



**MULTNOMAH COUNTY**  
**LAND USE AND TRANSPORTATION PROGRAM**  
 1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233  
 PH: 503-988-3043 FAX: 503-988-3389  
<http://www.co.multnomah.or.us/landuse>

## NOTICE OF PUBLIC HEARING

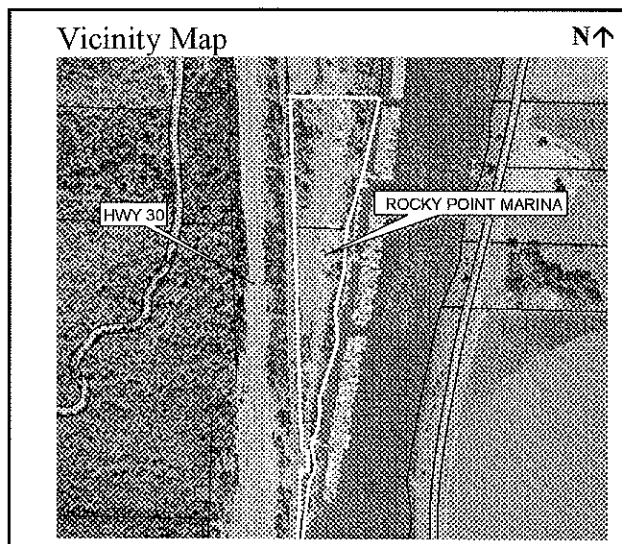
This notice concerns a public hearing scheduled to consider the land use case(s) cited and described below.

Case File: T3-06-005

Scheduled Before one of the following County Hearings

Officer's:  
 Joan Chambers  
 Liz Fancher  
 Bruce White

The hearing is to be held on **July 9, 2010, at 1:00 pm** or soon thereafter, in Room 103 at the Land Use Planning Division office located at 1600 SE 190th Avenue, Portland, OR 97233.



**Proposal:** Applicant requests approval of a Conditional Use Community Service Permit, Willamette River Greenway Permit, Design Review, and Exception for Off-Street Parking for expansion of a marina known as Rocky Pointe Marina in the Multiple Use Agriculture-20 (MUA-20) Zone District, and the Willamette River Greenway and Flood Hazard Overlay Zone Districts.

The application seeks approval for several temporary storage containers, sheds, and trailers that are used in the boat yard and part of a paved area at the north end of the property. A cement building is proposed to be removed. A community room will be placed downstream adjacent to the office. The marina is expected to conclude with a total of 63 interchangeable house boats or boat houses (23 additional); 160 boat slips (10 additional) and 166 parking spaces (0 additional) along with the existing 7 boathouses. Improvements include extending the existing up stream dock and additional 500 feet +/- to accommodate the 23 additional floating homes and the 10 additional boat slips. A picnic area is proposed and will have a small 12' x 16' cover. The evaporation pond is proposed to have a 3 - 4 foot high retaining wall.

**Location:** Rocky Pointe Marina is a 16.22-acre parcel at 23586 NW St. Helens Road adjacent to the Multnomah Channel, 1.2-miles south of the Multnomah County/Columbia County line. The property is accessed on the west side by Lower Rocky Point Road which terminates at Highway 30.

The 16.22-acre parcel includes the following two tax lots:  
 Township 3 North, Range 2 West, Section 36A - Tax Lot 400 (Account # R982360300)  
 Township 3 North, Range 2 West, Section 36D - Tax Lot 100 (Account# R982360080)

**Applicant:** Peter Fry  
 2153 SW Main #105  
 Portland, OR 97205

**Owner:** Stan Tonneson, LLC  
 211 NE 39<sup>th</sup> Avenue  
 Portland, OR 97232-3412

**Public Participation and Hearing Process:** A copy of the application and all evidence submitted in support of the application is available for inspection, at no cost, at the Land Use Planning Division office during normal business hours. A staff report will be available for inspection 7 days prior to the hearing, also at no cost. Copies of all documents may be purchased at the rate of 30-cents per page. For further information on this case, contact Joanna Valencia, Staff Planner at 503-988-3043 x29637 or via email at [joanna.valencia@co.multnomah.or.us](mailto:joanna.valencia@co.multnomah.or.us). Information is also available online at <http://www.co.multnomah.or.us/landuse> under *Opportunity to Comment- - Hearing Cases*.

