

PRE-APPLICATION MEETING NOTICE



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

MEETING #: PA-2023-0001 **APPLICANT:** Lindsey King

LOCATION: No Situs Address **Property ID #** R118444
R118412

Map, Tax lot: 2N6E35CD -00400 **Alt. Acct. #** R090101370
2N6E35CD -00500 R090100010

BASE ZONE: Gorge General Residential (GGR-2)

OVERLAYS: N/A

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 permit for recreation development.

MEETING TIME AND PLACE

December 21, 2023 at 9 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, December 20, 2023.**

CONTACT: For further information regarding the meeting, contact Izze Liu via email at isabella.liu@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 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:

Site Plan

Narrative

Site Plan:

Applicant: Ebike Multnomah Falls LLC.

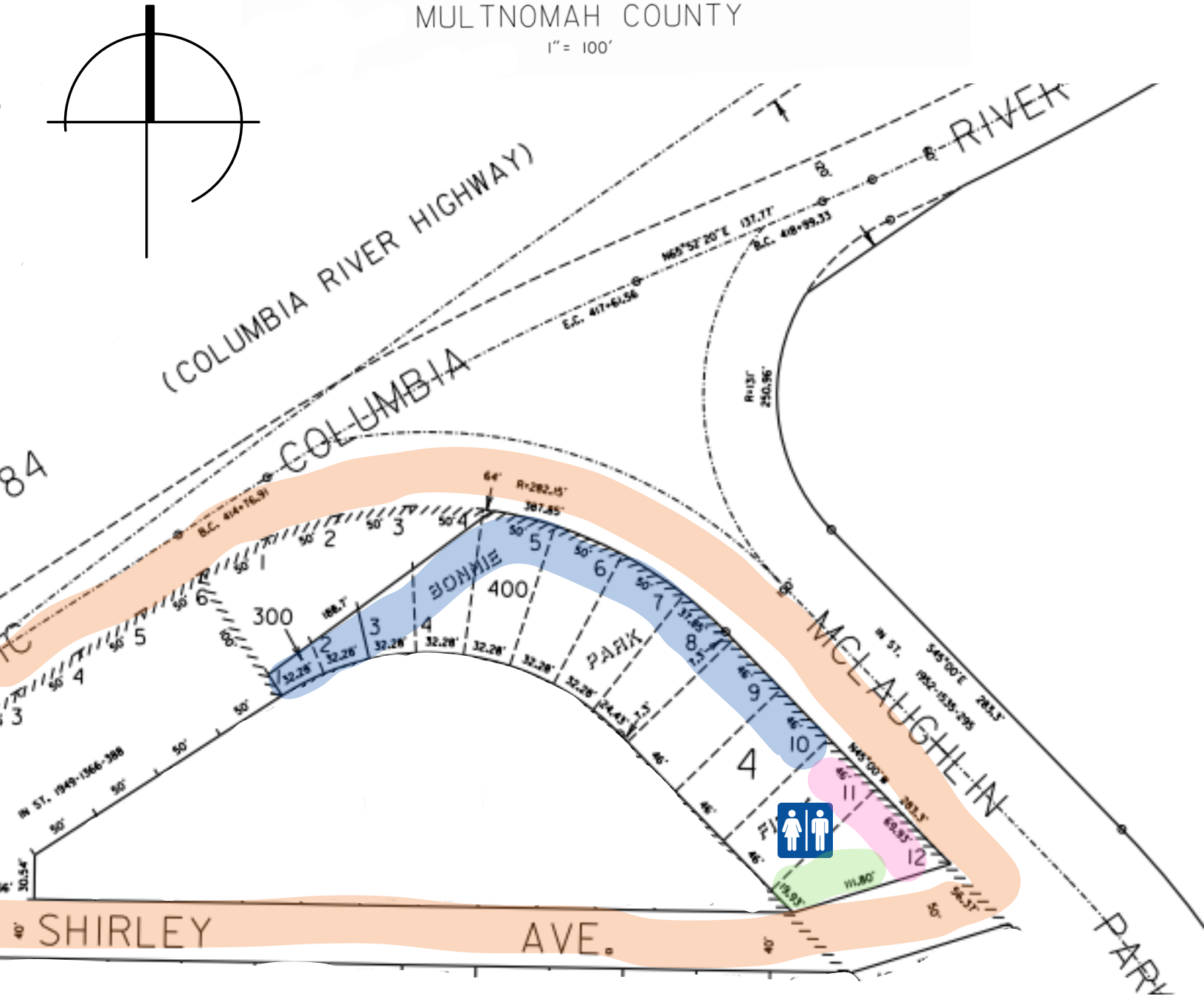
Owner: HEUKER PROPERTIES INC

Property Address: 60980-60992 NE FRONTAGE RD CASCADE LOCKS 97014

Property ID: R118444

SE1/4 SW1/4 SEC. 35 T.2N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 100'



Site Plan Legend Notes:

There are no existing structures on the property, there will be no structures added.

This color indicates areas where customers may park there vehicles.

This color indicates the flow of vehicles around the property.



Portapotty portable toilets will be seasonally located at the bathroom icon.

There are no utilities on the property, no utilities will be added.

This color indicates where the shuttle will load customers.

This color indicates where bikes will be staged for customers.

BRAND

BRAND Land Use

Lindsey King, CFM

1720 Liberty Street SE

Salem, Oregon 97302

Lindsey@BRANDLandUse.com

October 25, 2023

Applicant:

Taylor Marean

Business Owner

1011 Pk Lane

White Salmon, WA 98672

Re: Pre-application

The applicant wishes to apply for a conditional use permit to establish a commercial use in conjunction with 38.3030(7) for recreational development which is subject to the recreation intensity classes of MCC 38.7080. The applicant's representative has multiple conversations with Multnomah County Planning regarding the proposed use and the existing violation.

The parcel(s) are located at the 60000 block of NE Shirley Ave, Map and Tax Lot 2N6E35CD - 00400 and 2N6E35CD -00500. The parcel total is approximately 2.23 acres and undeveloped. The parcel(s) previously were a service station to those traveling along the historic highway, the remaining structure was removed in the spring of 2023. The parcel(s) are a part of the Bonnie Park and 1st Addition Subdivision.

The applicant believes that the use gives people opportunities to establish physical fitness, relaxation, and outdoor learning through the bike tours of the historic highway. There are currently no proposed structures on site and impact on the parcels and surrounding parcels is minimal. There are no noise, odor, or visual impacts. The parking area would be no more than 25 vehicle capacity, and accommodations for mass transit are taken into consideration.

There are no monies exchanged onsite. The applicant provides the services to the customers via online registration, so the number of vehicles and persons is controlled.

If you have any questions about the proposal prior to the pre-application meeting, please don't hesitate to contact BRAND.

Lindsey King, CFM

Senior Planner

BRAND Land Use, LLC

Lindsey@brandlanduse.com

(503) 370 - 8704 (office)

