



DEPARTMENT OF ENVIRONMENTAL SERVICES
TRANSPORTATION AND LAND USE PLANNING DIVISION
2115 SE Morrison Street
Portland, OR 97214 (503) 248-3043

DECISION OF THE PLANNING DIRECTOR

Design Review For Sauvie Island Fire District Station

Case File: DR 11-97

Date Decision Prepared: Friday, May 22, 1998

Proposal: Request for design review approval to construct a new fire station for Sauvie Island Fire District #30.

Location: 18336 NW Sauvie Island Road
Tax Lot 19, Section 17, T2N, R1W, W.M. (R97117-0190)

Applicant: Richard Carlson, Architect
3210 SW Malcolm Court
Portland, Oregon 97225

Owner: State of Oregon
Department of Fish and Wildlife
Post Office Box 59
Portland, Oregon 97310

Site Size: 17.70 acres

Present Zoning: Multiple Use Agriculture MUA-20
Community Service Use Permit

Approval Criteria: Multnomah County Code (MCC): MCC 11.15.780, Design Review; MCC 11.15.610, Off-Street Parking and Loading; Comprehensive Plan Policies 13, 14, 22, 37, 38, & 40;

Decision: **Approve, subject to the conditions below, the proposed fire station, based on the following findings and conclusions.**

Conditions of Approval

1. This approval is based on the submitted written narrative(s), and final design review plan. No development is to occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.
2. As necessary to meet the requirements of MCC 11.15.7850(A)(5) and MCC 11.15.610 submit one (1) revised set of the final design review plan illustrating paved parking and drive isles sufficient to accommodate six (6) stalls. Parking areas designated for intermittent use are to be labeled as such, and are to include the notation that they are to be used not more than twice per month. If the County finds that parking areas set aside for intermittent use are being utilized more than twice per month the County, upon written notice, may require that those areas that are no longer being used on an intermittent basis be surfaced consistent with MCC 11.15.6132(A)(1).
3. Consistent with Condition #1 of Community Service Use Permit 4-97 and as necessary to satisfy the requirements of MCC 11.15.7850(A)(5) the applicant/owner is to dedicate ten (10) feet of right-of-way along the development's Sauvie Island Road frontage. Permits must also be acquired for accesses and work within the public right-of-way along Sauvie Island Road and Burlington Court. These permits can be obtained through the Right-Of-Way section of our department.
4. As evidenced on the final design review plan, this development will disturb more than 50 cubic yards of soil. Therefore, consistent with MCC 9.40.010(A)(1), the applicant/owner shall obtain an approved Grading and Erosion Control (GEC) Permit prior to the issuance of any building permits for the proposed development. Application materials for GEC Permits are available at our offices.
5. To address the requirements of MCC 11.15.7850(A)(6), revise the detention area and landscaping features on sheets CE1 and CE3 of the final design review plan such that they correspond with the detention area illustrated on sheet CE2.
6. Consistent with MCC 11.15.7855(C)(5), it shall be the responsibility of the property owner to continuously maintain those landscape features illustrated on sheet CE3 of the final design review plan, as revised.
7. As enumerated under MCC 11.15.7870, design review approval shall expire eighteen (18) months from the date of this decision. Upon application a six (6) month extension may be granted by the Planning Director upon a written findings that the applicable provisions of this ordinance are satisfied. Failure to apply for an extension shall result in expiration of the approval.
8. No additional land use action and/or permit requests shall be accepted, relating to the subject application, until such time as all required fees for said application have been paid in full.

Findings of Fact

(Formatting Note: Staff as necessary to address Multnomah County ordinance requirements provides Findings referenced herein. Headings for each finding are underlined. Multnomah County Code requirements are referenced using a **bold** font. Written responses by the applicant, demonstrating compliance with code criteria, are *italicized*. Planning staff comments and analysis may follow applicant responses. Where this occurs, the notation “Staff” precedes such comments.)

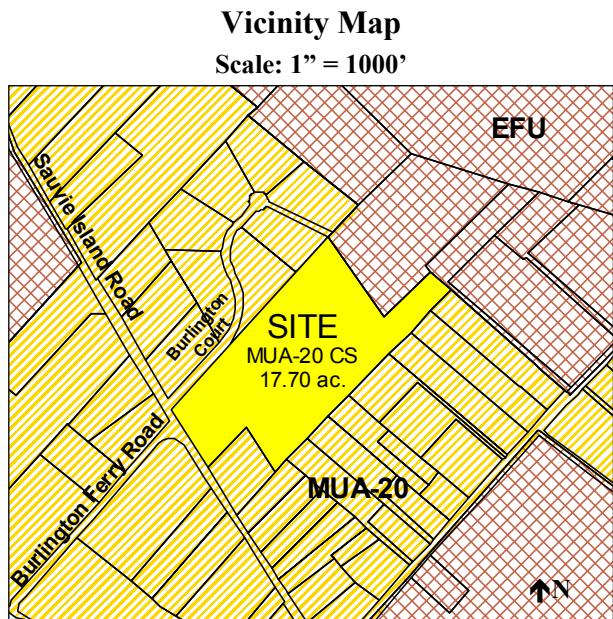
I. Project Background and Description:

The Sauvie Island Fire District currently operates off of property located on Charlton Road adjacent to Sauvie Island Grade School and owned by the Sauvie Island Grange. The department has outgrown the facilities at that location and wishes to relocate to this site and construct a 7500± SF fire station to better serve their needs.

As an initial step toward relocating, the district made application to the County for a Community Service Use (CS) Permit to allow a fire station use on the subject property. This request was conditionally approved November 28, 1997 as permit CS 4-97. Condition #2 of the approved permit requires the applicant to obtain Design Review approval prior to the issuance of any development permits for the proposed use. This Design Review application has been submitted to satisfy this condition of the Community Service Use Permit.

II. Site and Vicinity Characteristics:

The subject property is located southeast of the intersection of Sauvie Island Road and Burlington Court, directly across from Burlington Ferry Road. Land area proposed for development includes the northwest corner of a larger, 17.70 ac., site owned by the Oregon Department of Fish & Wildlife (ODF&W). The applicant's site is essentially level and cleared of vegetation. The surrounding area is rural residential in nature with lots ranging from slightly under two acres to over ten acres in size. Two subdivisions exist north and south of the site respectively. Parcels within the subdivisions are approximately two acres in size. The ODF&W offices for the Sauvie Island Game Refuge exist within the 17.70 acre parcel, and are located south and east of that portion of the site proposed for development by the district. Drawings illustrating the locations of existing development in the area, along with building plans, site plans, and written narratives submitted by the applicant are included as part of the permanent



case file. The vicinity map above illustrates the location of the 17.70 acre parcel, within which development is proposed.

III. Compliance With MCC 11.15.7850, Design Review Criteria:

- A. **MCC .7850(A)(1)(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.**

Our proposal is particularly sensitive to the character of the surrounding area. We have sited the building well back (150feet) from Sauvie island road. We have incorporated architectural features that are common to the agricultural buildings already existing on the island. To further minimize the structure's visual impact, we have kept the eave heights as low as possible to the adjacent residential buildings on either side of the subject property . The proposed building is neighborly and consistent with the character of the surrounding rural area.

- B. **MCC .7850(A)(1)(b), The elements of the design review plan should promote energy conservation and provide protection from adverse climatic conditions, noise, and air pollution.**

The energy usage of this building will be minimal and have no adverse effect on the environment. The garage portion of the building will be maintained at a temperature sufficient only to keep equipment functional. Heat will be provided by gas space heaters. The office portion will be well insulated and of limited hours of use. Heat in the office area will be provided by energy efficient forced air gas furnace. The garage area floor drainage system is designed to separate the oil from the water prior to discharge to the septic system. The proposed station would produce no noise through alarms, and volunteers are alerted through pagers. There are no alarms, sirens, or bells at the station. There will be minimal outside lighting. Further, the fire department is not included in the air raid warning siren plan.

- C. **MCC .7850(A)(1)(c), Each element of the design review plan shall effectively, efficiently, and attractively serve its function. The elements shall be on a human scale, inter-related, and shall provide spatial variety and order.**

The fire station has been designed to reflect the clean fines and simple massing of structures generally associated with rural agricultural areas. Within this format however, the integrated office and training space offers attractive human scaled spaces with distinct window openings. The garage exterior is simple and efficiently reflects the function within. The spaces are well organized and provide variety appropriate to the function served.

- D. **MCC .7850(A)(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.**

Public/private delineation does not specifically apply to our structure.

- E. **MCC .7850(A)(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.**

The design provides for the special needs of handicapped persons. A designated and appropriately sized parking space is provided near the building entrance as well as continued access with no more than 5/8" grade change at adjacent floor surfaces. Further, ADA standards have been met in both bathrooms.

- F. **MCC .7850(A)(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.**

No natural resources will be adversely affected by development. The site is currently bare except for volunteer grasses and natural occurring scrub trees near Burlington Court. There are no exceptional natural features, topographic or otherwise that would be adversely affected. In accordance with conditions for zone approval the trees along Burlington Court will remain. Additional landscaping will also be incorporated in this area for visual screening.

