

PRE-APPLICATION MEETING NOTICE



Email: land.use.planning@multco.us ▪ Phone (503) 988 - 3043 ▪ www.multco.us/landuse/

MEETING #: PA-2023-0002 **APPLICANT:** Gary Shepherd

LOCATION: 3010 SE Oxbow Park Rd. Gresham **Property ID #** R341682
Map, Tax lot: 1S4E10-00400 **Alt. Acct. #** R994100050

BASE ZONE: Commercial Forest Use (CFU)

OVERLAYS: Significant Environmental Concern – General (SEC-g), Significant Environmental Concern Wildlife Habitat (SEC-h), Significant Environmental Concern Scenic Waterway (SEC-sw), Significant Environmental Concern Water Resources (SEC-wr), Wetlands, Flood Hazard (FH), Geological Hazard (GH)

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 installation of a new well to serve the Oxbow Regional Park Welcome Center and operations yard. Additionally, water line replacement is proposed.

MEETING TIME AND PLACE

November 30, 2023 at 10:30 am

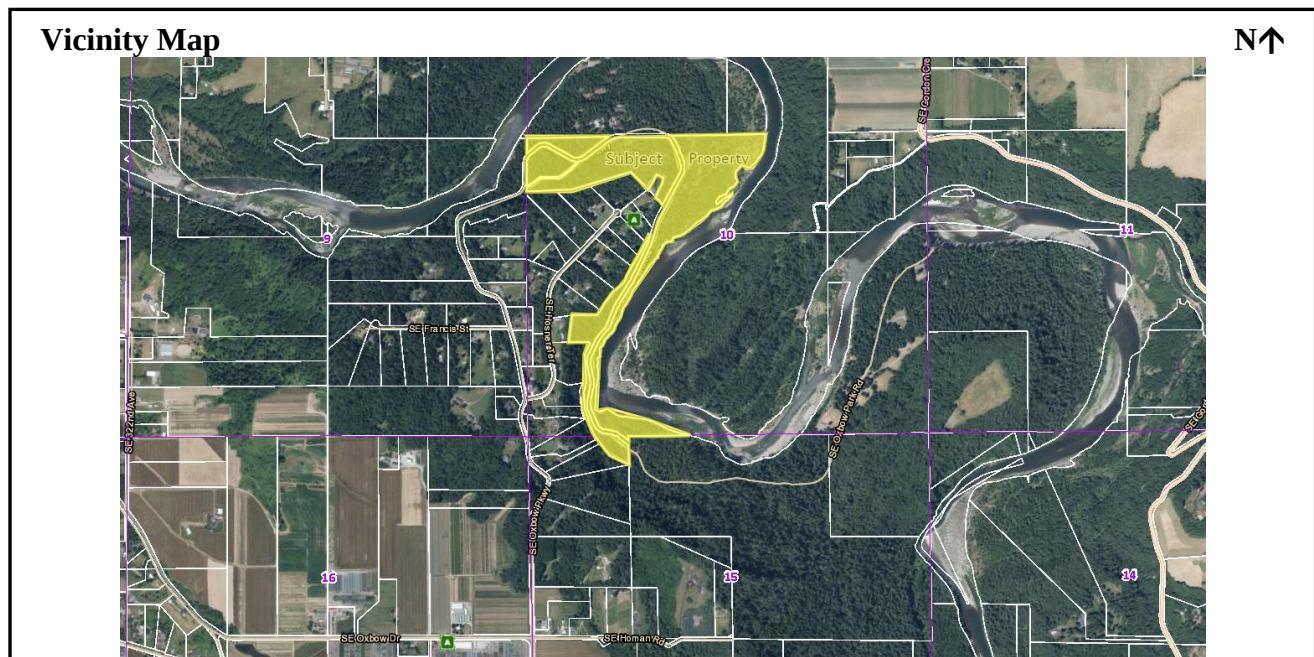
The referenced pre-application meeting is an Informational Meeting and is not a Public Hearing. The meeting will be held virtually via Google Meet platform.

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, November 29, 2023.**

CONTACT: For further information regarding the meeting, contact Marisol Cervantes at Marisol.Cervantes@multco.us or at (503) 988-9452. 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:

2. Meeting Structure:

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:

