

**MULTNOMAH COUNTY****LAND USE AND TRANSPORTATION PROGRAM**1600 SE 190TH Avenue Portland, OR 97233

PH: 503-988-3043 FAX: 503-988-3389

http://www.co.multnomah.or.us/dbcs/LUT/land_use

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

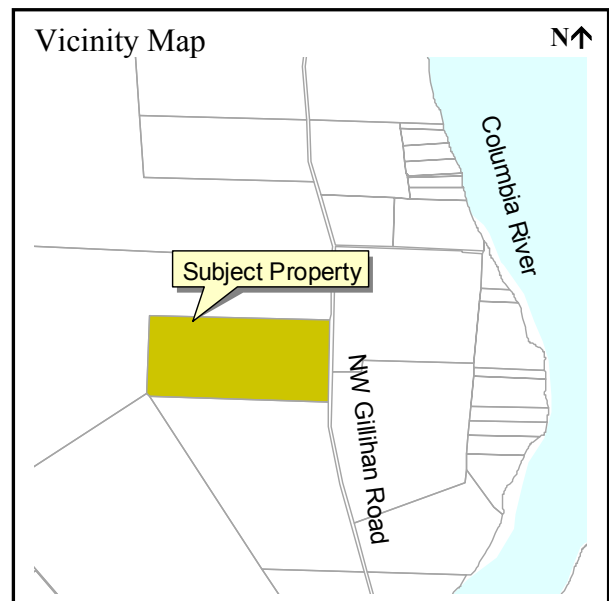
Case File: T2-04-082

Permit: Planning Director's Determination For A
Facility That Processes Farm Crops
Located On A Farm Operation

Location: 19815 NW Gillihan Road
TL 1400, Sec 11, T2N, R1W, W.M.
Tax Account #R97111-0050

Applicant: Scott Brotherton
Oregon Pacific Construction
180 S. Pacific Highway
Woodburn, OR 97002

Owner: Gordon Bailey
Bailey Nurseries
18616 NW Reeder Road
Portland, OR 97231



Summary: Construct a 120 x 250-foot building to process and load nurdery stock grown on the subject tract.

Decision:

Unless appealed, this decision is effective Tuesday, January 25, 2005, at 4:30 PM.

Issued by:

By: _____
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Tuesday, January 11, 2005

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Don Kienholz, Staff Planner at 503-988-3043.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals (LUBA) until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Tuesday, January 25, 2005 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): MCC 34.2625(N); MCC 34.2660; MCC 34.2675; MCC 34.2690; MCC 34.0005(L)(12); MCC 34.4100 through MCC 34.4215; MCC 34.7055 (C) (3) to (7); MCC 34.7450.

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.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **Pursuant to MCC 37.0690, this land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 and 37.0700. Such a request must be made prior to the expiration date of the permit.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **A minimum 20-foot wide unobstructed paved surface driveway shall be constructed from NW Gillihan Road to the parking area of the new structure prior to a Certificate of Occupancy being issued by the City of Portland Building Bureau or, a performance bond in the favor of Multnomah County equivalent to the cost of completing such improvements shall be filed with the Planning Director [MCC 34.4135(A) and MCC 34.4170].**

2. The areas used for parking, loading and maneuvering of vehicles shall be surfaced with two inches of blacktop on a four inch crushed rock base or six inches of portland cement or other material providing a durable and dustless surface capable of carrying a wheel load of 4,000 pounds [MCC 34.4180(A)].
3. The Owner shall maintain the parking space markings through the life of the allowed use [MCC 34.4180(C)].
4. The Owner shall provide on-going and proper maintenance for the landscaped area to ensure survival of the plantings [MCC 34.7055(C)(4) and (5)].
5. The Owner shall provide a minimum six temporary graveled (or paved) parking spaces in addition to the 14 permanent parking spaces as part of the approval. These spaces shall be located in an area that will not impact the loading areas for the building. A new site plan indicating the location of the six additional spaces shall be submitted prior to building permit approval [MCC 34.4180(A)(2) and MCC 34.4205(D) and (E)].
6. The Owner shall obtain a Multnomah County right-of-way access permit for access to the site and to ensure that all work in the right-of-way meets County Standards.

