

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

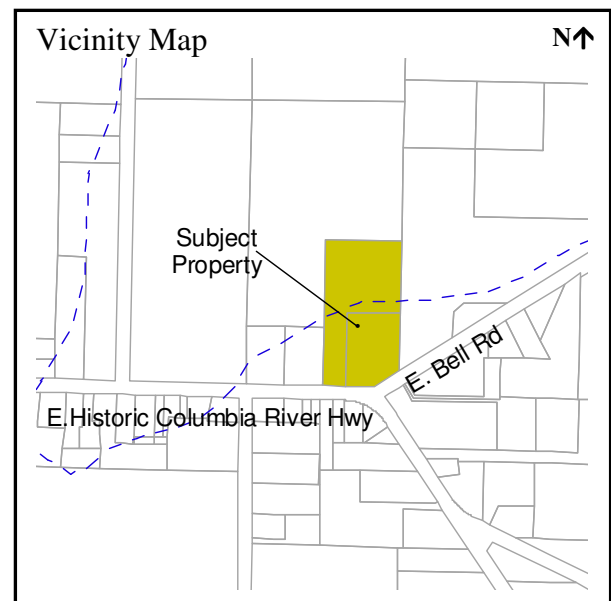
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# HEARINGS OFFICER DECISION AND FINAL ORDER

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**Case File:** T3-2012-2116**Location:** 32405 E Historic Columbia River Hwy  
TL 600, Sec 33CC, T1N, R4E, W.M.  
Tax Account #R944330190**Applicant:** Peter Fry**Property Owner:** Corbett School District**Base Zone:** Springdale Rural Center (SRC)**Overlay Zones:** None

**Summary:** The application sought approval to reestablish a school in the historic Springdale School Building and establish a Community Park on the northern portion of the property. At the beginning of the applicant's presentation at the hearing in this matter, the applicant withdrew the request to establish a Community Park and the application is being reviewed herein only as a request to establish a school as a community service conditional use and for Design Review, Off-Street Parking, Adjustment of Dimensional Standards and Sign code approvals.

**Decision:** The application to establish a school as a community service conditional use within the old historic Springdale school building on the 4.6 acre site located at 32405 E. Historic Columbia River Highway and for Design Review, Off-Street Parking, Adjustment of Dimensional Standards and Sign code approvals is approved subject to the conditions set forth in this Decision and Final Order.

## PROCEDURAL ISSUES

### 1. Impartiality of the Hearings Officer

- A. No ex parte contacts. I did not have any *ex parte* contacts prior to the hearing of this matter. I did not make a site visit.
- B. No conflicting personal or financial or family interest. I have no financial interest in the outcome of this proceeding. I have no family or financial relationship with any of the parties.

### 2. Jurisdictional Issues

At the commencement of the hearing, I asked the participants to indicate if they had any objections to jurisdiction. The participants did not allege any jurisdictional or procedural violations regarding the conduct of the hearing.

## BURDEN OF PROOF

In this proceeding, the burden of proof is upon the Applicant.

## TESTIMONY AND EVIDENCE PRESENTED

1. Don Kienholz presented the staff report for the County and described the applicable approval criteria, the application materials, the history of this property and its former use as a school facility. Although staff recommended denial of the application, the primary basis for that recommendation was the request for the establishment of a community park. The application failed to adequately address the approval criteria applicable to the establishment of a community park. The withdrawal of the request for the establishment of a community park made the application approvable with conditions.
2. The applicant Peter Finley Fry testified at the hearing and submitted an amended narrative (Exhibit H.5), which formally withdrew the request to establish a community park on the northern portion of the property.
3. An e-mail and a letter were received at the hearing which expressed concerns about potential traffic that could be generated by the establishment of the school.

### **Applicable Approval Criteria:**

#### General Provisions:

Multnomah County Code (MCC): 37.0560 Code Compliance, 33.00005 Lot of Record,

Springdale Rural Center: 35.3330(A) Conditional Uses/Community Service, 35.3355 Dimensional Requirements, 35.3370 Lot of Record, 35.75 Lot Sizes for Conditional Uses, 35.3380 Off-Street Parking and Loading,

Off-Street Parking and Loading: 35.4125 Use of Space, 35.4130 Location of Parking and Loading Spaces, 35.4135 Improvements Required, 35.4165 Design Standards: Scope, 35.4170 Access, 35.4175 Dimensions and Standards, 35.4180 Improvements, 35.4185 Lighting, 35.4190 Signs, 35.4195 Design Standards: Setbacks, 35.4200 Landscape and Screening Requirements, 35.4205 Minimum Required off-Street Parking Spaces, 35.4210 Minimum Required Off-Street Loading Spaces,

Community Service and Conditional Uses: 35.6005 General Provisions, 35.6010 Approval Criteria, 35.6015 Uses, 35.6020 Restrictions,

Design Review: 35.7005 Elements of a Design Review Plan, 35.7030 Design Review Plan Contents, 35.7040 Final Design Review Plan, 35.7050 Design Review Criteria, 35.7055 Required Minimum Standards.

Signs: 7400 Et Seq.

Adjustment: 35.7601 Adjustments and Variances, 35.7606 Scope, 35.7611 Adjustment Approval Criteria

### **Timelines and Dates**

The application was submitted on January 24, 2012

The application was deemed complete by the application on March 12, 2012

On the day of the hearing, the statutory clock will be on 60

Day 150 of the statutory clock is August 9, 2012

### **FINDINGS OF FACT**

Written findings are contained herein. The Multnomah County Code (MCC) criteria and the Multnomah County Comprehensive Plan policies are in **bold** font. Staff comments and analysis addressing the applicable criteria are identified as '**Staff**'. Staff conclusions are in italics. Only the Staff comments related to the proposed school use are referenced herein. Hearings Officer comments and analysis are identified as "**Hearings Officer**". If there is no Hearings Officer comment after a staff comment or finding, the Hearings Officer concurs with staff.

**1.00 PROJECT DESCRIPTION:** The staff report states that the applicant is seeking to reestablish a school within the old historic Springdale School located at 32405 E. Historic Columbia River Highway. The school would house 260 students and eight staff in elementary through high school for a multitude of programs centered around the performing arts and other specialized education. The school itself, play field, play structure and accessory garage were nominated, and added, to the National Register of Historic Places in October of 2011 (Exhibit B.14).

The overall project includes upgrading the school to meet building, ADA, and life and safety issues and codes. The applicant is seeking to grade and improve the existing parking area with access off of the Historic Columbia River Highway, provide for bus transport from the Corbett High School and a pick up zone in Troutdale, Oregon, for commuter children, as well as establish a community park on the northern end of the property. Because of the historic nature

of the school, listing on the National Register of Historic Places and funding sources for the project, the applicant has requested a 6-year timeframe in which to complete the overall project. During the Hearing on May 11, 2012, the applicant withdrew the request to establish a community park.

The building on site is not currently in use, but was originally constructed and established in 1931 to replace the original school. The school and site use was subsequently expanded in the 1940's with the construction of the garage and additions to the school itself in 1960 and 1977. The original school, 1940's garage and 1960 addition were not reviewed by the county; however, zoning and building codes were not in effect until 1958. It is unclear if the 1960 expansion was properly permitted but the school went through a Community Service Review in 1977 (CS 16-77, Exhibit B.11) that effectively brought the school and property into full compliance. The building ceased to be used as a school in 1996 according to an article in the Portland Tribune Newspaper (Exhibit B.7).

## **2.00 Code Compliance:**

### **MCC 37.0560 Code Compliance And Applications.**

**Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit 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) A permit or other approval, including building permit applications, may be authorized if:**

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property.**

**Staff:** At this time there are no known compliance issues.

## **3.00 Lot of Record:**

### **MCC 35.0005 Lot of Record**

**Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws, or (c) complies with the criteria for the creation of new lots or parcels described in MCC 35.7785. 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 Re-cording 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 and CFU districts.)

(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.

\* \* \*

### **35.3370 LOT OF RECORD**

(A) In addition to the Lot of Record definition standards in MCC 35.0005, for the purposes of this district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, SR and R zones applied;
- (2) July 10, 1958, F-2 zone applied;

(3) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;

(4) October 6, 1977, RC zone applied, Ord. 148 & 149;

(5) October 13, 1983, zone change to RC for some properties, Ord. 395;

(6) October 4, 2000, Oregon Administrative Rules Chapter 660 Division 004 applied a minimum 2 acre lot size to RC zoned areas outside “acknowledged unincorporated communities” except where properties are within one mile of the Urban Growth Boundary the minimum is 20 acres;

(7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 35.3385, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(C) Except as otherwise provided by MCC 35.3360, 35.3375, and 35.4300 through 35.4360, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

(D) The following shall not be deemed to be a lot of record:

(1) An area of land described as a tax lot solely for assessment and taxation purposes;

(2) An area of land created by the foreclosure of a security interest.

