



MULTNOMAH COUNTY
LAND USE PLANNING DIVISION
1600 SE 190TH Avenue Portland, OR 97233
(503) 248-3043 FAX: (503) 248 -3389

DECISION OF THE PLANNING DIRECTOR

Design Review for Construction of a new Multi-Purpose Gymnasium Building at Open Door Baptist Church

Case File: DR 6-98

Date Issued: Monday, May 22, 2000

Proposal: Application to construct a new 7,500 square foot, 75' x 90' multi-purpose gymnasium building at the Open Door Baptist Church Campus.

Past Cases: DR 87-01-03
CS 4-88

Location: 27710 SE Strebin Road
TL 800, Sec 1, T1S, R3E, W.M.
Tax Acct #R99301-0580

Applicant: Pam Jensen
23913 SE Oak Street
Gresham, OR 97030

Owner: Open Door Baptist Church
27710 SE Strebin Road
Troutdale, OR 97060-9402

Site Size: 12.25 acres

Present Zoning: Exclusive Farm Use (EFU)
Community Service (CS)

Approval Criteria: Multnomah County Code (MCC) 11.15.2002 Exclusive Farm Use; MCC 11.15.780, Design Review. Comprehensive Plan Policies 13, 14, 37, 38, & 40.

Decision: **Approve, subject to compliance with specific conditions, Design Review to construct a new 7,500 square foot, 75' x 90' multi-purpose gymnasium building.**

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. Site grading shall be limited to the area that is to contain the multi-purpose gymnasium structure. Not more than 50 cubic yards of excavated soil or fill material is to exist on the site at any given time. Sediment fencing shall be installed at the toe of disturbed areas and straw mulch or 6-mil plastic sheeting used as a wet weather measure to provide erosion protection for exposed soils. **The property owner shall verify that all erosion control measures are properly installed and in working order before initiating grading activities.**
3. As indicated in the application, with the exception of one tree that will be removed, existing vegetation and trees to the west and trees to the east of the new building are to be preserved. To enhance their chances of survival, the applicant/owner shall clearly define and mark the construction area and avoid any significant excavation or fill within the drip line of the trees.
4. Drainage of stormwater run-off attributed to this development shall be discharged into an infiltration system, constructed pursuant to the specifications provided by Ray Moore, P.E., dated April 10, 2000.
5. Prior to commencing construction of the new building, the applicant/owner is to submit a copy of a septic permit for new connections to the existing septic system, approved by either the Department of Environmental Quality or the City of Portland Sanitarian's office.
6. 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.
7. 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.
8. Application for building permits may be made with the City of Gresham 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. Multnomah County must review and sign off building permit applications before they are submitted to the City of Gresham. Three (3) sets each of the site plan and building plan are needed for building permit sign off.

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.)

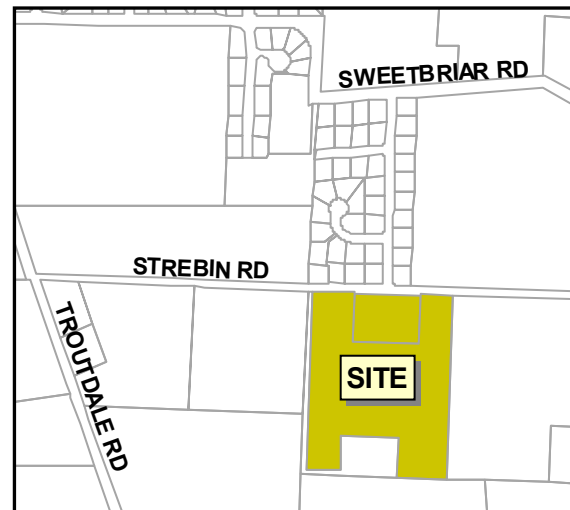
1. Project Description:

In accordance with condition #3 (DR #87-01-03)... subsequent phases of site development shall require separate Design Review approval. Applicant proposes to construct phase (G-2) of gymnasium activities structure. This structure is to provide additional athletic activity area and room for athletic facilities. Building G-1 will then be modified to include restrooms and dressing rooms, food preparation and for a future second floor within the existing building for school support facilities, computer lab, reference, office or other ancillary school uses.

Staff: The location of the proposed structure, labeled G-2, is illustrated on the attached site plan, dated September 2, 1999.