NOTE:

Once this decision becomes final, applications for building permits may be made with the City of Portland. **When ready to have building permits signed off, call the Staff Planner, Don Kienholz, at (503)-988-3043 to schedule an appointment.** Multnomah County must review and sign off building permit applications before they are submitted to the City of Portland. Six (6) sets each of the site plan and building plans are required at the building permit sign-off.

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.

FINDINGS: Written findings are contained herein. The Multnomah County Code criteria are in **bold** font. Staff comments and analysis are identified as **Staff:** and follow Applicant comments identified as **Applicant:** to the applicable criteria. Staff comments include a conclusionary statement in *italic*.

1. **Project Description**

Staff: The applicant is proposing to construct a 120 x 250-foot structure to process and prepare agricultural products grown on the site for shipment. The structure is proposed to be located to the rear of the property near the center of an over 800-acre tract. The structure will hold up to roughly 40 seasonal workers during peak season.

2. **Site Characteristics and Vicinity**

Staff: The subject site is off of Gillihan Road on Sauvie Island. The subject property is 48.97-acres but in a tract of over 800-acres. The surrounding area is zoned Exclusive Farm Use (EFU) and is in farm production. The building site is roughly ½ mile into the property from Gillihan Road and near a private irrigation ditch system. The property is virtually flat and being actively farmed.

3. **Proof of Ownership**

MCC 37.0550 Initiation Of Action.

Except as provided in MCC 37.0760, Type I - IV applications may only be initiated by written consent of the owner of record or contract purchaser. PC (legislative) actions may only be initiated by the Board of Commissioners, Planning Commission, or Planning Director.

Staff: Multnomah County Assessment and Taxation records show Bailey Nurseries as the owner of the subject property. A letter signed by Lynda Stenlund, the Planning/Administrative Department Head, was submitted authorizing Oregon Pacific Construction to work on the permit.

Criterion met.

4. **The Property Is In Full Compliance With All Applicable Codes**

MCC 37.0560 Code Compliance And Applications.

The County shall not approve any application for a permit or other approval, including building permit applications, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County. A permit or other approval, including building permit applications, may be authorized if it results in the parcel coming into full compliance with all applicable provisions of the Multnomah County Code

Staff: No issues with compliance have been identified as a result of this permit. The property is a Lot of Record as determined in Finding #7.

Criterion met.

5. **The Proposed Use Is A Review Use In The EFU Zoning District**

MCC 34.2615 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC 34.2620 through 34.2630 when found to comply with MCC 34.2660 through 34.2690.

* * *

MCC 34.2625 Review Uses

(N) A facility for the processing of farm crops located on a farm operation that provides at least one-quarter of the farm crops processed at the facility. The building established for the processing facility shall not exceed 10,000 square feet of floor area exclusive of the floor area designated for preparation, storage or other farm use or devote more than 10,000 square feet to the processing activities within another building supporting farm uses. A processing facility shall comply with the requirements of MCC 34.4100 through MCC 34.4215 (off-street parking), MCC 34.2660(C), (D)&(E) (yards), and MCC 34.7450 (signs).

Applicant: This building will be used as a storage facility for nursery plants harvested directly from the field and will be shipped out on trucks. While in the building, they may be clipped, cleaned and stacked onto pallets and stored under cover while awaiting shipment. The number of employees rise from (3) to (40) during the months of October to February.

Approximately 6,000 sq. ft. of the proposed floor space is set aside for grading and sorting of trees and plants from the field. The remaining 24,000 sq. ft. are proposed for access and storage. This farm produces approximately 75% of the crops stored and awaiting shipping at this facility.

Staff: The facility will process the products raised on the 800-acre tract. The tract will provide nearly 75% of the crops processed at the facility but is allowed provide as low as 25% of the crops. The proposed structure measures 120-feet by 250-feet for a total area of 30,000 square feet. Of that floor area, roughly 6,000 will be used for the processing of the produce for shipment. The remaining area is for storage and shipping. The proposal meets the requirements MCC 34.4100 through MCC 34.4215 (off-street parking), MCC 34.2660(C), (D) and (E) (yards), and MCC 34.7450 (signs) in the subsequent findings below.

Criterion met.

6. **The Proposed Structure Meets The EFU Dimensional Requirements**

MCC 34.2660 Dimensional Requirements

A. **(A) Except as provided in MCC 34.2675, the minimum lot size for new parcels shall be 80 acres in the EFU district.**

Applicant: Existing lot is approximately 880 acres. There is no new parcel being formed.

