

PRE-APPLICATION CONFERENCE NOTICE

THIS IS AN INFORMATIONAL MEETING AND NOT A PUBLIC HEARING

Case File No.: PA 2023-16546

MEETING TIME AND PLACE

Thursday, February 23, 2023 at 10:30am

The referenced pre-application meeting will be limited to remote virtual participation.

This pre-application conference will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to 503-988-3043 or by email to lup-hearings@multco.us **no later than noon on Wednesday, February 22, 2023.**

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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 permit requirements for a wireless telecommunication facility within the Gorge General Residential – 2 (GGR-2) zone. This meeting is not a public hearing.
- LOCATION:** 11499 NE McLoughlin Pkwy. Cascade Locks
Map, Tax Lot #: 1N6E02B-00100
Alt. Acct. #R946020090 Property ID #R323214
- APPLICANT:** Tammy Hamilton, Acom Consulting, Inc
- BASE ZONE:** Gorge General Residential (GGR-2)
- KEY VIEWING AREAS:** Beacon Rock, Cape Horn, Columbia River, Historic Columbia River Hwy (HRCH), Interstate Hwy – 84 (I-84), Pacific Crest, State Route – 14 (SR-14)
- LANDSCAPE SETTING:** Rural Residential / Coniferous Woodlands
- 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 Marisol Cervantes, Planner at Multnomah County's Land Use Planning Division at (503)-988-9452 or at Marisol.Cervantes@multco.us. The notes from this meeting can be obtained by attending the meeting or by contacting the Planner 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 formal 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 formal application that has yet to be submitted.
- (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 inform the applicant and other parties of the applicable code criteria.
- (B) The Multnomah County planning staff will be responsible for conducting the meeting.
- (C) The applicant will be responsible for explaining their proposal. This explanation serves to inform the public of the proposed project details 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) A limited amount of time will be reserved at the end of the meeting for the public to ask questions about the proposal from either the applicant or planning staff.

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 materials by contacting the Planner noted on the first page. Paper copies of the materials may be purchased at the rate of \$0.40/page by contacting the case planner
- (B) If the applicant chooses to submit a formal application, you will receive a notice announcing the date, time, and place for the Public Hearing once it has been scheduled. Failure to participate at the Pre-Application meeting will not preclude your involvement at the first scheduled hearing on the land use application.

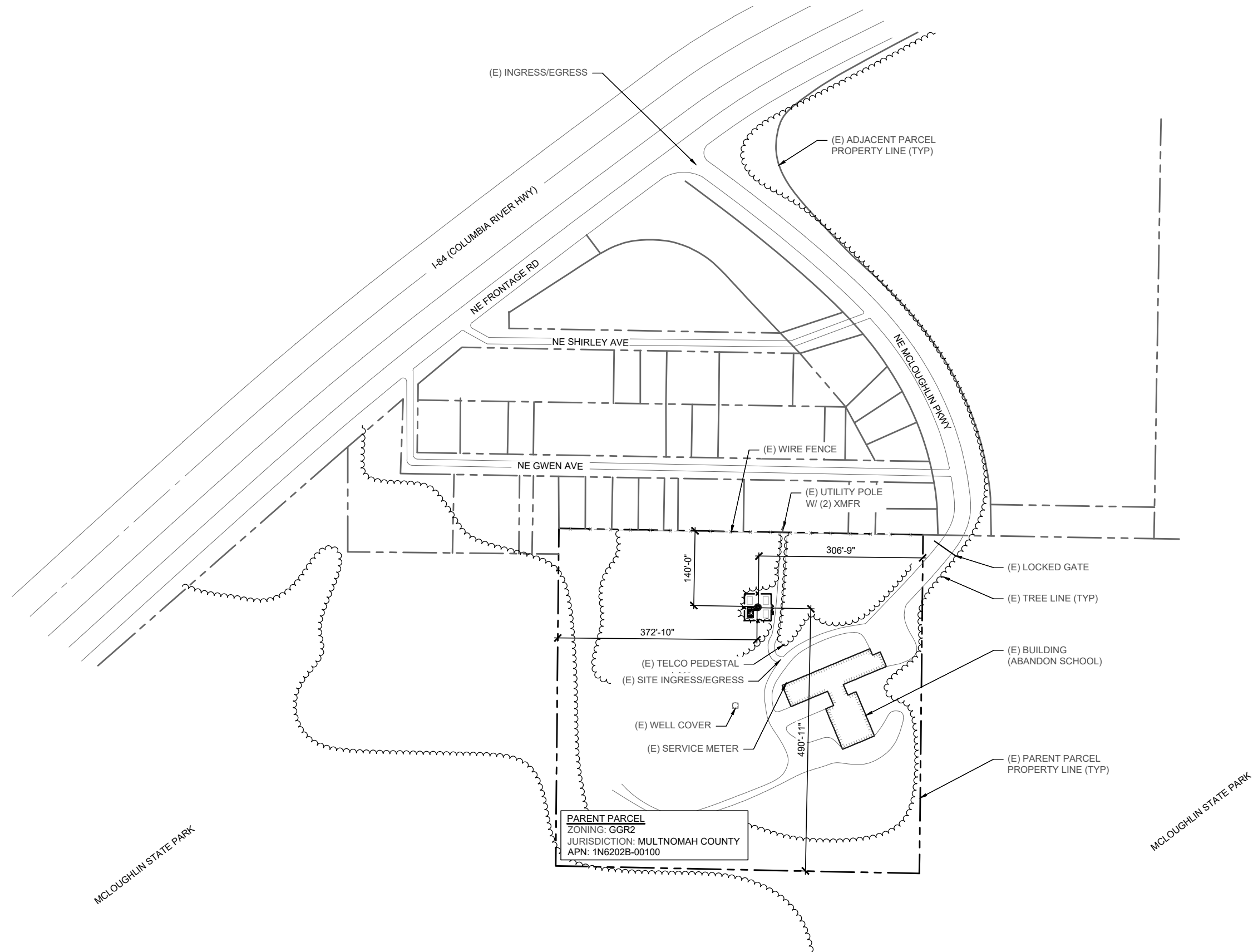
Notwithstanding any representations by County staff at a pre-application conference, staff is not authorized to waive any requirements of the County Code. Any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the county of any standard or requirement. [MCC 38.0570(C)]

