

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: T3-2025-0001

APPLICANT: Peter Finley Fry

LOCATION: 36930 E Hist Columbia River Hwy, Corbett

Property ID # R661079

Map, Tax lot: 1N4E35BA -02201

Alt. Acct. # R665600200

BASE ZONE: Gorge General Rural Center (GGRC)

OVERLAYS: None

KEY VIEWING AREAS: Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Larch Mountain (including Sherrard Point), Larch Mountain Road

LANDSCAPE SETTING: Village

PROPOSAL: Request for a Condition Use and National Scenic Area (NSA) Site Review for a Fire Station. The use includes a new building, a new accessory structure, and alteration of paved areas for off-street parking and loading.

HEARING TIME AND PLACE

Friday, November 14, 2025 at 9:00 am

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

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

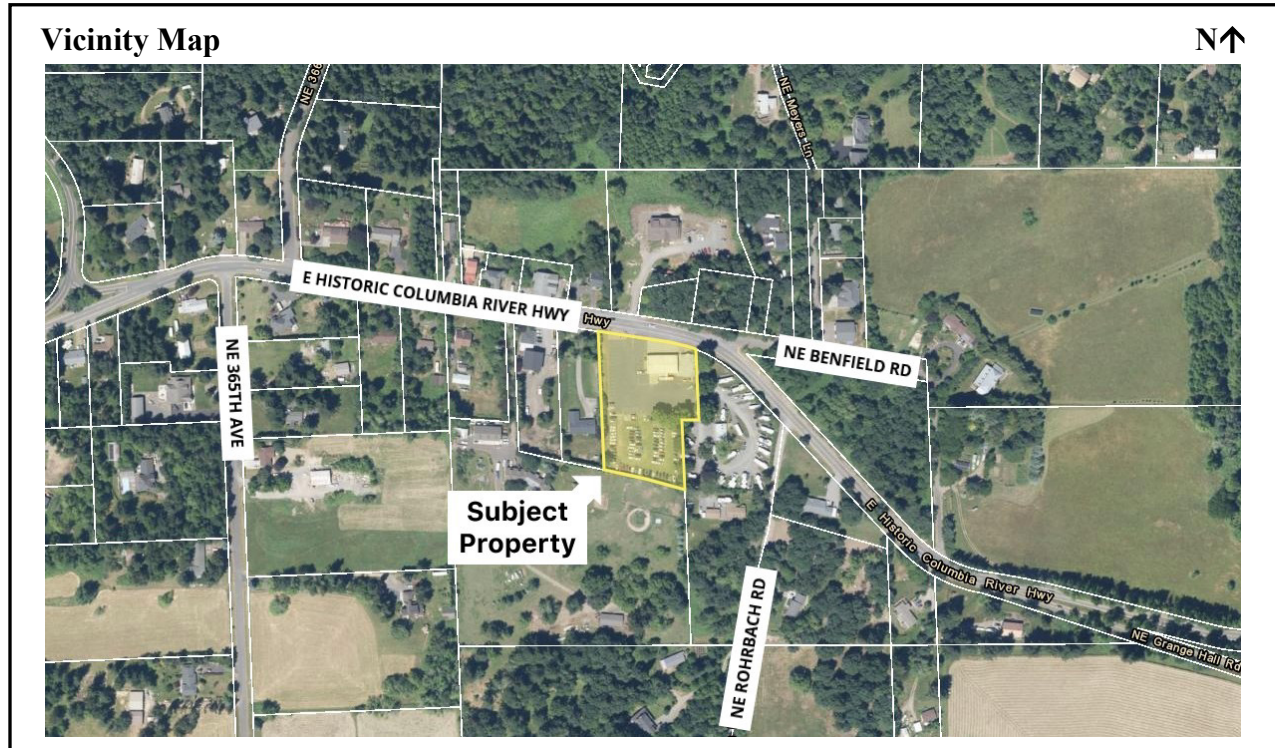
To register for this event, provide your name, phone number, and email address either by email to LUP-hearings@multco.us or phone to 503-988-3043 **no later than 12:00 pm on Thursday, November 13, 2025.**

- ❖ **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 \$0.71/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 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 Columbia River Gorge Commission (CRGC) 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 Columbia River Gorge Commission (CRGC) 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 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation

Administration and Procedures: MCC 38.0560 Code Compliance and Applications

Gorge General Rural Center (GGRC): MCC 38.2430(A) Conditional Uses – Fire Station, MCC 38.2460 Dimensional Requirements, MCC 38.2485 Off-Street Parking and Loading, MCC 38.2490 Access

Special Districts – Off-Street Parking and Loading: MCC 38.4105 General Provisions, MCC 38.4115 Continuing Obligation, MCC 38.4125 Use of Space, MCC 38.4130 Location of Parking and Loading Spaces, MCC 38.4140 Change of Use, MCC 38.4150 Existing Spaces, MCC 38.4165 Design Standards: Scope, MCC 38.4170 Access, MCC 38.4175 Dimensional Standards, MCC 38.4180 Improvements, MCC 38.4185 Lighting, MCC 38.4195 Design Standards: Setbacks, MCC 38.4205 Minimum Required Off-Street Parking Spaces, MCC 38.4215 Exceptions from Required Off-Street Parking or Loading Spaces

NSA Site Review Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7053 GMA Water Resources Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses: MCC 38.7300 Review and Conditional Uses

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 38: Columbia River Gorge National Scenic Area.**

