

PRE-APPLICATION MEETING NOTICE



1600 SE 190th Ave. Portland, OR 97233-5910 ▪ Phone (503) 988 - 3043 ▪ www.multco.us/landuse/

MEETING #: PA-2023-16983 **APPLICANT:** Garrett Stephenson, Schwabe

LOCATION: 15036 NW Old Germantown Rd, Portland **Property ID #** R324001
Map, Tax lot: 1N1W08D -00700 **Alt. Acct. #** R961080410

BASE ZONE: Exclusive Farm Use (EFU)

OVERLAYS: Significant Environmental Concern for Wildlife Habitat (SEC-h)
Geologic Hazards

PROPOSAL: A Pre-Application Meeting is to be held on the date below to discuss the applicable Multnomah County Land Use Code, Comprehensive Plan Policies, and application requirements for a Variance to the front yard and Property Line Adjustment.

MEETING TIME AND PLACE

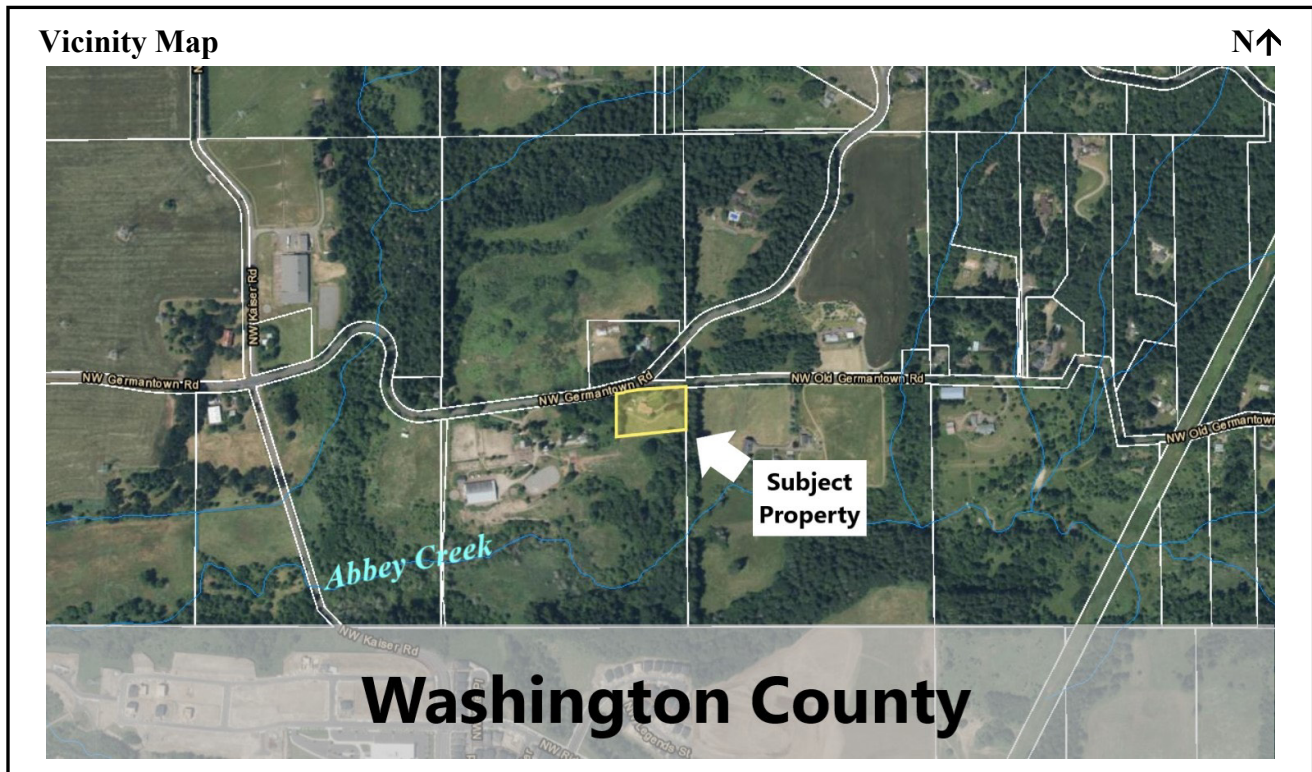
Thursday, September 28, 2023 at 10:30 am

The referenced pre-application meeting is an Informational Meeting and is not a Public Hearing. The meeting will be held virtually via the Google Meet platform.

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 **no later than 12:00 PM on Wednesday, September 27, 2023.**

CONTACT: For further information regarding the meeting, contact Rithy Khut at rithy.khut@multco.us or at (503) 988-0176. 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 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

1. Meeting Purpose:

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

2. Meeting Structure:

- This is not a public hearing and no decisions will be made. The meeting is meant to be informal in nature.
- 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.
- 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.
- Planning staff will be responsible for reviewing the applicable procedures and approval criteria and to identify all known issues.

- 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.
- After the Pre-Application meeting, and after the application has been 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.