All interested parties may appear and testify or submit written comment on the proposal at or prior to the hearing. Comments should be directed toward approval criteria applicable to the request. The hearing procedure will follow the Hearing Officer's *Rules of Procedure* and will be explained at the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comment or provided oral testimony at the hearing. A decision by the Hearings Officer may be appealed to the Land Use Board of Appeals (or the Columbia River Gorge Commission) by the applicant, the County, or other participants at the hearing. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

**Applicable Approval Criteria:** Multnomah County Code (MCC):

**Multiple Use Agriculture-20 (MUA-20) Zoning District:** MCC 34.2830 Conditional Uses; MCC 34.2855 Dimensional Requirements; MCC 34.2870 Lot of Record; MCC 34.2875 Lot Sizes for Conditional Uses; MCC 34.2880 Off-Street Parking and Loading; MCC 34.2885 Access

**Conditional Use Permits:** MCC 34.6315 Conditional Use Approval Criteria

**Community Service:** MCC 34.6010 Community Service Approval Criteria; MCC 34.6020 Restrictions

**Willamette River Greenway:** MCC 34.5855 Greenway Design Plan

**Waterfront Uses:** 34.6750 Houseboats and Houseboat Moorage; 34.6760 Parking; 34.6765 Other Requirements

**Design Review:** MCC 34.7030 Design Review Plan Contents; MCC 34.7040 Final Design Review Plan; MCC 34.7050 Design Review Criteria

**Variance:** MCC 34.7616 Variance Approval Criteria

**Administration and Procedures:** MCC Chapter 37

**Comprehensive Framework Plan Policy 14 (Development Standards)**

**Comprehensive Framework Plan Policy 37 (Utilities)**

**Comprehensive Framework Plan 2 (Off-site Effects)**

**Comprehensive Framework Plan 10 (Multiple Use Agricultural Land)**

**Comprehensive Framework Plan 13 (Air, Water and Noise Quality)**

**Comprehensive Framework Plan 15 (Willamette River Greenway)**

**Comprehensive Framework Plan 16 (Natural Resources)**

**Comprehensive Framework Plan 21 (Housing Choice)**

**Comprehensive Framework Plan 24 (Housing Location)**

**Comprehensive Framework Plan 26 (Houseboats)**

**Comprehensive Framework Plan 27 (Commercial Location)**

**Comprehensive Framework Plan 31 (Community Facilities and Uses)**

**Comprehensive Framework Plan 34 (Traffic Ways)**

**Comprehensive Framework Plan 38 (Facilities)**

**Comprehensive Framework Plan 39 (Parks and Recreation Planning)**

**Statewide Planning Goal 14 (Urbanization)**

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at [http://www.co.multnomah.or.us/dbcs/LUT/land\\_use](http://www.co.multnomah.or.us/dbcs/LUT/land_use).

