

PRE-APPLICATION CONFERENCE NOTICE

THIS IS AN INFORMATIONAL MEETING AND NOT A PUBLIC HEARING

Case File No.: PA 2023-16569

MEETING TIME AND PLACE

Thursday, February 23, 2023 at 09:00 am

The referenced pre-application meeting will be limited to remote 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 land.use.planning@multco.us no later than **noon** on **Wednesday, February 22, 2023.**

WHAT: A Pre-Application Meeting is to be held on Thursday, February 23, 2023 at 09:00 am to discuss the applicable Multnomah County Land Use Code and permit requirements for the alteration and expansion of Portland Women's Forum State Scenic Viewpoint. This meeting is not a public hearing.

LOCATION: Portland Women's Forum State Scenic Viewpoint, which is located on the following properties:

Property #1: Map, Tax Lot #: 1N4E25CD-01300

Alt. Acct. #R944250100 Property ID #R322197

Property #2: Map, Tax Lot #: 1N4E25CD-01400

Alt. Acct. #R944250300 Property ID #R322212

Property #3: Map, Tax Lot #: 1N4E25CD-01500

Alt. Acct. #R944250240 Property ID #R322208

Property #4: Map, Tax Lot #: 1N4E25D-00200

Alt. Acct. #R944250130 Property ID #R322200

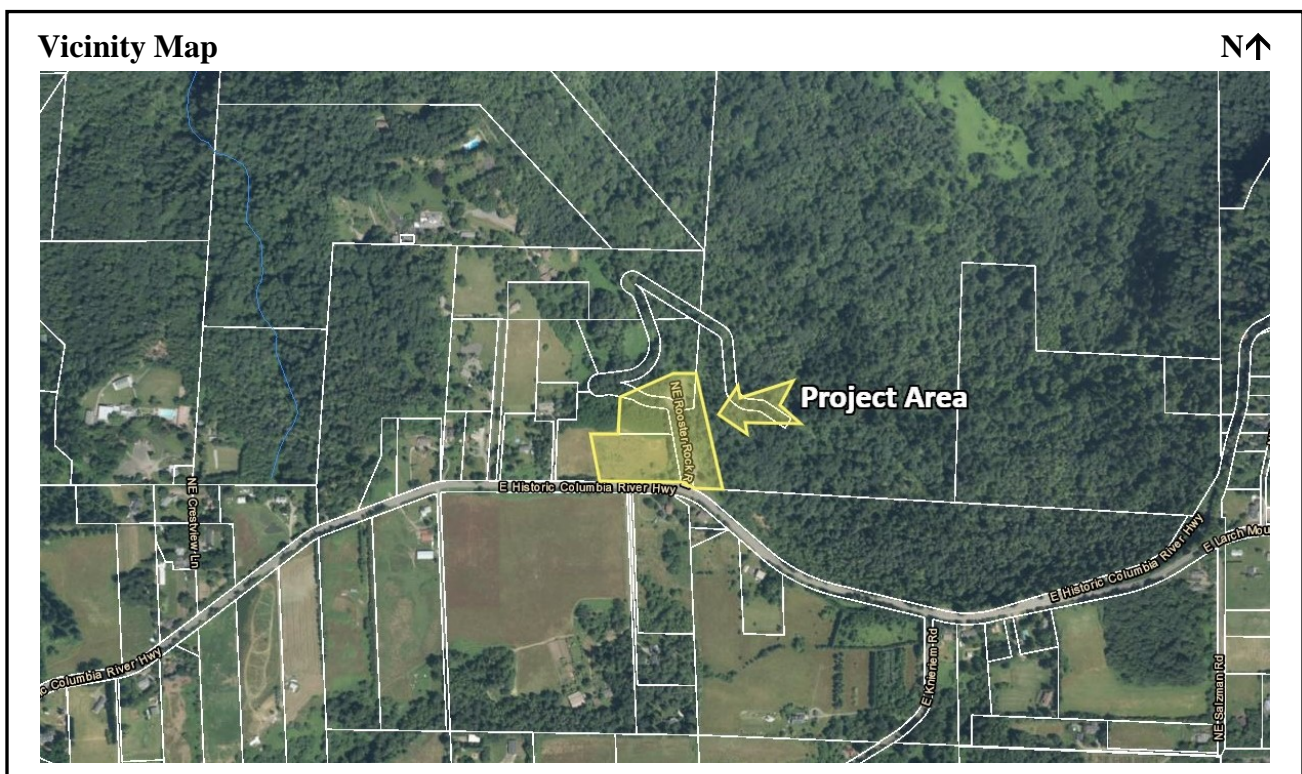
APPLICANT: Nicole Sprecher, Oregon Parks and Recreation Department (OPRD)

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 Rithy Khut, Planner at Multnomah County's Land Use Planning Division at (503)-988-0176 or at rithy.khut@multco.us. The notes from this meeting can be obtained by attending the meeting or by contacting the Planner after the meeting date.