❖ **ENCLOSURES:**

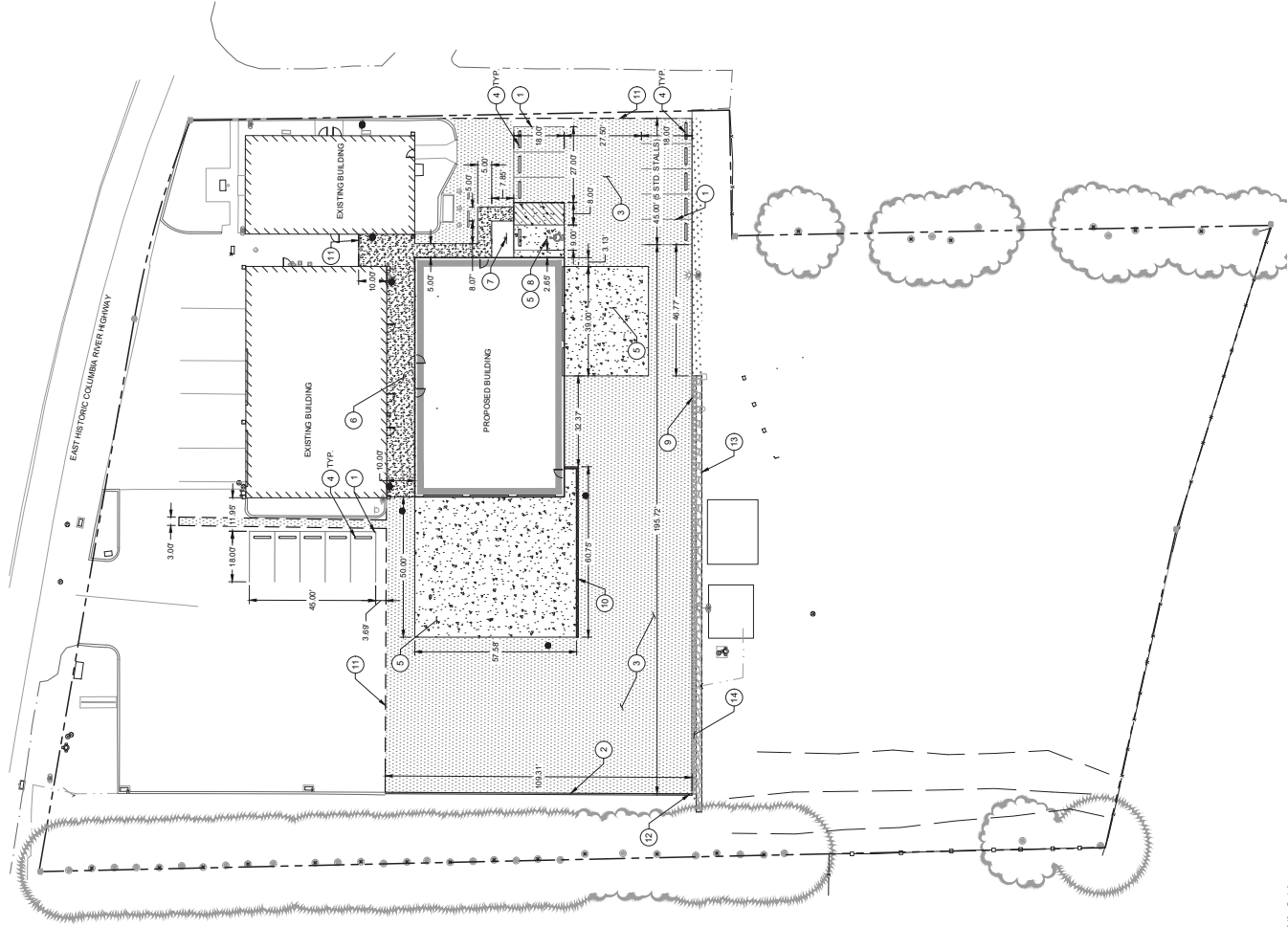
Zoning Map

Site Plan

Architectural Plans from EM Architecture (Site Plan, Floor Plans, Exterior Elevations, Drill Tower)

Map showing the zoning of the subject property, 36930 E Hist Columbia River Hwy, Corbett and the surrounding area





