

NOTICE OF PUBLIC HEARING



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

This notice concerns a public hearing scheduled to consider the land use case(s) described below.

CASE FILE: T3-2024-0007 **APPLICANT:** Peter Finley Fry

LOCATION: 31727 E Hist Columbia River Hwy, Troutdale **Property ID #** R322491
Map, Tax lot: 1N4E32D -01800 **Alt. Acct. #** R944320140

BASE ZONE: Springdale Rural Center (SRC)

OVERLAYS: Significant Environmental Concern for Streams (SEC-s)

PROPOSAL: Request for a Community Service Conditional Use, Design Review, Significant Environmental Concern Review (SEC-s), and Lot of Record Verification permits for a Fire Station; accessory structures (generator, propane tank, fencing, gate, retaining walls, stormwater drainage control system); Off-Street Parking and Loading areas; and landscaping.

HEARING TIME AND PLACE

Friday, July 11, 2025 at 10:30 am

The referenced Hearing is scheduled before one of the County's Hearing's Officers via virtual hearing.

Virtual Hearing Instructions may be found at www.multco.us/landuse/public-notice

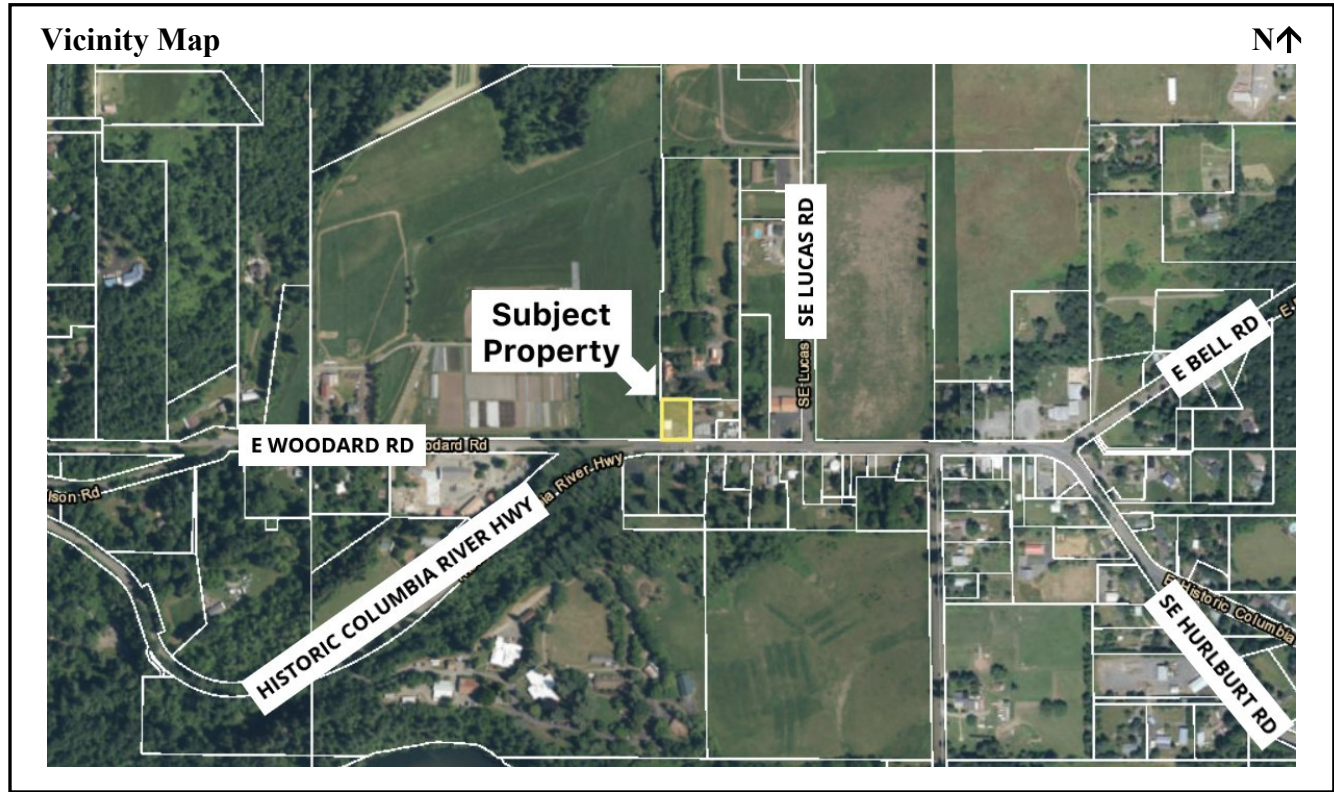
To register for this event, provide your name, phone number, and email address either by email to LUP-hearings@multco.us or phone to 503-988-3043 **no later than 12:00 pm on Thursday, July 10, 2025.**

- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the application and all supporting evidence is available by visiting our website at www.multco.us/landuse/hearings-officer. Paper copies of all documents are \$0.46/page. For further information on this case, contact LUP-hearings@multco.us.

