

PRE-APPLICATION CONFERENCE NOTICE

This is an Informational Meeting and Not a Public Hearing

Case File No.: PA 2021-15084

MEETING TIME AND PLACE

Thursday, October 28, 2021 at 10:30 am

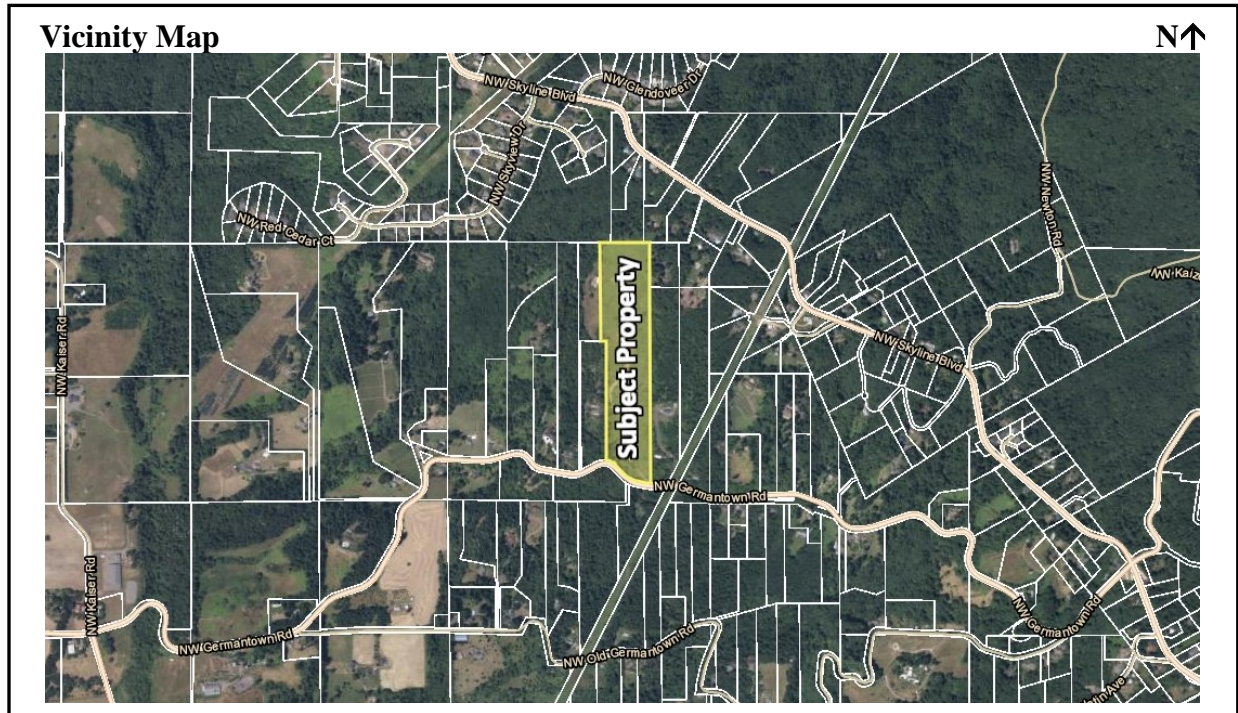
COVID-19 NOTICE:

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 by contacting, Rithy Khut at rithy.khut@multco.us or at (503)-988-0176 to register for this event or obtain more information about attending.

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- 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 an Administrative Decision by the Planning Director for Measure 49 claim to allow for a Category 3 Land Division and Variance to the minimum front lot line in order to create two new parcels. Additionally, Significant Environmental Concern for Wildlife Habitat (SEC-h), Significant Environmental Concern for Streams (SEC-s), and a Geologic Hazards (GH) permits for a new single-family dwelling on each of the new parcels in the Rural Residential (RR) zone.
- LOCATION:** **Address:** 13715 NW Germantown Road **State ID, Map #:** 1N1W09B -00300
Alternative Acct #: R961090210 **Property ID #:** R324019
- APPLICANT:** Edward Trompke, Jordan Ramis PC
- BASE ZONE:** Rural Residential (RR)
- OVERLAYS:** Significant Environmental Concern for Wildlife Habitat (SEC-h)
Significant Environmental Concern for Streams (SEC-s)
Geologic Hazards (GH)
- 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. The notes from this meeting can be obtained by attending the meeting or by contacting Multnomah County 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

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 appointment only at the offices of Multnomah County Land Use Planning, located at 1600 SE 190th Avenue, Portland, Appointments are available on Tuesdays and Wednesdays, from 9am to 12pm and 1pm to 4pm. To make an appointment call 503.988.3043 or e-mail: land.use.planning@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



Department of Community Services
 Land Use Planning and Transportation
 Program
 1600 SE 190th Ave.
 Portland, OR 97233
 Ph 503.988.3043
 Fax 503.988.3389
 Email: land.use.planning@multco.us

This map is based on data from non county sources.
 This map is not printed to scale and should not be used for measurement.
 Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
 There are no warranties expressed or implied.

Map Comments:

Zoning Map showing zoning of 13715
 NW Germantown Road and surrounding
 properties.

[Web Layout](#)