SHEET NUMBER:
C2.0

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN

DATE: 07/10/2025

PROJECTING: **3403**

DESIGNER: **3403**

PROJECT MANAGER: **3403**

REV DATE: 07/10/2025

ISSUE TITLE: 07/10/2025

LAND USE SET

CONCRETE SIDEWALK

STANDARD ASPHALT PAVEMENT

HEAVY CONCRETE

GRAVEL

LANDSCAPING, SEE LANDSCAPE PLANS

PROPERTY LINE

CURB ENDING

BOULDER WALL SEE SHEET C3.0

2 WIDE GRAVEL EDGE

RETAINING WALL

EDGE OF ASPHALT

ADA PARKING STALLS

CONCRETE SIDEWALK

HEAVY CONCRETE

WHEEL STOP

ASPHALT PAVEMENT

STANDARD CURB

STRIPING

KEY NOTES

SHEET NOTES

PRELIMINARY

NOT FOR CONSTRUCTION

1001 SE SANDY BLVD, PORTLAND, OR 97214

3403 EAST HISTORIC COLUMBIA RIVER HWY CORBETT, OR 97019

ADDITON CORBETT FIRESTATION 62

LAND USE SET

PROJECT: 07/10/2025

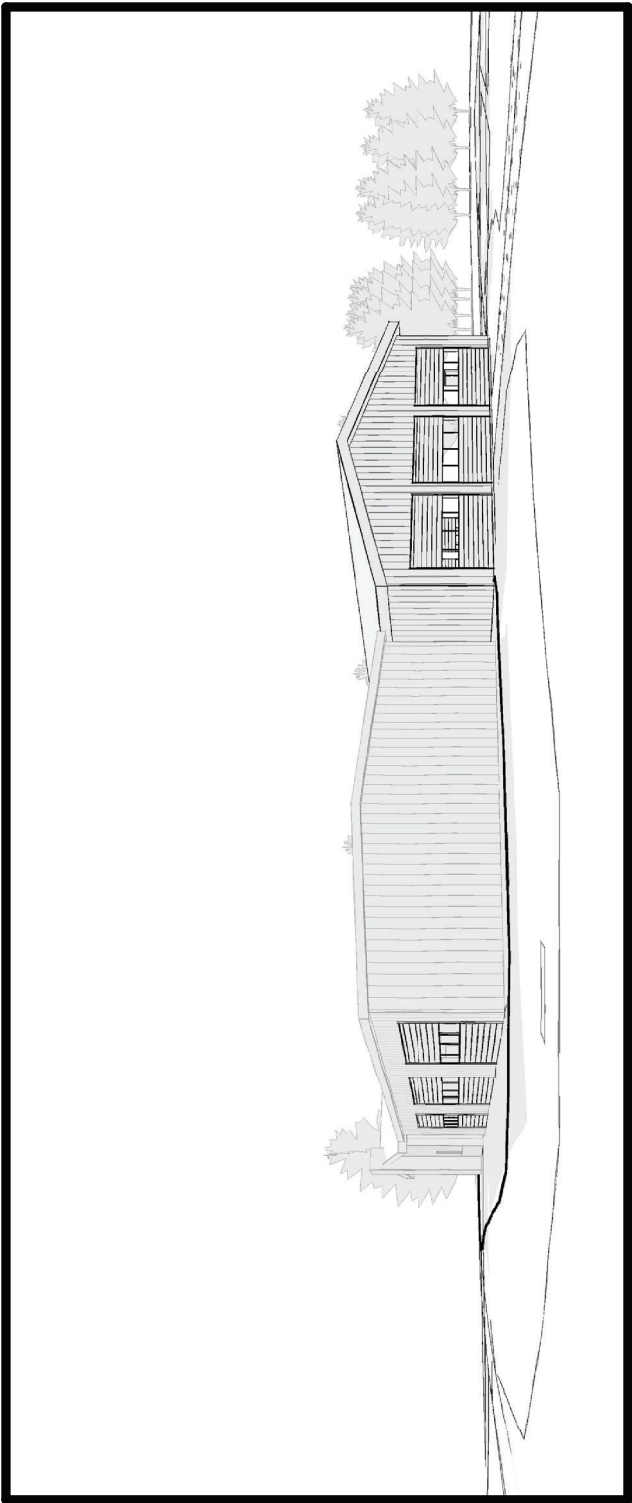
DESIGNER: 07/10/2025

PROJECTING: 07/10/2025

PROJECT MANAGER: 07/10/2025

DATE: 07/10/2025

ISSUE TITLE: 07/10/2025



DRAWING INDEX

PRESENTATION

- 000 COVER
- 001 SITE PLAN
- 002 FLOOR PLANS
- 003 ROOF PLANS
- 004 EXTERIOR ELEVATIONS
- 005 EXTERIOR ELEVATIONS
- 006 EXTERIOR ELEVATIONS
- 007 BUILDING SECTIONS
- 008 COLORS AND MATERIALS
- 010 FIRE DRILL TOWER