All interested parties may appear and testify virtually or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward the approval criteria listed below and must be received prior to the close of the Hearing. The Hearing will follow the Hearing Officer's Rules of Procedure and will be explained at the Hearing.

The Hearings Officer may announce a decision at the close of the Hearing or on a later date, or the Hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comment or provided oral testimony at the Hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (LUBA) by the applicant or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Any issue that is intended to provide a basis for an appeal to the Land Use Board of Appeals (LUBA) must be raised prior the close of the public record. Issues must be raised and accompanied by statements or evidence sufficient to afford the County and all parties an opportunity to respond to the issue.



❖ **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: General Provisions: MCC 39.3005 Lot of Record – Generally, 39.3110 Lot of Record – Burlington Rural Center (BRC) and Springdale Rural Center (SRC)

Springdale Rural Center (SRC): MCC 39.4560(F) Allowed Uses – (F) Accessory Structures..., MCC 39.4570(A) Conditional Uses – Community Service Uses..., MCC 39.4575(C), (D), (F), (I) Dimensional Requirements and Development Standards, MCC 39.4585 Lot Sizes for Conditional Uses, MCC 39.4590 Off-Street Parking and Loading,

Significant Environmental Concern Overlays (SEC): MCC 39.5510 Uses; SEC Permit Required, MCC 39.5580 Nuisance Plant List, MCC 39.5750 Criteria for Approval of SEC-s Permit - Streams

Parking, Loading, Circulation and Access: MCC 39.6505 General Provisions, MCC 39.6520 Use of Space, MCC 39.6525 Location of Parking and Loading Spaces, MCC 39.6535 Change of Use, MCC 39.6545 Existing Spaces, MCC 39.6555 Design Standards: Scope, MCC 39.6560 Access, MCC 39.6565 Dimensional Standards, MCC 39.6570 Improvements, MCC 39.6575 Signs, MCC 39.6580 Design Standards: Setbacks, MCC 39.6585 Landscape and Screening Requirements, MCC 39.6590 Minimum Required Off-Street MCC Parking Spaces, MCC 39.6595 Minimum Required Off-Street Loading Spaces, MCC 39.6600 Exceptions from Required Off-Street Parking or Loading Spaces

Community Service Uses: MCC 39.7505 General Provisions, MCC 39.7515 Approval Criteria, MCC 39.7520(A)(18) and (A)(19) Uses, MCC 39.7525 Restrictions

Design Review: MCC 39.8020 Application of Regulations, MCC 39.8040 Design Review Criteria, MCC 39.8045 Required Minimum Standards, MCC 39.8050 Minor Exceptions: Yard, Parking, Sign, and Landscape Requirements

Comprehensive Plan Policies: Chapter 5 – Natural Resources: 5.14, Chapter 11 – Public Facilities: 11.12, 11.13, 11.17