VICINITY MAP

SCALE: 1" = 1000'



2. Existing Condition:

The church and school facilities currently occupy a tract of land owned by the applicant known as tax lots 61 and a portion of tax lot 58, Sec. 1, T1S, R3E, WM Multnomah County, Oregon. The specific existing developed facilities as shown on the development plan are as follows:

- 1. 40' x 80' church/school classroom building (A).*
- 2. Parking lot #1 containing asphalt, curbs, lighting, and landscaping.*
- 3. Ancillary sidewalks, approaches, utilities.*

Items 1-3 approved October 19, 1976. Re: CS4-88-598

- 4. 60' x 125' (7,500 sq. ft.) multi-purpose building (C) for use as a gymnasium, auditorium, and Sunday School classrooms.*
- 5. Baseball field 240'x 240' (2).*
- 6. Septic drainfield 100' x 100', (3) south and east of multi-purpose building.*
- 7. Caretaker residence (E)(mobile home) is located 180' west of proposed ballfield.*
- 8. Tax lot 172 (4), 2.03+/-acres was acquired by City of Troutdale as a site for and development of a water tower facility and is now owned by the Troutdale Water District.*

Items 4-8 approved on or about September 8, 1981.

- 9. 50'±x 70'±, 4000 sq. ft. playground, (11) with structures and recreational equipment. Playground is enclosed by a five foot high chain-link fence and is located directly south of phase 1 of building (G-1).*
- 10. 24' x 60' auxiliary classroom building (B) 30 ft. directly west of the multi-purpose facility.*
- 11. Courtyard and patio (6) with trees, lights, and benches between multi-purpose building (C) and the auxiliary classroom building (B).*
- 12. Parking area (7) 15' east of original church/classroom building (A) along with approach to Strebin Road.*
- 13. Additional land approved for sanitary sewer drainfield replacement area (9).*
- 14. Additional Ancillary classroom structure B-2 approved 5/95.*

15. Phase 1 (G-1) approved as phase developed gymnasium activity structure. Phase 2 (G-2) is the subject of this application.

Staff: The plan referenced by the applicant, titled "Exhibit C Development Plan," is enclosed. This document is a modified copy of the site plan included with Community Service Use Case #CS 4-88, approved November 1, 1988. The building labeled B-2, on the plan was approved by the County April 25, 1996. The building labeled G-1 (existing), and the proposed building labeled G-2, are located in an area approved for gymnasium activities, and labeled (G) on the 1988 plan.

3. Uses Allowed in the Exclusive Farm Use (EFU) Zone District:

11.15.2006 Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .2008 through .2014

11.15.2008 Primary Uses

* * *

(O) Churches and cemeteries in conjunction with churches wholly within an EFU district may be maintained, enhanced or expanded:

- (1) Except that no new use may be authorized within three miles of an urban growth boundary, unless an exception is approved pursuant to ORS 197.732 and OAR 660, Division 4; and**
- (2) No new use may be authorized on high value farmland; and**
- (3) Must satisfy the requirements of MCC .6100 through MCC .6148, MCC .7025(A), MCC .7805 through MCC .7870 and MCC .7942.**
- (4) The maintenance, enhancement or expansion shall not adversely impact the right to farm on surrounding EFU lands**

The applicant's proposed expansion was accommodated for in the original land use application and affects an area north of the existing gymnasium (G-1), which is currently a lawn. The construction and any associated staging areas will not have any direct or indirect impact on the farmland east of the proposed project. The impacted area is not and was not projected for agricultural use. Therefore: there will be no impact regarding suitability, right of access, or other impact to surrounding EFU lands.

Staff: The proposed use is not a new use, having been authorized as a future phase of development with Community Service Use Case #4-88. The plan adopted with the 1988 approval showed one large rectangular footprint within which gymnasium activities could occur. Two structures are to exist in this area, one which currently exists (G-1) and the one which is now proposed (G-2).

Compliance with the provisions of MCC .6100 through .6148, Off-Street Parking and Loading Requirements; MCC .7025(A), Dimensional Requirements; and MCC .7805 through .7870, Design Review, is established in subsequent findings. No new signs are proposed with this application, therefore, the provisions of MCC .7942 are not applicable.

4. Compliance With MCC 11.15.2018, EFU Lot, Parcel, and Tract Requirements:

Per MCC 11.15.2018(A) The Lot, Parcel and Tract requirement shall be applied to all uses in this district except for Single Family Lot or Parcel of Record Dwellings: MCC 11.15.2010(E), MCC 11.15.2012(O) or MCC 11.15.2012(P). For the purposes of this district, a lot, parcel or tract is defined as:

(3) A Tract of land:

- (a) For which deeds or other instruments creating the parcels were recorded with the Department of General Services, or were in recordable form prior to February 20, 1990;**
- (b) Which satisfied all applicable laws, including but not limited to land divisions and zoning ordinance, when the parcel was created; and**
- (c) Which were held under the same ownership on or after February 20, 1990; and**
- (d) Which individually do not meet the minimum lot or parcel size requirements of MCC .2016, but, when considered in combination:**
 - (i) One legal lot or parcel shall comply nearly as possible with a minimum area of nineteen acres, without creating any new lot lines; or**
 - (ii) More than one legal lot or parcel, each property must comply with the minimum area of nineteen acres, without creating any new property line.**

* * *

MCC 11.15.2018(C) establishes that a lot, parcel or tract which satisfies the applicable requirements of MCC .2018 and front lot line minimums required may be occupied by any permitted or approved use when in compliance with the other requirements of this district.