Staff: The subject lot is over 800-acres and more than meets the minimum lot size.

Criterion met.

- B. **(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the size of such lot.**

Applicant: Not applicable. No street.

Staff: No lot is being created and thus lot size does not apply.

Criterion met.

- C. **(C) Minimum Yard Dimensions - Feet**

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Applicant: See BMGP plot plan.

Staff: As shown on the site plan (Exhibit 1), the building site is 190-feet from the rear property line, which is the closest property line. Therefore, the structure meets all the required setbacks. As shown on the submitted elevation plans, the structure is 29-feet in height as measured to the peak of the roof.

Criteria met.

- D. **(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by Ordinance.**

Applicant: Not applicable, no street.

Staff: The building site is roughly 2000-feet from the road frontage and therefore the minimum yard requirement does not need to be increased. However, a 10-foot dedication will be required by the County Transportation Program as noted in their memo dated December 30, 2004 (Exhibit 2)

Criterion met.

- E. **(E) Structures such as barns, silos, windmills, antennae, chimneys or similar structures may exceed the height requirement if located at least 30 feet from any property line.**

Applicant: Structures height is under 35'.

Staff: The proposed structure measures 29-feet on the submitted site plan.

Criterion met.

7. **The Subject Property Is A Lot Of Record**

MCC (12) Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof which when created and when reconfigured (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(a) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(b) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

1. By a subdivision plat under the applicable subdivision requirements in effect at the time; or

2. By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or

3. By a deed, or a sales contract dated and signed by the parties to the transaction, that was in *recordable form* prior to October 19, 1978; or

4. By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and

5. “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See *Date of Creation and Existence* for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU district.)

(c) Separate Lots of Record shall be recognized and may be partitioned congruent with an “acknowledged unincorporated community” boundary which intersects a Lot of Record.

1. Partitioning of the Lot of Record along the boundary shall require review and approval under the provisions of the land division part of this Chapter, but not be subject to the minimum area and access requirements of this district.

2. An “acknowledged unincorporated community boundary” is one that has been established pursuant to OAR Chapter 660, Division 22.

MCC 35. 34.2675 Lot of Record

(A) In addition to the Lot of Record definition standards in MCC 34.0005, for the purposes

of this district a Lot of Record is either:

(1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990, or

(2) A group of contiguous parcels or lots:

(a) Which were held under the *same ownership* on February 20, 1990; and

(b) Which, individually or when considered in combination, shall be aggregated to comply with a minimum lot size of 19 acres, without creating any new lot line.

1. Each Lot of Record proposed to be segregated from the contiguous group of parcels or lots shall be a minimum of 19 acres in area using existing legally created lot lines and shall not result in any remainder individual parcel or lot, or remainder of contiguous combination of parcels or lots, with less than 19 acres in area.

2. An exception to the 19 acre minimum lot size requirement shall occur when the entire same ownership grouping of parcels or lots was less than 19 acres in area on February 20, 1990, and then the entire grouping shall be one Lot of Record.

4. The requirement to aggregate contiguous parcels or lots shall not apply to lots or parcels within exception or urban zones (e.g. MUA-20, RR, RC, R-10), but shall apply to contiguous parcels and lots within all farm and forest resource zones (i.e. EFU and CFU), or

(3) A parcel or lot lawfully created by a partition or a subdivision plat after February 20, 1990.

(4) Exception to the standards of (A)(2) above:

(a) Where approval for a “Lot of Exception” or a parcel smaller than 19 acres under the “Lot size for Conditional Uses” provisions has been given by the Hearing Authority and the parcel was subsequently lawfully created, then the parcel shall be a Lot of Record that remains separately transferable, even if the parcel was contiguous to another parcel held in the *same ownership* on February 20, 1990.

Staff: The subject property first appears on the 1966 Sectional Zoning maps as an independent tax lot (Exhibit 3). The lots around the subject lot are all shown as being one large parcel in separate ownership with the subject lot being independent from them all. This indicates it was a separate parcel. In 1966 the lot was zoned F-2. The F-2 zoning district only had a requirement of a 2-acre lot size. The parcel was a 48.97-acre lot. Therefore the lot met the zoning requirements at the time. Additionally, there were no partition rules in place for three or fewer lots until 1978; therefore the lot met the land division rules in place at that time.