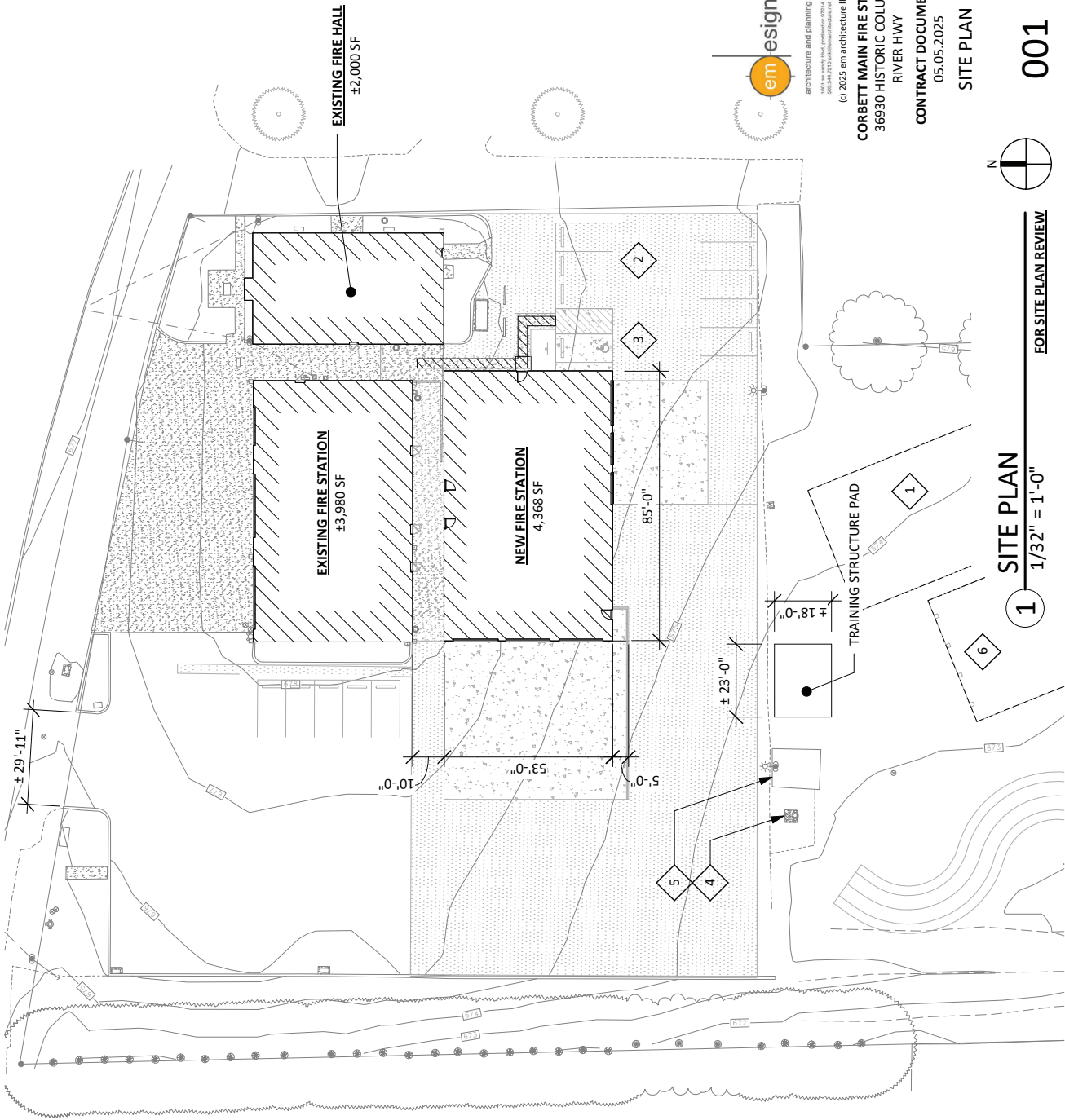
EXISTING CONDITIONS

N.T.S.

KEYNOTES

#

- 1 (E) SEPTIC FIELD
- 2 PARKING - 9' X 19' STALLS, TYP.
- 3 ADA PARKING WITH ACCESS AISLE
- 4 (E) WATER
- 5 (E) FUELING
- 6 FUTURE REPLACEMENT FIELD



SITE PLAN

1 1/32" = 1'-0"