Site Plan

Building/Floor Plan

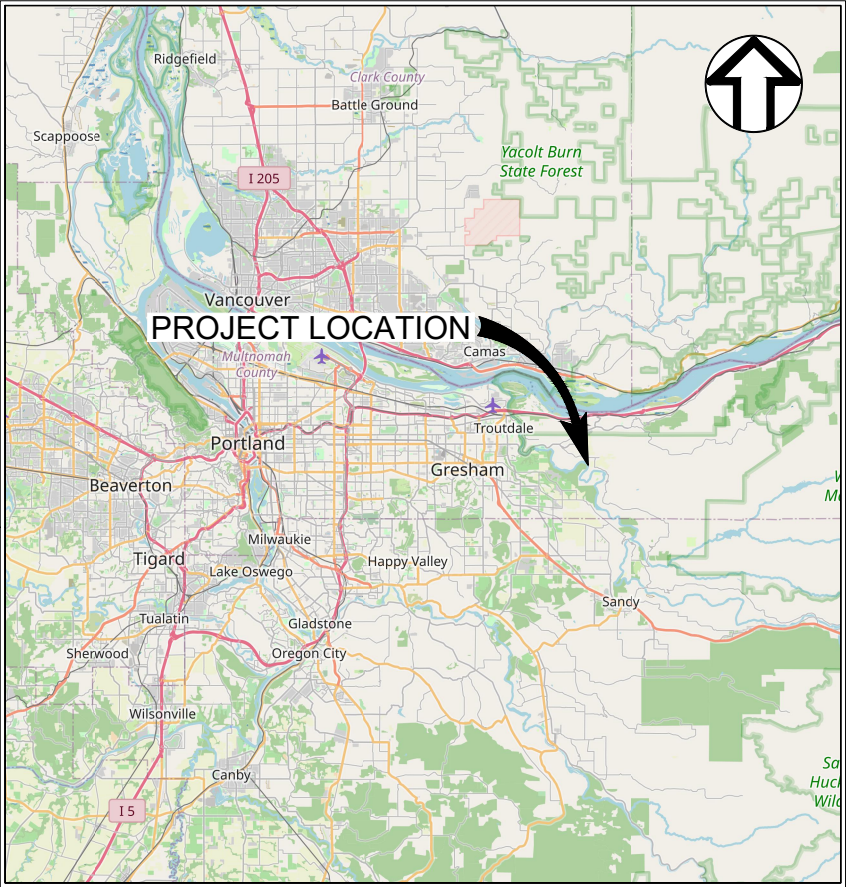
Building Elevations

METRO

OXBOW PARK WELCOME CENTER WATER SYSTEM

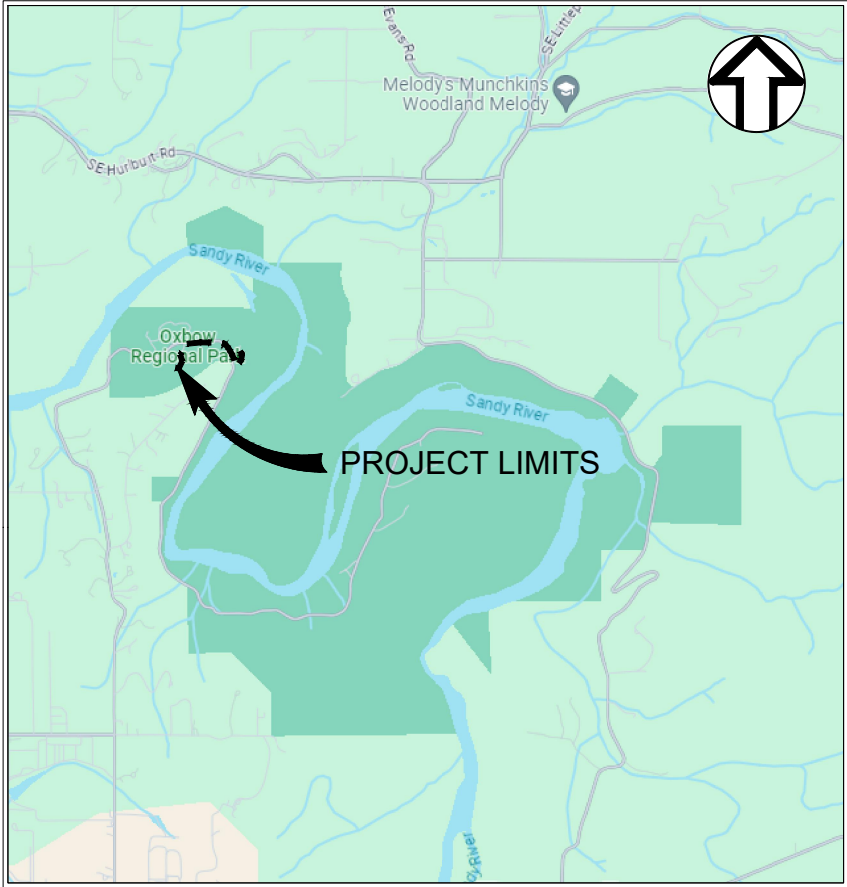
OCTOBER 2023

PRELIMINARY



LOCATION MAP

NOT TO SCALE



PROJECT SITE MAP

NOT TO SCALE



Civil Engineer: Wallis Engineering
215 W. 4th Ave., Suite 200
Vancouver, Washington 98660
Contact: Jane Vail, P.E.
(360) 852-9158
jane.vail@walliseng.net



Owner: Metro
600 NE Grand Ave.
Portland, Oregon 97232-2736
Contact: Ben Hedstrom, Senior Regional Planner
(503) 382-7635
Ben.Hedstrom@oregonmetro.gov