3. Other Opportunities for Review:

- 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.
- 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 Multnomah County Code (MCC). 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
Tentative Plan Map



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

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 zoning of 15036 NW OLD GERMANTOWN RD PORTLAND (1N1W080 -00700 / R961080410 / R324001) and surrounding properties.

[Web Layout](#)

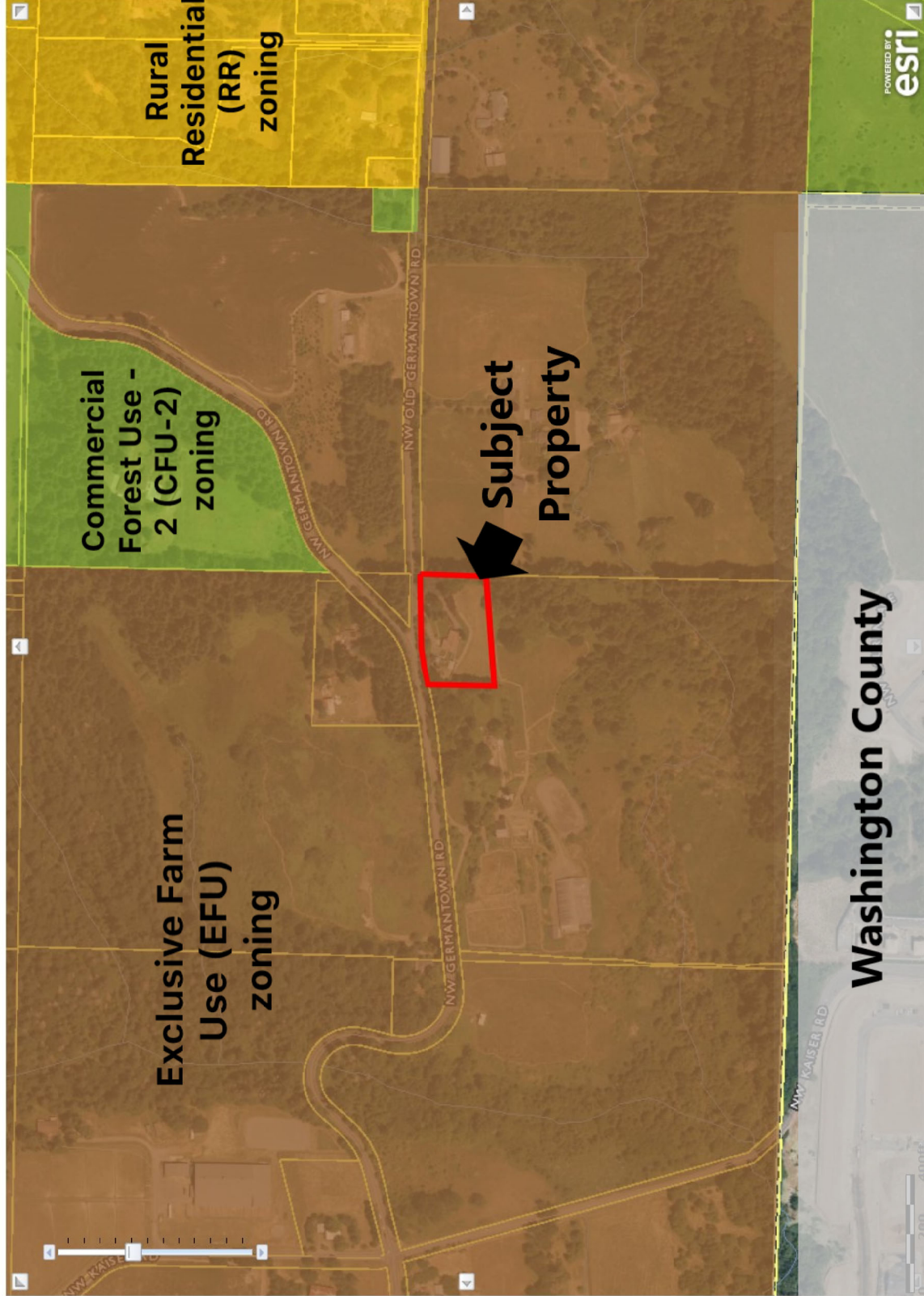


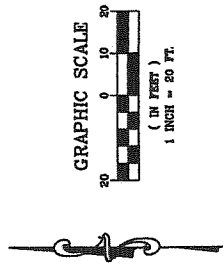
EXHIBIT MAP

FOR A PROPOSED PROPERTY LINE
ADJUSTMENT

LOCATED IN THE SE 1/4 OF SECTION 8,
T. 1 N., R. 1 W., W.M.,
MULTNOMAH COUNTY, OREGON
MARCH 9, 2023
PAGE 2 OF 2

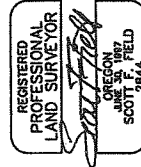
LEGEND

- FOUND PROPERTY CORNER MONUMENT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- FENCE LINE



NOTE

