



## **MULTNOMAH COUNTY OREGON**

### **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/dbcs/LUT/land\\_use](http://www.co.multnomah.or.us/dbcs/LUT/land_use)

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# NOTICE OF DECISION

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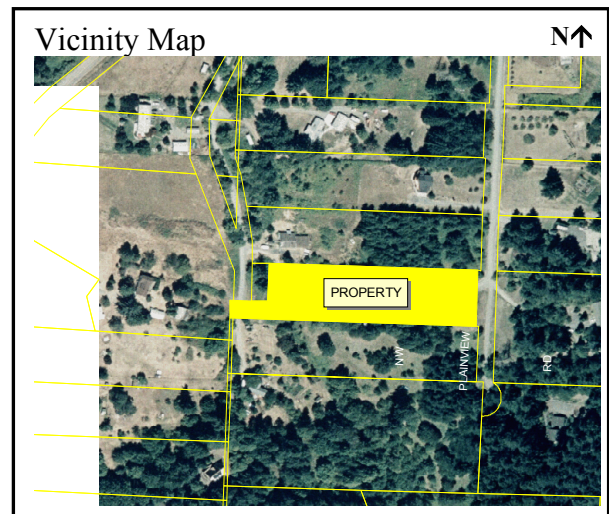
This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

**Case File:** T2-05-038

**Permit:** Significant Environmental Concern  
Permit (wildlife habitat) associated with  
a residential addition and new garage.

**Location:** 11233 NW Plain View Road  
Portland, Oregon 97231  
TL 1200, Sec 6, T1N, R1W, W.M.  
Tax Account #R66110-0210

**Applicant/  
Owner:** Joe & Allegra Storm  
11233 NW Plain View Road  
Portland, Oregon 97231



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**Summary:** The applicant has requested construction of a 20-foot by 26-foot residential addition near the northwest corner of the home and a 20-foot by 25-foot detached garage roughly 80-feet to the east/southeast of the home within the Significant Environmental Zone for wildlife habitat.

**Decision:** **Approved, with conditions.**

**Unless appealed, this decision is effective Friday, July 15, 2005 at 4:30 PM.**

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Issued by:

By: \_\_\_\_\_  
Adam Barber, Planner

For: Karen Schilling - Planning Director

Date: Friday, July 1, 2005

**Opportunity to Review the Record:** A copy of the Planning Director's 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 Adam Barber, 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 costs \$250 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 **July 15, 2005 at 4:30 pm**.

**Applicable Approval Criteria: Multnomah County Code (MCC):** **MCC 33.3100 – 33.3185**, Rural Residential; **MCC 33.4500 – 33.4575**, Significant Environmental Concern; Chapter 37 – Administration and Procedures.

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/index.shtml](http://www.co.multnomah.or.us/dbcs/LUT/land_use/index.shtml)

### **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. **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.

### **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. **The property owner shall record a copy of the Notice of Decision cover sheet and conditions of approval with the Multnomah County Recorder prior to County plan sign off. This decision will become final July 15, 2005 at 4:30 pm if no appeal is filed. A copy of the recorded document shall be submitted to the Land Use Planning Office prior to the building permit sign-off (MCC 37.0670).**
2. **Drainage of storm run-off from the new addition and garage shall be handled, on-site, with the drainage trench design that is to be constructed consistent with the specifications outlined by Todd R. Knepper, (P.E.) of Compass Engineering on March 14, 2005 (Exhibit A1).**

3. The applicant shall follow the alternative fire flow credit construction requirements approved by the fire official in Exhibit A10.
4. The nuisance plants listed in MCC 33.4575(B)(7) shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property.
5. The applicant shall install the planting plan illustrated in Exhibit A8 during the optimal planting seasons over the next year. The landscaped area shall measure 100-feet by 75-feet and be planted with native shrubs and trees including Western Red Cedar, Vine Maple, Douglas Fir, Columbine, Lupine, Trilliums, and vanilla leaf (MCC 33.4570(C)(3)(d)).

**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, Adam Barber, 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. A \$75.00 erosion control inspection fee will be required at time of plan signoff with Multnomah County.