PRELIMINARY

NO.	REVISION	BY	DATE

DESIGNED BY: AP
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REV: XX

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ONE INCH AT FULL SCALE.
IF NOT ONE INCH ADJUST
SCALE ACCORDINGLY

COVER

wallis engineering
PROJECT NO: 1544C
DATE: 10/2023

OXBOW PARK
WELCOME CENTER
WATER SYSTEM

Metro

DRAWING NO:
C1
1 OF 10

GENERAL NOTES

INDEX TO SHEETS

C1	COVER
C2	GENERAL NOTES
C3	LEGEND
C4	PLAN & PROFILE BEGIN TO STA 3+50
C5	PLAN & PROFILE STA 3+50 TO 7+00
C6	PLAN & PROFILE STA 7+00 TO 10+50
C7	PLAN & PROFILE STA 10+50 TO 14+00
C8	PLAN & PROFILE STA 14+00 TO END
C9	SITE PLAN
M1	TREATMENT BUILDING FLOOR PLAN

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PRELIMINARY

1544C

PROJECT NO:

10/2023

DATE:

OXBOW PARK

WELCOME CENTER

WATER SYSTEM

Metro

DRAWING NO:

C2

2 OF 10

LEGEND

EXISTING

	RIGHT OF WAY
	PROPERTY LINE
	EASEMENT
	ASPHALT
	CURB
	CONCRETE SIDEWALK
	GRAVEL
	BRICK
	FENCE
	STRIPING
	MAJOR CONTOUR
	MINOR CONTOUR
	BUILDING
	SANITARY SEWER, SIZE NOTED IF KNOWN
	STORM SEWER, SIZE NOTED IF KNOWN
	DITCH
	WATER, SIZE NOTED IF KNOWN
	OVERHEAD POWER
	UNDERGROUND POWER
	UNDERGROUND COMMUNICATIONS
	CATCH BASIN
	DOWNSPOUT
	SANITARY SEWER MANHOLE
	CLEANOUT
	WATER MANHOLE
	WATER VAULT
	WATER METER
	WATER VALVE
	IRRIGATION VALVE
	WATER SPIGOT
	WATER FOUNTAIN
	WATER PLAY STRUCTURE
	SINK
	ELECTRIC METER
	ELECTRICAL SWITCH
	TELEPHONE RISER
	COMMUNICATION JUNCTION BOX
	UTILITY VENT
	FUEL PUMP
	MANHOLE
	POLE MOUNTED LUMINAIRE
	LUMINAIRE
	GUY ANCHOR
	UTILITY POLE
	BOLLARD
	SIGN
	PILLAR
	PICNIC TABLES
	BBQ
	WHEEL STOP
	TRASH BIN
	FLAG POLE
	CHARCOAL BIN
	WETLAND

PROPOSED

	BENCH MARK	
	STUMP	
	TREES	
		
		
		
	HEDGE/BRUSH LINE	
<u>PROPOSED</u>		
	6" W	WATERLINE, SIZE NOTED
	4" IR	IRRIGATION LINE, SIZE NOTED
		WATER METER
		WATER VALVE
		FIRE HYDRANT
		REDUCER
		STRADDLE BLOCK
		THRUST BLOCK
		TEE
		BEND
		CAP
		AIR RELEASE VALVE
		WATER FOUNTAIN
		BOLLARD
		SAWCUT LIMITS
		ASPHALT RESTORATION
		SEEDING RESTORATION
		GRAVEL RESTORATION
		AC PATH RESTORATION