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

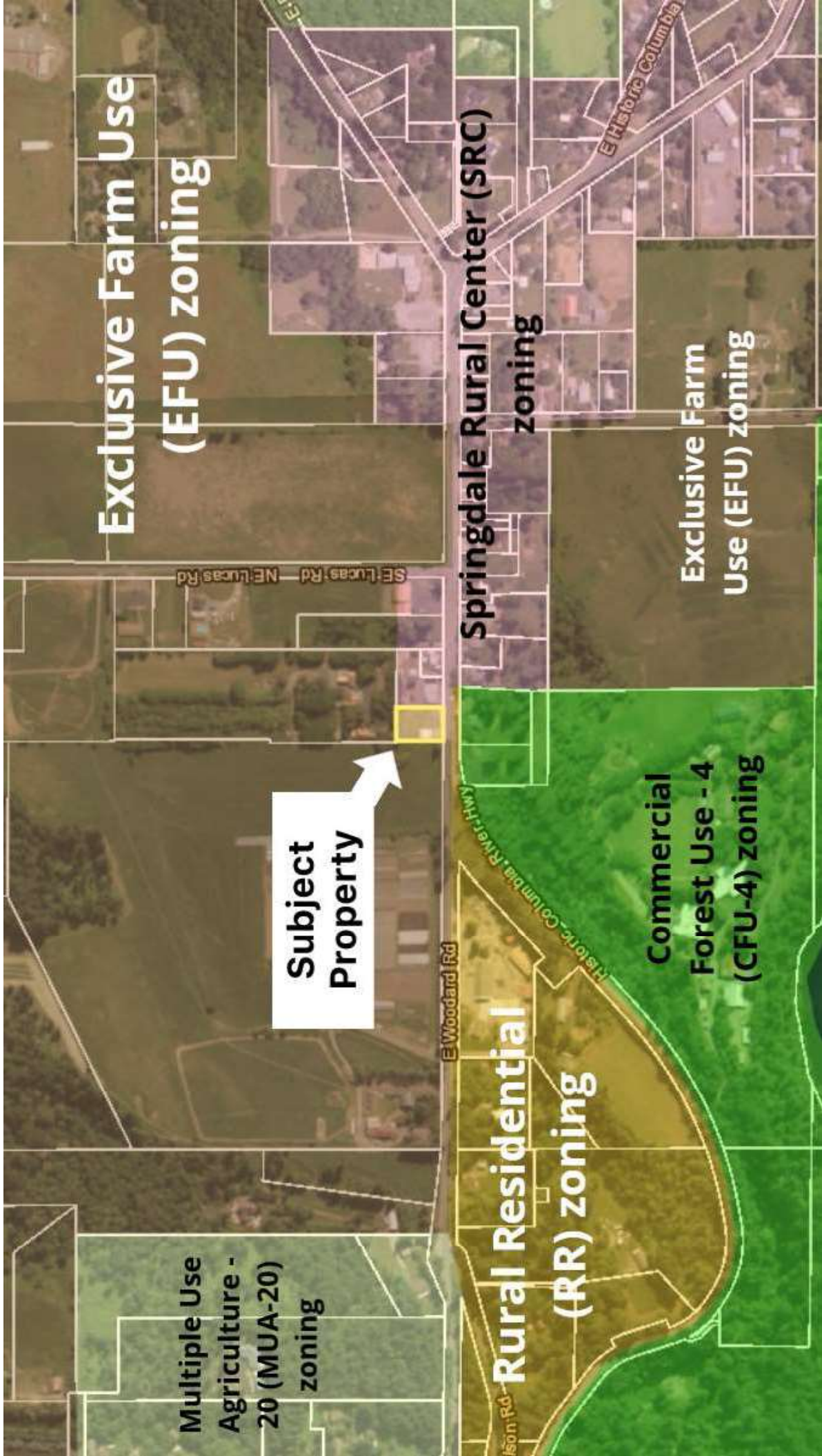
❖ **ENCLOSURES:**

Zoning Map
Site Plan / Floor Plan / Building Elevation

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 the zoning of 31727 E Hist Columbia River Hwy, Troutdale (subject property) and surrounding area



