

## PRE-APPLICATION CONFERENCE NOTICE

**This is an Informational Meeting and Not a Public Hearing**

Case File No.: PA-2021-15205

### **MEETING TIME AND PLACE**

**Thursday, December 2, 2021 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 December 1, 2021 at 12:00 p.m. to request a link to attend the meeting.

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<b>WHAT:</b>	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 Permit for a community service use (shared boat dock) in the Multiple Use Agriculture zone.
<b>LOCATION:</b>	22700 NW Gillihan Road, Portland Tax Lot 500, Section 1 West, Township 2 North, Range 02B, WM Alt. Acct. #R971020150                      Property ID #R324759
<b>LOCATION:</b>	22732 NW Gillihan Road, Portland Tax Lot 400, Section 1 West, Township 2 North, Range 02B, WM Alt. Acct. #R971020210                      Property ID #R324765
<b>APPLICANTS:</b>	Philip Marshall Keith and Lynnda Steenslid
<b>BASE ZONE:</b>	Multiple Use Agriculture (MUA-20)
<b>OVERLAYS:</b>	Flood Hazard
<b>CONTACT:</b>	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](mailto: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.



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 review the Pre-Application case file at the offices of Multnomah County Land Use Planning, located at 1600 SE 190<sup>th</sup> Avenue, Portland, between 8:00 a.m. and 4:00 p.m., Tuesday through Friday, except holidays.
- (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 Packet



**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** 22700 & 22732 NW Gillihan Road

**Alternative Account #(s)** R971020150 & R971020210

**Map, Tax Lot(s)** 2N1W02B -00500 & -00400

## Meeting Contact(s)

**Applicant's Name** Tina Farrelly, Pacific Habitat Services

**Mailing Address** 9450 SW Commerce Circle, Suite 180

**City** Wilsonville **State** OR **Zip Code** 97070 **Phone #** 503-758-6224

**Fax** \_\_\_\_\_ **e-mail** tf@pacifichabitat.com

*Tina Farrelly*

Applicant's Signature

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

**Name** Philip Marshall and Keith and Lynnda Steenslid

**Mailing Address** 22700 & 22732 NW Gillihan Road

**City** Portland **State** OR **Zip Code** 97231 **Phone #** \_\_\_\_\_

**Fax** \_\_\_\_\_ **e-mail** phil@drphilmarshall.com, keithsteenslid@gmail.com, lksteenslid@gmail.com

## GENERAL DESCRIPTION OF PROPOSAL (REQUIRED)

Please provide a brief description of your project.

The proposal is for a new boat dock to be shared by two tax lots. The dock includes a shore landing area (less than 500 sf permanent disturbance), gangways, pilings, and a dock float. Since the proposal is for a dock to serve two parcels, the owners must apply for a Community Service Conditional Use (CS) permit, which is reviewed under a Type III process. In addition, Type II Willamette River Greenway and Type I Floodplain Development permits are needed.

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

**For Staff Use**

**CASE NUMBER**

**DATE SUBMITTED**

**RECEIVED BY**

- ☐ Compliance Related
- ☐ Potential Transportation Impact
- ☐ Inside Troutdale NSA (Invite to meeting)
- ☐ Adjacent Washington/Clackamas/Columbia County