PRELIMINARY

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LEGEND



PROJECT NO: 1544C DATE: 10/2023

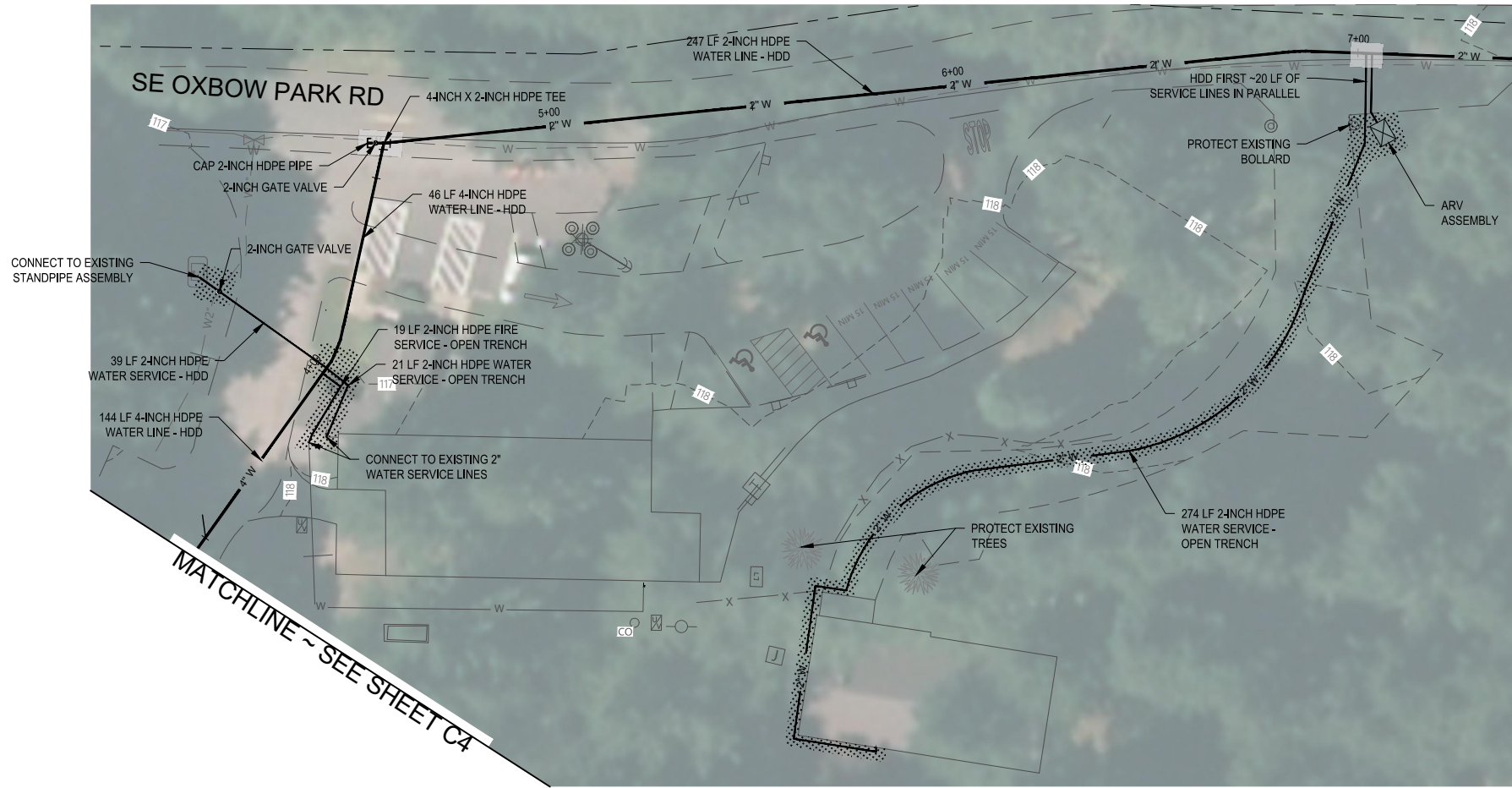
OXBOW PARK
WELCOME CENTER
WATER SYSTEM



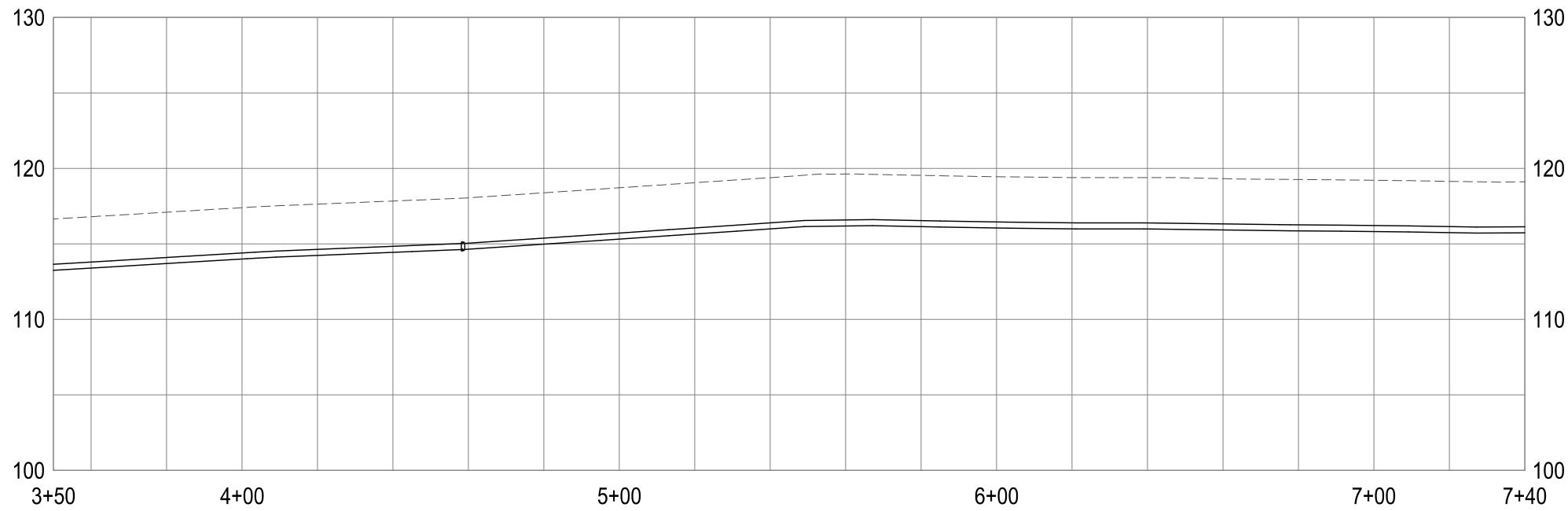
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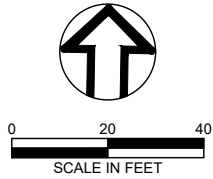
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PLAN



PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT



MATCHLINE ~ SEE SHEET C6

PRELIMINARY

NO.	REVISION	BY	DATE

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wallis*engineering

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OXBOW PARK
WELCOME CENTER
WATER SYSTEM

Metro

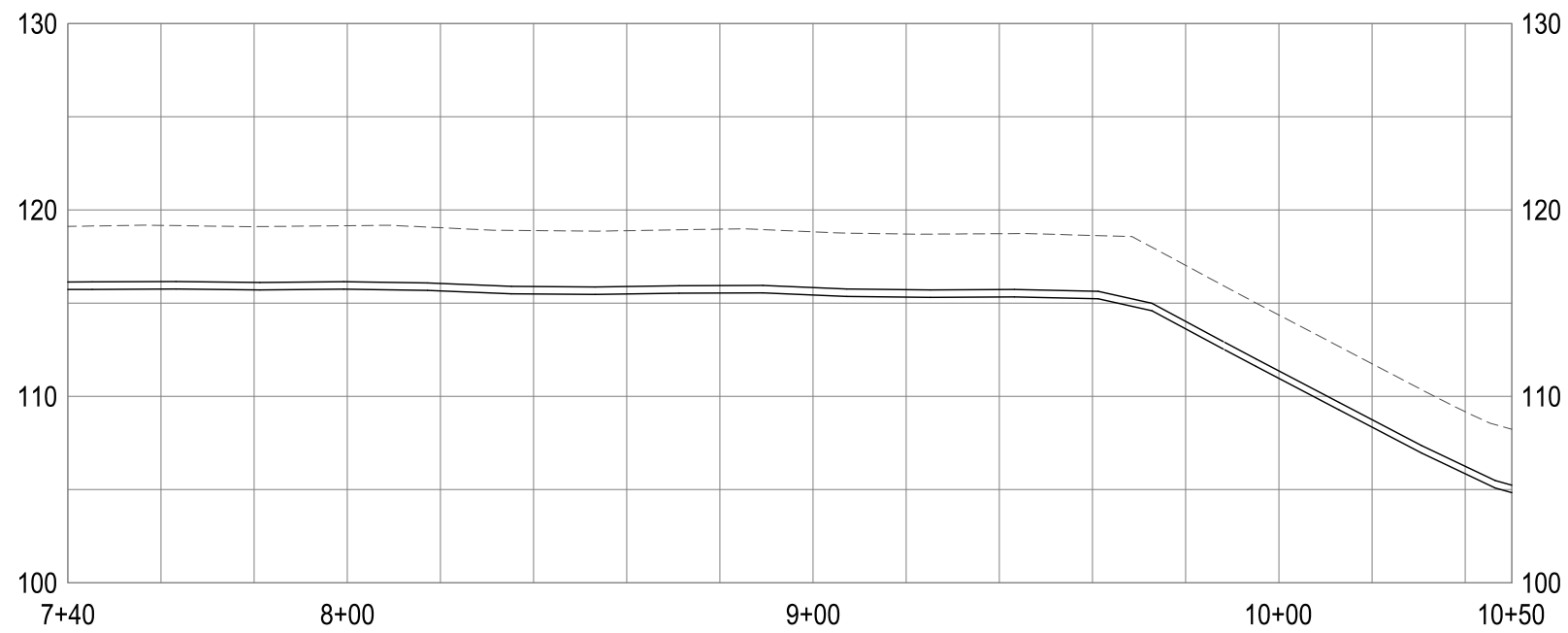
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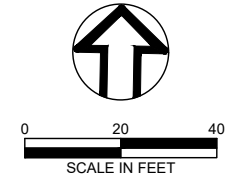
5 OF 10



PLAN



PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT



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PLAN & PROFILE STA
7+00 TO 10+50