BASE ZONE: **Property #1:** Gorge Special Open Space (GSO) and Gorge Special Public Recreation (GSPR)
Property #2 and #3: Gorge Special Public Recreation (GSPR)
Property #4: Gorge Special Open Space (GSO)

KEY VIEWING AREAS: Bridal Veil State Park, Columbia River, Crown Point, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Highway I-84 (including rest stops), Larch Mountain (including Sherrard Point), Larch Mountain Road, Portland Women’s Forum State Park, Sandy River, Washington State Route 14

LANDSCAPE SETTING: **Property #1, #2, and #4:** Coniferous Woodlands
Property #3: Coniferous Woodlands and Pastoral



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 within six months of making a formal application for all Type III and Type IV land use permits

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.

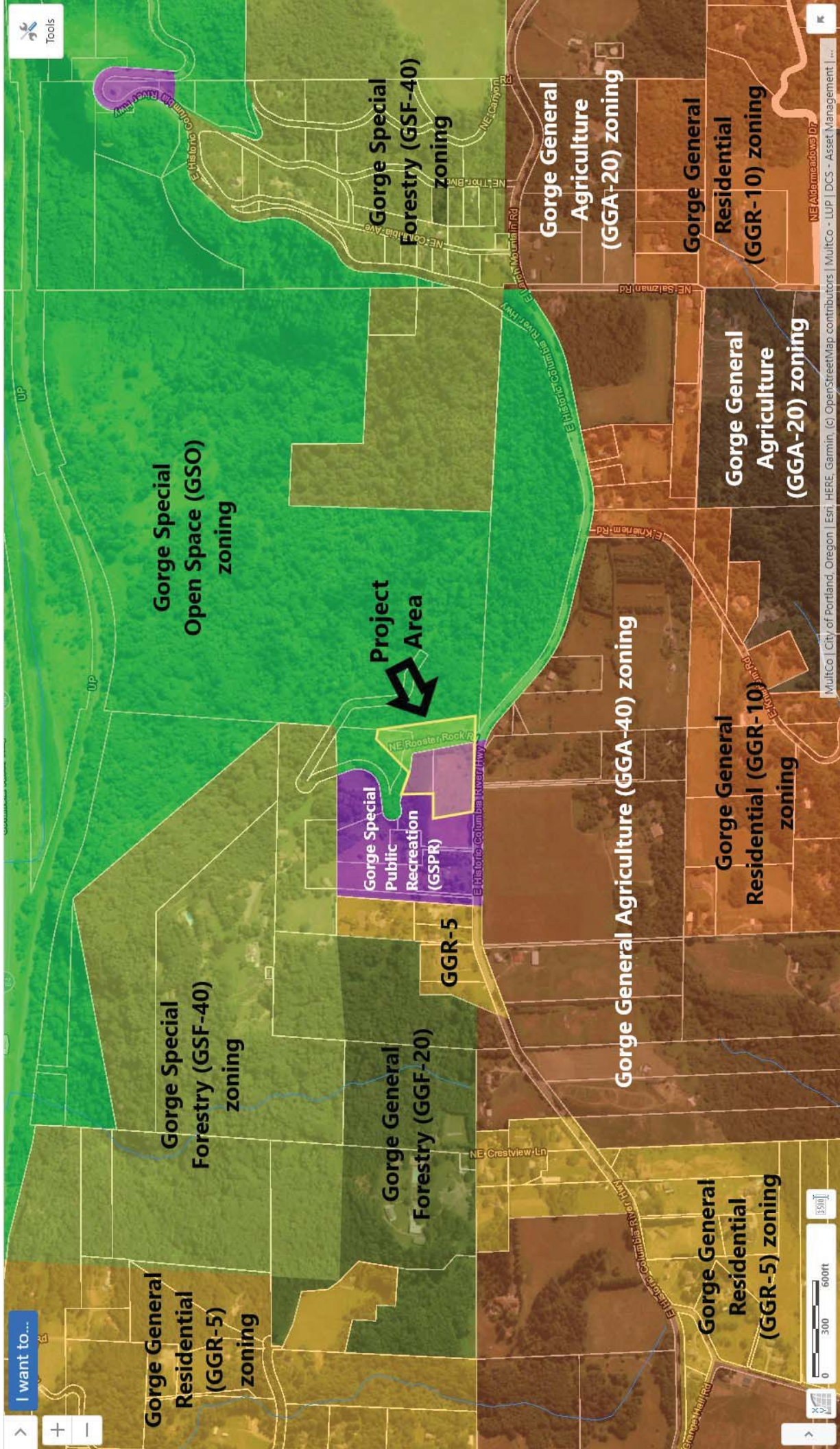
III. Other Opportunities for Review:

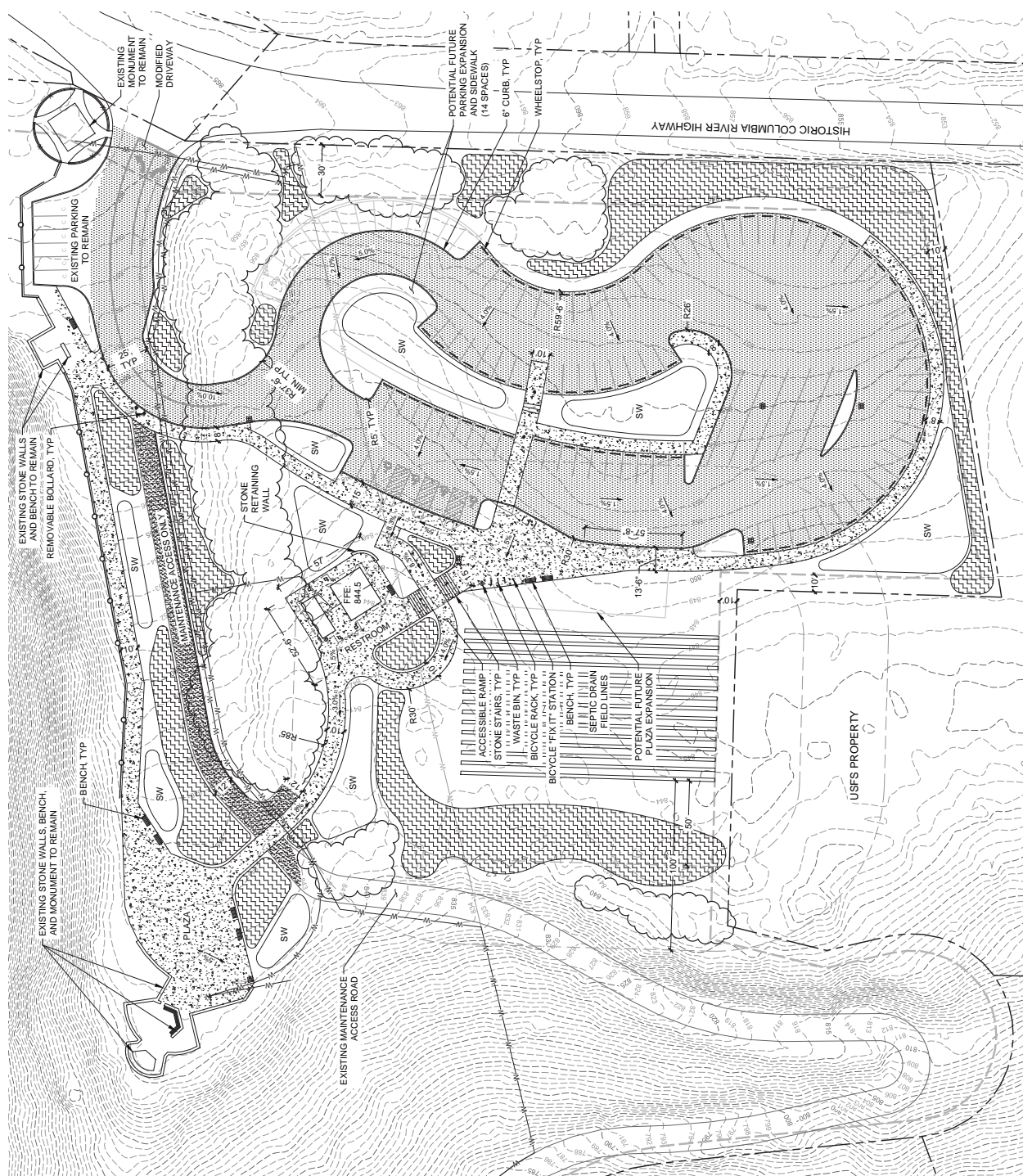
- (A) If you are interested in the proposal and are unable to attend the Pre-Application meeting, you may review the Pre-Application materials by contacting the Planner noted on the first page. Paper copies of the materials may be purchased at the rate of \$0.40/page by contacting the case planner
- (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:

Zoning Map
Site Plan










LEGEND

-
- PROPERTY LINE

EXISTING WATER LINE TO REMAIN
—w—
EXISTING WATER LINE TO BE ABANDONED
—w—
PROPOSED WATER LINE
—w—
MULNOMAH COUNTY YARD SET BACK

EXISTING WOOD POST FENCE TO REMAIN
—○—
EXISTING STONE AND CHAIN FENCE TO REMAIN
—x—
APPROXIMATE EXISTING TREE DRIP LINE

SEPTIC DRAIN FIELD BUFFER

ASPHALT PAVING

CONCRETE PAVING

AGGREGATE PAVING

HIGH SCREEN PLANTING


VEHICULAR ACCESS NOTES:

- 25' WIDE, TWO-WAY DRIVE AISLES AND DRIVEWAY
- 96' TOTAL PARKING SPACES:
 - 6 EXISTING SPACES TO REMAIN
 - 4 ACCESSIBLE (9' X 18')
 - 10 COMPACT SPACES (8'-6" X 16')
 - 76 STANDARD SPACES (9' X 18')
- 1 BUS DROP OFF
- 5 BUS / OVERSIZED PARKING SPACES (12' X 60')