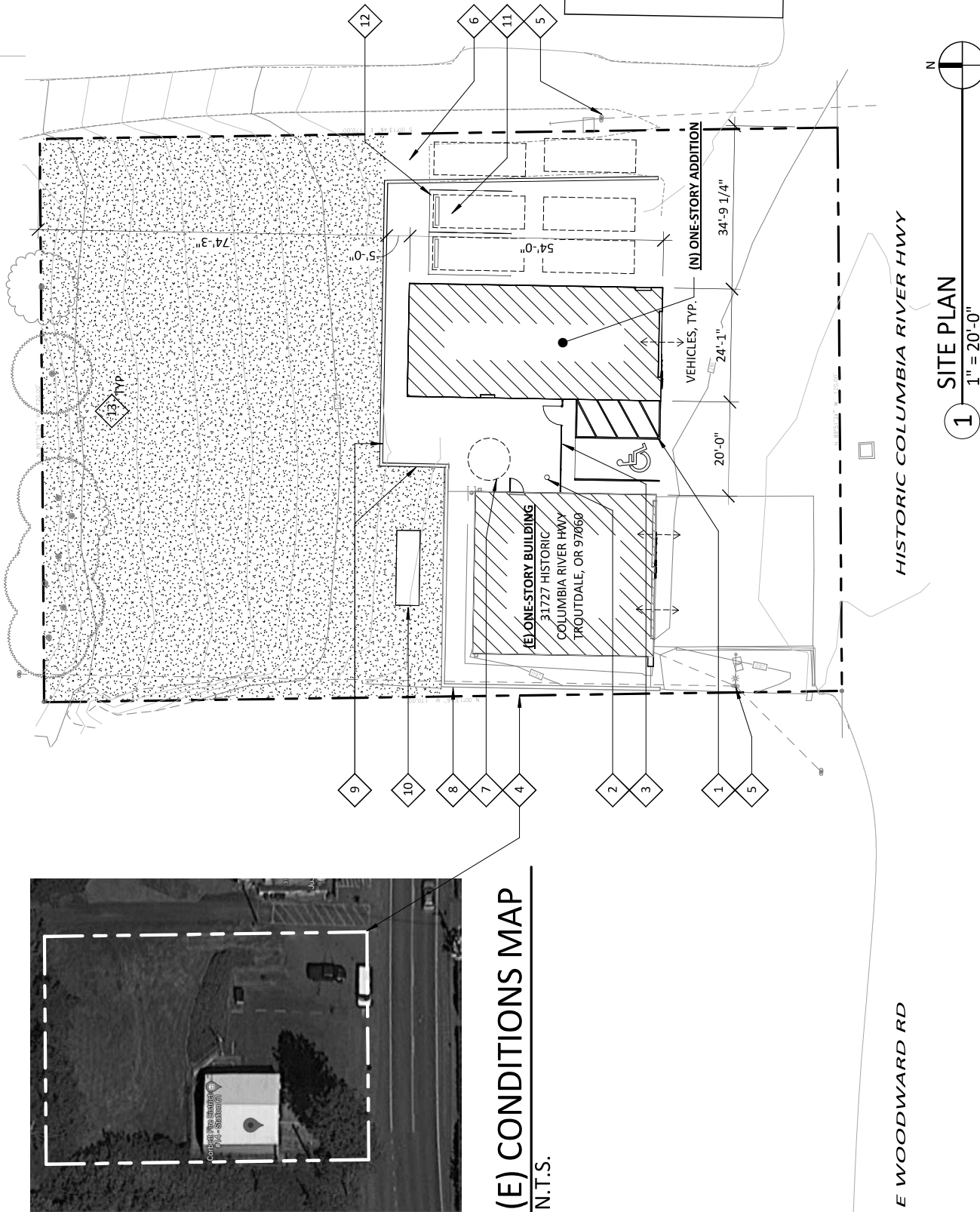


(E) CONDITIONS MAP
N.T.S.

- ### KEYNOTES
- | # | KEYNOTE |
|----|---------------------------------------|
| 1 | ADA STALL AND AISLE |
| 2 | (N) FLAG POLE |
| 3 | (N) PRIVACY FENCE + GATE |
| 4 | PROPERTY LINE, TYP. |
| 5 | (E) POWER POLE, TYP. |
| 6 | ACCESS TO NORTHERLY PORTION OF PARCEL |
| 7 | (N) 1,500 G. HOLDING TANK |
| 8 | (E) RETAINING WALL |
| 9 | (N) RETAINING WALL |
| 10 | (N) GAS STORAGE TANK |
| 11 | FIREFIGHTER PARKING |
| 12 | STANDARD PARKING STALL, 9' X 18' MIN |
| 13 | MAINTAINED LANDSCAPING |

LANDSCAPING

A MINIMUM OF 15% OF THE DEVELOPMENT AREA SHALL BE LANDSCAPED.
15% OF 20,400 SF = 3,060 SF
ACTUAL LANDSCAPED AREA = 9,262 SF = 45%