Subsequently, in 2002, the lot was consolidated with the surrounding lot to form a lot over 800-acres in size (Exhibit 4 shows much of the new lot). The 800-acres is more than meet the EFU zone’s minimum standards for lot size, the property has road access and access to a public street. Consolidating property does not require obtaining County approval and is not a land division.

The property meets the Lot of Record standard of MCC 34.2675(A)(2)(b). The lot was created in its current configuration in 1002 by consolidating numerous lots in common ownership. Individually, the lot is over 19-acres and did not create any new lot line.

Therefore, the property met the zoning and land division requirements when created and is a lot of record.

Criteria Met.

8. **The Property Has Access To A Street**

MCC 34.2690 Access

Any lot in this district shall abut a street, or shall have other access determined by the Hearings Officer to be safe and convenient for pedestrians and for passenger and emergency vehicles.

Staff: The building site and property have direct access to NW Gillihan Road.

Criterion met.

9. **The Proposal Meets The Applicable Off-Street Parking Standards**

MCC 34.4135 Improvements Required

(A) Required parking and loading areas shall be improved and placed in condition for use before the grant of a Certificate of Occupancy under MCC 34.0525, or a Performance Bond in favor of Multnomah County equivalent to the cost of completing such improvements shall be filed with the Planning Director.

(B) Any such bond shall include the condition that if the improvement has not been completed within one year after issuance of the Certificate of Occupancy, the bond shall be forfeited.

Any bond filed hereunder shall be subject to the approval of the Planning Director and the County Attorney.

Staff: A performance bond shall be required as a condition of approval if the improvements are not completed and the owner would like to occupy the new building.

Criteria met with condition of approval.

10. **Access Required By Off-Street Parking Standards Met With A Condition Of Approval.**

MCC 34.4170 Access

(A) Where a parking or loading area does not abut directly on a public street or private street approved under MCC 34.7700 et seq., the Land Division Chapter, there shall be provided an unobstructed paved drive not less than 20 feet in width for two-way traffic, leading to a public street or approved private street. Traffic directions therefore shall be plainly marked.

(B) Parking or loading space in a public street shall not be counted in fulfilling the parking and loading requirements of this section. Required spaces may be located in a private street when authorized in the approval of such private street.

Staff: A paved accessway shall be required as a condition of approval. The structure does not abut a public street. All parking is near the structure.

11. **The Proposed Parking Spaces Meet The Required Dimensional Standards.**

MCC 34.4175 Dimensional Standards

A. **(A) Parking spaces shall meet the following requirements:**

(1) At least 70% of the required off-street parking spaces shall have a minimum width of nine feet, a minimum length of 18 feet, and a minimum vertical clearance of six feet, six inches.

Staff: All 14 of the supplied parking spaces measure 9 x 18 feet as shown on the submitted site plan (Exhibit 1).

Criterion met.

B. **(B) Aisle width shall be not less than:**

(1) 25 feet for 90 degree parking,

(2) 20 feet for less than 90 degree parking, and

(3) 12 feet for parallel parking.

(4) Angle measurements shall be between the center line of the parking space and the center line of the aisle.

Staff: There is only one row of parking and no aisles. There is no parallel or angled parking.

Criteria met.

C. **(C) Loading spaces shall meet the following requirements:**

(1)

District	Minimum Width	Minimum Depth
All	12 Feet	25 Feet

(2) Minimum vertical clearance shall be 13 feet.

Staff: There are four proposed loading spaces that measure 12 x 45 feet according to the site plan (Exhibit 1) and they all have no overhead structure with unlimited clearance.

Criteria met.

12. **The Required Improvements Criteria Are Met**

MCC 34.4180 Improvements

A. **(A) Surfacing**

(1) All areas used for parking, loading or maneuvering of vehicles shall be surfaced with two inches of blacktop on a four inch crushed rock base or six inches of portland cement or other material providing a durable and dustless surface capable of carrying a wheel load of 4,000 pounds.

Staff: The surfacing requirements shall be a condition of approval.

Criterion met.