Enclosures:

Site Plan

Proposed East Elevation

Proposed Compound Plan



NO.	DATE	DRAWN	REVISION
A	01/09/23	DO	LEASE EXHIBIT

CLIENT:

verizon

A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:

Acom
CONSULTING, INC

VECTOR
ENGINEERS

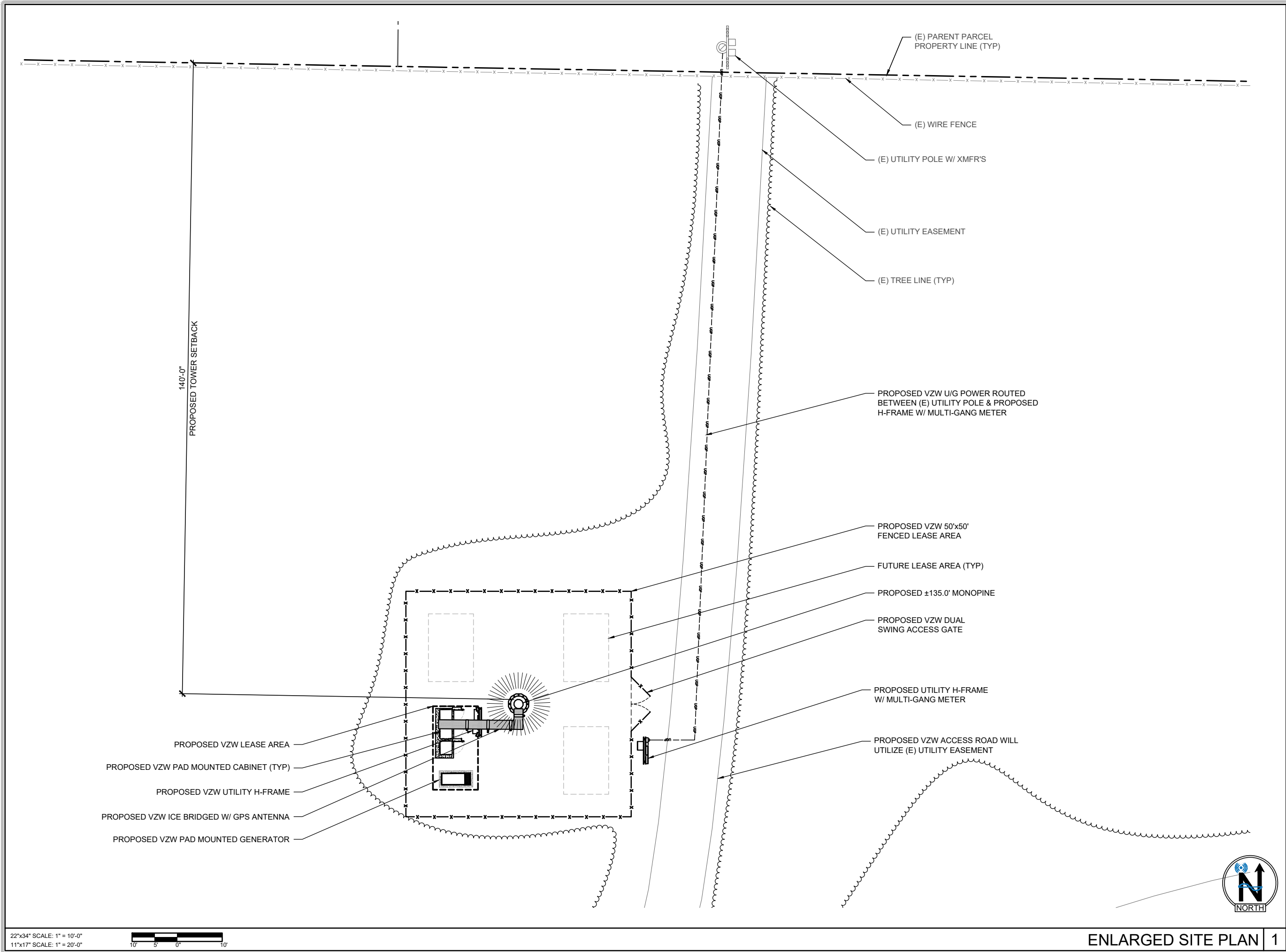