PROJECT NO: 1544C DATE: 10/2023

OXBOW PARK
WELCOME CENTER
WATER SYSTEM

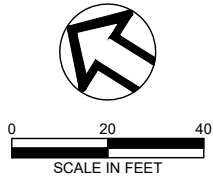
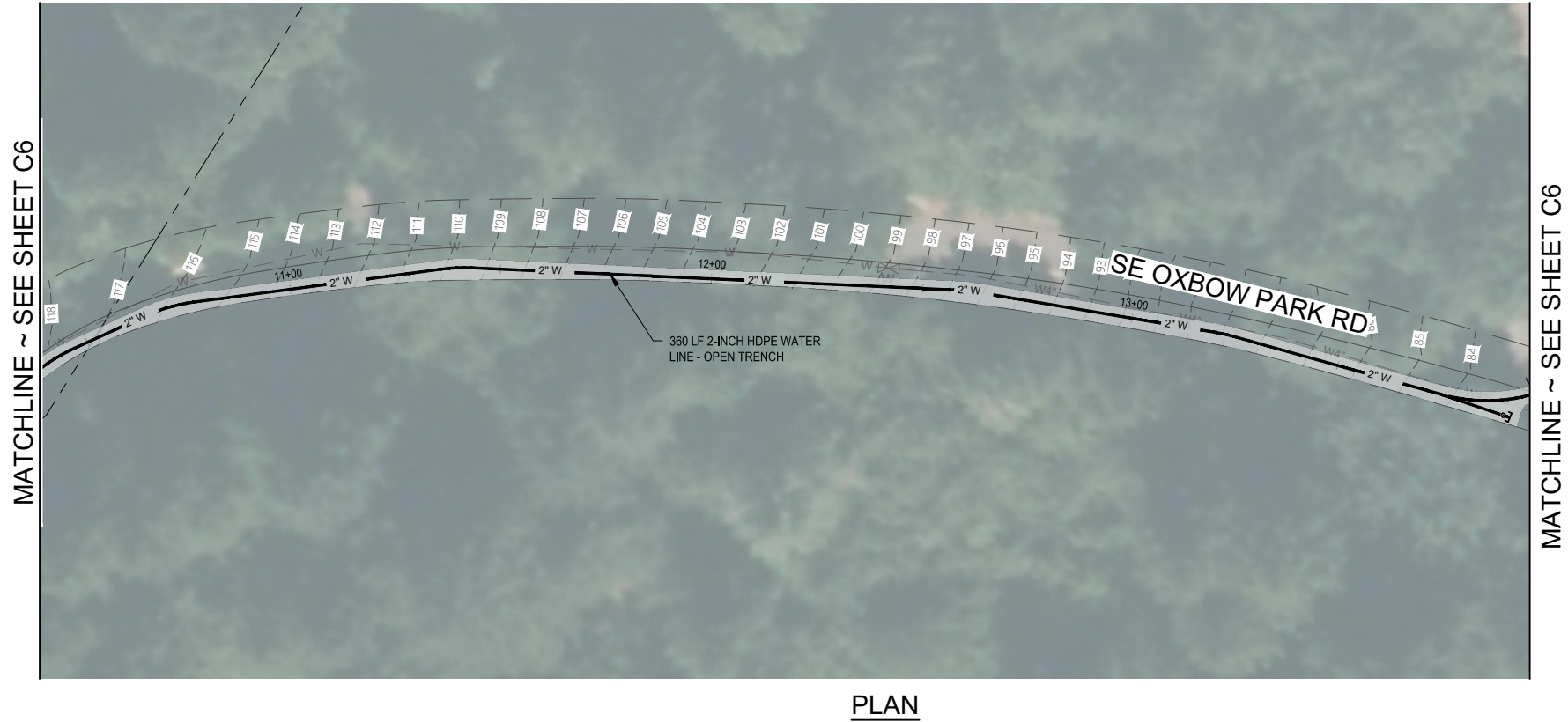
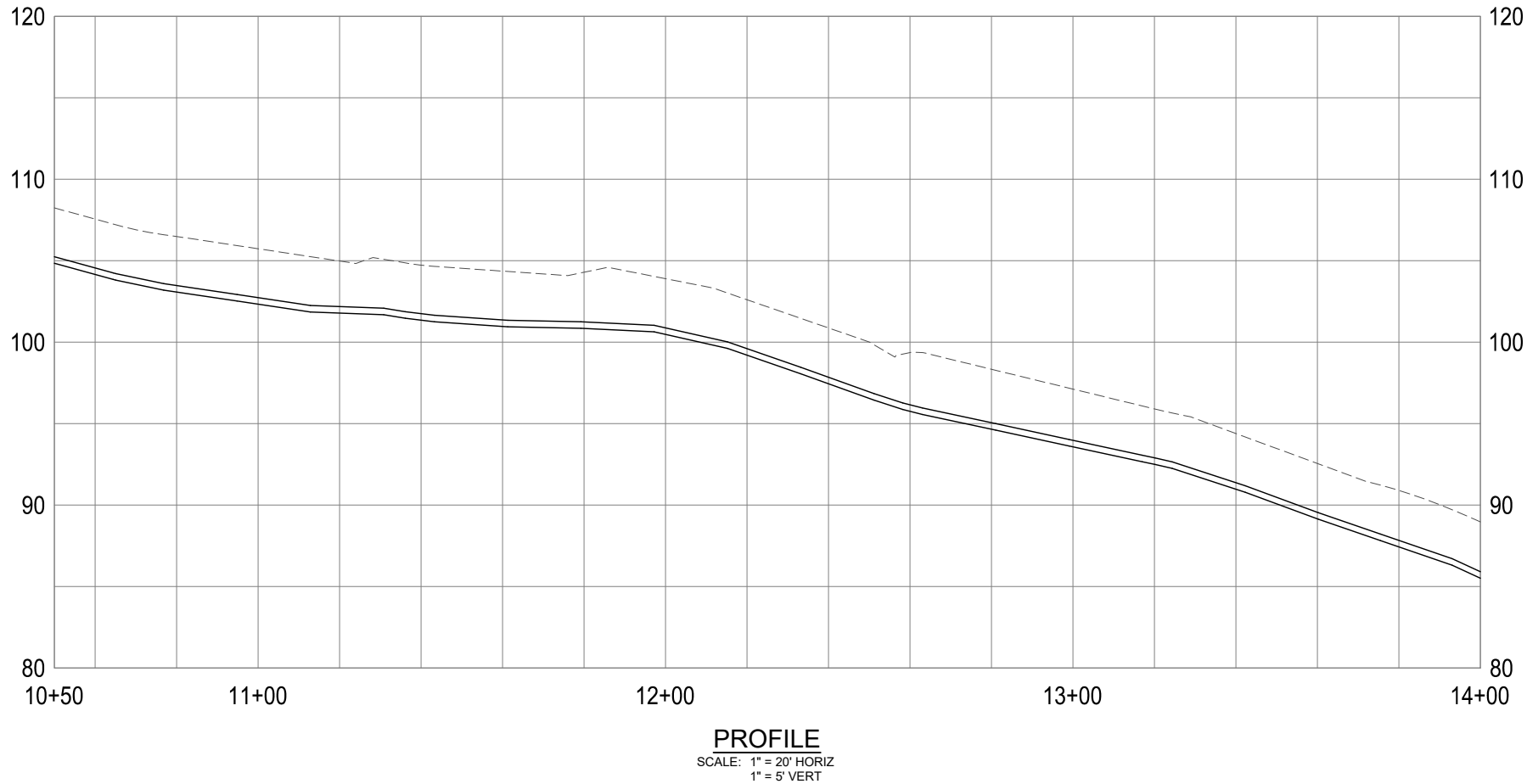