**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

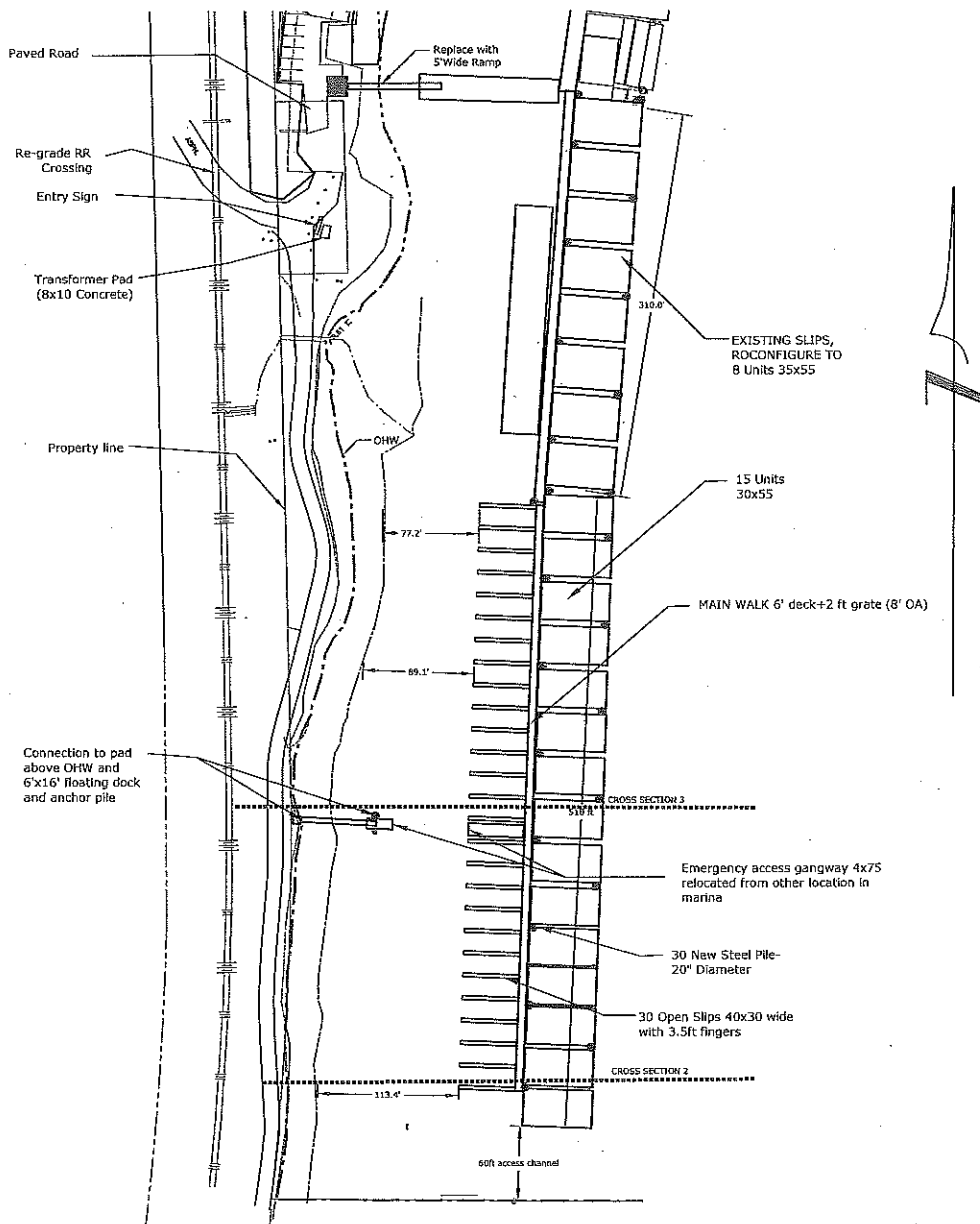
## **PROGRAM DESCRIPTION**

The project proposes an expansion of the marina within the existing Rocky Pointe Marina site. In addition, the marina is under new ownership and the application clarifies and requests approval for all development that occurred after the 1993 conditional use approval. Rocky Pointe is one of Oregon's largest marinas providing over 200 temporary and permanent spaces with existing amenities that include showers, washers/dryers, portable pump-outs and public on the water sewage disposal. The marina has an existing boatyard that provides full service professional repairs, refit, and upgrades in fiberglass, wood, and metal. The marina includes a Marina Store, public fueling station, and on-shore parking.


The application seeks approval for several temporary storage containers, sheds, and trailers that are used in the boat yard and part of a paved area at the north end of the property. A cement building is proposed to be removed. A community room will be placed downstream adjacent to the office. The marina is expected to conclude with a total of 63 interchangeable house boats or boat houses (23 additional); 160 boat slips (10 additional) and 166 parking spaces (0 additional) along with the existing 7 boathouses. Rocky Pointe was originally approved by Multnomah County in 1993 as a conditional use. The marina was approved for 40 houseboats, 150 boat slips, 7 boathouse spaces, and 166 parking spaces. The picnic area will have a small 12' x 16' cover and the evaporation pond is proposed to have a 3 – 4 foot high retaining wall.

In 1997, Multnomah County adopted a streamlined land use review known as Policy 10 that legalized existing moorages. Rocky Pointe was inventoried, but not forced to participate, as it was a legally established moorage under the 1993 conditional use approval. Since 1993, improvements have been made to the moorage including state mandated improvements and safety and environmental quality systems. In 2006, the Rocky Pointe Marina and boatyard was certified as an Oregon Clean Marina, the first, by the Oregon State Board and certified again in 2010.