FOR SITE PLAN REVIEW

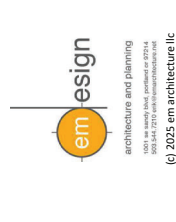
001



CORBETT MAIN FIRE STATION
36930 HISTORIC COLUMBIA
RIVER HWY
CONTRACT DOCUMENTS
05.05.2025
SITE PLAN

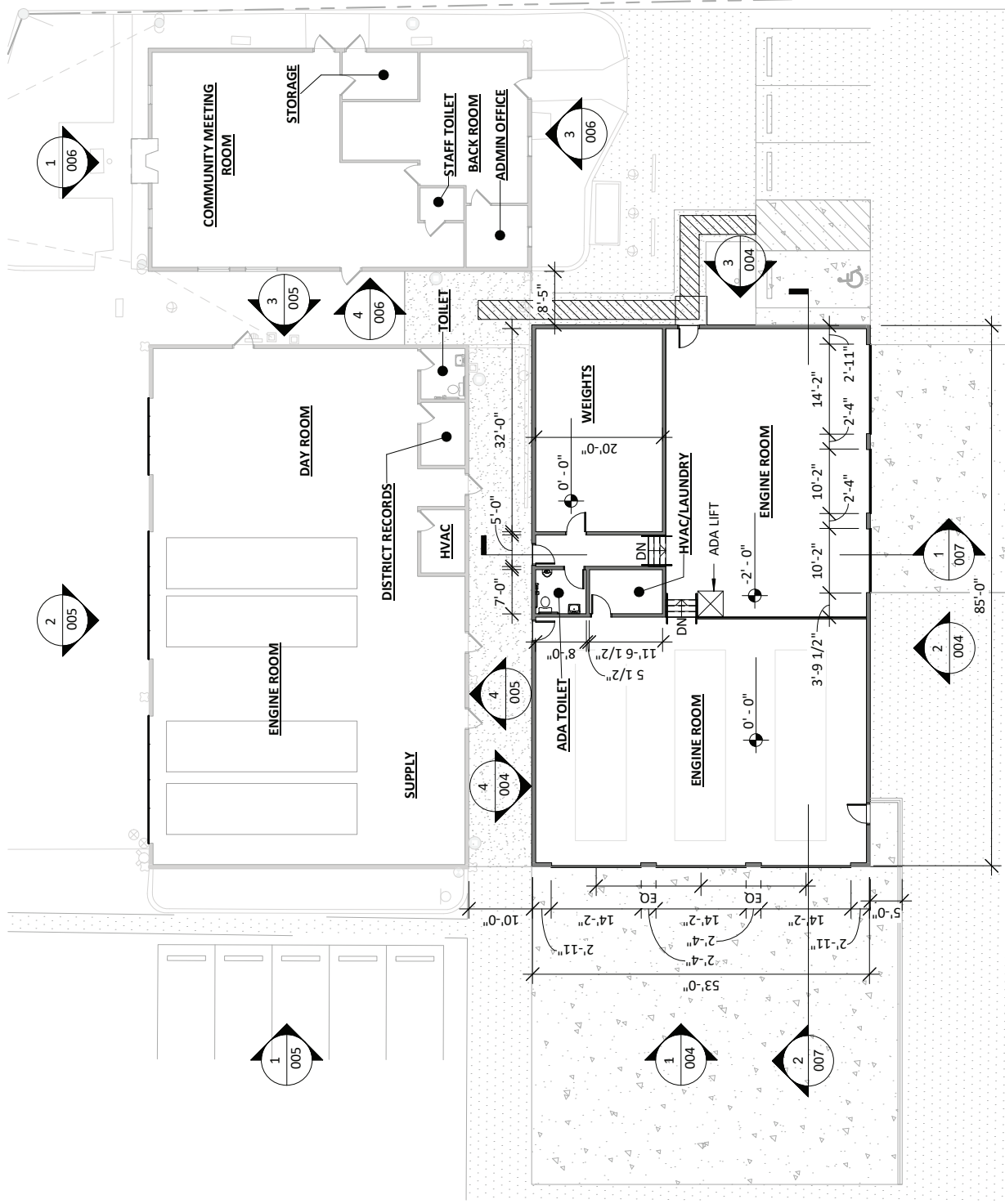
DRAWING LEGEND

- TYP NEW WALL
- TYP EXIST. WALL
- TYP PARTIAL WALL
- DEMOLISHED WALL OR OTHER BUILDING OR SITE ELEMENT
- PROPERTY LINE
- TYP NEW DOOR
- TYP EXIST. DOOR