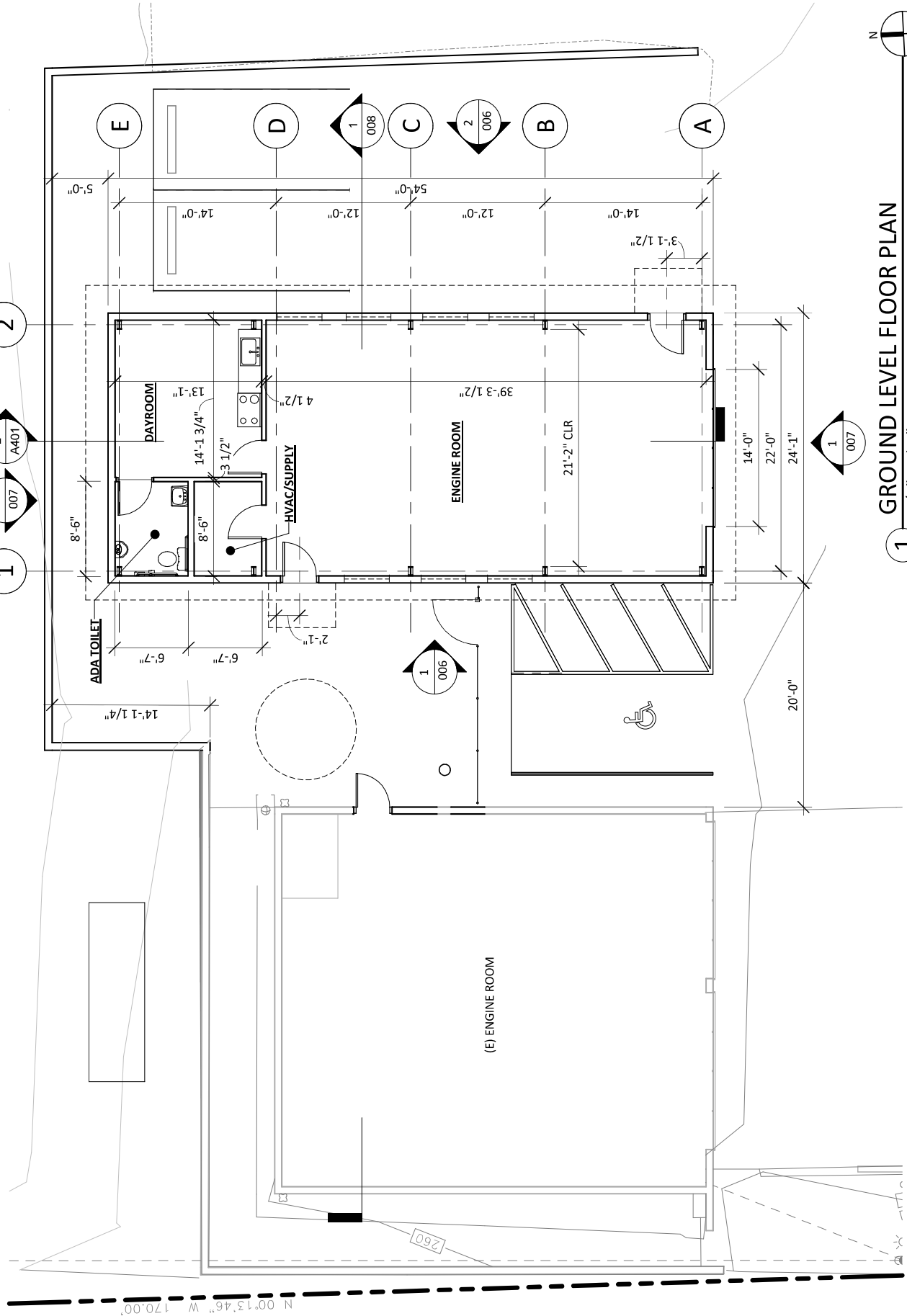
em design
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1001 DE WISSE BLVD., SUITE 100, ST. LOUIS, MO 63104
(314) 421-1212 | www.emdesignllc.com

