



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 Grange Hall

Case File: DR 2-98

Date Prepared: Friday May 22, 1998

Proposal: Request to renovate an existing storage building for use as a Grange Hall.

Location: 14443 NW Charlton Road
Tax Lot 7, Section 16, T2N, R1W, W.M. (R97116-0070)

Applicant: Lance Construction and Engineering, Inc.
19130 SW Alexander Street
Aloha, Oregon 97006

Owner: Sauvie Island Grange
14443 NW Charlton Road
Portland, Oregon 97231

Site Size: 3.54 acres

Comprehensive Plan: Multiple Use Agriculture

Present Zoning: Multiple Use Agriculture (MUA20)
Community Service (CS)

Approval Criteria: Multnomah County Code (MCC) 11.15.780, Design Review.
Comprehensive Plan Policies 11, 13, 14, 22, 31, 37, 38, & 40.

Decision: **Approve, subject to compliance with specific conditions,
Design Review to renovate an existing storage building for
use as a Grange Hall.**

Conditions of Approval

1. This approval is based on the applicants' written narrative(s), site plan, and other submitted materials along with the findings contained in this Decision. No development is to occur under this permit other than that which is specified within these documents. It shall be the responsibility of the applicant and/or property owner to comply with these documents as presented and approved.
2. If a percolation test has not been performed as a basis of designing the subsurface drainage system, during construction a percolation test shall be performed to confirm any assumed percolation rates. If percolation rates are less than assumed rates, the system shall be redesigned based on the actual rates. If percolation rates are greater than assumed rates than the system is to be constructed as designed. Percolation test results and any modifications to drainage design performed in response to the test results, shall be submitted to the Multnomah County Land Use Planning Office.
3. Before construction is completed but after the drainage system is constructed, the drainage system is to be field tested. The test shall consist of saturating the drainage system and then testing the performance of the system with the design storm volume of water. The results of this test shall be submitted to the Multnomah County Land Use Planning Office.
4. Multnomah County reserves the right to require that the parking and drive areas illustrated on the Design Review Plan be paved, in the event that the County finds that Grange Hall is being used more intensely than indicated in the application.
5. The property owner shall maintain best erosion control practices through all phases of development. All replanting of exposed areas resulting from the development shall be accomplished within thirty (30) days of project completion.
6. Application for building permits may be made with the City of Portland after the close of the appeal period for this decision. When ready to have building permits signed off, the applicant shall call the Staff Planner, Derrick I. Tokos, AICP, at (503)-248-3043, for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building permits to the City of Portland. Five (5) sets each of the site plan and building plan are needed for building permits signed off.
7. 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 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. Design Review Required:

As described under MCC 11.15.7825 and .8205 a Hearings Officer may require design review approval as a condition of approval of Community Service Use Permit (CS) applications. Such a requirement was adopted as Condition #2 of the Hearings Officer conditional approval of CS #8-97, a Community Service Use Permit authorizing a Grange Hall use on the subject property. This design review application by Lance Construction and Engineering, Inc. (applicant) is an attempt to satisfy Condition #2 of the Community Service Use Permit.

II. Project Description (as provided with CS 8-97):

The proposed land use entails the renovation of an existing pole building structure which is approximately 36ft. x 44ft. (1584 s.f.), with a building height of approximately 21 ft. The building has a concrete floor slab and a bathroom with a shower. The existing building has been used by the Sauvie Island Fire District #30 for approximately 10 years for the storage of fire fighting vehicles and equipment. The renovation of the existing building will include an 18 ft. x 44 ft addition to the southeast and necessary upgrades to comply with applicable building codes for the change of use consistent with assembly occupancy standards. The finished structure, Sauvie Island Grange Hall, will have a total building area of approximately 2376 s.f. The meeting area will be approximately 1462 s.f.; two restrooms (men and women's), a small kitchen and storage will occupy the remaining area of the building.

The site is approximately 3.79 acres and is located in a rural area on Sauvie Island. General land use in the surrounding area can be characterized as a mix of rural residential, farm or agricultural use and community service use. Two properties located contiguous to the subject property can be described as similar uses. Bailey Nursery Inc. is located contiguous and north of the subject property and is accessed via Reeder Rd. This business is a commercial wholesaler of bear root shrubs and shade trees which are sold and distributed on a national scale. Sauvie Island School District No. 19 is located on the property contiguous to and southwest of the subject property and has an access to the school from Charlton Road. The southeast side of the property is bordered by Charlton Road where the existing access to the subject property is located.