POR TUMALT

11499 NE MCLOUGHLIN PKWY
CASCADE LOCKS, OR 97104

OVERALL SITE PLAN

A-1





NO.	DATE	DRAWN	REVISION
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CLIENT:

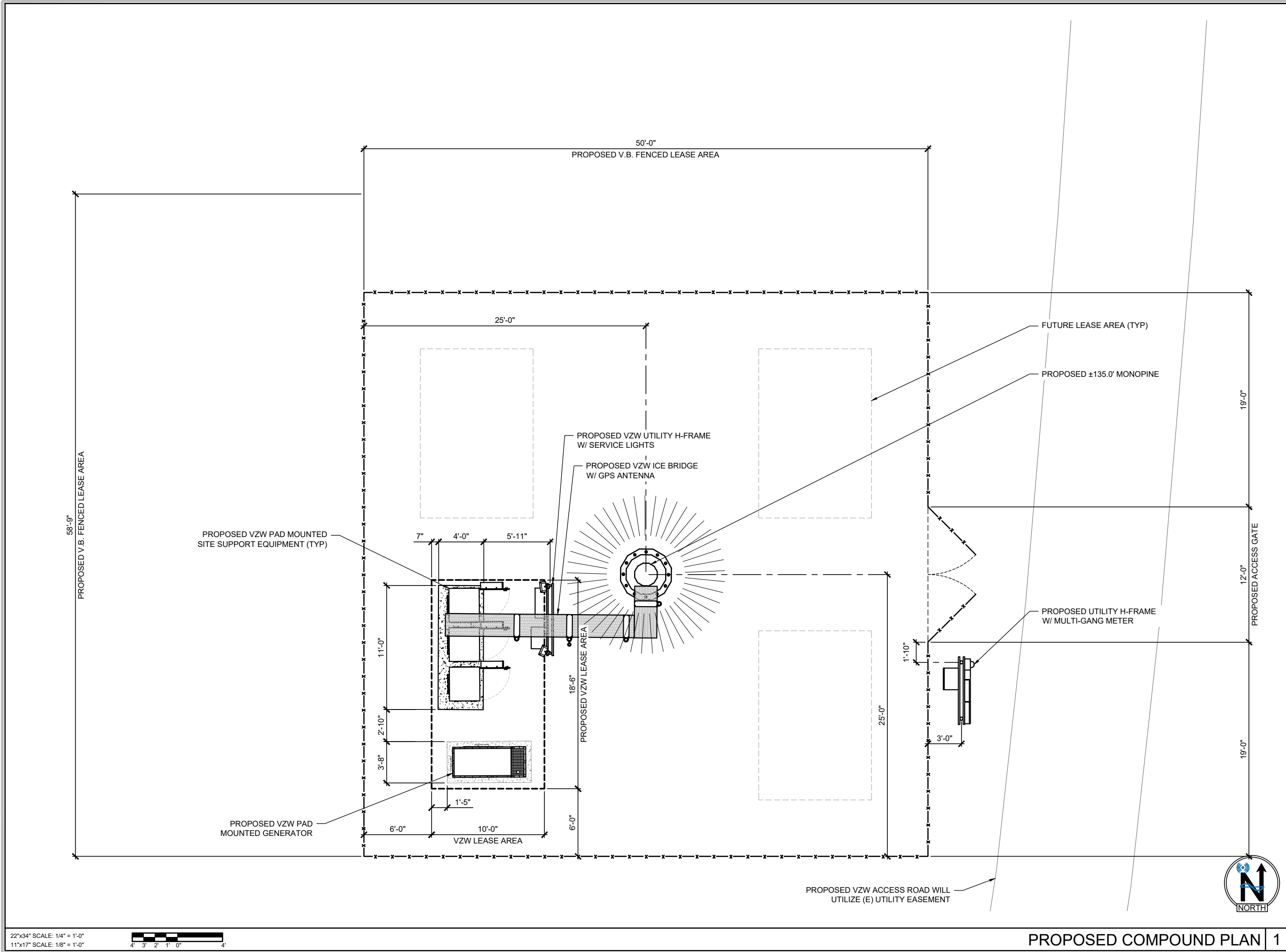
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ENLARGED
SITE PLAN