Staff: The Open Door Baptist Church/School Complex is located on two pieces of property, the first being described as Tax Lot 900 (Old Tax Lot 61) and the second Tax Lot 800 (Old Tax Lot 58). Both of these properties were placed in their current configuration prior to February 20, 1990. Tax Lot 900 is 1.97 acres in size created March 18, 1977 with a deed recorded in book 1167, at page 1686. Including one-half of the adjoining dedicated right-of-way, this parcel satisfies the two acre minimum parcel size requirement of the F-2 (Agricultural) zone district in effect at that time (Ord. #100). The County did not regulate the partitioning of land until September of 1978 (Ord. #174). Tax Lot 800 is 12.25 acres in size, created as the result of a minor partition approved by the County January 29, 1980 (Case #LD 144-79).

Considering the above, both parcels constitute a tract, as defined under MCC .2018(A)(3)(d)(ii), eligible for development pursuant to MCC .2018(C).

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

11.15.6102 General Provisions

In the event of the erection of a new building or an addition to an existing building, or any change in the use of an existing building, structure or land which results in an intensified use by customers, occupants, employees or other persons, off-street parking and loading shall be provided according to the requirements of this Section.

Section 11.15.6100 Minimum required parking.

Subsection B -Public and semi-public uses -Item 2 (Church) specifies minimum church seating as one space for each eighty (80) square feet or one space for each eight (8) feet of bench length. Item 9 (Primary, Elementary, or Junior High and Equivalent Private or Parochial Schools) requires one space for each eighty-four (84) square feet or one space for each twelve (12) linear feet or bench length. Therefore: Since Item 2 is more demanding, the applicant is applying that parking standard to test compliance. The existing church has 312 linear feet or bench seating, thus $312/8=39$ required spaces. In accordance with item 3 (Church Accessory Use), there are two residential/guest facilities with a total of seven (7) occupants. Church accessory use requires one space for each ten persons residing in accessory buildings. Therefore: $39 +1 =$ a minimum of 40 required parking spaces. The church currently has 140 standard and compact parking spaces and 5 handicap parking spaces for a total of 145 parking spaces, which exceeds the minimum required parking spaces.

Staff: MCC .6100 through .6148 pertain to the provision of adequate, improved off-street parking and loading spaces. As illustrated on aerial photographs included in the case file, all required parking has been paved, in the configuration approved with Case #CS 4-88. As itemized by the applicant above, this parking was installed for all uses approved in 1988. Since development proposed is one such use no additional parking is required, therefore, the provisions of MCC .6100 through .6148 have been satisfied.

6. Compliance With MCC 11.15.7025(A), Community Service Use Restrictions:

11.15.7025 Restrictions

A building or use approved under MCC .7020 through .7030 shall meet the following requirements:

(A) Minimum yards in EFU, CFU, F-2, MUA-20, MUF, RR, RC, UF-20, UF-10, LR-40, LR-30, LR-20, LR-10, R-40, R-30, R-20, and R-10 Districts:

(1) Front yards shall be 30 feet.

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

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

The site plan has been modified to allow for the required sideyard setback distance. (Twenty feet)

Staff: The proposed structure is a one-story building. As illustrated on the site plan, the location of the structure satisfies each of the listed yard requirements.

7. Compliance With MCC 11.15.7850, Design Review Criteria:

A. MCC .7850(A)(1), Relation of Design Review Plan Elements to Environment

(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 building that is 5' to the South of proposed new building (PNB) has a top plate of 20' and so closely relates to the PNB height (24') and shape. We're planning on residing the old building with siding to match the PNB.

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

The interior of the PNB will be insulated per current code and because of the usage will have no windows likewise conserving energy. Wall insulation will reduce noise to the outside and gas pack units should efficiently heat the interior.

(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 main auditorium and classrooms are within a 50' of the PNB and thus have close access for church and school functions. The main auditorium is also a metal building and nearly flat roofed.

- B. 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.**

Access to the PNB is through a newly paved and adequately lighted parking lot the southern perimeter of which is the curbed side walk from the main auditorium to the PNB which is lighted from the auditorium exterior lighting also.

- C. 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.**

Two handicap parking spaces are on the southern end of the newly paved parking area both of which are within 25' of the main entry to the PNB and so easily accessible to it. There are a total of five handicap parking spaces on the campus.

- D. 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.**

Although some of the bushes on the northern portion of the proposed site for the PNB will be relocated further north for construction sake one tree will have to be removed from this area. However, the Poplar trees to the east and the Gum trees and landscaping to the west will remain undisturbed during construction.