B. **(B) Curbs and Bumper Rails**

1. **(1) All areas used for parking, loading, and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required landscaped strips or yards or in those cases where no landscaped area is required, by curbs, bumper rails or other permanent barrier against unchanneled motor vehicle access or egress.**

Staff: The areas used for parking, loading and maneuvering of vehicles are over 2000 feet from any public street. The applicant has proposed to site roughly 1650 square feet of landscaping between the public street and the parking areas.

Criterion met.

2. **(2) The outer boundary of a parking or loading area shall be provided with a bumper rail or curbing at least four inches in height and at least three feet from the lot line or any required fence.**

Staff: The parking area is roughly 2000-feet from the street and over 190-feet from the closest lot line. Therefore, no buffering with curbs or rails is needed.

Criterion met.

C. **(C) Marking – All areas for the parking and maneuvering of vehicles shall be marked in accordance with the approved plan required under MCC 34.4120, and such marking shall be continually maintained.**

Staff: A condition of approval shall require that the parking space markings be maintained.

Criterion met.

- D. **(D) Drainage – All areas for the parking and maneuvering of vehicles shall be graded and drained to provide for the disposal of all surface water on the lot.**

Staff: The applicant has submitted a Grading and Erosion Control permit application with a grading plan that can handle the 10-year/24-hour storm event.

Criterion met.

13. **Lighting Has Not Been Proposed**

MCC 34.4185 Lighting

Any artificial lighting which may be provided shall be shielded or deflected so as to not shine into adjoining dwellings or other types of living units, and so as not to create a hazard to the traveling public on any street.

Staff: No lighting has been proposed as a part of this application. Regardless, there are no dwellings within 2000-feet of the proposed building.

Criterion met.

14. **No Signs Are Proposed**

MCC 34.4190 Signs

Signs, pursuant to the provisions of MCC 34.7465.

Staff: No signs are a part of this application.

Criterion met.

15. **The Design Standards Are Met**

MCC 34.4195 Design Standards: Setbacks

(A) Any required yard which abuts upon a street lot line shall not be used for a parking or loading space, vehicle maneuvering area or access drive other than a drive connecting directly to a street.

(B) A required yard which abuts a street lot line shall not be paved, except for walkways which do not exceed 12 feet in total width and not more than two driveways which do not exceed the width of their curb cuts for each 150 feet of street frontage of the lot.

Staff: The parking and loading areas do not abut the street or street lot line. The parking and loading areas are roughly 2000-feet from the street.

Criteria met.

16. **The Landscape And Screening Requirements Are Met**

MCC 34.4200 Landscape and Screening Requirements

(A) The landscaped areas requirements of MCC 34.7055 (C) (3) to (7) shall apply to all parking, loading or maneuvering areas which are within the scope of design standards stated in MCC 34.4165 (A).

MCC 34.7055 Required Minimum Standards

(C) Required Landscape Areas

A. (3) The following landscape requirements shall apply to parking and loading areas:

1. **(a) A parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.**

Staff: There are 14 parking spaces proposed and the applicant has submitted a site plan showing 1,650 square feet of landscaping (Exhibit 5). This code criterion requires there be a minimum of 350 square feet of landscaping.

Criterion met.

2. **(b) A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least 10 feet in width, and any other lot line by a landscaped strip at least 5 feet in width.**

Staff: the parking area is over 2000 feet from a lot line adjacent to a street. The landscaping is well over 10-feet in width as seen on the landscaping site plan (Exhibit 5).

Criterion met.

3. **(c) A landscaped strip separating a parking or loading area from a street shall contain:**

1. Street trees spaces as appropriate to the species, not to exceed 50 feet apart, on the average;

2. Low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and

3. Vegetative ground cover.

Staff: The parking and loading areas are roughly 2000 feet from the street and the applicant has placed a landscaped area between the parking/loading areas and the street that is more than the required strip as shown on the landscaping plan (Exhibit 5).

Criteria met.

4. **(d) Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.**

Staff: There is no planned landscaping in the parking and loading areas.

Criterion met.

5. **(e) A parking landscape area shall have a width of not less than 5 feet.**

Staff: There is no proposed parking landscaping area.

Criterion met.

- B. **(4) Provision shall be made for watering planting areas where such care is required.**

Staff: A Condition of Approval shall require the proper upkeep of the landscaped area.

Criterion met.

- C. **(5) Required landscaping shall be continuously maintained.**

Staff: This shall be ensured through a condition of approval.