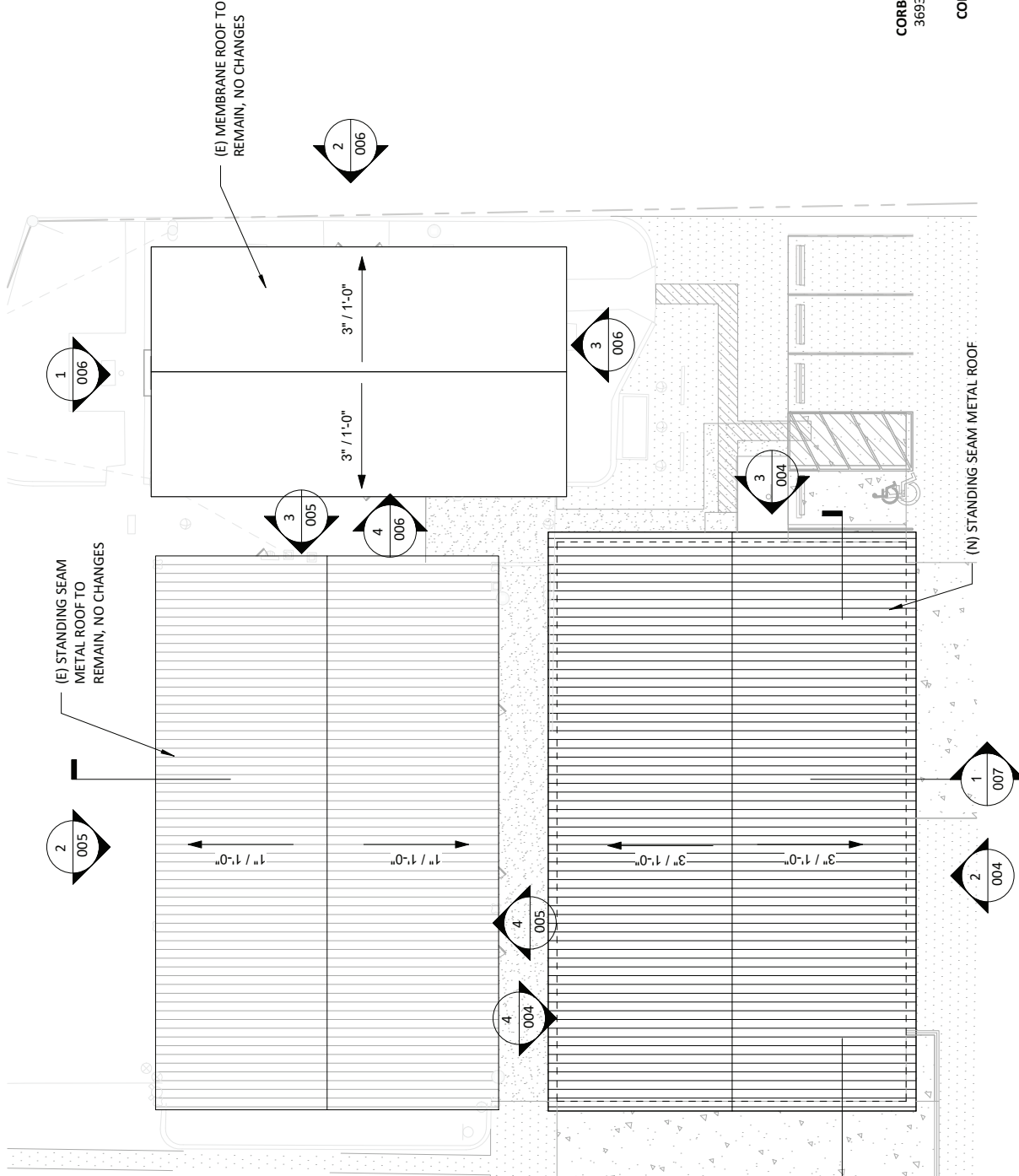


CORBETT MAIN FIRE STATION
36930 HISTORIC COLUMBIA
RIVER HWY
CONTRACT DOCUMENTS
05.05.2025
FLOOR PLANS

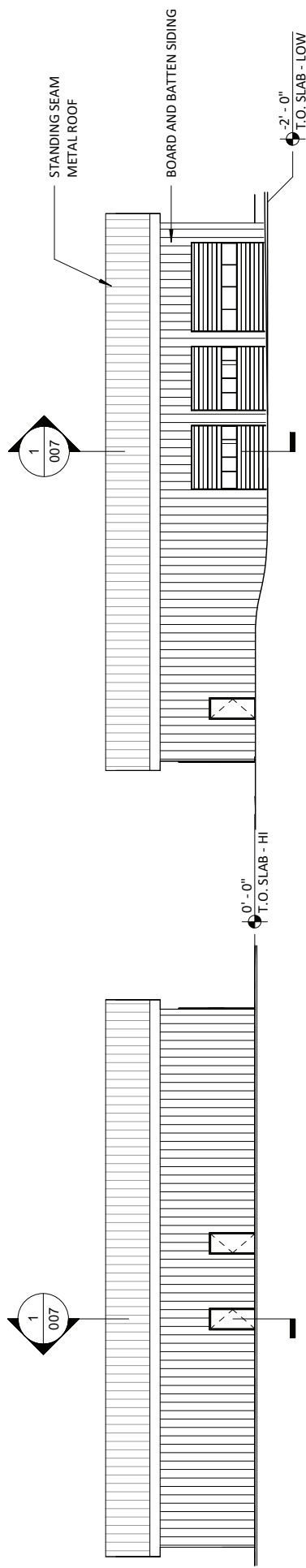
002



1
GROUND LEVEL FLOOR PLAN
1/16" = 1'-0"

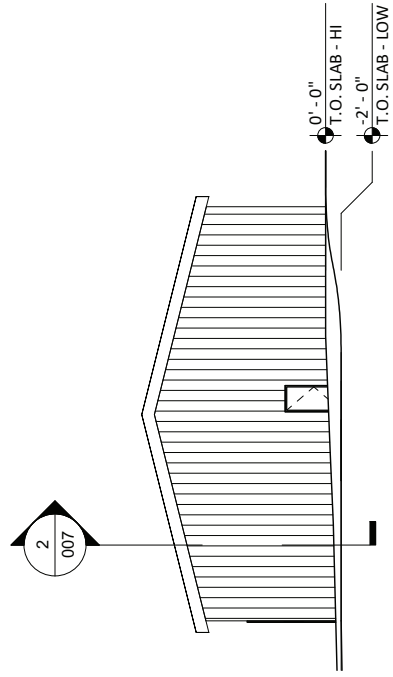


1 ROOF PLAN
1/16" = 1'-0"

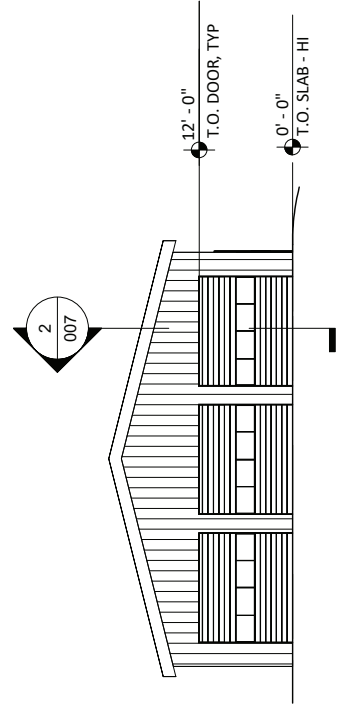


4 (N) STATION - NORTH ELEVATION
1/16" = 1'-0"

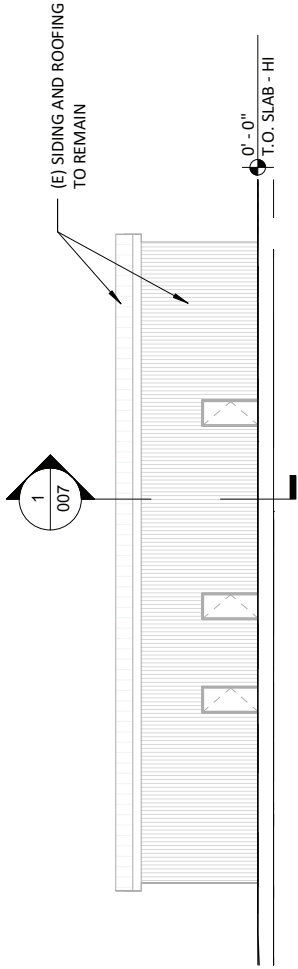
2 (N) STATION - SOUTH ELEVATION
1/16" = 1'-0"