A-2



22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0' 4'

NO.	DATE	DRAWN	REVISION
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CLIENT:

verizon

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CONSULTING, INC

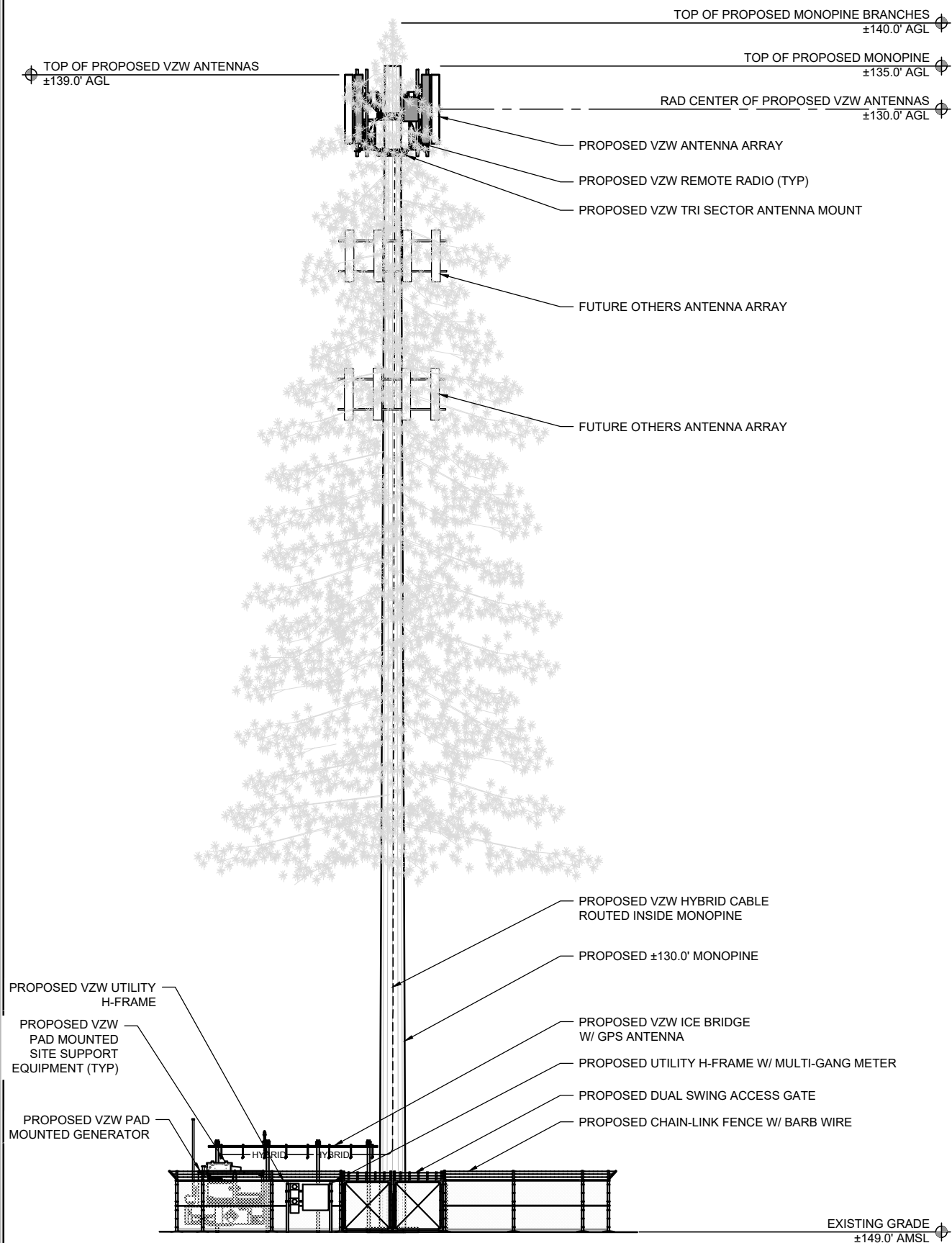
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PROPOSED COMPOUND PLAN

A-2.1



22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



PROPOSED EAST ELEVATION

1

22"x34" SCALE: NOT TO SCALE
11"x17" SCALE: NOT TO SCALE

NOT USED

2

NO.	DATE	DRAWN	REVISION
A	01/09/23	DO	LEASE EXHIBIT

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PROPOSED EAST ELEVATION

A-3