Criterion met.

- D. **(6) Maximum height of tree species shall be considered when planting under overhead utility lines.**

Staff: The planting strip is not located under overhead utility lines.

Criterion met.

17. The Proposal Meets The Parking Spaces Requirement

MCC 34.4205 Minimum Required Off-Street Parking Spaces

(D) Manufacturing and Storage

(1) Manufacturing – One space for each two employee positions on the largest shift, or one space for each 800 square feet of non-storage gross floor area, whichever is greater.

(2) Storage – One space for each 5,000 square feet of storage area for the first 20,000 square feet, plus one additional space for each additional 50,000 square feet.

(E) Unspecified Uses

Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director.

Staff: A processing plant like the one proposed and allowed in the EFU zoning district is not specifically mentioned, but is comparable to Manufacturing in that, as explained by the applicant, the demand is based upon the number of persons per shift which peaks seasonally at 40 employees. The Manufacturing requirement is one space for each two employee positions on the largest shift or 800 square feet of non-storage gross floor area, whichever is greater. With approximately 9000 square feet of non-storage floor area the manufacturing code, the square footage analysis would require 11.25 spaces. However, the Manufacturing standard also states that one parking space may be required for every two employees if that is a larger number than the square footage standard. This is the case. With a peak working force of 40 people during the harvesting season, the parking requirement would be 20 spaces. The applicant's plan shows 14 parking spaces; however, the property is quite large with ample area for 6 additional spaces. Since the need for the additional spaces is seasonal, these 6 spaces can be graveled, as provided under MCC 34.4180(A)(2). A condition of approval is necessary to ensure that this standard is met, including submission of a new site plan showing where the spaces are to be located.

Criterion met.

18. The Proposal Meets Contains The Required Amount Of Loading Spaces

MCC 34.4210 Minimum Required Off-Street Loading Spaces

(C) Manufacturing, Wholesale, Storage

Square foot of Floor or Land Area	Minimum Loading Spaces Required
Under 5,000	0
5,000 - 39,999	1
40,000 - 99,999	2
100,000 - 159,999	3
160,000 - 239,999	4
240,000 - 319,999	5
320,000 - 399,999	6
400,000 - 489,999	7
490,000 - 579,999	8
580,000 - 699,999	9
670,000 - 759,999	10
760,000 - 849,999	11

Square foot of Floor or Land Area	Minimum Loading Spaces Required
850,000 - 939,999	12
940,000 - 1,029,999	13
Over 1,030,000	14

(E) Unspecified Uses

Any use not specifically listed above shall have the requirements of the listed use or uses deemed most nearly equivalent by the Planning Director.

Staff: The proposed structure will have four off-street loading spaces. Because the use is most similar to Storage, the standards under MCC 34.4210(C) apply. Per the requirements, the proposed use would need 1 loading space, therefore, the proposal exceeds the requirement.

Criterion met.

19. **No Signs Are Proposed As Part Of This Application**

MCC 34.7450 Signs Generally in the EFU, MUA-20, RR, and RC Zones

For all uses and sites in the above listed zones, the following types, numbers, sizes and features of signs are allowed. All allowed signs must also be in conformance with the sign development regulations of MCC 34.7460 through 34.7500.

Staff: At this time, no signs are proposed. Therefore the criteria of MCC 34.7450 are not applicable at this time. If the applicant wants a sign in the future, it will need to obtain a separate sign permit.

Criterion met.

20. **Multnomah County Transportation Requirements**

Staff: Comments received by Multnomah County Transportation indicate that improvements are needed to meet the County's Road Rules. The Road Rules are implemented independently of this Land Use Process. The Owners/Applicants are encouraged to work directly with Transportation Specialist, Alison Winter, on this issue.

Conclusion

Based on the findings and other information provided above, this application for a Planning Director's Determination For A Facility That Processes Farm Crops Located On A Farm Operation satisfies, subject to the listed conditions, the applicable Multnomah County Zoning Code requirements.

Exhibits

1. Site Plans
2. Multnomah County Transportation Program December 30, 2004 Memo.
3. 1966 Sectional Zoning Map with the December 9, 1975 Zoning Designations Noted.
4. Survey Showing Newest Lot Configuration as Consolidated in 2002.
5. Landscaping Plan