

## PRE-APPLICATION CONFERENCE NOTICE

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

Case File No.: PA-2022-16166

### **MEETING TIME AND PLACE**

**Thursday, November 3, 2022 at 10:00 a.m.**

The pre-application meeting will be limited to remote virtual participation through Google Meet.

**Participation Options and Instructions:** Contact the staff member noted below by Wednesday, November 2, 2022 at 12:00 p.m. to request a link to attend the meeting.

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**WHAT:** A Pre-Application Meeting to discuss the applicable Multnomah County Land Use Code and application requirements for reestablishing the restaurant use at 1325 E Historic Columbia River Highway within the Troutdale City Limits. The property is located with the Gorge General Commercial (GGC) zone. Additionally the applicant seeks to reestablish restaurant parking on a lot located directly across the highway in the Gorge General Residential – 2 (GGR-2) zone.

The application process may include a Conditional Use Permit application and a National Scenic Area Site Review. Additional permit types may be identified.

**LOCATION:** **Restaurant Property:** 1325 E Historic Columbia River Highway, Troutdale;  
Map, Tax Lot #: Township 1 North, Range 4 East, Section 30CC Tax Lot 00600;  
Alt. Acct #R944300100; Property ID #R322383

**Parking Lot Property:** [No Address] east side of the E Historic Columbia River Highway, Troutdale;  
Map, Tax Lot #: Township 1 North, Range 4 East, Section 30CC Tax Lot 00200;  
Alt. Acct #R944300100; Property ID #R322388

**APPLICANT:** Peter Finley Fry AICP Ph.D

**BASE ZONE:** Gorge General Commercial (GGC)  
Gorge General Residential (GGR-2)

**KEY VIEWING AREAS:** Historic Columbia River Highway;  
Sandy River

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**LANDSCAPE SETTING:** Rural Residential

**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 Planner, Kevin Cook at Multnomah County's Land Use Planning Division at (503)-988-0188 or [kevin.c.cook@multco.us](mailto:kevin.c.cook@multco.us)  
The notes from this meeting can be obtained by attending the meeting or by contacting the Planner after the meeting date.

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**Vicinity Map N↑**



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The following is for informational purposes only. No approvals or conclusions have been drawn about this project. Until 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 at the offices of Multnomah County Land Use Planning, located at 1600 SE 190<sup>th</sup> Avenue, Portland, between 8:00 a.m. and 4:00 p.m., Tuesday through Friday, except holidays.
- (B) 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.

*Notwithstanding any representations by County staff at a pre-application conference, 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 38.0570(C)]*