Staff: We concur. Approval condition #4 of the Community Service Use Permit, requiring that existing screening vegetation along Burlington Court be preserved except where vehicular access and line of sight improvements are necessary, has been met as illustrated on the landscape sheet of the attached final design review plan (February 6, 1998 submittal).

- G. **MCC .7850(A)(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.**

Vehicular and pedestrian circulation is sufficiently separated to be both safe and convenient. On site vehicle circulation further reinforces the safety aspect, allowing vehicles routine shuffling and maintenance without going onto Sauvie Island Road or Burlington Court.

Staff: Conditions #1 and #3 of Community Service Use Permit 4-97 are directly related to the impacts that the proposed development will have on adjacent public rights-of-way. Condition #1 requires the applicant to satisfy all applicable requirements of Engineering Services regarding access to NW Sauvie Island Road and NW Burlington Court, including the dedication of ten feet along the Sauvie Island Road frontage for future road widening. The applicant has not yet accomplished the right-of-way dedication, nor have they acquired permits for vehicular access and work within the public right-of-way. A condition of approval has been included as part of this decision addressing this issue.

Condition #3 of CS 4-97 requires the applicant to reduce the size of the earthen berm on the corner of the property which is bordered by Sauvie Island Road and Burlington Court in order to improve vehicular line of sight at the intersection of the two roadways. Sheets CE1 and CE3 of the final design review plan illustrate how this is to be accomplished. Pursuant to MCC 9.40.010(A)(1), a Grading and Erosion Control (GEC) permit must be obtained where the volume of soil or earth material, disturbed, stored, disposed of or used as fill exceeds 50 cubic yards. Modifications to the berm in conjunction with grading activities associated with parking and drive areas will require the disturbance of more than 50 cubic yards of material and therefore will necessitate that the applicant obtain a GEC permit.

Off-street parking and loading areas are subject to the requirements of MCC 11.15.610. As this chapter of the ordinance does not provide a minimum parking requirement for the proposed use, the Planning Director, consistent with MCC 11.15.6122, hereby establishes that six (6) off-street stalls are necessary as a minimum requirement. This determination is based upon written evidence submitted by the district and included as part of the permanent record. Required parking stall and drive areas are to be surfaced consistent with MCC 11.15.6132(A)(1). Additional parking areas are for intermittent use consistent with MCC 11.15.6132(A)(2), and as evidenced by the applicant in a letter dated March 3, 1998 are to be used not more than twice per month. The parking element of the final design review plan must be revised such that it illustrates paved parking and drive isles sufficient to accommodate the minimum number of stalls required. Parking areas designated for intermittent use must be labeled with the notation that they are to be used not more than twice per month. A condition of approval has been included to address this concern.

H. MCC .7850(A)(6), Drainage – Surface drainage systems shall be designed so as not to adversely affect neighboring properties or streets.

Surface drainage will be detained on site according to current engineering standards via catch basin based storm drain system from both roof and surface run off. From the detention area, water will discharge at a controlled rate to the existing culvert under Sauvie Island Road. This is shown on the Utility Plan sheet CE2. Please also see the attached 8 1/2 x 11 sheets with hydrology information.

Staff: Drainage improvements proposed are adequate to mitigate increased stormwater runoff attributed to the proposed development. Detention and landscaping features on sheets CE1 and CE3 of the final design review plan need to be revised to correspond with the detention area illustrated on sheet CE2. A condition of approval has been attached to address this concern.

I. MCC .7850(A)(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.

The perimeter of all parking and paving areas will be landscaped with trees and shrubs to offer as much screening as possible. Particular attention will be paid to screening for Burlington Court and the Department of Fish and Wildlife sides

- J. **MCC .7850(A)(8), Utilities – All utility installations above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.**

All site utilities will be extended to the building underground to minimize overhead clutter. There will be no adverse impact on the neighboring properties.

- K. **MCC .7850(A)(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.**

There will be no exterior signage.

IV. Compliance With Minimum Standards Provisions Of MCC 11.15.7855:

- A. **MCC.7855(C)(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.**

The percentage of landscaped area (19%) is noted on the landscape plan.

Staff: The County understands that the land area subject to this design review application reflects only that portion of the 17.70 acre lot which is to be leased by the district. The above calculation is therefore based on the lease area, not the lot area.

As provided for under MCC 11.15.7860(5), the Planning Director hereby grants an exception to the lot area landscaping requirement, finding the lease area adequate for computation of this minimum standard. This exception is consistent with MCC 11.15.7805, considering the extent and type of proposed alteration and the degree of its impact on the site and surrounding areas. Comprehensive Framework Plan Policy 10, for Multiple Use Agriculture zoned lands encourages limited scale development of said lands so as to minimize impacts on surrounding Exclusive Farm Use zoned properties. This exception is consistent with this policy objective.