**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.

## **DECISION OF THE PLANNING DIRECTOR**

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### **Findings of Fact**

#### **1.0 Summary of Request**

*Applicant: "The Building project we are proposing is to undertake will take place in two separate areas. The first phase will be the construction of an addition to our existing home. The addition will be made to the NW corner of the home. The addition will have surface dimensions of 20 feet by 26 feet for a total of 520 square feet. The grading that will take place is minimal as the area is level (slope of ground is less than 5%) and will only require grading to accommodate placement of foundation which will be only 4 cubic yards of dirt. This dirt will be stockpiled in a protected area on the uphill side of a sediment fence and will be covered by plastic sheeting. As soon as the building foundation is completed the dirt will be used for backfill around the foundation and will be re-seeded and covered with 3 inches of straw to protect from any erosion. A Storm Water runoff system for the home will be engineered by an approved professional engineer and will be constructed during the building process.*

*The second phase of the building project will be the construction of a 20 feet by 25 feet detached garage. The garage will be located off of the drive way in a clearing between a grove of trees. The garage will not encroach on the drip line of any trees. The slope of the ground is approximately 8%. The project will be surrounded by a sediment fence to prevent any runoff reaching an adjacent property. The garage will have a concrete foundation which will require the removal of approximately 5 cubic yards of dirt. The dirt will be stored behind a sediment fence and a plastic covering will be used to prevent any erosion runoff. The dirt will then be used for backfill against the foundation and be planted with grass seed and native plant material then covered with 3 inches of straw to prevent water runoff. The storm water system will be developed and built to approved engineer specifications."*

**Staff:** This is a request to build a 20-foot by 26-foot residential addition near the northwest corner of the home and a 20-foot by 25-foot detached garage roughly 80-feet to the east/southeast of the home. Construction of both the addition and garage will occur within the Significant Environmental Zone for wildlife habitat. A 10-foot long spur will be constructed off the existing driveway to access the garage as illustrated on the development plan presented as Exhibit A2.

The applicants plan to re-vegetate a 7,500 square foot area east of the proposed garage to enhance the vegetative diversity of the site. This area will be planted with native shrubs and trees to augment the grass already in place. The trees and shrubs to be planted will be a combination of Western Red Cedar, Vine Maple, Douglas fir, Columbine, Lupine, Trilliums, and vanilla leaf. All planting will occur during the optimal planting seasons over the next year.

#### **2.0 Vicinity and Property Description**

**Staff:** The 2.12 acre subject property is located northwest of Portland in the West Hills rural plan area (Exhibit A4). The site is accessed by N.W. Plainview Road on the east and bordered by Washington County on the west. Zoning of the property is Rural Residential with the entire property located within a Significant Environmental Concern wildlife habitat overlay. An

existing home is located near the center of the property with a small creek flowing south through the western fifth of the gently sloping site. The watercourse drains to Rock Creek, a tributary of the Tualatin River. Slopes in the development area are gentle and slope towards the southwest. The central third of the property is moderately forested with cedar and Douglas fir. The eastern and western thirds of the property consist primarily of open grasslands as indicated on the attached aerial photo (Exhibit A3).

### **3.0 Noticing Requirements**

**Upon receipt of a complete application, notice of the application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750-feet of the subject tract (MCC 37.0530(B)).**

**Staff:** Notice of the application was sent out in accordance with **MCC 37.0530(B)**. One comment letter was received from Kate Dreyfus, Transportation Planning Specialist, who stated *“County Transportation does not object to this proposal. However, County Transportation notes that County standard permits only one driveway on the property. If it is the applicant’s intent to construct a new driveway, then the old driveway will need to be closed, unless the applicant applies for and receives a variance from the County standard.”* The applicant is not proposing a second driveway at this time. No comments were received that brought up issues/concerns requiring further evaluation.

### **4.0 Lot of Record**

**MCC 34.3370 and 34.0005(L)(13) states, a Lot of Record, For the purposes of this district is a parcel, lot, or group thereof which when created and when reconfigured satisfied all applicable zoning and land division laws.**

**Staff:** The 2.12 acre subject property was established prior to 1966 according to the zoning parcel map of that same year. The minimum parcel size for the then SR zone was one acre or less, and no review of new lots or lot line adjustments required at that time. Since the subject property was created prior to October 6, 1977 and is larger than one acre, staff finds the subject property is a Lot of Record eligible for this land use review.