(3) An area of land created by court decree.

**Staff:** The subject property was created in 2009 with the consolidation of two parcels in County approved case T1-09-039 (Exhibit B.12). Currently, the property reflects the configuration approved in that lot consolidation; therefore the property is a Lot of Record.

*Criteria met.*

#### **4.00 Springdale Rural Center:**

##### **A. MCC 35.3330 CONDITIONAL USES**

The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards. Commercial and industrial uses shall be limited to small-scale low impact as defined in MCC 35.0005.

(A) Community Service Uses pursuant to the provisions of MCC 35.6000 through 35.6230.

**Staff:** Schools are listed as a Community Service under MCC 35.6015(A)(20) and are therefore allowed to be considered through the conditional use process of a public hearing.

*Criterion met.*

**B. MCC 35.3355 DIMENSIONAL REQUIREMENTS**

1. **(A) Except as provided in MCC 35.3360, 35.3370, 35.3375 and 35.4300 through 35.4360, the minimum lot size for new parcels or lots shall be one acre.**

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

**Staff:** No new lots are being created thus the minimal lot size and area under this criterion are not applicable.

*Criteria met.*

2. **(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.**

**Staff:** The proposed school would utilize existing buildings and no new buildings are proposed. That said, the existing structures on site meet the side and rear SRC setback requirements as seen on the site plan (Exhibit A.37). However, the school is only 20.5-feet from the front property line which does not meet the standard. Since the school is existing and it's not practical to move the school in order to meet setbacks, the applicant has applied for an adjustment to the front setback as discussed in Finding 8 so that a non-conforming use is not necessary. As seen on the elevation plans (Exhibits A.29, A.30), the school is under 32-feet in height.

Based on the finding above, the criteria are met.

3. **(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 county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.**

**Staff:** The property fronts two streets, Bell Road and the Historic Columbia River Highway. Bell Road is a county road and has 60-feet of right-of-way, meeting the

50-foot minimum. The Historic Columbia River Highway and the Oregon Department of Transportation (ODOT) has jurisdiction over the right-of-way. ODOT has not indicated additional right-of-way is necessary for that segment of the highway. Therefore the minimum yard does not need to be increased.

*Criterion met.*

4. **(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.**

**Staff:** No structures listed in the criterion are proposed.

*Criterion met.*

5. **(F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the contiguous ownership.**

- a. **(1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.**

**Staff:** Because the school use was abandoned in 1996, the proposed use is not considered existing development. As such, all septic and stormwater disposal must occur on-site. The applicant has shown the location of the septic system on their site plan (Exhibit X).

The applicant chose to deem the application complete prior to submitted all requested and required information into the record, including the On-Site Sewage Disposal Certification form. At the time the staff report was written, the City of Portland Sanitarian had not reviewed the adequacy of the system for the proposed use. However, it is staff's understanding that the applicant is still working with the sanitarian on the septic system requirements. So until the sanitarian has an opportunity to review the use and system and determine if the existing system is adequate, it cannot be determined if the necessary septic system can fit entirely on the subject property or not. It is possible this criterion could be satisfied with a completed On-Site Sewage Disposal certification form specifically reviewing the proposed use signed by the sanitarian.

The applicant has provided a memorandum written by Montee Higbee (Exhibit A.42), Professional Engineer, documenting the existing stormwater conditions and the proposed developed condition. According to the memo, runoff from the existing buildings feed into roof drains that run into an underground system – probably consisting of drain tiles or pockets of drain rock. His analysis indicates ground filtration occurs since there are no other storm systems in the area and no evidence of discharge has been detected. That being the case, the existing buildings meet the stormwater requirement.



Once the parking lot is graded to the proposed configuration, Mr. Higbee notes that the gravel area will adequately handle the stormwater runoff for a 10-year/24-hour event. The water would infiltrate through the gravel and the water that doesn't infiltrate will be captured by the proposed landscaping along the west and south property lines.

*Criterion could reasonably be met with condition of approval.*

**Hearings Officer:** Copies of e-mail correspondence between Peter Fry and Erin Mick were submitted into the record with the applicant's amended narrative (Exhibit H.5). The e-mails and other evidence show that it is feasible that an On-Site Sewage Disposal Certification Form can be obtained. This can be met with a condition of approval. Erin Mick provided the City of Portland's recommended condition of approval language to the County. The condition appears to be intended to apply to the first year the school is open and requires monitoring water usage during that first year. However, the condition also uses the 2012-2013 school year dates. The condition has been modified to allow a change in dates (if modified by the City of Portland) to correspond to the first year the school is actually open.

- b. **(2) Stormwater/drainage control systems are required for new impervious surfaces that are greater than 400 square feet in area. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.**

**Staff:** The applicant submitted a memo written by Montee Higbee, Professional Engineer, that states the property will be able to handle the stormwater generated from the existing buildings and newly grading parking lot on site for a 10-year/24-hour storm event (Exhibits A.31, A.42).

*Criterion met.*

- 6. **(G) Grading and erosion control measures sufficient to ensure that visible or measurable erosion does not leave the site shall be maintained during development. A grading and erosion control permit shall be obtained for development that is subject to MCC Chapter 29.**

**Staff:** The applicant has submitted for a Grading and Erosion Control Permit.

*Criterion could be met with issuance of the GEC Permit.*

- 7. **(H) New, replacement, or expansion of existing dwellings shall minimize impacts to existing farm uses on adjacent land (contiguous or across the street) by:**

**(1) Recording a covenant that implements the provisions of the Oregon Right to Farm Law in ORS 30.936 where the farm use is on land in the EFU zone; or**

**(2) Where the farm use does not occur on land in the EFU zone, the owner shall record a covenant that states he recognizes and accepts that farm activities including tilling, spraying, harvesting, and farm management activities during irregular times, occur on adjacent property and in the general area.**

**Staff:** The proposal does not include a new, replacement or existing dwelling.

*Criterion met.*

8. **(I) New, replacement or expansion of existing industrial use buildings shall minimize stormwater drainage impacts by limiting the footprint of the building or buildings to 7,500 square feet of the maximum 15,000 square feet.**

**Staff:** No industrial buildings are proposed.

*Criterion met.*

**C. MCC .3375 LOT SIZES FOR CONDITIONAL USES**

**The minimum lot size for a Conditional Use permitted pursuant to MCC 35.3330, except subpart (C) thereof, shall be based upon:**

**(A) The site size needs of the proposed use;**

**(B) The nature of the proposed use in relation to its impact on nearby properties; and**

**(C) Consideration of the purposes of this district.**

**Staff:** The site size needs of the proposed use is contemplated in the requirements for a Community Service Permit under MCC 35.6020(C) and is addressed under Finding 5.

**5.00 Community Service Permit:**

**MCC 35.6015 USES**

**(A) Except as otherwise limited in the EFU, CFU-3, and CFU-4 districts, the following Community Service Uses and those of a similar nature, may be permitted in any district when approved at a public hearing by the approval authority.**

**Allowed Community Service Uses in the EFU, CFU-3, and CFU-4 districts are limited to those uses listed in each respective district.**

**(10) Park, playground, sports area, golf course or recreational use of a similar nature.**

**(20) School, private, parochial or public; educational institution.**

**Staff:** The proposal includes reestablishing a school on the subject site.

**A. MCC 35.6010 APPROVAL CRITERIA**

**In approving a Community Service use, the approval authority shall find that the proposal meets the following approval criteria, except for radio and television transmission towers, which shall meet the approval criteria of MCC 35.6100 through 35.6125, wireless communications facilities which shall meet the approval criteria of MCC 35.6175 through 35.6188; and except for regional sanitary landfills which shall comply with MCC 35.6200 through 35.6230.**

**1. (A) Is consistent with the character of the area;**

**Staff:** The subject property had been the location of a school for the community since the establishment of the first school in the early 1900's. The school was last used as an education facility in 1996. However, the property and buildings have remained unchanged since that time and the local community identifies with the school. An unpermitted community center operated in the school building for a short period of time indicating that the local residents identified and wanted to utilize the property and buildings for community purposes. The recent addition of the school and associated buildings to the National Register of Historic Places was accomplished due to community support and action. It is clear the Springdale community identifies with the property and therefore the property is consistent with the character of the Springdale community.

