

## **PRE-APPLICATION CONFERENCE NOTICE**

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

Case File No.: PA 2023-16591

### **MEETING TIME AND PLACE**

**Thursday, March 23, 2023 at 10:30 am**

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

This meeting 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](mailto:lup-hearings@multco.us) **no later than noon on Wednesday, March 22, 2023.**

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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 Community Service Conditional Use for a Utility facility in the Orient Commercial-Industrial (OCI) zone.		
<b>LOCATION:</b>	No Situs Address <b>Map #:</b> 1S4E19BB -06500 <b>Alt. Acct. #:</b> R994191190 <b>Property ID #:</b> R342214		
<b>APPLICANT:</b>	Ben Jacob, Lusted Water District		
<b>BASE ZONE:</b>	Orient Commercial-Industrial (OCI)		
<b>OVERLAYS:</b>	None		
<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 Rithy Khut, Planner at Multnomah County's Land Use Planning Division at (503) 988-0176 or at <a href="mailto:rithy.khut@multco.us">rithy.khut@multco.us</a> . The notes from this meeting can be obtained by attending the meeting or by contacting the Planner after the meeting date.		

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## Vicinity Map



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 by contacting the Planner noted on the first page.
- (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:**  
Zoning Map  
Site Plan





Department of Community Services  
Land Use Planning and Transportation  
Program  
1600 SE 190th Ave.  
Portland, OR 97233  
Ph 503.988.3043  
Fax 503.988.3389  
Email: [land.use.planning@multco.us](mailto:land.use.planning@multco.us)

This map is based on data from non county sources.  
This map is not printed to scale and should not be used for measurement.  
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.  
There are no warranties expressed or implied.

#### Map Comments:

Map showing the zoning of 154E198B -06500 (R994191190 / R342214) and surrounding properties.

[Web Layout](#)