### **5.0 Code Compliance (MCC 37.0560)**

**The County shall not make a land use decision, or issue a building permit approving development, including land divisions and property line adjustments, 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.**

**Staff:** The subject property is not currently involved in a land use complaint or land use violation. The property and existing development appears to be in compliance with all County Codes.

### **6.0 Ownership Authorization**

**Staff:** Proof of record ownership of the tract and the representative's authorization must be demonstrated to process any land use application (**MCC 37.0550**). Signatures provided by Joe

and Allegra Storm, owners, are provided on the General application form presented as Exhibit A5. This signature provides adequate authorization for the County to process this request.

## **7.0 Rural Residential (Allowed Use)**

**Residential use consisting of a single family dwelling constructed on a Lot of Record is an Allowed Use (MCC 33.3120(C)) & other structures or uses customarily accessory or incidental to any use permitted or approved in the district (MCC 33.3120(F)).**

**Staff:** The request for residential addition and accessory structure (i.e. garage) is allowable under the Rural Residential standards.

## **8.0 Dimensional Requirements (MCC 33.3155(C))**

### **Minimum Yard Dimensions – Feet**

Front	Side	Street Side	Rear
30	10	30	30

### **Maximum Structure Height – 35 feet**

*Applicant: “The proposed addition to the home as well as construction of a new detached storage garage complies with setback requirements. All buildings will meet setback requirements, as the Front of home is 225 feet from front of property, the sides are 10 feet and 80 feet, and back of house is 320 feet from back edge of property. The garage will be 150 Feet from front of property and 75 and 50 feet from sides and back will be 370 feet from back property line. All proposed construction complies with required setback.”*

**Staff:** As illustrated on the applicant’s development plan in Exhibit A2, all new structures will meet the minimum required yard setbacks. Side views (elevations) of the addition and garage presented as Exhibit A6 demonstrate the structures will be less than 35-feet tall as required by this provision.

## **9.0 Significant Environmental Concern Permit (General Application Materials)**

- 9.1 An application for an SEC permit shall include the following: A written description of the proposed development and how it complies with the applicable approval criteria of MCC 33.4560 through 33.4575 (MCC 33.4520(A)(1)).**

**Staff:** A copy of the applicant’s written narrative statements explaining the proposed development is presented as Exhibit A7.

- 9.2 An application for an SEC permit shall include a map of the property showing (MCC 33.4520(A)(2): (a) Boundaries, dimensions, and size of the subject parcel; (b) Location and size of existing and proposed structures; (c) Contour lines and topographic features such as ravines or ridges; (d) Proposed fill, grading, site contouring or other landform changes;**

**Staff:** The applicant has submitted a development plan presented as Exhibit A2 which contains the required information.

**9.3 Location and predominant species of existing vegetation on the parcel, areas where vegetation will be removed, and location and species of vegetation to be planted, including landscaped areas (MCC 33.4520(A)(2)(e));**

**Staff:** An August 2002 aerial photo of the property shows the locations cleared and forested areas across the subject property (Exhibit A3). The development plan in Exhibit A3 also illustrates the locations and types of existing trees in the project area including cedar and Douglas fir. The landscaping plan presented as Exhibit A8 also illustrates the area east of the proposed garage to be landscaped with native shrubs and trees. Staff finds the applicant has provided the necessary information.

**9.4 Location and width of existing and proposed roads, driveways, and service corridors.**

**Staff:** This information is provided on the applicant's development plan (Exhibit A2).

**10.0 Significant Environmental Concern Permit (Wildlife Habitat)**

**10.1 In addition to the information required by MCC 33.4520(A), an application for development in an area designated SEC-h shall include an area map showing all properties which are adjacent to or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass (MCC 33.4570(A)): (1) Location of all existing forested areas (including areas cleared pursuant to an approved forest management plan) and non-forested "cleared" areas;**

**Staff:** The aerial photo presented as Exhibit A3 shows the required information.

**10.2 Location of existing and proposed structures (MCC 33.4570(A)(2));**

*Applicant: "See attached map of property, which outlines the location of all proposed additions as well as all other required information."*

**Staff:** The development plan presented as Exhibit A2 shows the location of all existing and proposed structures.

**10.3 Location and width of existing and proposed public roads, private access roads, driveways, and service corridors on the subject parcel and within 200 feet of the subject parcel's boundaries on all adjacent parcels (MCC 33.4570(A)(3));**

**Staff:** The aerial photo presented as Exhibit A3 shows local roads in relation to the subject parcel as required by this provision of Multnomah County Code.