*Criterion met.*

**2. (B) Will not adversely affect natural resources;**

**Staff:** There are no environmental overlays on the subject property but a stream does flow through the property just north of the playfield. If the property were within the Metro Service Boundary then a Significant Environmental Concern overlay would protect the stream for the Nature in Neighborhoods program. So it is clear that the stream, while not protected under that program, does have characteristics that are worthy of protection. That said, the only grading activities that could impact the stream will be associated with preparing the new parking lot. The slope of the site as discussed by the applicant and corroborated during the staff site visit slopes away from the stream to the south and west. As such, runoff over the parking lot carrying oil and other pollutants from the vehicles using the parking lot and from the gravel itself should not make its way to the stream.

*Criterion met.*

**3. (C) The use will not:**

- a. **(1) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; nor**

**Staff:** The school building, play field and parking lot area where the majority of activity will take place is over 100-feet from the farmed fields on the property to the north and west. Additionally, there is a vegetated buffer that includes large trees, other bushes and vegetation as well as a creek that separates the school use from the farm use. Given the distance to the farm fields and the buffer, the school will not force a significant change in accepted farm practices on the adjacent farm land.

*Criterion met.*

- b. **(2) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.**

**Staff:** As noted above, based on the site features of the property and the location of the proposed school, it is reasonable to believe that the school will not impact the farm use of the adjacent property

*Criterion met.*

4. **(D) Will not require public services other than those existing or programmed for the area;**

**Staff:** The proposed school has been reviewed by the Sheriff's office, water district and local fire department and are currently adequately served. The site is not served by sewer so an on-site sewage disposal system is required. However, no On-Site Sewage Disposal Certification from, reviewed and signed by the City of Portland's Sanitarian (Multnomah County Contracts with the City of Portland for Sanitarian Services to meet the Oregon Department of Environmental Quality requirements for subsurface waste disposal since the County does not have the specialized qualified staff), was submitted by the applicant confirming the existing septic system would adequately serve the proposed school.

*Criterion can be met with condition of approval.*

5. **(E) Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;**

**Staff:** The subject property is not located in a big game winter habitat area according to County maps displaying such areas as defined by the Oregon Department of Fish and Wildlife.

*Criterion met.*

6. **(F) Will not create hazardous conditions;**

**Staff:** Findings for each of the two proposed uses are outlined below:

School: The proposed use has many elements that could create a hazardous condition if not appropriately addressed. The first is traffic and traffic patterns.

The subject site has one entrance to the parking lot. As identified on the site plan (Exhibit A.37), it measures 24.1-feet wide to accommodate ingress and egress traffic. The proposed flow pattern of the parking lot provides one-way traffic in a U-shaped pattern to separate conflicting traffic flow except at the road access point and provide more predictability to drivers and pedestrians alike. The applicant has proposed a parking and traffic plan that will ban students from driving to the site and require student bussing from either the Corbett High School or a collection point in Troutdale for students in the western county. Only staff and parents would be driving to the school during school events with the plan being implemented. The prescribed parking plan also requires adult parking attendants to help with the traffic flow during peak times such as when busses are arriving.

Runoff from the parking lot and school buildings will be handled on site. A memorandum authored by Montee Higbee (Professional Engineer) notes that the runoff from the school is directed into drains that are connected to a subsurface filtration system of some kind. The newly graded parking lot will slope to the southwest away from the creek and the gravel surfacing and vegetated strips that make up the parking area will adequately handle stormwater for a 10-year/24-hour storm event.

The increased traffic along a busy segment of the Historic Columbia River Highway with poor sight distance may be a hazardous situation – but it is unknown until the county has a final comments from ODOT. At this time, it is unknown if ODOT has issued an access permit and it is the applicant's burden to demonstrate they have final approval. Additionally, it is unclear if the septic system on site can handle the proposed 260 students and 8 staff that would occupy the school since no completed On-Site Sewage Disposal Certification form has been submitted.

*Criterion can be met with conditions of approval.*

7. **(G) Will satisfy the applicable policies of the Comprehensive Plan;**

**Staff:** The only portion of the comprehensive plan not addressed under the code approval criteria specifically that is still outstanding is Policy 37 which states:

**Policy 37**

**Water and Disposal Systems**

- A. Shall be connected to a public sewer and water system, both of which have adequate capacity; or**
- B. Shall be connected to a public water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system on the site; or**
- C. Shall have an adequate private water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system; or**
- D. Shall have an adequate private water system, and a public sewer with adequate capacity.**

## **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.**

To satisfy the Comprehensive Plan Policy, the applicant needs to submit a completed On-Site Sewage Disposal Certification form and site plan signed by the City of Portland Sanitarian, which has not yet been submitted.

It is reasonable to believe that such evidence documenting compliance could be obtained and such documentation could be a condition of approval.

*Comprehensive Plan Policy could be met with condition of approval.*

## **8. Section. (H) Will satisfy such other applicable approval criteria as are stated in this**

**Staff:** The East of the Sandy River Rural Area Plan has some applicable policies as outlined below:

### **Rural Center Policies**

- a. **13. Encourage commercial and civic uses that serve local needs within the Springdale rural center.**

**STRATEGY:** Multnomah County shall implement this policy through the review process for conditional commercial and civic uses within Springdale.

**Staff:** The reestablishment of a school in the historic school building will serve the needs of the Springdale community by providing additional space for the school district and allow families in the area to send their children to the nearby school. Establishment of the school will also allow for communities activities in the school building such as community meetings, school plays, sport activities on the ball field etc. However, it is unclear how many of the students that will use the school will be from the community as the school will also be used for a charter school in the Corbett School District.

- b. **14. Study re-use of the closed Springdale Elementary School as a possible multi-purpose community and cultural center.**

**STRATEGY:** Multnomah County shall consider the results of a re-use study during the review any conditional use permit proposing re-use of the Springdale Elementary School site.

**Staff:** While no re-use study has been submitted as part of the application, the current code provides the County to consider the establishment of a school within the existing Springdale School building. As such, the County is considering the proposed use and evaluating it against the applicable approval criteria.

**B. MCC 35.6020 RESTRICTIONS**

**A building or use approved under MCC 35.6015 through 35.6050 shall meet the following requirements:**

**1. (A) Minimum yards in EFU, MUA-20, RR, and SRC, Districts:**

**a. (1) Front yards shall be 30 feet.**

**Staff:** The existing building the school is proposed to be established in currently sits roughly 20-feet from E. Bell Road, which is the front yard. The applicant has applied for an Adjustment to reduce the front yard to 20-feet. Findings addressing the Adjustment are found in Finding #8.

**b. (2) Side yards for one-story buildings shall be 20 feet; for two-story buildings, 25 feet.**

**Staff:** The school contains a single story in all areas of the school so has a side yard setback of 20-feet. However, the existing school building sits 15-feet from the side property line on the east. The west side property line is hundreds of feet away. Since the side yard on the east is only 15-feet, an adjustment has been applied for and is discussed under Finding #8.

**c. (3) Rear yards shall be as required in the district.**

**Staff:** The SRC zone has a 30-foot rear yard setback. The existing buildings are hundreds of feet from the rear property line.

*Criterion met.*

**2. (B) Minimum yards in other districts shall be as required in the district.**

**Staff:** Other yards not mentioned here are addressed in the underlying zone approval criteria above and have been satisfied.

*Criterion met.*

**3. (C) Minimum Site Size:**

**(1) A day nursery or kindergarten shall provide not less than 100 square feet per child, of outdoor play area located other than in a required front yard.**

**(2) Primary (kindergarten through fourth grade), private and parochial schools shall be on sites of one acre for each 90 pupils or one acre for each three classrooms, whichever is greater.**

**(3) Elementary public schools shall be on sites of one acre for each 75 pupils or one acre for each two and one-half classrooms, whichever is greater.**

**(4) Churches shall be on sites of 15,000 square feet.**

**Staff:** The proposed uses for the site are a mixed age school containing students in elementary through high school. The closest match from the uses listed above is #3 – the elementary. If basing the minimum lot size based on the number of pupils, the site would need to be 3.4-acres (260 students / 75). If based on the number of classrooms as stated by the applicant, eight (8), then the site would need to be 3.2-acres (8/ 2.5). Either way, the subject site meets the minimum site size as it is 4.68-acres in size.