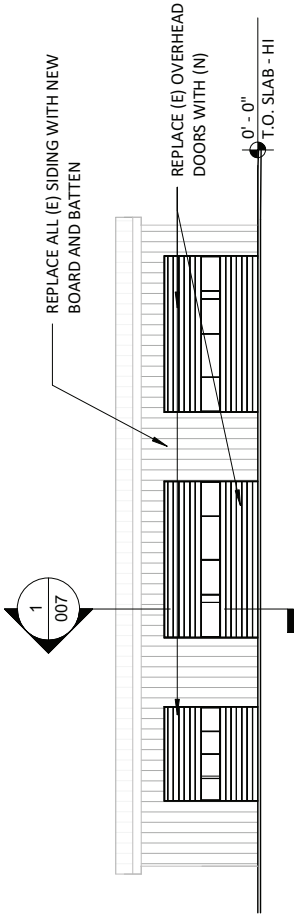
3 (N) STATION - EAST ELEVATION
1/16" = 1'-0"



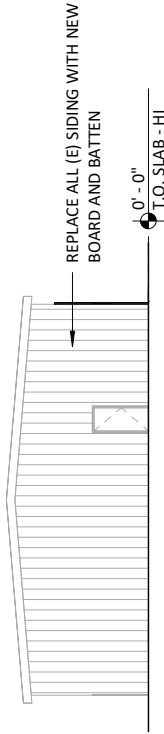
1 (N) STATION - WEST ELEVATION
1/16" = 1'-0"



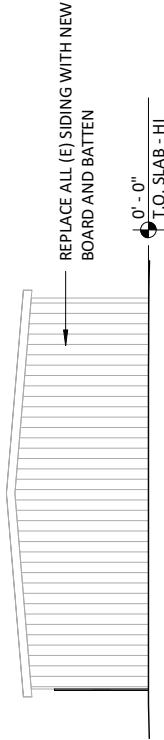
4 (E) STATION - SOUTH ELEVATION
1/16" = 1'-0"



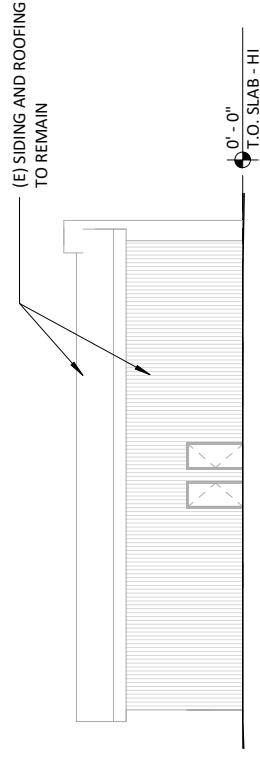
2 (E) STATION - NORTH ELEVATION
1/16" = 1'-0"



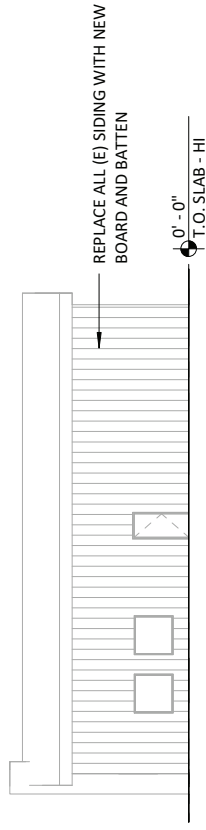
3 (E) STATION - EAST ELEVATION
1/16" = 1'-0"



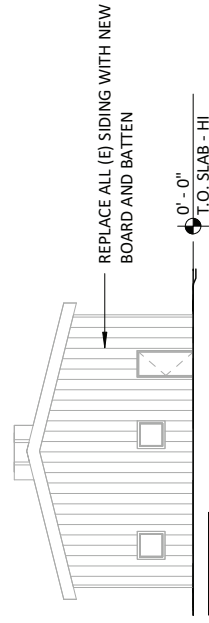
1 (E) STATION - WEST ELEVATION
1/16" = 1'-0"



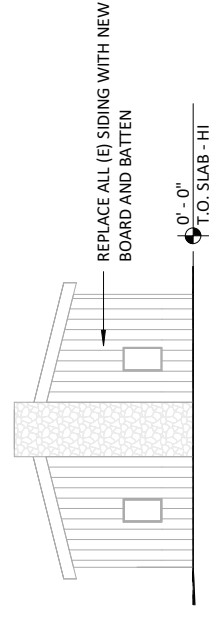
2 (E) FIRE HALL - EAST ELEVATION
1/16" = 1'-0"



4 (E) FIRE HALL - WEST ELEVATION
1/16" = 1'-0"



3 (E) FIRE HALL - SOUTH ELEVATION
1/16" = 1'-0"



1 (E) FIRE HALL - NORTH ELEVATION
1/16" = 1'-0"

STANDING SEAM METAL ROOF



EXAMPLE OF STYLE OF ROOF MATERIAL. ACTUAL COLOR AND CONFIGURATION MAY BE DIFFERENT.

OVERHEAD DOORS WITH GLAZED PANELS



EXAMPLE OF STYLE OF OVERHEAD DOOR. ACTUAL COLOR AND CONFIGURATION MAY BE DIFFERENT.

Wayne Dalton
COMMERCIAL DOORS
MODEL C-24
SECTIONAL STEEL DOORS

STRONG, VISUALLY APPEALING DOORS FOR MODERATE TO HIGH END PROJECTS

- 24-GAUGE STEEL DOORS
- 10'0" WIDE AND 8'0" TALL
- PROVEN STRENGTH AND DURABILITY
- 10'0" WIDE AND 8'0" TALL

SECTIONAL STEEL DOOR

LITE OPTIONS

Various lites are available for the Model C-24 sectional steel door.

FINISH OPTIONS

Various finishes are available for the Model C-24 sectional steel door.