Activities at the proposed Grange Hall would be intermittent and similar to church gatherings. Based on the Oregon Structural Specialty Code (an amended version of the

U.B.C.), the maximum number of occupants as calculated from the code would be 98. This number is likely to be conservative. Based on this number, and the parking requirements of MCC 11. 15.6142 (B)(1), an area to provide for 25 parking spaces is required. Although an increase in traffic will occur to the subject site during scheduled activities, traffic congestion will be limited due to the intermittent use of the Grange Hall and the hours of use, which are expected to occur during non-peak traffic flow periods. Reeder Road and Sauvie Island Road are located nearby which allows for efficient travel to and from the site.

III. History Of Land Use Actions On The Subject Property:

Case Number(s)	Description
CS 8-97	- Approved the renovation and expansion of the existing storage facility for use as a Grange Hall.
CS 4-97	- Approved the siting of a new fire station at 18336 NW Sauvie Island Road, making the subject property no longer desirable for such a use by the district.
CS 1-97	- Proposed cellular monopole. A Hearings Officer's decision was issued December 31, 1997, conditionally approving this request. (proposed tower location and fall radius is illustrated on the applicant's site plan for reference).
CS 8-86	- Approved construction of the existing Sauvie Island Fire District #30 fire equipment storage facility.
CS 15-84	- Allowed fire district use of the bus barn, situated on the school district's parcel and accessed via the existing drive on the subject property (note: bus barn is currently used by the school district).

IV. Compliance With MCC 11.15.610, Off-Street Parking and Loading:

Condition #3 of the Hearings Officer decision on Community Service Use Permit 8-97 states "As an element of design review, the applicant/owner is to demonstrate compliance with the off-street parking and loading requirements of MCC 11.15.610, including the surfacing standards of MCC .6132 (A) through (D), and the design standards of .6138(D) with which the current application does not comply. Off-site parking may be pursued consistent with MCC 11.15.6112(B) and Finding 6(e) of this decision."

The Sauvie Island Grange is prepared to commit in writing there intermittent use of the subject facility. The Grange is currently drafting a document which will be presented to Multnomah County upon completion. It is our intention to provide concrete curbing and/or bumper rails along the parking areas as required. Please see the revised site plan which depicts the required setback and five foot right-of-way to be dedicated.

Staff: The applicant has addressed the requirements of Condition #3 of Community Service Use Permit 8-97. Pursuant to MCC 11.15.6132, all areas used for parking, loading or maneuvering of vehicles shall be paved unless a proposed land use is determined to be intermittent, in which case graveled parking surfaces are permissible. A

letter, received April 27, 1998 from the Sauvie Island Grange indicates that the new Grange Hall is not to be used more than twelve (12) times per year. Given this restriction on the use of the facility, the applicant's proposal qualifies as an intermittent use and, therefore, the gravel parking and drive areas proposed are in compliance with MCC .6132. In the event that a more intense use of the Grange Hall is required, the parking and drive areas for this development are to be paved consistent with MCC .6132. This requirement is acknowledged in the April 27, 1998 letter from the Sauvie Island Grange, and has been addressed with a condition of approval included herein.

MCC .6132(C), pertaining to the marking of parking stalls, is not applicable given that the parking surface is to be gravel. MCC .6132(B) and .6138 require curbing for parking areas and a five (5) foot landscape strip between parking areas and property lines. As illustrated on the site plan, the applicant has addressed these requirements. MCC .6132(D) pertains to site drainage. Drainage concerns have been addressed by the applicant and are discussed, in detail, in a subsequent finding.

V. 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.

The renovation of the existing building will include an 18 ft. x 44 ft addition to the southeast and necessary upgrades to comply with applicable building codes for the change of use consistent with assembly occupancy standards.. The finished structure, Sauvie Island Grange Hall, will have a total building area of approximately 2376 s.f. The meeting area will be approximately 1462 s.f.; two restrooms (men and women's), a small kitchen and storage will occupy the remaining area of the building. The exterior aesthetics of the expansion will be consistent with the existing. Presently the subject building is the only existing structure on the property. The property layout causes the building to blend with the gradual grades, and large fir trees.

(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 expansion also includes the upgrade of the existing building. As shown in the attached design drawings the building will comply with all applicable building codes. This includes installation of R-21 insulation in the walls, R-38 in the ceilings, insulated exterior doors, and low-E vinyl windows. In addition, the surrounding fir trees and sunken grade at the building location provides added protection from adverse climatic conditions, noise, and air pollution.

(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 completed expansion will provide an improved outward appearance that compliments the surrounding environment. The architecture such as the brick facia

along the buildings front wall is prime example. We have taken into consideration the requested meeting area for the grange members and have generated a design to meet not exceed these standards.

(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.