**10.4 Existing and proposed type and location of all fencing on the subject property and on adjacent properties and on properties entirely or partially within 200 feet of the subject property (MCC 33.4570(A)(4));**

**Staff:** No fencing is located on the subject property. The applicant is not aware of any fencing located within 200-feet of the subject property. The applicant is not proposing the installation

of fencing.

- 10.5 Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety (MCC 33.4570(B)(1)).**

*Applicant: "All Construction will take place in non-forested cleared areas on the property. The home addition will connect to existing SFR and the detached garage will be built in a cleared area between two groves of trees."*

**Staff:** The residential addition will occur in a cleared area adjacent to the existing home. The garage will be constructed in a clearing between two groups of cedars and Douglas fir trees. This standard is met.

- 10.6 Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site (MCC 33.4570(B)(2)).**

*Applicant: "The addition to the home will not occur in within 200 feet of the public road. The house was built in an approved area that would allow for the highest percentage of property to remain undeveloped. The detached garage will be built within 200 feet of the public road."*

**Staff:** Since the existing home is more than 200-feet from a public road, the addition to the home can not be located within 200-feet from a public road. The detached garage will be built within 200-feet from NW Plainview Road in order to meet this standard. The applicant has submitted a wildlife conservation plan as allowed by **MCC 33.4570(C)(2)**.

- 10.7 The access road/driveway and service corridor serving the development shall not exceed 500 feet in length (MCC 33.4570(B)(3)).**

*Applicant: "The driveway is less than 500 feet."*

**Staff:** No new driveways are proposed. A 10-foot long spur off the existing driveway will be constructed to the proposed garage as illustrated on the development plan (Exhibit A2).

- 10.8 The access road/driveway shall be located within 100 feet of the property boundary if adjacent property has an access road or driveway within 200 feet of the property boundary (MCC 33.4570(B)(4)).**

*Applicant: "The driveway is located within the required 100 feet of the property boundary."*

**Staff:** No new access road or driveway is proposed. The existing access road will be used to reach both the residential addition and garage. This standard does not apply.

- 10.9 The development shall be within 300 feet of the property boundary if adjacent property has structures and developed areas within 200 feet of the property boundary (MCC 33.4570(B)(5)).**

*Applicant: "The development is within 300 feet of the property boundary as the current home sits approximately 12 feet from the property boundary."*



**Staff:** Both the residential addition and garage will be located within 300-feet of a property boundary as required by this provision.

**10.10 Fencing within a required setback from a public road shall meet the following criteria (MCC 33.4570(B)(6)): (a) Fences shall have a maximum height of 42 inches and a minimum 17 inch gap between the ground and the bottom of the fence.**

*Applicant: "Fencing requirements items A-E are met as there are no proposed or existing fences on the property. All property boundaries are unobstructed from fencing."*

**Staff:** This standard does not apply as no new fencing is proposed.

**10.11 The nuisance plants listed in MCC 33.4575(B)(7) shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property:**

*Applicant: "No nuisance plants are being used in the landscaping on the property. The property owners are removing any and all noxious weeds from the property on an ongoing basis."*

**Staff:** The applicant has verified that nuisance plants will not be planted and that identified nuisance plants within the project area will be removed on an ongoing basis. This standard has been incorporated as a condition of approval to assure compliance.

**10.12 Wildlife Conservation Plan. An applicant shall propose wildlife conservation plan if one of two situations exists. (1) The applicant cannot meet the development standards of Section (B) because of physical characteristics unique to the property. The applicant must show that the wildlife conservation plan results in the minimum departure from the standards required in order to allow the use; or (2) The applicant can meet the development standards of Section (B), but demonstrates that the alternative conservation measures exceed the standards of Section (B) and will result in the proposed development having a less detrimental impact on forested wildlife habitat than the standards in Section (B) – MCC 33.4570(C).**

*Applicant: "The proposed construction does not meet all criteria outlined in Section B. Therefore a Wildlife Conservation Plan must be developed and put into place."*

**Staff:** Construction on the site is not prohibitive with respect to physical characteristics unique to the property. The crux in this case is that the existing home is located more than 200-feet from the nearest public road and as a result, the residential addition can not meet the development standards. The applicant has proposed a wildlife conservation plan under the provisions of **MCC 33.4570(C)(2)**.