- B. **MCC.7855(C)(2), All areas subject to the final design review plan and not otherwise improved shall be landscaped.**

The landscape plan illustrates that all areas adjacent to proposed development are to be landscaped. Those areas of the final design review plan not proposed for landscaping are largely internal to the site and removed from the public eye. An exception is hereby granted allowing these areas to remain in an undisturbed state. This action is supported by the same rationale used in granting an exception to the requirements of MCC 11.15.7855(C)(1).

- C. **MCC .7855(C)(3)(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.**

The landscape plan proposed satisfies this minimum landscaped area requirement.

- D. **MCC .7855(C)(3)(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.**

The landscape plan proposed satisfies this landscaping dimensional requirement.

- E. **MCC .7855(C)(3)(c), A landscaped strip separating a parking or loading area from a street shall contain:**

- (i) **Street trees spaces as appropriate to the species, not to exceed 50 feet apart, on the average;**
- (ii) **low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and**
- (iii) **vegetative ground cover.**

The landscape plan illustrates plantings between public streets and proposed parking areas which meet the above requirements.

- F. **MCC .7855(C)(3)(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.**

As indicated in a letter from the Sauvie Island Fire District Board of Directors, received February 2, 1998, expended power poles are to be used to define the boundaries of parking areas. Such improvements are sufficient to meet this requirement, as well as that of MCC 11.15.6132(B) pertaining to curbs and bumper rails.

- G. **MCC .7855(C)(3)(e), A parking landscape area shall have a width of not less than 5 feet.**

As depicted on the scaled landscape plan, landscaping features adjacent to planned parking areas meet or exceed the five (5) foot minimum width requirement.

- H. **MCC .7855(C)(4), Provision shall be made for watering planting areas where such care is required.**

An irrigation system shall be provided as described on the landscape plan.

- I. **MCC .7855(C)(5), Required landscaping shall be continuously maintained.**

This requirement has been addressed with a condition of approval described herein.

- J. **MCC .7855(C)(6), Maximum height of tree species shall be considered when planting under overhead utility lines.**

No conflicts appear to exist between plant materials identified on the landscape plan and overhead power lines.

- H. **MCC .7855(C)(7), Landscaped means the improvement of land by means such as contouring, planting, and the location of outdoor structures, furniture, walkways and similar features.**

This definition has been utilized in the review of this application.

V. **Compliance With Applicable Comprehensive Plan Policies:**

Compliance with Comprehensive Framework Plan policies 11, 13, 14, 22, 31, 37, 38, and 40 has been demonstrated with the approval of Community Service Use Permit 4-97, with which this design review application is consistent.

Conclusion

Considering the findings and other information provided herein, this application to construct a new fire station for Sauvie Island Fire District #30 at 18336 NW Sauvie Island Road, as conditioned, satisfies applicable Comprehensive Framework Plan policies and Multnomah County Zoning Ordinance requirements.

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 for this application.

In the matter of: DR 11-97

Multnomah County Department of Environmental Services
Transportation and Land Use Planning Division

By: _____
Derrick I. Tokos, AICP – Planner

For: Kathy Busse - Planning Director

This decision filed with the Director of the Department of
Environmental Services on Friday May 22, 1998

NOTICE:

State law requires public notice (by mail) to nearby property owners and to any recognized Neighborhood Association of a Planning Director decision which applies discretionary or subjective standards or criteria to land use or development permit applications. The notice must describe the method to challenge the staff decision; and, if appealed, the County must hold a public hearing to consider the merits of the application. ORS 197.763, ORS 215.416(11)

The Administrative Decision(s) detailed above will become final unless an appeal is filed within the 10-day appeal period that starts the day after the notice is mailed. If the 10th day falls on Saturday, Sunday, or a legal holiday, the appeal period extends through the next full business-day. If an appeal is filed, a public hearing will be scheduled before a County Hearings Officer pursuant to Multnomah County Code section 11.15.8290 and in compliance with ORS 197.763. To file, complete an Appeal of Administrative Decision form, and submit to the County Planning Division Office, together with a \$100.00 fee and supplemental written materials (as needed) stating the specific grounds, approval criteria, or standards on which the appeal is based. To review the application file(s), obtain appeal forms, or other instruction, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 2115 SE Morrison Street, Portland, Oregon, 97214 [hours: 8:30 a.m. – 4:30 p.m.; M—F].

The appeal period ends Monday, June 1, 1998 at 4:30 p.m.