

PRE-APPLICATION MEETING NOTICE



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

MEETING #: PA-2023-17366

APPLICANT: Christina Witka

LOCATION: No Situs Address Along Salzman Road

Property ID # R

Map, Tax lot: 1N5E31B -00700

Alt. Acct. # R

BASE ZONE: Gorge General Agriculture (GGA-40)

OVERLAYS: N/A

KEY VIEWING AREAS: Columbia River, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Highway I- 84 including rest stops, Larch Mountain Road, Sandy River, Washington State Route 14

LANDSCAPE SETTING: Rural Residential in Pastoral

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 Conditional Use for a new single-family dwelling not in conjunction with agricultural use.

MEETING TIME AND PLACE

Thursday, November 30, 2023 at 9:00 am/pm

The referenced pre-application meeting is an Informational Meeting and is not a Public Hearing. The meeting will be held virtually via the Zoom or 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 either by phone to 503-988-3043 or by email to lup-hearings@multco.us **no later than 12:00 PM on Wednesday, November 30, 2023.**

CONTACT: For further information regarding the meeting, contact Rithy Khut 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.

- **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.**

Vicinity Map

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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 inform the applicant and other parties of the applicable code criteria.
- The Multnomah County planning staff will be responsible for conducting the meeting.
- 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.
- Planning staff will be responsible for reviewing the applicable procedures and approval criteria and to identify all known issues.
- 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.

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 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
- 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 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 38.0570(C)]

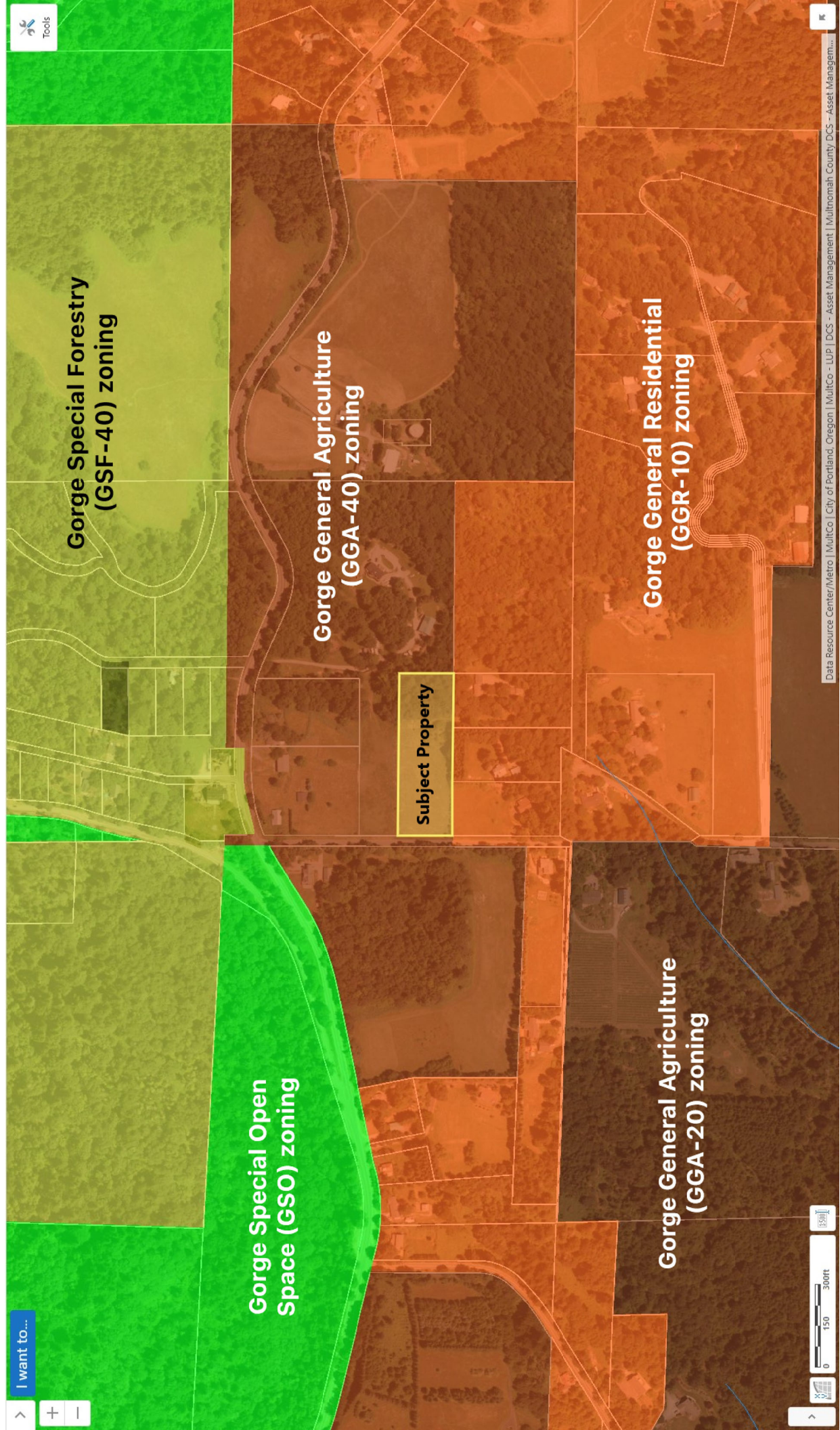
Enclosures:

Zoning Map

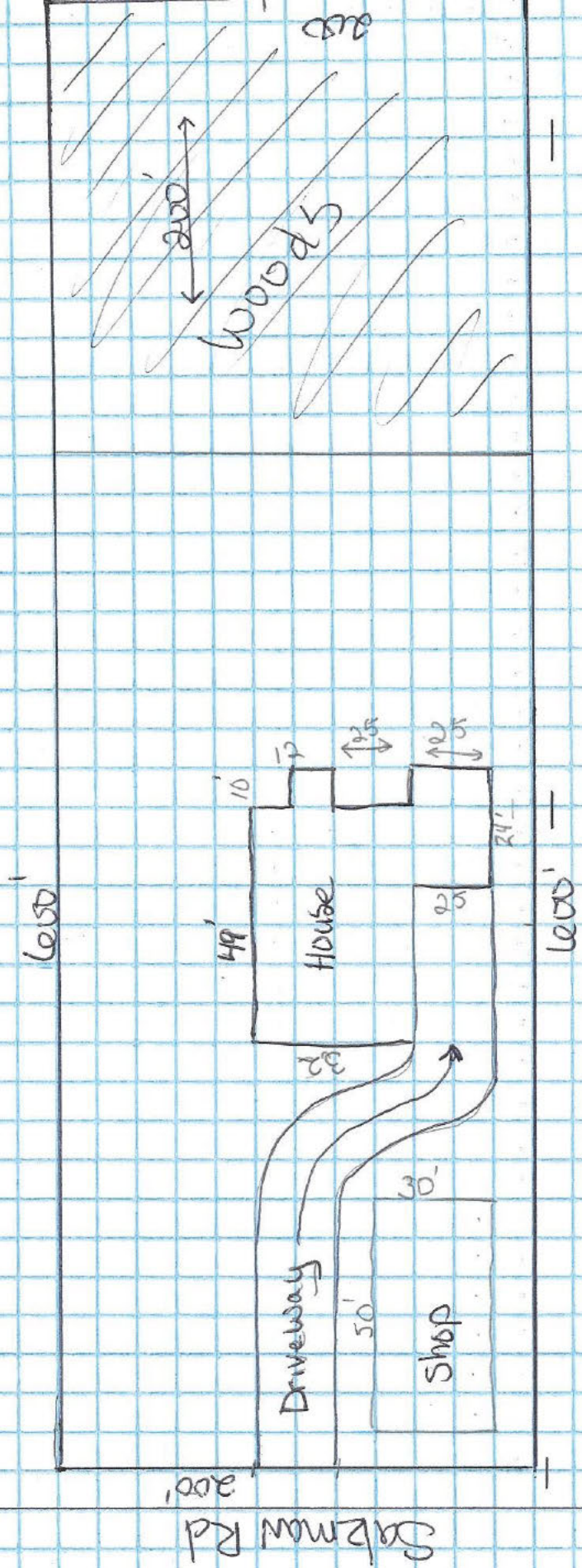
Site Plan

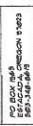
Building/Floor Plan

Map showing zoning of 1N5E31B -00700 (R323107 / R945310470) and surrounding properties



1000 N
TAX lot 700
PropID R323107
ALT ACCT Num R945310470





MAIN FLOOR PLAN
PROJECT:
WITKA RESIDENCE
OWNER:
RICH WITKA

DATE: SEPT. 16, 2020
PROJECT NO.: 20-100-138
REVISIONS:



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ZED DESIGN LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, DIMENSIONS, AND TO NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

1813 SQ. FT.

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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Principles