*Criterion met.*

4. **(D) Off-street parking and loading shall be provided as required in MCC 35.4100 through 35.4220.**

**Staff:** The Off-Street Parking standards are addressed in Finding #7.

5. **(E) Signs for Community Service Uses pursuant to the provisions of MCC 35.7400 through 35.7505.**

**Staff:** Three signs are associated with the proposed uses and where photographed during the site visits to the property. They consist of:

1. A sign etched into the Springdale School that is exempt from the sign provisions, and
2. A sign erected by the Oregon Department of Transportation within the State's Right-of-Way. It is unclear when it was placed in the right-of-way.
3. A sign for the community garden/park that is near the creek on the property. it is not clear when it was established but most likely in the last 10 years since it is associated with the community garden.

The sign code of MCC 35.7420 provides exemptions to some signs. All the signs on the property are exempt from review under the applicable exemption provisions below:

**MCC 35.7420 EXEMPT SIGNS**

**The following signs are exempt from the provisions of this Chapter, but may be subject to other portions of the County Code:**



**(A) Signs not oriented or intended to be legible from a right of-way, private road or other private property;**

**Staff:** The sign for the community park/garden is located in the interior of the property to provide directions to the garden area to visitors.

**(C) Signs legally erected in the right-of-way in accordance with MCC 29.500 through 29.583, the Rules For Street Standards adopted there under, and Administrative Rules and Regulations pursuant to MCC 15.225 through 15.236;**

**Staff:** The sign in the highway right-of-way was placed by the state as part of a series of signs along the Historic Columbia River Highway noting significant structures and places along the highway. It is a state sign in a state right-of-way and therefore exempt from the County's codes.

**(E) Signs carved into or part of materials which are an integral part of the building;**

**Staff:** The sign etched into the school above the entrance doors is an integral part of the building itself and adds to the historic nature of the school.

*Criteria met.*

## **6.00 Design Review:**

### **A. MCC 35.7000- PURPOSES**

**MCC 35.7000 through 35.7065 provides for the review and administrative approval of the design of certain developments and improvements in order to promote functional, safe, innovative and attractive site development compatible with the natural and man-made environment.**

### **MCC 35.7005 ELEMENTS OF DESIGN REVIEW PLAN**

**The elements of a Design Review Plan are: The layout and design of all existing and proposed improvements, including but not limited to, buildings, structures, parking and circulation areas, outdoor storage areas, landscape areas, service and delivery areas, outdoor recreation areas, retaining walls, signs and graphics, cut and fill actions, accessways, pedestrian walkways, buffering and screening measures.**

### **MCC 35.7010 DESIGN REVIEW PLAN APPROVAL REQUIRED**

**No building, grading, parking, land use, sign or other required permit shall be issued for a use subject to this section, nor shall such a use be commenced, enlarged, altered or changed until a final design review plan is approved by the Planning Director, under this ordinance.**

## **MCC 35.7015      EXCEPTIONS**

The provisions of MCC 35.7000 through 35.7065 shall not be applied to the following:

(A) Single family residences.

(B) Type B Home Occupations that require the addition of less than 400 square feet of ground coverage to the structure.

## **MCC 35.7020      APPLICATION OF REGULATIONS**

Except those exempted by MCC 35.7015, the provisions of MCC 35.7000 through 35.7060 shall apply to all conditional and community service uses in any district.

## **MCC 35.7030      DESIGN REVIEW PLAN CONTENTS**

(A) Any preliminary or final design review plan shall be filed on forms provided by the Planning Director and shall be accompanied by such drawings, sketches and descriptions as are necessary to describe the proposed development.

(B) Contents:

- (1) Preliminary Site Development Plan;
- (2) Preliminary Site Analysis Diagram;
- (3) Preliminary Architectural Drawings, indicating floor plans and elevations;
- (4) Preliminary Landscape Plan;
- (5) Proposed minor exceptions from yard, parking, and sign requirements;

and

- (6) Design Review Application Fee, as required under the applicable fee schedule in effect at time of application;

(C) A preliminary site analysis diagram may be in freehand form and shall generally indicate the following characteristics:

- (1) Relation to adjacent lands;
- (2) Location and species of trees greater than six inches in diameter at five feet;
- (3) Topography;
- (4) Natural drainage;
- (5) Significant wildlife habitat;
- (6) Information about significant climatic variables, including but not limited to, solar potential, wind direction and velocity; and
- (7) Natural features and structures having a visual or other significant relationship with the site.

(D) A preliminary site development plan may be in freehand form and shall generally indicate the following as appropriate to the nature of the use:

- (1) Access to site from adjacent rights-of-way, streets, and arterials;
- (2) Parking and circulation areas;
- (3) Location and design of buildings and signs;
- (4) Orientation of windows and doors;

- (5) Entrances and exits;
- (6) Private and shared outdoor recreation spaces;
- (7) Pedestrian circulation;
- (8) Outdoor play areas;
- (9) Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;
- (10) Areas to be landscaped;
- (11) Exterior lighting;
- (12) Special provisions for handicapped persons; and
- (13) Other site elements and spaces which will assist in the evaluation of site development.

(E) The preliminary landscape plan shall indicate:

- (1) The size, species, and approximate locations of plant materials to be retained or placed on the site; and
- (2) Proposed site contouring.

#### **MCC 35.7040 FINAL DESIGN REVIEW PLAN**

A final design review plan shall contain the following, drawn to scale:

- (A) Site Development and Landscape Plans, indicating the locations and specifications of the items described in MCC 35.7030 (D) and (E), as appropriate;
- (B) Architectural drawings, indicating floor plans, sections, and elevations;
- (C) Proposed minor exceptions from yard, parking, and sign requirements; and
- (D) When the Planning Director determines that immediate execution of any feature of an approved final design review plan is impractical due to climatic conditions, unavailability of materials or other temporary condition, the Director shall, as a precondition to the issuance of a required permit under MCC 35.7010 through 35.7020, require the posting of a performance bond, cash deposit, or other surety, to secure execution of the feature at a time certain.

**Staff:** The project for the establishment of a school is not exempt from Design Review and the applicant has provided the required site plans and building plans for the application. Landscaping has been proposed and is included on the applicant's landscape plan (Exhibit A.34) as well. The applicant addressed the Design Review approval criteria for the new school.

*Criteria met.*

#### **B. MCC 35.7050 DESIGN REVIEW CRITERIA**

**Staff:** For the approval criteria below, staff is addressing the school.

(A) Approval of a final design review plan shall be based on the following criteria:

- 1. (1) Relation of Design Review Plan Elements to Environment.

- a. **(a) The elements of the design review plan shall relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site.**

**Staff:** The parking lot is the only area that will require significant external alterations, and those are required to level the area of the property for the development. The identified access onto the highway works with the circular one-way flow of traffic from the entrance on the right side of the parking lot to the exit on the left side. Such one-way circulation provides less opportunity for traffic head-on conflicts with other vehicles and provides a predictable pattern for pedestrians.

Handicap spaces are provided adjacent to the sidewalk for easy access to the pedestrian paths and entrances on the property for students and community members with special needs. This alleviates the concern of those with wheelchairs, walkers, or who may have an otherwise more difficult time navigating the graveled surface.

The overall design also provides the trash and recycling receptacles to be on the side of the school out of sight from the traveling public, providing a clean and sleek visual appearance to the historic school. The location of the receptacles also allows for easy pick up by trash and recycling services using the same traffic pattern as busses and parents.

The landscaping locations provide a visual buffer and transitional space from the public road to the school's property. The landscaping will also act as an infiltration system for stormwater generated on site.

*Criterion met.*

- b. **(b) The elements of the design review plan should promote energy conservation and provide protection from adverse climatic conditions, noise, and air pollution.**

**Staff:** The establishment of the school includes an overall renovation on the interior of the school to make it more energy efficient and compliant with the current building codes. Additionally, the gravel utilized for the parking lot will be clean and contain very little particulates to reduce dust and provide more water infiltration.

*Criterion met.*

- c. **(c) Each element of the design review plan shall effectively, efficiently, and attractively serve its function. The elements**

**shall be on a human scale, interrelated, and shall provide spatial variety and order.**

**Staff:** The proposed site plan and location of the different elements provides an efficient traffic flow. Combined with the proposed parking management plan, the pedestrian flow and circulation will also be effective in reducing hazards and efficient in moving the students, staff and general public around the site. The historic school will be updated and upgrading with modern construction and building code improvements while maintaining its historic nature and look.