BOARD AND BATTEN SIDING



EXAMPLE OF STYLE OF WALL SIDING. ACTUAL COLOR AND CONFIGURATION MAY BE DIFFERENT.

Regal White
SR085

Sandstone
SR071

Colonial Red
SR013

Slate Gray
SR041

Dark Gray
SR013

Evergreen
SR024

Light Bronze
SR012

Dark Bronze
SR020

Matte Black
SR024

****Weathered Zinc**
SR030

Diagram illustrating the installation of standing seam metal roof panels, showing various profiles and dimensions.

Profiles shown: MI 150, MI 210, MI 275.

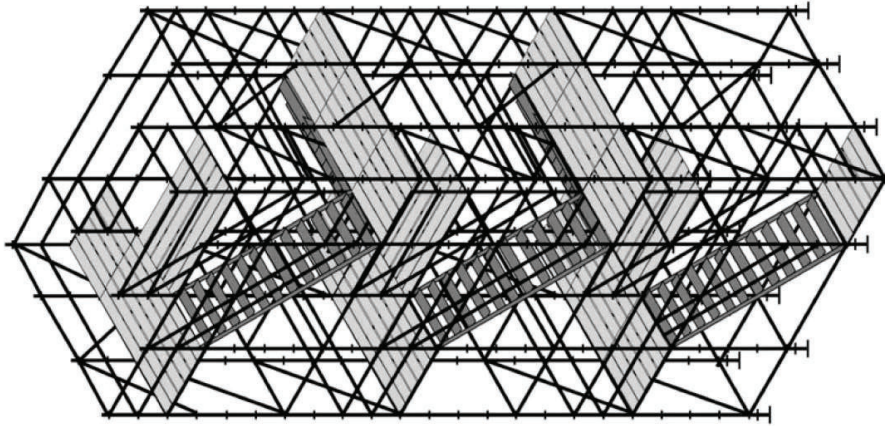
Dimensions: 12" coverage, 17 1/2" coverage, 16" coverage, 18" coverage, 17 1/2" coverage.

Colors listed above are intended to be close representations. Actual color chips are available upon request. Please verify color, gauge, and profile availability. Contact us for other color variations and their associated lead times. * PVDF = Polyvinylidene Fluoride, such as Kynar 500® or Hylar 5000® etc.

**Metallic Colors are batch sensitive & directional in nature. We strongly advise against mixing batches on any project.



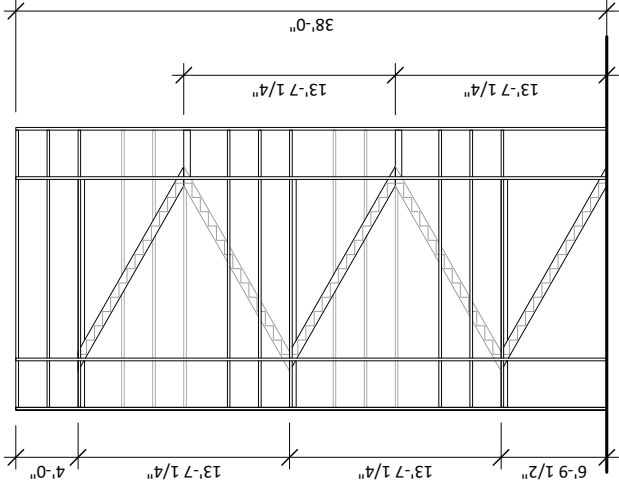
California Drill Tower



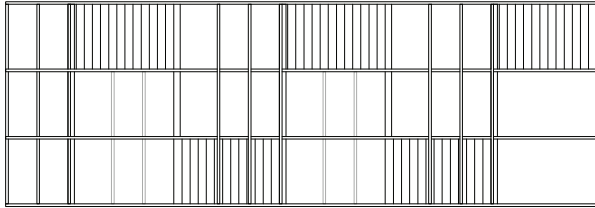
Overall Height: 38' (+/-) Tall
Top Floor: 34' (+/-) Tall
Width: 13' Wide (center-of leg)
Length: 18' Wide (center-of leg)
Floors: 6
Material: High-Strength Carbon Steel
Finish: Galvanized

FEATURES:

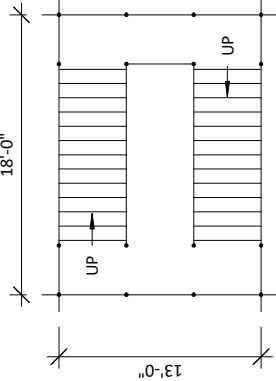
- 2-1/2" Fire Department Connection (FDC) (Ground Level)
- Three 2-1/2" Standpipe Valves (2nd, 4th & 6th Floors)
- Two Sprinkler Heads (Upright & Pendant) with a Control Valve (2nd Floor)
- Balcony/Instructors Platform with Gate (3rd Floor)
- Qualifies for **ISO Credit** (as a "Drill Tower")
- Anchor Points throughout the Drill Tower (Rope Rescue & Rappelling)



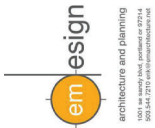
2 DRILL TOWER SIDE ELEVATION
1/8" = 1'-0"



3 DRILL TOWER END ELEVATION
1/8" = 1'-0"



1 DRILL TOWER PLAN
1/8" = 1'-0"



CORBETT MAIN FIRE STATION
36930 HISTORIC COLUMBIA
RIVER HWY

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05.05.2025

FIRE DRILL
TOWER

010