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SPRINGDALE STATION
31727 HISTORIC COLUMBIA RIVER HWY

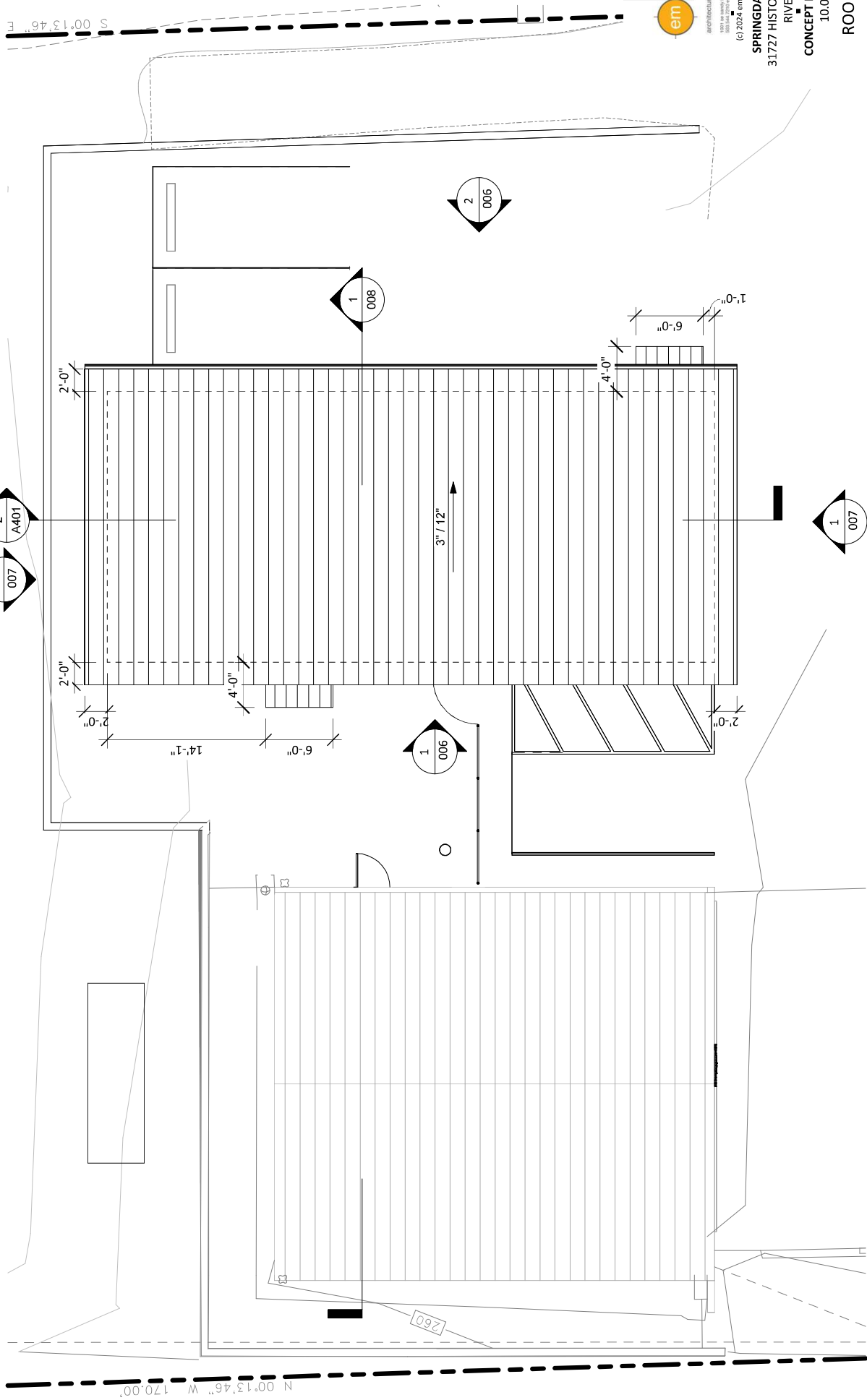
CONCEPT DOCUMENTS
10.08.2024

SITE PLAN



GROUND LEVEL FLOOR PLAN

1 1/8" = 1'-0"