*Criterion met.*

2. **(2) Safety and Privacy – The design review plan shall be designed to provide a safe environment, while offering appropriate opportunities for privacy and transitions from public to private spaces.**

**Staff:** The school's parking lot and parking management plan will increase safety for students, staff and the public while on the property. The proposed landscaping will provide a clear transition from the public right-of-way to the schools property. Because the proposed use is a public school, there is a lower standard of public to private transition because all involved uses are public in nature, although the school district may restrict uses to some degree.

*Criterion met for school.*

3. **(3) Special Needs of Handicapped – Where appropriate, the design review plan shall provide for the special needs of handicapped persons, such as ramps for wheelchairs and braille signs.**

**Staff:** The applicant has noted in the narrative responses that the school will be remodeled to meet all building codes. This shall include ADA requirements.

*Criterion met with condition of approval..*

4. **(4) Preservation of Natural Landscape – The landscape and existing grade shall be preserved to the maximum practical degree, considering development constraints and suitability of the landscape or grade to serve their functions. Preserved trees and shrubs shall be protected during construction.**

**Staff:** The only portion of the property that will be graded and have topographic alterations is the parking lot. Currently, the parking lot is uneven and covered in gravel and grass. Grading and clearing the parking area is necessary for the use of the school and allows the natural areas on the site to be preserved. Additionally, the applicant is proposing new landscaping strips along the southern and western property lines of the

parking area. The March 19, 2012 site plan (Exhibit A.37) shows newly seeded grass along the right-of-way in place of a sidewalk but the project will not require removal of natural landscaping.

*Criterion met.*

5. **(5) Pedestrian and Vehicular circulation and Parking – The location and number of points of access to the site, the interior circulation patterns, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and structures, shall be designed to maximize safety and convenience and shall be harmonious with proposed and neighboring buildings and structures.**

**Staff:** There is only one access point onto the property for vehicles and once on the property, the traffic splits into one way travel lanes. The one-way traffic circulation in the parking lot will provide a more predictable interaction between traffic and people. As seen on the site plan dated January 23, 2012 by the applicant (and since superseded with the passenger drop-off and loading space removed from the front yard and replaced with landscaping and grass) the proposed one way circulation and parking lot design allows for school busses to stack on-site and drop off children in close proximity to the sidewalks and away from parking vehicles. Sight lines for each parking space is not blocked by structures providing for safer parking.

*Criterion met.*

6. **(6) Drainage – Surface drainage systems shall be designed so as not to adversely affect neighboring properties or streets.**

**Staff:** The applicant has submitted a memorandum from a professional engineer (Exhibit A.42) indicating the school has an in-ground drainage system for the buildings that handles the run-off from the roof. The asphalt running along the property line adjacent to the highway will be removed and replaced with landscaping grass which will help filter runoff and infiltrate it into the ground on site. The professional engineer also reviewed the runoff from the new parking lot since it will be daylighted to the southwest of the property. According to the engineer, the new gravel will provide a porous surface that has the capacity to handle stormwater generated from the parking area and excess capacity when taking into account the landscape strips along the property line. As such, stormwater on site should be handled on-site and will not adversely affect the neighboring properties or the public streets.

*Criterion met*

7. **(7) Buffering and Screening – Areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking, and similar accessory areas**

**and structures shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.**

**Staff:** The trash and recycling areas have been located on the side of the existing school building and will be screened by a 6-foot tall chain-link fence with privacy slats to block the view of them as seen by the general public. Landscape strips will separate the parking area from the adjacent private property and the public road.

*Criterion met.*

8. **(8) Utilities – All utility installations above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.**

**Staff:** The existing school building already has utilities running to it to provide electricity and phone service. New overhead utilities can utilize the existing poles and utility corridors.

*Criterion met.*

9. **(9) Signs and Graphics – The location, texture, lighting, movement, and materials of all exterior signs, graphics or other informational or directional features shall be compatible with the other elements of the design review plan and surrounding properties.**

**Staff:** The engraved sign on the schools front above the entry doors is historic in nature and blends with the schools historic architecture and is compatible to the building and Springdale Community.

The previously mentioned sign in the ODOT right-of-way is not subject to this review.

The sign for the community garden that is located just south of the creek in the interior of the property is made of wood, stands about 4 feet tall and has a face measuring roughly 3-feet x 4-feet. The sign is painted a cream/off-white with red lettering and a container for 8x11 information sheets to take. Because of the sign's location in the middle of the property, the colors do not clash with adjacent development and do not impact the visual impact of the site. The sign's location also does not impede visibility for vehicles and does not cause a hazard.

*Criterion met.*

## **C. MCC 35.7055 REQUIRED MINIMUM STANDARDS**

### **1. (A) Private and Shared Outdoor Recreation Areas in Residential Developments:**

**(1) Private Areas – Each ground level living unit in a residential development subject to design review plan approval shall have an accessible outdoor private space of not less than 48 square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy for unit residents and their guests.**

**(2) Shared Areas – Usable outdoor recreation space shall be provided for the shared use of residents and their guests in any apartment residential development, as follows:**

**(a) One or two-bedroom units: 200 square feet per unit.**

**(b) Three or more bed-room units: 300 square feet per unit.**

**Staff:** The proposed development does not include any residential areas and therefore does not require the above noted private and shared areas.

*Criteria met.*

**2. (B) Storage**

**Residential Developments – Convenient areas shall be provided in residential developments for the storage of articles such as bicycles, barbecues, luggage, outdoor furniture, etc. These areas shall be entirely enclosed.**

**Staff:** The proposal does not include residential development.

*Criterion met.*

**3. (C) Required Landscape Areas**

**The following landscape requirements are established for developments subject to design re-view plan approval:**

**(1) A minimum of 15% of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subpart 3 of this subsection.**

**(2) All areas subject to the final design review plan and not otherwise improved shall be landscaped.**

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

**(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.**



**(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.**

**(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.**

**(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.**

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

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

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

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

**(7) Landscaped means the improvement of land by means such as contouring, planting, and the location of outdoor structures, furniture, walkways and similar features.**

**Staff:** The applicant has identified on their overall site plan labeled A1.2 March 21, 2012 that the property contains 199,180 total square feet. The applicant has shown the landscaped areas as shaded and the non-landscaped area as white. The total landscaped area according to the plan is 160,146 square feet – more than the 15% required under the code. Staff believes that the applicant has over calculated the landscaping since the septic system/ball field is used by the school and is not landscaping.

That said, staff did a calculation for the landscaping requirements and based on the same site plan, the natural area and new landscaping encompasses 50,450 square feet of the property. The ball field, areas marked as “crops” and “raised gardens” outside the natural area, and portions of the property north and west of the school were not included in the calculations. With a total of 50,450 square feet of new landscaping and “natural” areas being considered landscaping, the

proposal will have roughly 25% of the property in landscaping, meeting the requirements.

Staff concurs with the applicants' calculations that based on the size of the auditorium (2,137 sf), the school is required to have 25 parking spaces. The proposed site plans shows 31 total parking spaces, including 2 spaces for handicapped drivers.

Based on the number of proposed parking spaces (31), the owners must provide a minimum of 775 square feet of landscaping in the parking area to help provide separation from adjacent properties and the public street. The applicant has proposed a landscaping strip along the parking lot on the western property line and between the parking lot and the Historic Columbia River Highway that provides 2628 square feet of landscaped area. The landscaped stripes as measured on the site plan meet the dimensional requirements of the Design Review Code.

The landscaping strip separating the parking area from the highway will include street trees, low shrubs and ground cover as shown on the applicant's March 19, 2012 site plan labeled L1.1 (Exhibit A.34).

*Criteria met.*

**Hearings Officer:** After the withdrawal of the application for a community park, a portion of the site that had been proposed for the park would likely be considered landscaping further increasing the percentage of the property in landscaping.

