

PRE-APPLICATION CONFERENCE NOTICE

This is an Informational Meeting and Not a Public Hearing

Case File No.: PA-2021-14941

MEETING TIME AND PLACE

Thursday, August 26 at 10:30 a.m.

COVID-19 NOTICE:

Due to the County's Emergency Response to COVID-19, the referenced pre-application meeting will be limited to remote participation. At this time pre-application meetings are not available for in-person attendance.

Participation Options and Instructions: This pre-application conference will be held virtually through Google Meet. Contact the Staff member noted below by August 25, 2021 at 12:00 p.m. to request a link to attend the meeting.

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- WHAT:** A Pre-Application Meeting is to be held on the date above to discuss the applicable Multnomah County Land Use Code and application for a Conditional Use for a new single-family dwelling not in conjunction with agricultural use.
- LOCATION:** 1000 NE Salzman Road, Corbett
Tax Lot 700, Township 1 North, Range 5 East, Section 31B, W.M.
Alt. Acct. #R945310470 Property ID #R323107
- APPLICANT:** Richard Witka
- BASE ZONE:** Gorge General Agriculture (GGA-40)
- KEY VIEWING AREAS:** Columbia River, Historic Columbia River Highway, I-84, Larch Mountain Road, Portland Women's Forum, SR 14, Sandy River,
- LANDSCAPE SETTING:** Rural Residential in Pastoral
- CONTACT:** The applicable Multnomah County Code (MCC) provisions and Comprehensive Plan Policies will be discussed at the Pre-Application Meeting. For further information regarding the meeting, contact Izze Liu, Planner at Multnomah County's Land Use Planning Division via email at isabella.liu@multco.us. The

notes from this meeting can be obtained by attending the meeting or by contacting Multnomah County after the meeting date.

Vicinity Map

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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.

Outline of the Pre-Application Meeting's Purpose and Process

I. Meeting Purpose:

- (A) The Pre-Application meeting is to provide information to an applicant for a land use action that will assist them in completing the application.
- (B) 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.
- (C) A Pre-Application meeting is a standard requirement for all applications that require a public hearing.

II. Meeting Structure:

- (A) This is not a public hearing and no decisions will be made. The meeting is meant to be informal in nature.
- (B) 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.
- (C) 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.

- (D) Planning staff will be responsible for reviewing the applicable procedures and approval criteria and to identify all known issues.
- (E) 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.

III. Other Opportunities for Review:

- (A) If you are interested in the proposal and are unable to attend the Pre-Application meeting, you may request to review a digital copy of the Pre-Application case file. Contact the staff member listed in the 'Contact' section of page 1 of this notice.
- (B) 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 the County Code. 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:

Pre-Application Request Form (Project Description)
Site Plan



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
<https://multco.us/landuse/>

PRE-APPLICATION FORM

Property Address 1000 N Salzman RD Corbett OR 97019

Alternative Account #(s) 945310470

Map, Tax Lot(s) 1N5E31B-00700

Paid: 4-Aug-2021 15:32:39 PDT
Method: CC

Fees: PA \$1,146.00
Total: \$1,146.00

Meeting Contact(s)

Applicant's Name Richard Witka

Mailing Address 639 SE Hale Place

City Gresham State OR Zip Code 97080 Phone # 503-953-3410-

Fax _____ e-mail address richwitka@yahoo.com

For Staff Use

CASE NUMBER

PA-2021-14941

DATE SUBMITTED

08/04/2021

RECEIVED BY

CL

☐ Compliance Related

☐ Potential
Transportation Impact

☐ Inside Troutdale NSA
(Invite to meeting)

☐ Adjacent Washington/
Clackamas/Columbia
County

10:30 a.m. 8/26/2021

Date & Time of
Pre-App Meeting

ZONING

GGA-40

Zoning District

Zoning Overlay

PROPERTY OWNER(S) ☒ OR CONTRACT PURCHASER(S) ☐

Name Christina Witka

Mailing Address 1000 NE Salzman Rd

City Corbett State OR Zip Code _____ Phone # 503-695-5274

Fax _____ e-mail _____

GENERAL DESCRIPTION OF PROPOSAL (REQUIRED)

Please provide a brief description of your project.

Requesting a conditional use permit for legal parcel zoned GGA40 that is not in conjunction with farm use. To build a single family dwelling , single level home with attached garage and a 30x40 shop

When scheduling the meeting you will need to provide the following information:

- ☐ A **scaled tentative plan** that shows the following:
 - All property lines,
 - The street serving the property & the location of the existing or proposed driveway(s), and
 - Location and use of all existing buildings and structures on the property, and
 - Location and use of all proposed buildings or additions.
- ☐ On a separate piece of paper, please provide a **thorough description** of your project.
- ☐ A scaled **floor plan** showing how the use will occur in the building

Rich Witka

503-953-3410

1000 N
TAX lot 700
PropID R323107
ALT ACT Num R945310470

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