

PRE-APPLICATION CONFERENCE NOTICE

This is an Informational Meeting and Not a Public Hearing

Case File No.: PA-2021-14633

MEETING TIME AND PLACE

Thursday, May 27 at 3:00 p.m.

COVID-19 NOTICE:

Due to the County's Emergency Response to COVID-19, the referenced pre-application meeting will be limited to remote participation. At this time pre-application meetings are not available for in-person attendance.

Participation Options and Instructions: This pre-application conference will be held virtually through Google Meet. Contact the Staff member noted below by May 26, 2021 at 12:00 p.m. to request a link to attend the meeting.

-
- WHAT:** 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 Conditional Use for a private campground in the Exclusive Farm Use zone.
- LOCATION:** 24514 NW Sauvie Island Road, Portland
Tax Lot 500, Township 3 North, Range 1 West, Section 31, W.M.
Alt. Acct. #R981310070 Property ID #R326094
- APPLICANT:** Tobin Goodgame
- BASE ZONE:** Exclusive Farm Use (EFU)
- OVERLAYS:** Willamette River Greenway; Flood Hazard; Significant Environmental Concern for Wetlands (SEC-w)
- CONTACT:** 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 Izze Liu, Planner at Multnomah County's Land Use Planning Division via email at isabella.liu@multco.us. The notes from this meeting can be obtained by attending the meeting or by contacting Multnomah County after the meeting date.
-

Vicinity Map

N↑



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 request to review a digital copy of the Pre-Application case file. Contact the staff member listed in the 'Contact' section of page 1 of this notice.
- (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:

Project Description

Site Plan

PROJECT EXPLANATION

Multnomah Farms
24514 NW Sauvie Island Rd.

**Note we do not necessarily intend to build all of this but rather are trying to be prepared for our future*

Currently two barns already exist on the Multnomah Farms property, one is being used for indoor mushroom production and the other for hemp. We would like to construct greenhouses associated with mushroom production behind the barn at the front of the property and potentially expand the front barn and/or construct an additional ag building.

At the northeast corner of the property, by the existing hemp barn at the back of the property, we foresee expansion of the hemp farming, storage and drying facilities and are seeking approval for another ag building as well as a house for a groundskeeper/farmhand.

At mid-field we'd like to construct temporary and/or permanent greenhouses as well as another ag building to be used for the needs of our organic vegetable farming which includes but is not limited to storage, refrigeration and prepping.

Additionally we are proposing to construct a temporary and/or permanent farmstand/ small office and potential additional ag building. We intend to sell the products being grown on the property along with monthly CSA subscription boxes that our farmers assemble in said farmstand. The other potential build sites around the proposed farmstand, we will store farming equipment and host farm-to-table dinners and events under covered pavilions.

For the convenience of boating customers, we are seeking approval for a boat dock/pier as an option for boat parking.

Lastly, as a large portion of this farming property is unusable for farming purposes either due to treeline or wetland, we would like the opportunity to create income in other ways. Wherein we propose a campground and the construction of yurts. We anticipate this to bring more customers to our farmstand and/or farm-to-table events. In regards to the traffic this could potentially generate on Sauvie Island we would like to limit our customer capacity by use of tickets/passes and providing an alternative parking area off-site with provided transportation to Multnomah Farms. In the case of any events that we host, we shall provide proper porta potty facilities for guest and staff use as a means to care for the sewage such events will create.