## **7.00 Off Street Parking:**

### **A. MCC 35.4120 PLAN REQUIRED**

**A plot plan showing the dimensions, legal description, access and circulation layout for vehicles and pedestrians, space markings, the grades, drainage, setbacks, landscaping and abutting land uses in respect to the off-street parking area and such other information as shall be required, shall be submitted in duplicate to the Planning Director with each application for approval of a building or other required permit, or for a change of classification to O-P.**

### **MCC 35.4125 USE OF SPACE**

**(A) Required parking spaces shall be available for the parking of vehicles of customers, occupants, and employees without charge or other consideration.**

**(B) No parking of trucks, equipment, materials, structures or signs or the conducting of any business activity shall be permitted on any required parking space.**

**(C) A required loading space shall be available for the loading and unloading of vehicles concerned with the transportation of goods or services for the use associated with the loading space.**

**(D) Except for residential and local commercial districts, loading areas shall not be used for any purpose other than loading or unloading.**

**(E) In any district, it shall be unlawful to store or accumulate equipment, material or goods in a loading space in a manner which would render such loading space temporarily or permanently incapable of immediate use for loading operations.**

**MCC 35.4130 LOCATION OF PARKING AND LOADING SPACES**

**(A) Parking spaces required by this Section shall be provided on the lot of the use served by such spaces.**

**(B) Exception – The Planning Director may authorize the location of required parking spaces other than on the site of the primary use, upon a written finding by the Director that:**

- (1) Parking use of the alternate site is permitted by this Ordinance;**
- (2) The alternate site is within 350 feet of the use;**
- (3) There is a safe and convenient route for pedestrians between the parking area and the use;**
- (4) Location of required parking other than on the site of the use will facilitate satisfaction of one or more purposes or standards or requirements of this Chapter; and,**
- (5) There is assurance in the form of a deed, lease, contract or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.**

**(C) Loading spaces and vehicle maneuvering area shall be located only on or abutting the property served.**

**Staff:** The applicant provided the necessary plan to evaluate the application for the school.

The proposed parking lot is for the school and no business is proposed on site. The applicant has proposed all required parking to be located on the subject site.

*Criteria met.*

**B. MCC 35.4135 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 35.0525, 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 draft condition of approval will be required that the parking and loading improvements be in place prior to the final occupancy of the school being granted.

*Criteria met.*

**C. MCC 35.4170 ACCESS**

**(A) Where a parking or loading area does not abut directly on a public street or private street approved under MCC 35.7700 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.**

**Staff:** The parking area abuts the Historic Columbia River Highway which requires approval from the Oregon Department of Transportation for access. A condition requiring proof of an access permit will satisfy the standard.

*Criterion met with condition of approval.*

**D. MCC 35.4175 DIMENSIONAL STANDARDS**

**1. (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.**

**(2) Up to 30% of the required off-street parking spaces may have a minimum width of eight-and-one-half feet, a minimum length of 16 feet, and a vertical clearance of six feet if such spaces are clearly marked for compact car use.**

**(3) For parallel parking, the length of the parking space shall be 23 feet.**

**(4) Space dimensions shall be exclusive of access drives, aisles, ramps or columns.**

**(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:** As demonstrated on the applicant's site plan, all the spaces provided meet the dimensional standards of being 9-feet wide. All the provided parking spaces are at least 18-feet in length with some being longer. The applicant also displayed on the site plan that the aisle between the angled parking is at least 20-feet in width.

*Criterion met.*

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

**(1)**

<b>District</b>	<b>Minimum Width</b>	<b>Minimum Depth</b>
All	12 Feet	25 Feet

**(2) Minimum vertical clearance shall be 13 feet.**

**Staff:** The applicant provides one loading space measuring 12x25-feet on the northern most portion of the parking lot as seen on site plan (Exhibits A.27, A.28).

*Criteria met.*

**E. MCC 35.4180 IMPROVEMENTS**

**1. (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.**

**(2) Large parking fields for intermittent uses such as amusement parks, race tracks, stadiums, and the like may be surfaced with gravel or grass and spaces may be un-marked if the parking of vehicles is supervised.**

**Staff:** The Springdale Rural Center zone allows parking lots to be surfaced with a gravel mix provided the fine particles are removed at the production yard [MCC 35.3380(A)(1)]. The applicant has proposed using the gravel mix as the surface of the parking area.

*Criterion met under 35.3380(A)(1) & (2).*

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

**(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.**

**(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 lot on the property is separated from the highway and the property to the west by a landscaping strip as seen on the landscaping plan (Exhibit A.34). A condition of approval shall require the northern area of the parking lot to be bounded by a bumper rail or curbing at least four inches in height.

*Criterion met with a condition of approval.*

3. **(C) Marking – All areas for the parking and maneuvering of vehicles shall be marked in accordance with the approved plan required under MCC 35.4120, and such marking shall be continually maintained.**

**Staff:** A condition of approval shall require the parking and maneuvering areas to be marked.

*Criterion met for the school with condition of approval.*

4. **(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 provided a memorandum prepared by a professional engineer noting the stormwater generated on the parking and impervious areas will be handled on site for a 10-year storm event (Exhibit A.42).

*Criterion met.*

5. **(E) Covered Walkways – Covered walkway structures for the shelter of pedestrians only, and consisting solely of roof surfaces and necessary supporting columns, posts and beams, may be located in an O-P district. Such structures shall meet the setback, height and other requirements of the district which apply.**

**Staff:** No such coverings are proposed as part of the application.

*Criterion met.*

F. **MCC 35.4185 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 is proposed as part of the project. If lighting is later requested, it should be shielded and directed down towards the parking lot. A condition of approval could be included addressing the standards for future requests.

*Criterion can be satisfied with a condition of approval.*

G. **MCC 35.4190 SIGNS**

**Signs, pursuant to the provisions of MCC 35.7465.**

**Staff:** The three known signs have been reviewed for the project and conform to the required sign standards.

*Criterion met.*

H. **MCC 35.4195 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:** As seen on the applicant's site plan (Exhibit A.37), no parking or loading space, or vehicle maneuvering area is within the front yard setback as required in the SRC zone. The one access onto the property is within the yard but is permitted to connect to the street. The sidewalk which current is within the front yard is to be demolished as seen on the site plan and replaced with landscaping.

*Criterion met.*

I. **MCC 35.4200 LANDSCAPE AND SCREENING REQUIREMENTS**

**(A) The landscaped areas requirements of MCC 35.7055 (C) (3) to (7) shall apply to all parking, loading or maneuvering areas which are within the scope of design standards stated in MCC 35.4165 (A).**

**Staff:** Landscape requirements are addressed under the Design Review standards in Finding #6.

*Criterion met.*

**J. MCC 35.4205 MINIMUM REQUIRED OFF-STREET PARKING SPACES**

**(B) Public and Semi-Public Buildings and Uses**

**(1) Auditorium or Meeting Room (except schools) – One space for each 60 square feet of floor area in the auditorium or, where seating is fixed to the floor, one space for each four seats or eight feet of bench length.**

**(2) Church – One space for each 80 square feet of floor area in the main auditorium or, where seating is fixed to the floor, one space for each four seats or eight feet of bench length.**

**(3) Church Accessory Use – In addition to spaces required for the church, one space for each ten persons residing in such building.**

**(4) Club or Association – These shall be treated as combinations of uses such as hotel, restaurant, auditorium etc., and the required spaces for each separate use shall be provided.**

**(5) Senior High School and Equivalent Private and Parochial School – One space for each 56 square feet of floor area in the auditorium or, where seating is fixed to the floor, one space for each eight seats or 16 feet of bench length, or one space for each ten seats in classrooms, whichever is greater.**

**(6) College, University, Institution of Higher Learning and Equivalent Private or Parochial School – One space for each five seats in classrooms or 45 square feet of floor area.**

**(7) Primary, Elementary, or Junior High and Equivalent Private or Parochial School – One space for 84 square feet of floor area in the auditorium, or one space for each 12 seats or 24 feet of bench length, whichever is greater.**

**(8) Kindergarten, Day Nursery, or Equivalent Private or Parochial School – One driveway, designed for continuous flow of passenger vehicles for the purpose of loading and unloading children plus one parking space for each two employees.**

**(9) Campground – One space for each campsite.**

**(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 school will have students from elementary school through high school and could fit both (5) and (7) above. Based on the applicant's statements on Page 3 of the January 24, 2012 narrative, the majority of the school is dedicated to



grades Kindergarten through 8<sup>th</sup> grade. Only two of the eight classrooms will be utilized for high school students. As such, the project most resembles (7) above. With the auditorium being 2,137 square feet and one parking space being required for each 84 square feet of floor area, 25 parking spaces are required. The applicant has proposed 31 (Exhibits A.27, A.28), thus meeting the standard.

*Criterion met.*

**K. MCC 35.4210 MINIMUM REQUIRED OFF-STREET LOADING SPACES**

**(A) Commercial, Office or Bank**

<b>Square foot of Floor or Land Area</b>	<b>Minimum Loading Spaces Required</b>
Under 5,000	0
5,000 - 24,999	1
25,000 - 59,999	2
60,000 - 99,999	3
100,000 - 159,000	4
160,000 - 249,999	5
250,000 - 369,999	6
370,000 - 579,999	7
580,000 - 899,999	8
900,000 - 2,999,999	9
Over 3,000,000	10

**(D) Public or Semi-Public Use: Treated as mixed uses.**

**Staff:** The proposed use is a public use and based on the options available to identify with, it most closely resembles a commercial use. However, because the building is 13,680 square feet, the use would only require 1 loading space under any of the options. The applicant has provided one loading space as shown on the submitted site plan (Exhibit A.36).