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6 OF 10

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OXBOW PARK
WELCOME CENTER
WATER SYSTEM

DRAWING NO:
C7
7 OF 10

PROJECT NO: 1544C
DATE: 10/2023

PLAN & PROFILE STA
10+50 TO 14+00

NO.	REVISION	BY	DATE

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PRELIMINARY

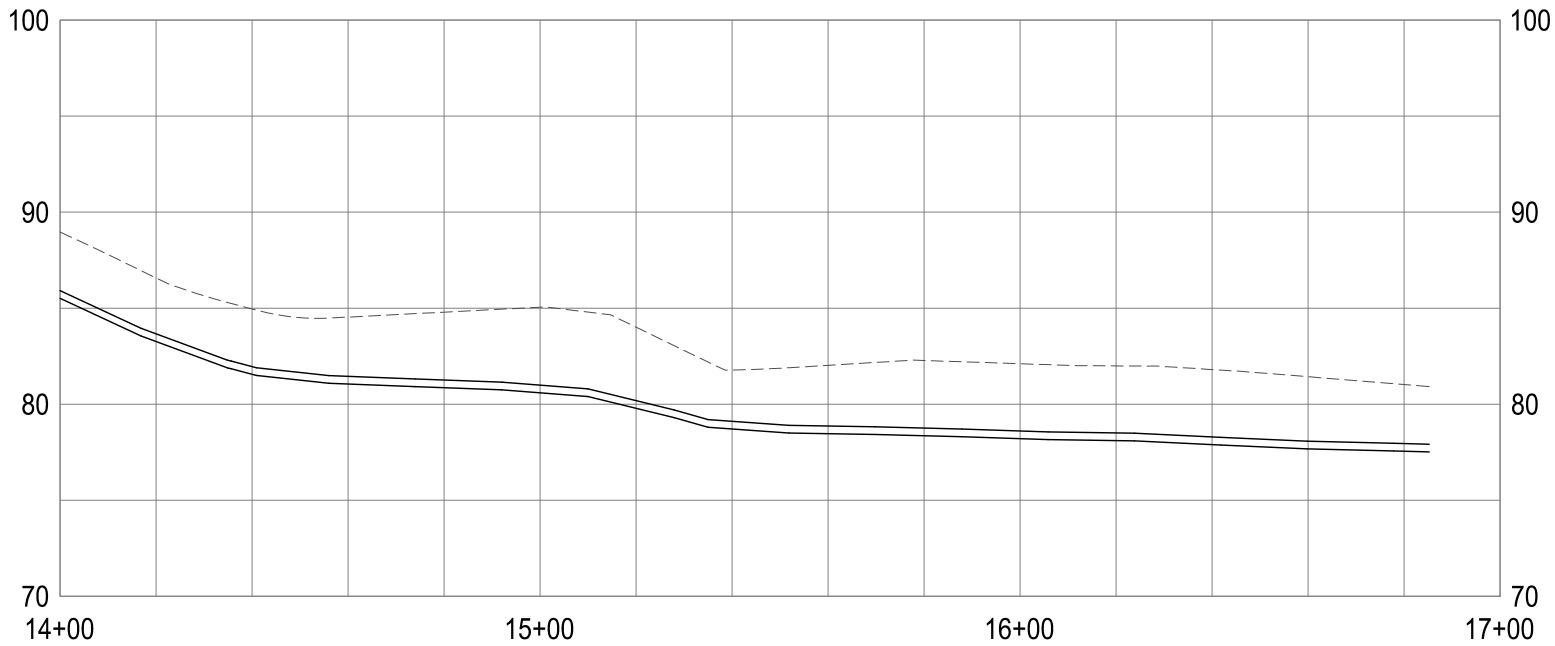
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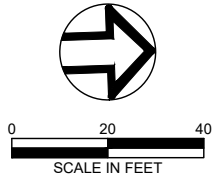
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PLAN



