITY (GALLONS)		500
ALLOWABLE WORKING PRESSURE (PSIG)		280
JOINT EFFICIENCY:	ASME UW-51 LONG SEAM	100 %
	ASME UW-52 HEAD TO SHELL	80 %
HYDROSTATIC TEST PRESSURE (PSIG)		325
SURFACE AREA (SQ. FT.)		98.2
RELIEF VALVE SETTING (PSIG)		250
RELIEF DISCHARGE RATE: (CFM REQ'D.)		2306
HEAT TREATMENT NOT REQUIRED		
CODE:	ASME SECTION VIII, DIV. I	
STANDARDS:	UNDERWRITERS LABORATORIES INC.	
	N.F.P.A., 88 LP GAS CODE	MH-7203
MATERIAL SPECS:		
	COUPLINGS SA-105	
	TANK FLANGES SA-105	
	ADAPTOR SA-105	

500 W.G. ABOVEGROUND
PROPANE TANK-TYPE BS-AP

QUALITY STEEL CORPORATION

DATE:	01 / 03 / 00	DRAWN BY:	RAC	APPROVED BY:	CDH	REVISION:	20	DRAWING No.:	E-500C9
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GENERAL NOTES:

1. LIFTING LUGS DESIGNED FOR TOTAL LIFTING WEIGHT OF 15000#.
2. TOTAL EMPTY WEIGHT IS 949#.
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
4. COMPLETE TANK DRIED TO REMOVE ALL MOISTURE.
5. ALL WEIGHT AND CAPACITIES ARE APPROXIMATE.
6. EXTERIOR OF TANK TO BE GRIT BLASTED.
7. PAINT PER SHOP ORDER.
8. VACUUM PURGE TANK.
9. DIMENSIONS ARE SUBJECT TO CHANGE WITH OUT NOTICE.
(NON-PRESSURE RETAINING COMPONENTS ONLY)
10. THREADS OF ALL FITTINGS TO BE COATED WITH COMPOUND
SUITABLE FOR USE WITH LP GAS.
11. FLOAT GAUGE TO BE INSTALLED WITH FLOAT ARM 45 ° OFF
LONGITUDINAL CENTERLINE OF TANK.

GENERAL SPECIFICATIONS

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ASME UW-52 HEAD TO SHELL	325
HYDROSTATIC TEST PRESSURE (PSIG)	98.2
SURFACE AREA (SQ. FT.)	250
RELIEF VALVE SETTING (PSIG)	2306
RELIEF DISCHARGE RATE - (CFM REQ'D.)	
HEAT TREATMENT NOT REQUIRED	
CODE:	ASME SECTION VIII DIV. I
STANDARDS:	UNDERWRITERS LABORATORIES INC.
	MH-7203
MATERIAL SPEC.	
	NFPA 58 LP GAS CODE