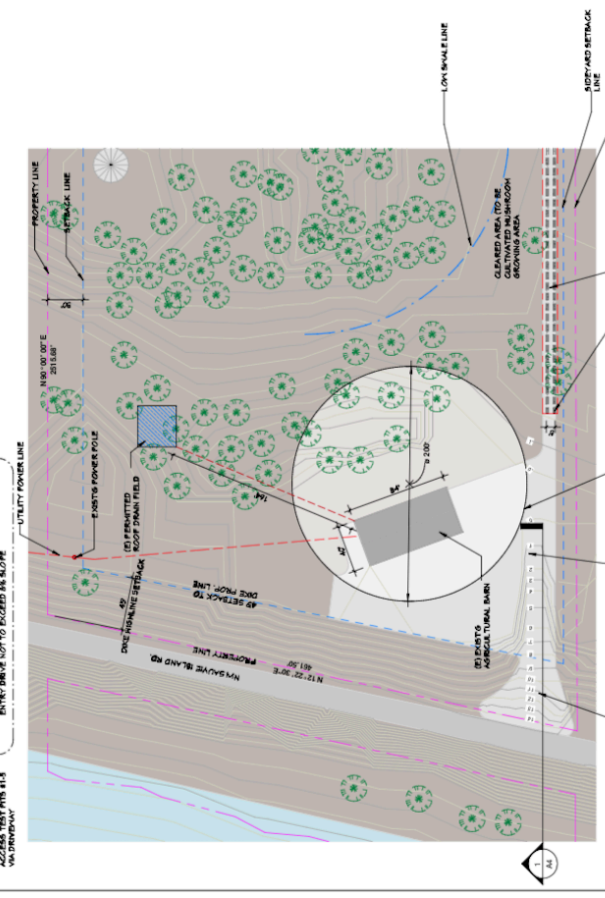
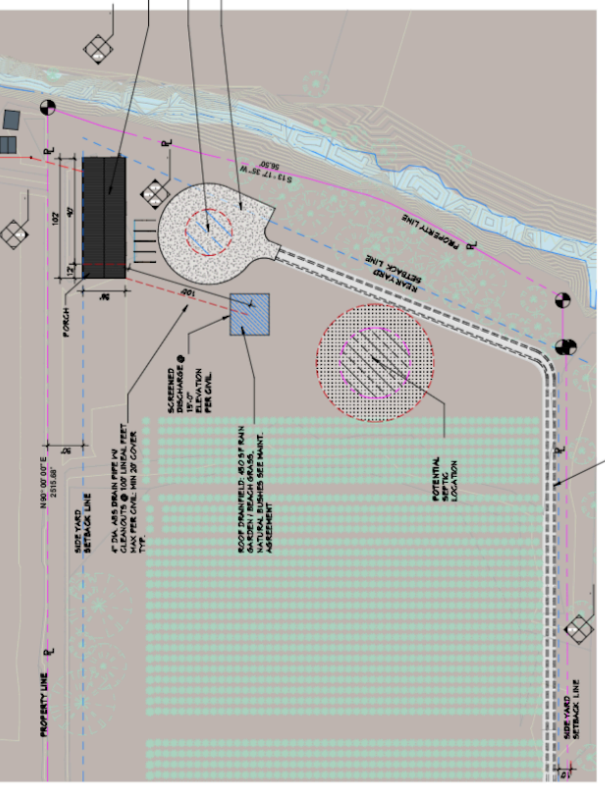
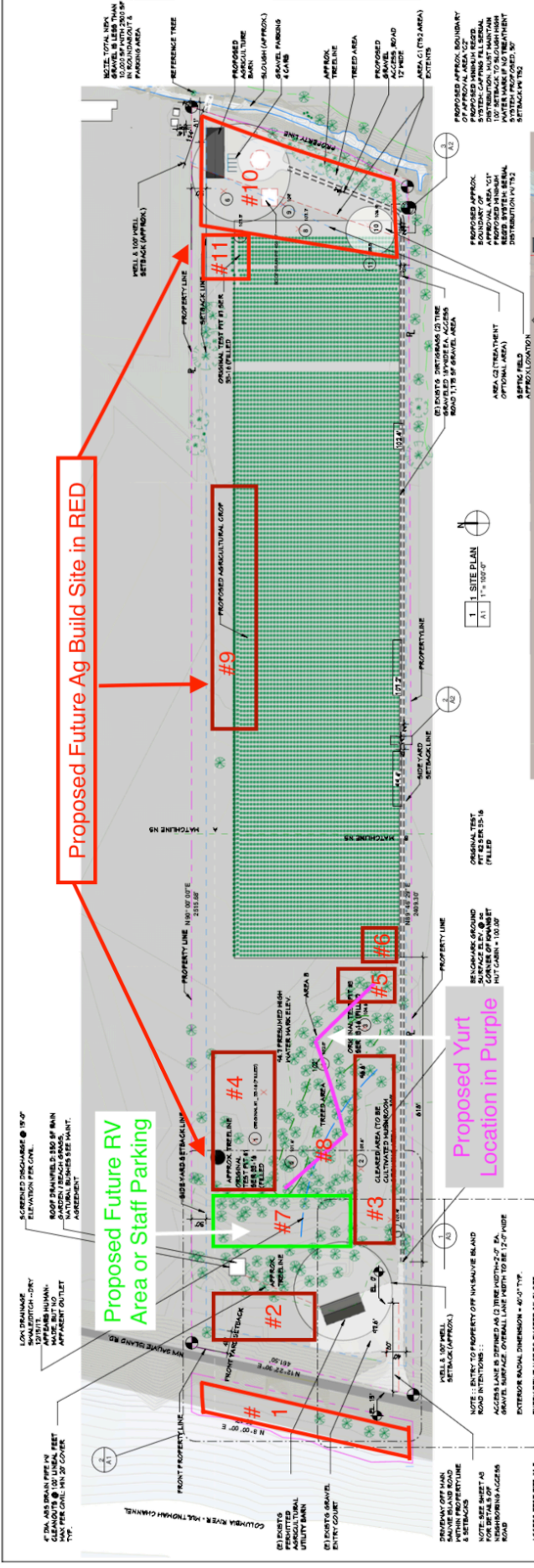
The overall goal of this meeting is to settle any lingering issues Multnomah Farms has with the county (code-compliant cases) and overview the master site plan for the property so that as we grow and expand we can be prepared to our best ability.

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

Proposed Future Ag Build Site in RED

Proposed Future RV Area or Staff Parking

Proposed Yurt Location in Purple



2 AL FRONT BARN SITE
 1" = 30'-0"

3 AL REAR BARN SITE
 1" = 30'-0"