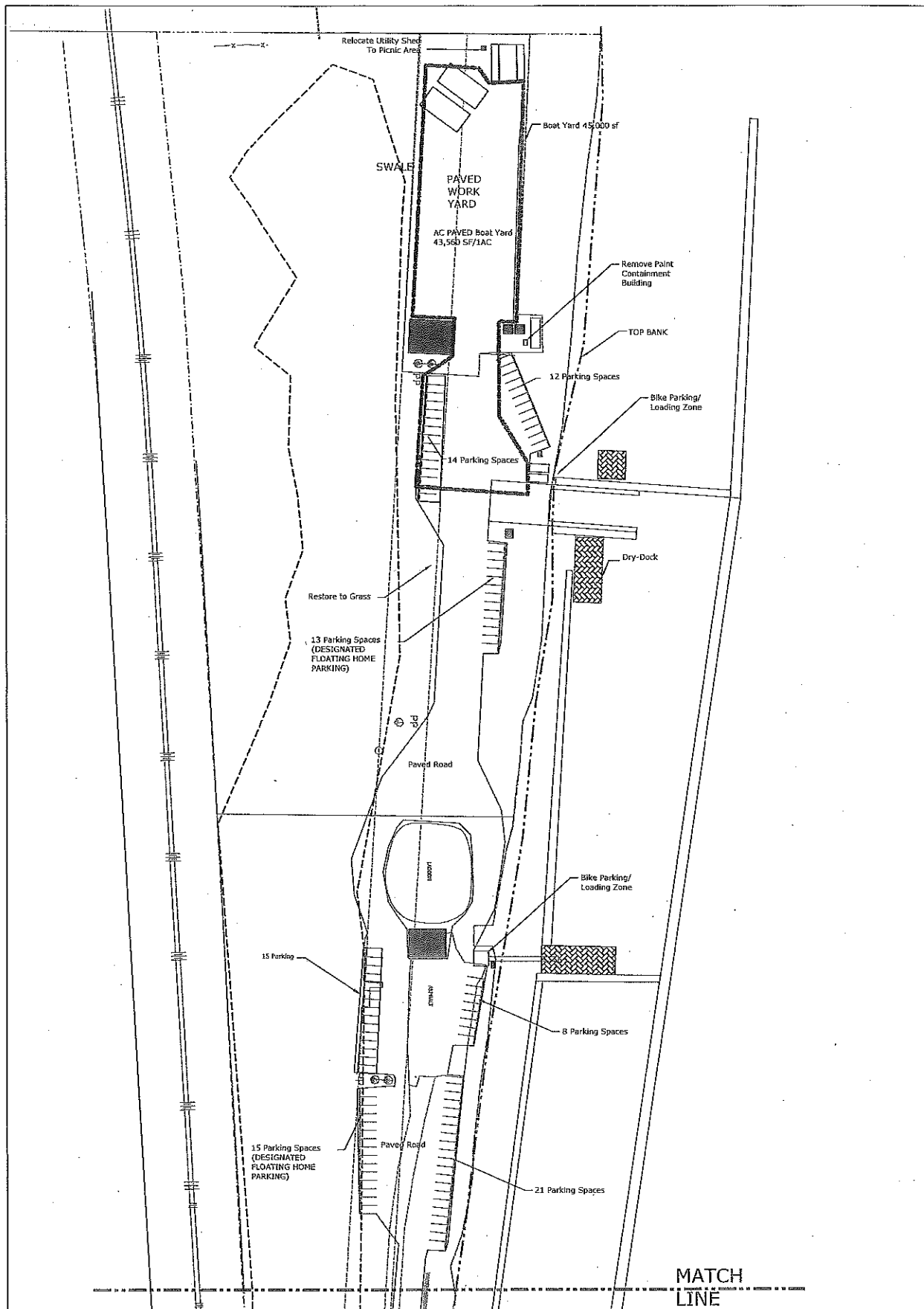
This land request is to identify and gain approval for all improvements made since 1993. All were specifically related to improving the quality of the approved marina and reduce environmental impact. These improvements have been delineated on site plans. We are requesting an expansion of the marina. Improvements include extending the existing up stream dock an additional 500 feet +/- to accommodate 23 floating homes on the outside of the new and existing dock with 10 new boat slips and 20 displaced outside boat slips for a total of 30 slips on the inside of the new and existing dock. The addition of approximately 500 additional feet of dock using modern materials and techniques that will be ADA compliant will not adversely impact the environment and provides safer conditions for users and a more functional facility.




RECEIVED  
 10 MAY 28 AM 9:51  
 MULTNOMAH COUNTY  
 PLANNING SECTION

 <b>Flowing solutions</b> Flowing Solutions 3305 SW 87th Avenue Portland, OR 97225 Phone (503) 297-6331 Fax (503) 297-6053	TITLE: SITE--MARINA--PROPOSED		REVISED: 5/27/10
	ROCKY POINT MARINA 23586 NW ST. HELENS ROAD PORTLAND, OR 97231	RIVER: MULTNOMAH CHANNEL DATUM: NGVD	SHEET NO. 12

1"=100'



 <b>Flowing solutions</b> 3305 SW 87th Avenue Portland, OR 97225 Phone (503) 297-6331 Fax (503) 297-6053	<b>TITLE:</b> SITE-DOWN STREAM-PROPOSED		<b>REVISED:</b> 5/27/10
	ROCKY POINT MARINA 23586 NW ST. HELENS ROAD PORTLAND, OR 97231	RIVER: MULTNOMAH CHANNEL DATUM: NGVD	SHEET NO. 10 1"=100'