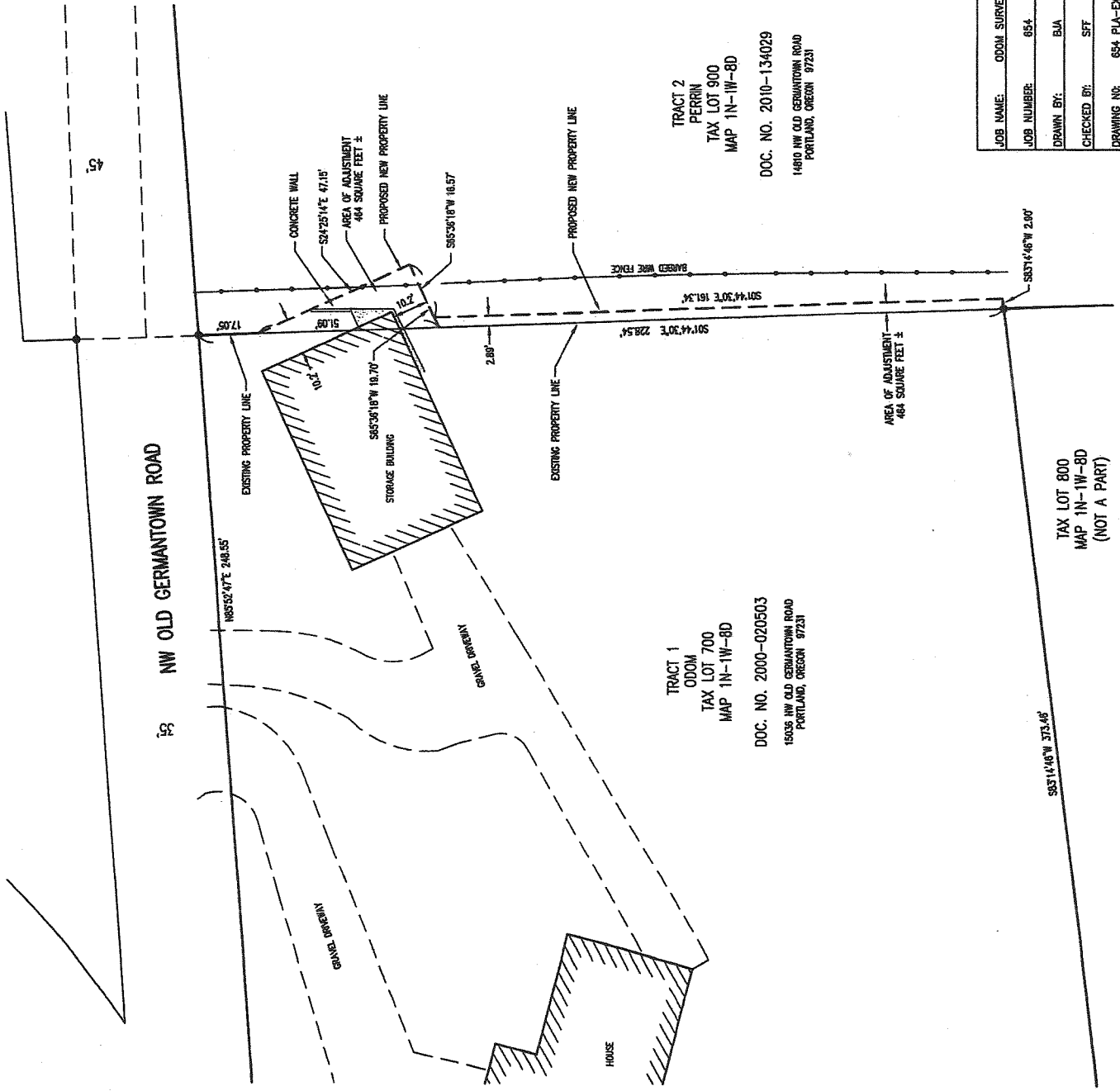
THE LOCATION OF THE ENCOMPASSING BUILDING AND EAST LINE OF
TAX LOT 700 WERE DETERMINED BY SURVEY. THE REMAINING
BOUNDARY LINES WERE CALCULATED FROM THE SURVEY DATA.
AERIAL PHOTOGRAPHY WAS USED TO DETERMINE THE LOCATION OF THE
EXISTING PROPERTY LINE. THE PROPOSED ADJUSTMENT DOES NOT IMPACT THEM.



RENEWALS: 12-31-2023

BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL	
NORTHWEST	
1815 NW 180th PLACE, SUITE 2080 BEAVERTON, OR 97006 PHONE 503-848-2177 FAX: 503-848-2179 WWW.NWRTV.COM	
URVEYING, Inc.	

JOB NAME:	ODOM SURVEY
JOB NUMBER:	654
DRAWN BY:	BJA
CHECKED BY:	SFT
DRAWING NO:	654 PL-A-EX



TRACT 1
ODOM
TAX LOT 700
MAP 1N-1W-8D

DOC. NO. 2000-020503
15036 NW OLD GERMANTOWN ROAD
PORTLAND, OREGON 97231

TRACT 2
PERRIN
TAX LOT 900
MAP 1N-1W-8D

DOC. NO. 2010-134029
14810 NW OLD GERMANTOWN ROAD
PORTLAND, OREGON 97231

TAX LOT 800
MAP 1N-1W-8D
(NOT A PART)

plan