*Criterion met.*

**8.00 Adjustments:**

**A. MCC 35.7606 SCOPE**

**B Dimensional standards that may be modified under an Adjustment review (modified no more than 40 percent) are yards, setbacks, forest practices setbacks, buffers, minimum front lot line length, flag lot pole width, cul-de-sac length, cul-de-sac turnaround radius, and dimensions of a private street, except the following:**

**B Reduction of resource protection setback requirements within the Significant Environmental Concern (SEC) and Willamette River Greenway (WRG) overlay districts are prohibited. Additionally, reductions to the fire safety zones in the Commercial Forest Use zones are not allowed under the Adjustment process; and**

**(2) Reduction of yards and setback requirements within the Hillside Development overlay shall only be reviewed as a Variance; and**

**(3) Reduction of yards/setback/buffer/ re-source protection setback requirements within the Large Fills, Mineral Extraction, and Radio and Television Transmission Towers Code Sections and any increase to the maximum building height shall only be reviewed as Variances; and**

**(4) Minor modification of yards and set-backs in the off-street parking and design review standards are allowed only through the “exception” provisions in each respective Code section.**

**Staff:** The applicant is seeking an adjustment to both the front yard setback and the side yard setback for the existing building rather than going through a Non-Conforming Use process. The side yard setback is increased from 10-feet to 20-feet because the use is a community service [MCC 35.6020(A)(2)]. The front yard setback remains at 30-feet.

At its closest point, the building that is on site and the proposed school will be located in is 15-feet from the side yard property line and 20.5-feet from the front property line. A structure 15-feet from the side property line represents a deviation of 25% from the required setback and a deviation of 20.5-feet from the front property line represents a 32% deviation from the required setback. As such, the applicant has requested an Adjustment to both yard dimensions since the requested deviation is less than 40% of the overall setback.

## **B. MCC 35.7611 ADJUSTMENT APPROVAL CRITERIA**

**The Approval Authority may permit and authorize a modification of no more than 40 percent of the dimensional standards given in MCC 35.7606 upon finding that all the following standards in (A) through (E) are met:**

- 1. (A) Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and**

**Staff:** The main purpose of a setback in the rural area is fire safety and privacy. The property to the east (side yard) which is 15-feet from the school is currently vacant. With the setback being increased from the normal 10-feet in the SRC zone to 20-feet because it is a community service, and the structure being 15-feet from the side property line, the building meets the regular setback as required in the SRC zone. That said, being 15-feet from the property line instead of the 20-feet as required in the CS standards still equally meets the purpose of providing privacy and fire protection because there are no structures on the adjacent property. And if the adjacent property is ever developed, the owner will have the opportunity to place the structure where they see fit, which means if they desire more space between a structure and a

school, they have adequate room on the property to provide that space for privacy and fire protection purposes.

The current front yard setback of 20.6-feet is to the front property line on Bell Road. Again, the purpose of the setback is privacy and fire safety. On a front yard there is the additional purpose of ensuring adequate room for future right-of-way expansions and road development should there ever be a need. Bell Road has a current right-of-way width of 60-feet, which is 10-feet more than the minimum county standard. Furthermore, there is roughly 23-feet from the property line to the as traveled paved surface – providing roughly 43-feet from the building to the traveling public. The extra right-of-way width provides additional area for an increase in the travel lanes if necessary without requiring additional right-of-way from the school property. Additionally, the area of the school that encroaches into the required setback is only the corner of the building and does not affect roughly 85% of the building. As such, staff finds the purpose of setback is equally met with the reduction of the required setback from 30-feet to 20-feet.

*Criterion met.*

2. **(B) Any impacts resulting from the adjustment are mitigated to the extent practical. That mitigation may include, but is not limited to, such considerations as provision for adequate light and privacy to adjoining properties, adequate access, and a design that addresses the site topography, significant vegetation, and drainage; and**

**Staff:** Because the adjacent property is vacant there is no known impact to the property that needs to be mitigated. There is no identified impact by having a reduced front yard setback because of the currently existing 60-foot wide right-of-way. Additionally, the reduced setback to the front property line is only for a small portion of the existing building. The rest of the front of the building more than meets the required setback by being up to 60-feet from the property line. As such, staff finds there is no impact from the adjustment for the existing building and no mitigation is required. The subject property and adjacent property have adequate privacy, both have direct access to a public road, and the adjustment does not require any additional measures to provide access to either property – such as topographic changes.

*Criterion met.*

3. **If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zoning district; and**

**Staff:** The purpose of the zoning district, SRC, is to encourage concentrations of rural residential development together with limited local and tourist commercial uses as well as other civic uses such as fire stations and schools. The proposed establishment of a school meets the purpose of the zone by placing a school in the concentrated community of Springdale and by utilizing an historic school building that was no longer used.

*Criterion met.*

4. **(D) If the properties are zoned farm (EFU) or forest (CFU), the proposal will not force a significant change in, or significantly increase the cost of, accepted forestry or farming practices on the subject property and adjoining lands; and**

**(E) If in a Rural Residential (RR) or Springdale Rural Center (SRC) zone, the proposal will not significantly detract from the livability or appearance of the residential area.**

**Staff:** The property is zoned Springdale Rural Center and since the school building already exists, there is no impact to the livability or appearance of the residential area. Rather, locating a school in the building brings a use into an abandoned historic building, preserves the structure and prevents further degradation to an important community icon.

**Hearings Officer:** Based on the findings and other information provided above, the application for the Community Service Conditional Use, Design Review, Off-Street Parking, Adjustment and Sign code approvals to establish a school in the Springdale Rural Center zone is approved subject to the following conditions of approval.

### **Conditions of Approval:**

1. **Prior to building permit sign-off, the owner shall obtain an Access permit from the Oregon Department of Transportation [MCC 35.3385; 35.4170]**
2. **The school district will have an alternative timeline of 6-years in which to fully implement their renovation plan for the school as requested [MCC 37.0690(E)].**
3. **Prior to final occupancy being granted, the owner shall provide the county with a receipt or report, or other such evidence, from the gravel yard where the parking lot rock is purchased, that clearly indicates that the fine particles of the gravel were removed at the production yard [MCC 35.3380(A)(1)].**
4. **Prior to final occupancy being granted, the owner shall provide the county with documentation that the approach to the public rights-of-way is paved for a minimum distance of 21-feet from the fog line [MCC 35.3380(A)(2)].**
5. **Prior to zoning review for building permit sign-off, the owner shall submit a completed on-site sewage disposal form and site plan dated after January 24, 2012 and signed by the sanitarian certifying the existing or proposed system will be located on site and will adequately handle the related effluent. As part of any approval, the following shall be required:**

#### **A. Water Use Records**

**The water records from the school must be submitted to the City of Portland Sanitarian and Multnomah County Land Use Planning by two dates: February 15th (for the time period of September- January) and June 30, 2013 (for the time period of February - May) for the first year the school is open. The records must include the actual and the average daily use in**

gallons; and the average number of students, staff and faculty during each time frame. The water use records will provide an estimation of the number of students the school's septic system can accommodate and whether additional septic components and/or permits are required. If the flows exceed 2501 gallons per day (gpd), a WPCF (Water Pollution Control Facility) permit from DEQ must be applied for prior to the school year starting Fall of 2013.

There will not be any extension granted for any of these timelines, unless the City of Portland extends the timelines. It appears that the timelines are intended to provide information about the water usage of the school during the first school year the school is open (September to June). If the school does not open until the fall of 2013, it appears that there will be nothing to monitor until 2013. If the City of Portland alters the timeline reporting dates, the owners compliance with the revised dates will satisfy this condition of approval. Failure to meet any of these timelines or timelines that are revised as a result of a delayed school opening date will result in immediate referral to code compliance for enforcement penalties.

Please Note: If the water records also include irrigation or other external uses, then a separate meter for just internal school use is recommended to achieve an accurate water use record. Once the water use data is received, no additional considerations will be made. For example, if flows are showing above 2501gpd and it is believed to be in part to irrigation, you will need to work with DEQ on those corrections and still apply for the WPCF permit.