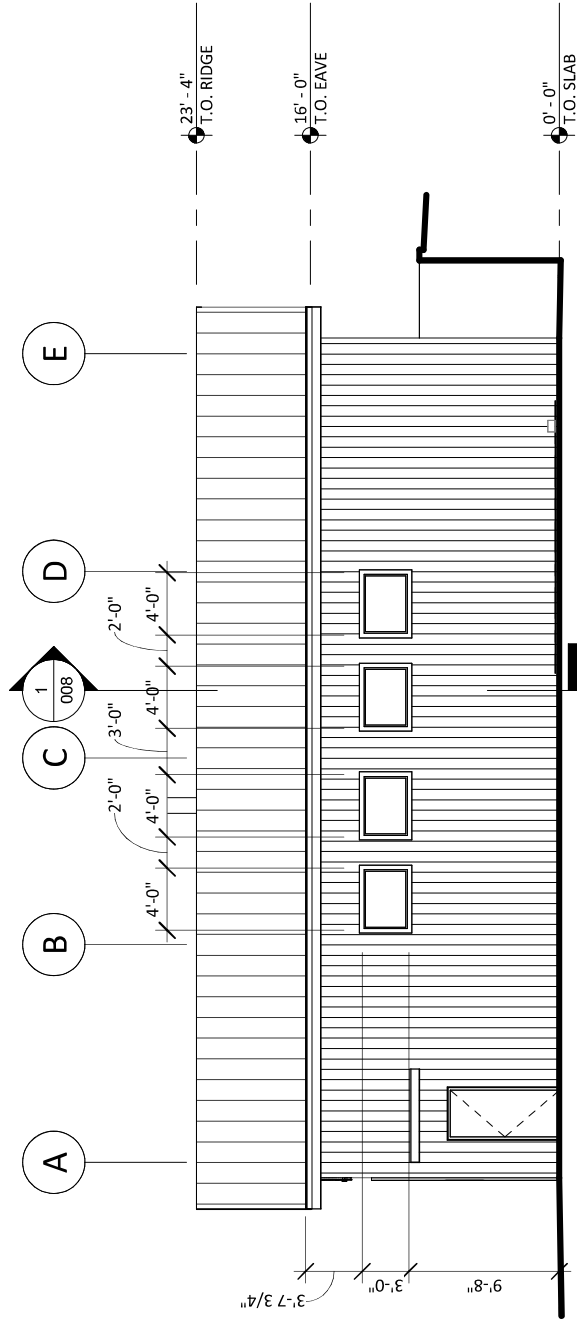


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SPRINGDALE STATION
31727 HISTORIC COLUMBIA
RIVER HWY
CONCEPT DOCUMENTS
10.08.2024
ROOF PLAN

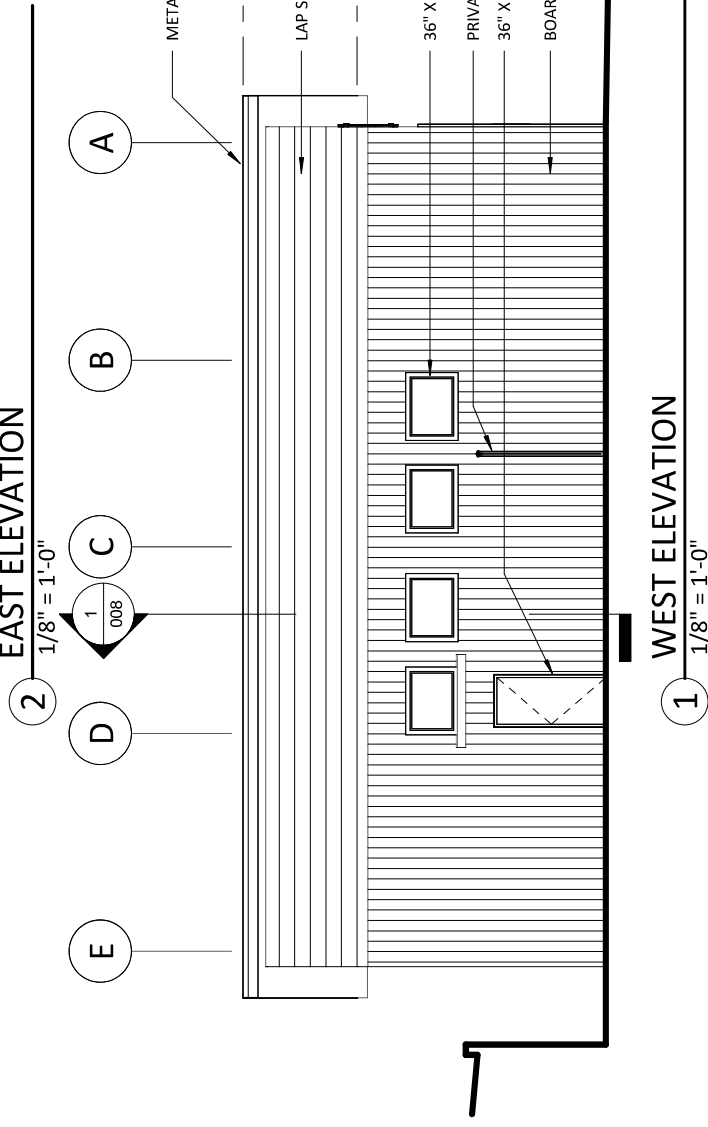


1 ROOF PLAN
1/8" = 1'-0"

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EAST ELEVATION



WEST ELEVATION