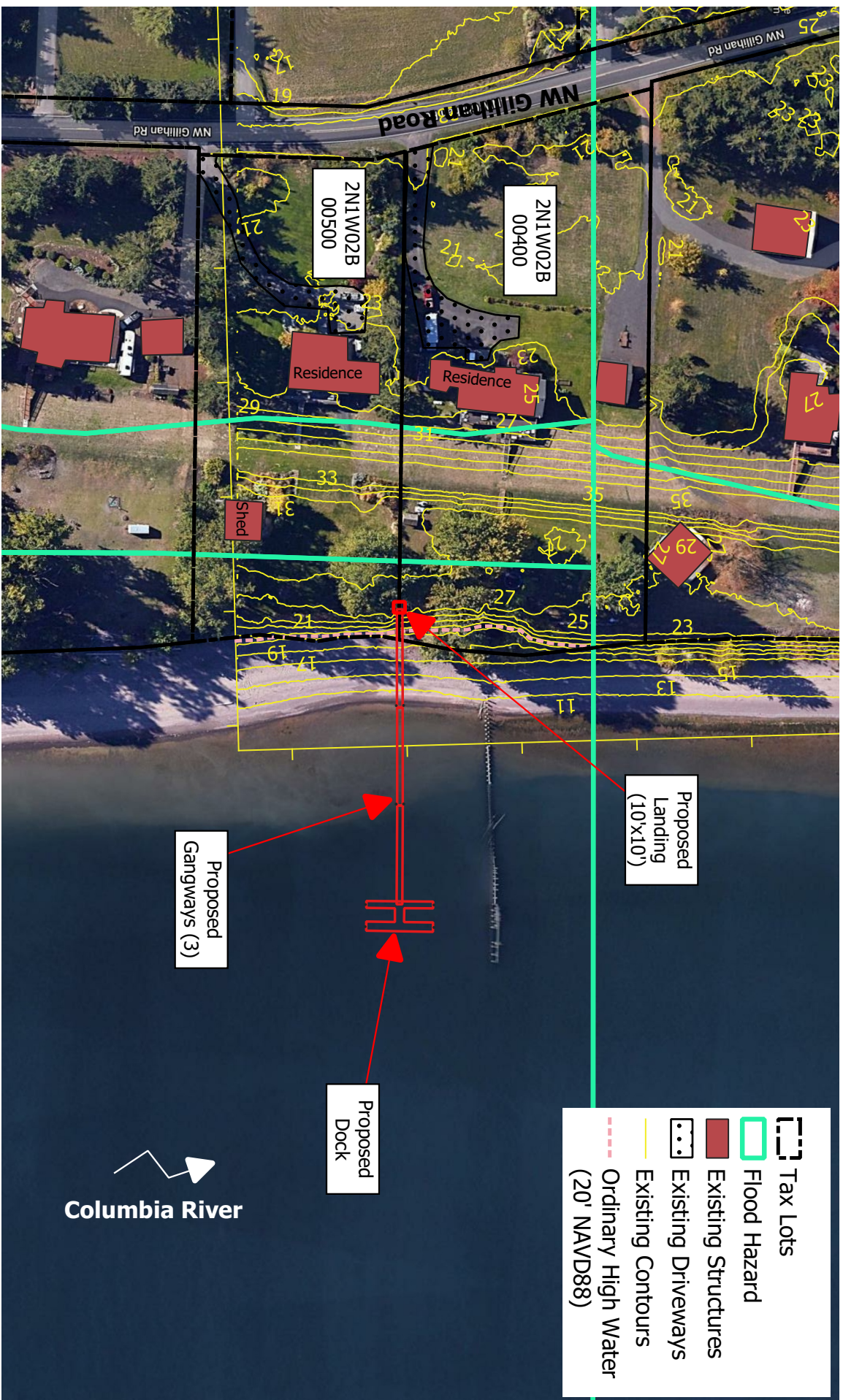
**Date & Time of Pre-App Meeting**

**ZONING**

**Zoning District**

**Zoning Overlay**





22700 & 22732 NW Gillihan Road Shared Residential Dock  
Multnomah County, Oregon

FIGURE  
1



9450 SW Commerce Circle, Suite 180  
Wilsonville, OR 97070

## PACIFIC HABITAT SERVICES, INC

(800) 871-9333 • (503) 570-0800 • Fax (503) 570-0855

**Date:** November 2, 2021

**To:** Multnomah County Land Use Planning Division

**From:** Tina Farrelly, Pacific Habitat Services

**Re:** Pre-Application Meeting Request for a Community Service Conditional Use Permit (Type III), Willamette River Greenway Permit (Type II), and Floodplain Development Permit (Type I) for a Proposed Dock at 22700 & 22732 NW Gillihan Road (2N1W02B, Tax Lots 400 & 500)  
PHS Project Number: 7333

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This memorandum serves to provide an explanation of the proposed project as part of the Pre-Application Meeting Request requirements. The proposal is for a new dock in the Willamette River adjacent to 22700 & 22732 NW Gillihan Road in Multnomah County. The dock will serve Tax Lots 400 and 500 (2 North, 1 West, Section 02B), and it is anticipated that a permanent access easement will be established for the shared use. The project will include three elevated gangways, a floating dock, and associated piles in the water as well as a concrete landing on the shore, as shown on Figure 1. The dock and gangways include grated walk surfaces.

The proposed dock has been designed to comply with the applicable design and construction criteria for *new or replacement floats* detailed in the existing National Marine Fisheries Service (NMFS) 2012 Formal Programmatic Opinion, Letter of Concurrence, and Essential Fish Habitat Consultation for *Revisions to Standard Local Operating Procedures for Endangered Species to Administer Actions Authorized or Carried Out by the U.S. Corps of Engineers in Oregon* (SLOPES IV In-water/Over-water Structures).

The concrete landing will be constructed by hand above the ordinary high water elevation (OHWE). Access for construction of the concrete landing will be from the land through existing driveways off NW Gillihan Road. A temporary sediment fence will be installed around the work area necessary to construct the concrete landing and all temporary disturbance areas will be restored following construction. Tree removal is not anticipated to be necessary, though trees are present in the area and will be assessed once the final concrete landing location has been determined.

The gangways, dock, and piles will be installed from a barge-mounted crane during the Oregon Department of Fish and Wildlife (ODFW) preferred in-water work window (IWWW) during the fall/winter of 2022/2023. The IWWW for the project area is November 1 through February 28. The exact construction dates will be determined in coordination with the dock construction contractor after all applicable federal, state, and local approvals have been obtained.

# Section A-A'