**B. Additional Septic Storage Capacity--a new 2000 or 3000gallon tank**

Prior to the new school starting in Fall of 2012, a new 3000 gallon septic tank must be permitted, installed and finaled to replace the existing 1000gallon tank (or an additional 2000 gallon tank in series if grades allow) on the NE side of the building, under a minor alteration septic permit from the City of Portland (as the agent for Multnomah County's Onsite Sanitation program).

[MCC 35.3355(F) and Comprehensive Plan Policy 37].

6. All interior and exterior remodeling shall meet Federal Americans with Disabilities Act building code requirements [MCC 35.7050(A)(3)].
7. The applicant shall demolish the concrete path/sidewalk along the front property line and replace it with grass and landscaping as shown on the March 19, 2012 site plan [MCC 35.7050(A)(2) and (4)].
8. The trash and recycling area shall be surrounded by a chain link fence with privacy slats [MCC 35.7050(A)(7)].
9. The owner shall continuously maintain the landscaping and natural areas on the property such that the vegetation is kept alive and properly trimmed and not overgrown [MCC 35.7055(C)(5)].

10. The owner shall plant the landscaping strips separating the parking area from the adjacent property and highway as shown on the applicant's March 19, 2012 landscaping plan labeled L1.1 and included as Exhibit A.34 [MCC 35.7055(C)(3)(c)].
11. There shall be no fees required to park within the parking lot [MCC 35.4125(A)].
12. No business activity is permitted within the parking lot area [MCC 35.4125(B)].
13. The northern limit of the parking lot shall be bordered by a bumper rail or curbing at least 4 inches in height as shown on the landscaping plan (Exhibit A.34) [MCC 35.4180(B)].
14. All parking spaces, directional arrows, and maneuvering areas shall be painted or marked, and maintained for as long as the school use is established [MCC 35.4180(C)].
15. Any exterior lighting shall be shielded and directed downward [MCC 35.4185].

## **CONCLUSION**

Based on the staff testimony and written staff report and the findings and substantial evidence cited or referenced therein and submitted at the hearing, I conclude the application for the Community Service Conditional Use, Design Review, Off-Street Parking, Adjustment of Dimensional Standards and Sign code approvals to establish a school in the Springdale Rural Center zone is approved, subject to the conditions set forth above.

**IT IS SO ORDERED**, this 4th day of June, 2012.

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JOAN M. CHAMBERS, Hearings Officer

## 10.00 Exhibits:

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'H' Hearing Exhibits

Exhibits with a “\*” after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T3-2012-2116 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit
A.1	1	General Application Form
A.2	26	Applicant's January 24, 2012 Narrative
A.3	3	Fire Service Agency Review Form
A.4	1	Police Services Review Form
A.5	1	Certification of Water Service Form
A.6	1	Applicant's January 24, 2012 Demo Site Plan A1.2 Labeled "Updated 01-04-12"
A.7	1	Applicant's January 24, 2012 Grading and Erosion Control Plan C1.0 "Updated 01-04-12"
A.8	1	Applicant's January 24, 2012 Landscape Plan L1.1 Labeled "Updated 01-23-12"
A.9	1	Applicant's January 24, 2012 Overall Site Plan A1.2 Labeled "Updated 01-23-12"
A.10	1	Applicant's January 24, 2012 Site Plan A1.3 Labeled "Updated 01-23-12"
A.11	1	Applicant's January 24, 2012 Elevation Plan A3.1 Labeled "Updated 01-23-12"
A.12	1	Applicant's January 24, 2012 Elevation Plan A3.2 Labeled "Updated 01-23-12"
A.13	1	Applicant's January 24, 2012 Grading and Erosion Control Plan C1.0 Labeled "Updated 01-23-12"
A.14	10	Applicant's January 24, 2012 Draft Traffic Analysis Report by Charbonneau Engineering
A.15	2	Email from Kyle Rodrigues to Staff with January 30, 2012 Revised Site Plan A1.3
A.16	1	Applicant's February 8, 2012 Revised Site Plan A1.3 Labeled "Updated 02-01-12"
A.17	22	Applicant's March 12, 2012 Amended Narrative
A.18	2	Applicant's March 12, 2012 Project Phasing Schedule

A.19	1	Applicant's March 12, 2012 parking and Traffic Management Plan
A.20	9	Applicant's March 12, 2012 Submittal of Historic Septic Repair Permit for A Community Center in 2010
A.22	1	Applicant's March 12, 2012 Landscape Plan L1.1 Labeled "Updated 03-12-12"
A.23	1	Applicant's March 12, 2012 Demo Site Plan Labeled "Updated 03-12-12"
A.24	1	Applicant's March 12, 2012 Overall Site Plan A1.2 Labeled "Updated 03-12-12"
A.25	1	Applicant's March 12, 2012 Site Plan A1.3A Labeled "Updated 03-12-12"
A.26	1	Applicant's March 12, 2012 Site Plan A1.3B Labeled "Updated 03-12-12"
A.27	1	Applicant's March 12, 2012 Enlarged Parking Lot Plan A1.3.1 Labeled "Updated 03-12-12"
A.28	1	Applicant's March 12, 2012 Enlarged Parking Lot Plan A1.3.2 Labeled "Updated 03-12-12"
A.29	1	Applicant's March 12, 2012 Elevation Plans A3.1 Labeled "Updated 03-12-12"
A.30	1	Applicant's March 12, 2012 Elevation Plan A3.2 Labeled "Updated 03-12-12"
A.31	2	March 16, 2012 Stormwater Certificate for New Gravel Parking Lot and Sidewalks
A.32	1	March 16, 2012 Grading and Erosion Control Plan C1.0 Labeled "Updated 03-21-12"
A.33	1	March 16, 2012 Grading and Erosion Control Plan C2.0 Labeled "Updated 03-21-12"
A.34*	1	March 19, 2012 Landscape Plan L1.1 Labeled "Updated 03-19-12"
A.35*	1	March 19 Demo Site Plan A1.1 Labeled "Updated 03-19-12"
A.36*	1	March 19, 2012 Overall Site Plan A1.2 Labeled "Updated 03-19-12"
A.37*	1	March 19, 2012 Site Plan A1.3 Labeled "Updated 03-19-12"
A.38	47	March 20, 2012 Final Traffic Analysis Report by Charbonneau Engineering
A.39	7	Applicant's April 5, 2012 Amended Summary Narrative
A.40	6	Applicant's April 5, 2012 Amended Narrative Including



		Nature Park
A.41	22	Applicant's April 5, 2012 Amended Narrative for Community Service, Site Design, and Grading
A.42	2	Applicant's April 5, 2012 Memorandum Regarding Stormwater By WH Pacific
'B'	#	Staff Exhibits
B.1	2	A&T Property Information
B.2	6	February 21, 2012 Incomplete Letter
B.3*	1	March 12, 2012 Statement by Applicant Deeming Application Complete
B.4	2	February 24, 2012 Email From Transportation Staff with Requests for additional Information Regarding Transportation Impacts
B.5	3	March 28, 2012 Email from Staff to Applicant Providing Courtesy Review of New Information Submitted Day the Applicant Deemed the Application Complete and Indicating New Information Must be Submitted Prior to April 5 <sup>th</sup> to be Considered in the Staff Report
B.6	6	Email Conversation Between Transportation Staff and Applicant Discussing the County's Transportation Requirements
B.7	2	Portland Tribune Article Discussing Springdale School's Historic Listing, Printed April 5, 2012
B.8	6	April 17, 2012 Notice of Public Hearing and Mailing List
B.9	1	Sign Posting Affidavit
B.10	1	Historical Building Permits for Springdale School
B.11	15	Copy of CS 16-77 Community Service Permit Approving Expansion of the Springdale School and Associated Documents.
B.12	2	Copy of May 5, 2010 Lot Consolidation Approval for the Springdale School Properties
B.13	1	1986 Land Use Survey Showing Use of Springdale School Property as a School
B.14	32	Copy of Springdale School's National Register of Historic Places Registration Form, Approved on October 25, 2011
B.15*	2	Copy of Multnomah County Comprehensive Plan Policy 16-I: Historic Resources
B.16*	1	Air Photo Showing Adjacent Farm Use

'H'	#	Hearings Exhibits
H.1	1	April 5, 2012 Alternative Site Plan With Garage A1.3B "Updated 03-29-12"
H.2	1	April 5, 2012 Floor Plan A2.2 Labeled "Updated 03-29-12"
H.3	3	E-mail from Victoria Purvine
H.4	1	Letter from Annette Calcagno
H.5	34	Amended Narrative from Applicant
H.6	1	Hearings Sign-In Sheet