The typical Significant Environmental Concern development standards of MCC 33.4570(B) require the development be located in cleared areas within 200-feet of a public road. It should be noted that the garage will be located within 200-feet of a public road and is not subject to evaluation of this standard or any other wildlife conservation plan standards. If an applicant meets the development standards, further site mitigation and improvement is not required. Since the home is located more than 200-feet from a public road, it is not possible for the proposed addition to meet the development standards of the district. As a result, the applicant

has submitted a Wildlife Conservation Plan proposing planting of native landscaping in an existing cleared area. The details of the landscaping plan are discussed in finding 10.16. Staff would like to point out that the result of the Wildlife Conservation Plan will be more on-site rehabilitation and landscaping than would be required if the development standards of MCC 33.4570(B) were met and as a result the proposal exceeds the standards of Section (B) as required by MCC 33.4570(C)(2).

**10.13 The wildlife conservation plan must demonstrate the following: That measures are included in order to reduce impacts to forested areas to the minimum necessary to serve the proposed development by restricting the amount of clearance and length/width of cleared areas and disturbing the least amount of forest canopy cover MCC 33.4570(C)(3)(a).**

*Applicant: "The forested areas that will be impacted will be where the detached garage will be built. The placement of the garage will be located in between two areas of trees. The opening is wide enough to accommodate the building without impacting the trees, their root system or encroaching on the drip line. The placement of the garage here will be better served than placing it in the open field. The area is graded out and is located on a higher elevation than any other place. The area also ties in better with the driveway area and is closer to the house which is important as it will not impede the open areas where wildlife move about. Placing the garage in the open field would disturb the soil area that is a natural drainage swale. Building in this area would cause soil compaction and would disrupt surface water flow. It is important for the cleared area to remain free from soil compaction so that revegetation may occur to control and mitigate any potential water runoff. If any trees are to be removed for building the garage the re-vegetated area will be planted with 5 times the amount of trees to ensure the natural landscape of the property will be maintained.*

*The property owners plan to re-vegetate the front field area, which has a surface area of 100 feet by 75 feet. This area will be planted with native shrubs and trees to augment the grass already in place as a natural water runoff catch basin. The trees and shrubs to be planted will be a combination of Western Red Cedar, Vine Maple, Douglas Fir, Columbine, Lupine, Trilliums, and vanilla leaf. All planting will occur during the optimal planting seasons over the next year. This area naturally collects water runoff from the neighboring properties and we propose using native plants and trees as well as the contour of the ground to enhance the existing natural swale.*

*The property owners will also promote wildlife friendly areas by not placing any fences or barriers to prohibit the movement of walking animals. All proposed construction will take place in areas that are not directly impacting on streams. The addition to the house will be 315 feet from the seasonal creek that runs along the West End of the property. The garage and the storm water collection area will be placed in an area that will be planted with native trees and shrubs to help keep all water collected on the property to stay on the property."*

**Staff:** Staff concurs with the applicant's reasoning outlined above. No forested canopy will be damaged by the residential addition as the area is currently unforested. The amount of forest land needed for development are minimized to the greatest extent as this is a proposal for a residential addition within area already impacted by residential use. A request for a free standing building away from the residence in lieu of a residential addition, for example, would result in greater impact to forested areas as the residential radius would be expanded. Staff finds

this standard is met as impacts to existing forest land and canopy have been reduced to a point where the impacts will not be measurable.

**10.14 That any newly cleared area associated with the development is not greater than one acre, excluding from this total the area of the minimum necessary access way required for fire safety purposes MCC 33.4570(C)(3)(b).**

*Applicant: "The Building project we are proposing is to undertake will take place in two separate areas. The first phase will be the construction of an addition to our existing home. The addition will be made to the NW corner of the home. The addition will have surface dimensions of 20 feet by 26 feet for a total of 520 square feet.*

*The second phase of the building project will be the construction of a 20 feet by 25 feet detached garage. The garage will be located off of the drive way in a clearing between a grove of trees. The garage will not encroach on the drip line of any trees."*

**Staff:** Less than one acre will be disturbed during construction of the 520 square foot addition. This standard is met.

