

## PRE-APPLICATION CONFERENCE NOTICE

**THIS IS AN INFORMATIONAL MEETING AND NOT A PUBLIC HEARING**

Case File No.: PA 2021-14640

### **MEETING TIME AND PLACE**

**Thursday, June 3, 2021 at 2:00 PM**

**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 open to the public. To obtain the meeting notes and conference call information, please e-mail [rithy.khut@multco.us](mailto:rithy.khut@multco.us) by Wednesday, June 2, 2021 at 4:00 PM

- 
- 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 Community Service Conditional Use for Middle School in the Rural Residential (RR) zone.
- LOCATION:** 31520 E Woodard Road, Troutdale  
Tax Lot 200, Section 5AB, Township 1 South, Range 4 East, WM  
Alt. Acct. #994050530 Property ID #341422
- APPLICANT:** Andrew Niemi, Lower Columbia Engineering LLC
- BASE ZONE:** Rural Residential (RR)
- OVERLAYS:** Significant Environmental Concern (SEC)  
Significant Environmental Concern for Streams (SEC-s)
- 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 Rithy Khut, Planner at Multnomah County's Land Use Planning Division at (503)-988-0176 or at [rithy.khut@multco.us](mailto:rithy.khut@multco.us).
-



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 review the Pre-Application case file by contacting Rithy Khut, Planner at Multnomah County's Land Use Planning Division at (503)-988-0176 or at [rithy.khut@multco.us](mailto:rithy.khut@multco.us).
- (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:**

Zoning Map  
Site Plan  
Building/Floor Plan







Project

Consultant

Revisions  
No. Description Date

Stamp

Instance  
**PRE-APPLICATION  
MEETING**

Date  
**05/07/2021**

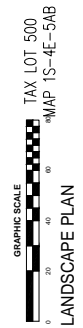
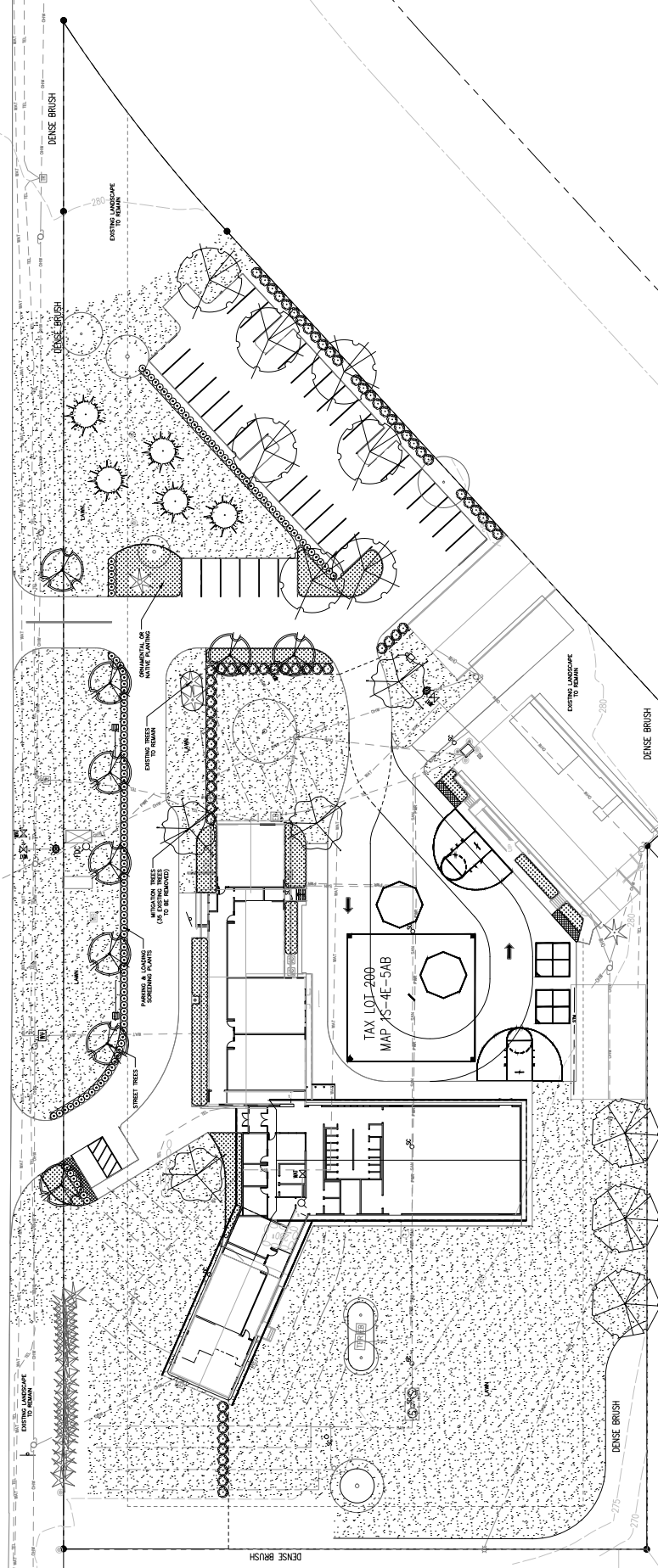
Project Number  
**20019**

Drawing Title  
**ARCHITECTURAL  
SITE PLAN**

Sheet No.