The design offers a secure and safe environment by providing a lighted covered entry with secure steel front and rear entry/exit doors. Large windows along the front provide a general view of the site from inside the building. Exit signs are to be installed at all exits of the building. We have excluded windows along the sidewalls for increased privacy from the neighboring Sauvie Island School. The surrounding perimeter of the building is clear of all brush or other obstructing objects. The building sits approximately one hundred yards from the public street Charlton. The long approach to the building provides a great transition from public to private.

Staff: As illustrated on the site plan, the proposed Grange Hall is safely located outside of the fall radius of the planned cell tower approved under Community Service Use Permit 1-97.

(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.

As you will see the design has provided for all special needs of handicapped persons. First, a van accessible parking space, sign, isle, and access route will be constructed near the entrance. The parking space will be clearly marked according to the 1994 UBC requirements. All interior and exterior doors will have levered door knobs installed. The exit doors are to be panic type. The design consists of one floor level. There are no steps or level changes in the building. The design has included handicapped stalls and lavatories in both restrooms. Door widths, wheelchair rotation areas, and other clearances have been implemented to the design.

(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.

The area to where the construction will take place is free from obstructions. The area is open, clear, and a flat graveled surface. No ground cover, trees, or shrubs will need to be removed or disturbed. All on site trees will be preserved and protected during construction. Severe soil erosion potential does not exist. The surface of the property, except for driving surfaces, is covered with foliage, either grass, shrubs or trees. The new addition is sighted in a flat graveled area such that erosion will be minimal or non-existent. However, appropriate measures will be taken to control any soil erosion. Our design will require no changes to the grade or landscaping.

Staff: Cut and fill activities involving 50 or more cubic yards of soil, gravel, or other materials requires a Grading and Erosion Control Permit. The applicant's estimate of anticipated cut and fill volume is 48.55 cubic yards. Provided that this estimate is met, a Grading and Erosion Control Permit is not required. However, in order to address this Design Review standard, best erosion control practices need to be

instituted through all phases of development. This concern has been addressed with a condition of approval attached herein.

(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.

The single access point to the subject property is from Charlton Road south east side of the site. An existing 20 ft wide gravel driveway will be widened to 25 ft. to serve the property. The parking and circulation has been designed so that traffic entering the site will disperse outward to allotted parking separating vehicles from pedestrians. Please be advised that traffic congestion will be limited due to the intermittent use of the Grange Hall and the hours of use, which are expected to occur during non-peak traffic flow periods. Flow periods or during school hours and should not create hazards to pedestrians or cause major traffic congestion. The result of the intermittent use and hours of use, traffic congestion and safety should pose no hazards. Also traffic speeds would be limited to 5 mph.

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

The topography at the site is relatively flat near Charlton Road then slopes downward towards the northwest to a swale or low area located in the northwest end of the property. The swale is located on the property and does not flow off of the property, reference attached site plan. The swale collects surface water runoff from Sauvie Island School, the subject property and a residential home located northwest of and contiguous to the site. Surface water that is collected in the swale percolates through the soil. Roof runoff from the building will be collected into a City of Portland, Plumbing Division, approved absorption trench as shown on the site plan.

Staff: The applicant has provided evidence demonstrating that proposed drainage improvements should be adequate to mitigate, on-site, increased stormwater runoff attributed to the proposed development. To confirm that proposed improvements are adequate, assumptions used by the applicant for soil percolation rates and in drainage system design must be field tested during construction. This concern has been addressed with a condition of approval attached herein. All drainage related evidence submitted by the applicant is included as part of the permanent case file.

(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 parking and expansion of the existing structure are as such to minimize adverse impacts on the site and neighboring properties. The expansion of the Grange Building will simply push out the front portion of the building 1 8' into a flat graveled area to the southeast of the site. The nearest residential property is located on the opposite side of Charlton Road approximately 350'. Additional buffering and

screening will be from existing large fir trees surrounding north, west, and northeast sides of the building. Existing deciduous maple trees placed at 3 O' on center approximately 2 5' high, along the south property line and along Charlton Road create a very nice buffer zone for the building and parking areas.

- (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.**

Not applicable to this design review. No above ground or any new utilities to be installed.

- (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.**

Not applicable to this design review. No such installation of signs or graphics.

VI. 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.**

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

- (C) 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.**

- (D) 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.**

- (E) 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.**

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

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

(H) MCC .7855(C)(5), Required landscaping shall be continuously maintained.

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

(J) 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.

Our design has been modified to provide for the off street parking landscaping requirements. We have added a continuous 5' buffer strip around the parking areas as shown. Each planter will be planted with azalea type plants at the required interval. Street trees are existing. All new landscaped areas are to be maintained.

VII. 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 8-97, with which this design review application is consistent.

Conclusion

Considering the findings and other information provided herein, this application to renovate an existing storage building for use as a Grange Hall at 14443 NW Charlton 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 2-98

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.