PROFILE
SCALE: 1" = 20' HORIZ
1" = 5' VERT



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OXBOW PARK
WELCOME CENTER
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Metro

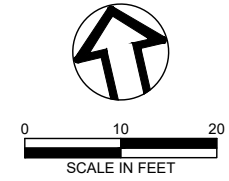
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8 OF 10



PLAN



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SITE PLAN



PROJECT NO: 1544C DATE: 10/2023

OXBOW PARK
WELCOME CENTER
WATER SYSTEM

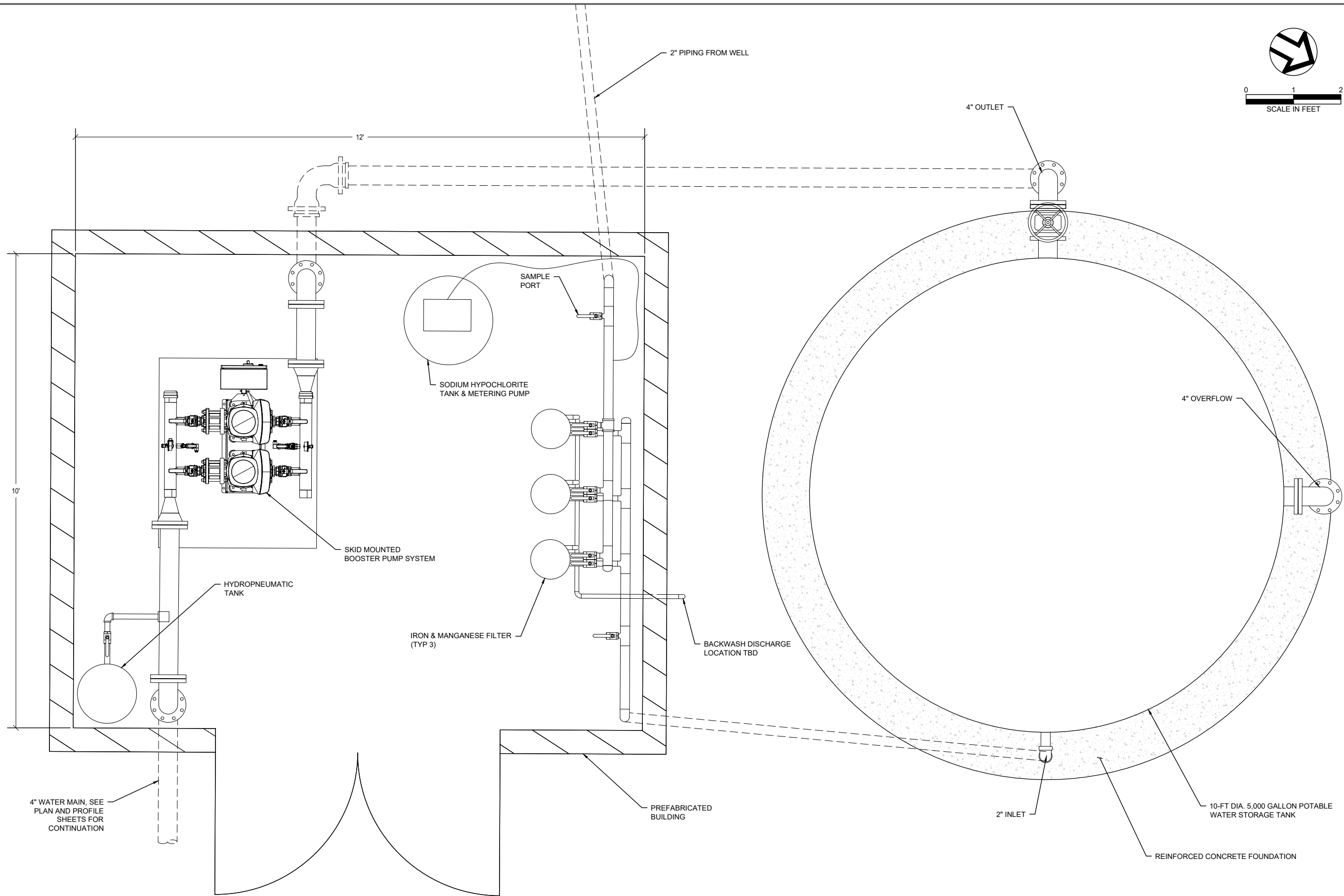


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PRELIMINARY

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Metro

OXBOW PARK
WELCOME CENTER
WATER SYSTEM

DRAWING NO:
M1
10 OF 10