**A1.01**

E. WOODARD ROAD



TAX LOT 500  
MAP 1S-4E-5AB



SHEET NOTES

LEGEND



Project

Consultant

Revisions	No.	Description	Date
-----------	-----	-------------	------

Sheet

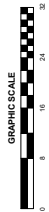
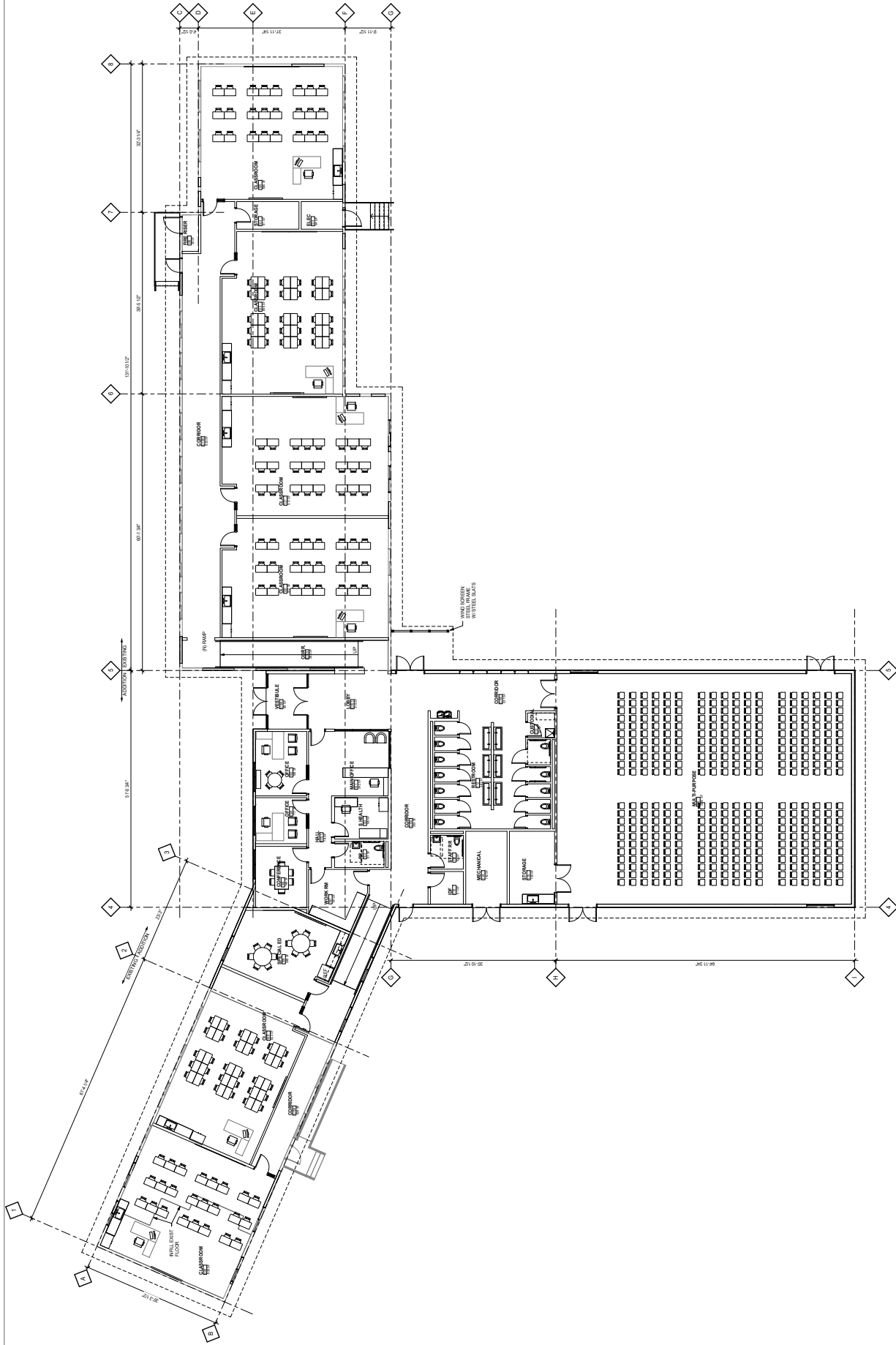
MEETING  
PRE-APPLICATION

Date  
05/07/2021

Project Number  
200119

Drawing Title  
MAIN BLDG FLOOR  
PLAN

Sheet No.  
A2.01



**1** MAIN BLDG FLOOR PLAN





Consultant

Revisions	No. Description	Date
-----------	-----------------	------

camp

**PRE-APPLICATION  
MEETING**

05/07/2021

Project Number  
20019Drawing Title  
BLDG 4 FLOOR PLAN

Sheet No.

## A2.02