**10.15 That no fencing will be built and existing fencing will be removed outside of areas cleared for the site development except for existing cleared areas used for agricultural purposes MCC 33.4570(C)(3)(c).**

*Applicant: "The property owners will also promote wildlife friendly areas by not placing any fences or barriers to prohibit the movement of walking animals."*

**Staff:** No fencing is proposed and none is located on the subject property. This standard does not apply.

**10.16 That revegetation of existing cleared areas on the property at a 2:1 ratio with newly cleared areas occurs if such cleared areas exist on the property MCC 33.4570(C)(3)(d).**

*Applicant: "If any trees are to be removed for building the garage the re-vegetated area will be planted with 5 times the amount of trees to ensure the natural landscape of the property will be maintained.*

*The property owners plan to re-vegetate the front field area, which has a surface area of 100 feet by 75 feet. This area will be planted with native shrubs and trees to augment the grass already in place as a natural water runoff catch basin. The trees and shrubs to be planted will be a combination of Western Red Cedar, Vine Maple, Douglas Fir, Columbine, Lupine, Trilliums, and vanilla leaf. All planting will occur during the optimal planting seasons over the next year. This area naturally collects water runoff from the neighboring properties and we propose using native plants and trees as well as the contour of the ground to enhance the existing natural swale."*

**Staff:** Construction of the residential addition will require 520 square feet of the site to be permanently covered. The applicant has proposed 7,500 square feet of the property to be re-vegetated as described above which meets the 2:1 minimum ratio as indicated on the site plan presented as Exhibit A8. This standard is met.

**10.17 That revegetation and enhancement of disturbed stream riparian areas occurs along drainages and streams located on the property MCC 33.4570(C)(3)(e).**

**Staff:** No stream riparian areas are presently disturbed on the property and none will be disturbed as a result of this proposal. This standard does not apply.

**11.0 Policy 37**

**Drainage**

- E. Shall have adequate capacity in the storm water system to handle the run-off; or**
- F. The water run-off shall be handled on the site or adequate provisions shall be made; and**
- G. The run-off from the site shall not adversely affect the water quality in adjacent streams, ponds, lakes or alter the drainage on adjoining lands.**

**Staff:** Drainage of storm run-off from the new addition and garage will be handled, on-site, with a drainage trench designed by Todd R. Knepper, (P.E.) of Compass Engineering on March 14, 2005 (Exhibit A1). Staff finds stormwater associated with the development will be disposed of on-site and will not create runoff affecting water quality of adjacent surface water bodies or adjoining lands. Complying with the design requirements presented by Mr. Knepper (P.E.) is a condition of this approval.

**12.0 Policy 38**

**Fire Protection**

- B. There is adequate water pressure and flow for fire fighting purposes; and**
- C. The appropriate fire district has had an opportunity to review and comments on the proposal.**

**Staff:** The fire department has had an opportunity to review and comment on the proposal. The fire department has required alternative fire flow credit construction design presented in detail within Exhibit A10. Complying with these requirements is a condition of this approval.

**Conclusion**

Considering the findings and other information provided herein, this application, as conditioned, satisfies applicable Multnomah County Zoning Ordinance requirements. The residential addition and detached garage shall be constructed as indicated in the plans approved by this decision, as further indicated in the **Scope of Approval** section of this report.

## **Exhibits**

All materials submitted by the applicant, prepared by County staff, or provided by public agencies or members of the general public relating to this request are hereby adopted as exhibits hereto and may be found as part of the permanent record of this application. Exhibits referenced herein are enclosed, and a brief description of each is listed below:

<u>Label</u>	<u>Pages</u>	<u>Description</u>
A1	9 p.	Storm water Design – Compass Engineering
A2	1 p.	Development Plan
A3	1 p.	2002 Aerial Photo of Site
A4	1 p.	Vicinity Map
A5	1 p.	General Application Form
A6	3 p.	Residential Addition and Garage Elevations
A7	6 p.	Applicant's Narrative
A8	1 p.	Landscaping Plan
A9	2 p.	Comment, Kate Dreyfus, Transportation Planning Specialist
A10	6 p.	Fire District Fire Flow Requirements/Approvals