The over excavation of the work area will not exceed fifty cubic yards and all ground cover and or foreign material will be moved off-site to an approved disposal-fill area.

Staff: The vegetation that is to be preserved is immediately adjacent to the proposed building. To enhance the chances that such vegetation will survive the applicant needs to establish a clear boundary of the work area, and avoid any significant grading below the drip line of the trees that are to be protected. This concern is addressed with a condition of approval contained herein.

- E. **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 newly paved parking area offers free flow and immediate access to 59 parking spaces through the unidirectional pattern of traffic and is bounded on three sides by sidewalks all giving direct access to the PNB as well as the main auditorium and adjacent classroom. Both the north and south doors to the PNB access this parking lot. There is additional parking for 80 cars in the west parking lot accessible to the PNB by continuous sidewalks. Entrance to each of the parking lots is from the north off of Strebin Road.

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

Staff: This criterion has been addressed. Evidence submitted by Ray L. Moore, P.E., dated April 10, 2000, demonstrates that proposed drainage improvements should be adequate to infiltrate, on-site, increased stormwater runoff attributed to the new structure.

- G. **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.**

There will be no facilities or structures for storage associated with the PNB.

- H. **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.**

Electric and gas utilities will be provided from the existing and adjacent building since both are minimal.

- I. **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.**

The only signage associated with the PNB will be for identification for the fire department.

8. 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.**

Staff: As is evidenced with an aerial photograph included in the case file, existing landscaped areas exceed the 15% minimum threshold established by this criterion.

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

- Staff: An aerial photograph and pictures taken of that portion of the property that is to contain the new structure, all of which are in the case file, illustrate that areas adjacent to proposed development are landscaped.
- C. **MCC .7855(C)(3), The following landscape requirements shall apply to parking and loading areas...**
- Staff: Landscaping for parking and loading areas was reviewed and approved with the previous Design Review application (Case #DR 87-01-03). As indicated under Finding #5, no additional parking is required for this development.
- H. **MCC .7855(C)(4), Provision shall be made for watering planting areas where such care is required.**
- Staff: Landscaped areas appear in good condition, as illustrated on the aerial photograph and pictures of that portion of the property that is to be developed.
- I. **MCC .7855(C)(5), Required landscaping shall be continuously maintained.**
- No new landscaping is proposed or required with this development.
- J. **MCC .7855(C)(6), Maximum height of tree species shall be considered when planting under overhead utility lines.**
- Staff: No new tree plantings are proposed.
- 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.**
- Staff: This definition has been utilized in the review of this application.

1. Compliance With Applicable Comprehensive Plan Policies:

A. **Policy 13: Air, Water And Noise Quality**

It is the county's policy to require, prior to approval of a legislative or quasi-judicial action, a statement from the appropriate agency that all standards can be met with respect to air quality, water quality, and noise levels.

Air Quality: The applicant's proposal has had no impact on the air quality of the site or surrounding area.

Water Quality: Water is provided for the subject development via a private well, and fire protection is supported by a new hydrant located at the NW corner of the property, which was installed by the City of Troutdale...

Noise Impacts: The campus-style development plan will not only provide for security, but physical barriers to the east, south, and the mature hedge of trees to the west act to limit any noise levels to below those which would impact the quality of life. The proposed clustering of buildings creates a buffer to isolate any land uses, which may cause negative impacts as noise generators.

Staff: The potential for adverse impacts on water quality will be minimized provided erosion control measures are implemented as conditioned herein. Air and noise impacts related to this project are negligible.

B. Policy 14: Developmental Limitations

The County's policy is to direct development and land form alterations away from areas with development limitations except upon a showing that design and construction techniques can mitigate any public harm or associated public cost, and mitigate any adverse effects to surrounding persons or properties. Development limitations areas are those which have any of the following characteristics:

- **Slopes exceeding 20%;**
- **Severe soil erosion potential;**
- **Land within the 100 year flood plain;**
- **A high seasonal water table within 0-24 inches of the surface for 3 or more weeks of the year;**
- **A fragipan less than 30 inches from the surface;**
- **Land subject to slumping, earth slides or movement.**

The subject property is level, well drained, and according to the S.C.S. Soils inventory has a slope less than 8 percent. Further, there has been no physical evidence of any soil erosion. The site is not within any known flood plain boundaries, high seasonal water tables, and earth slides, movement, or slumping... To further reduce any surface water runoff, the developed site is landscaped, and maintained, while the agricultural fields are farmed in a manner to retain as much of the natural rainfall as possible.

D. Policy 37: Utilities

The County's policy is to require a finding prior to approval of a legislative or quasi-judicial action that:

* * *

- **There is an adequate private water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system; or**

* * *

- **The water run-off can be handled on the site or adequate provisions can be made; and**
- **The run-off from the site will not adversely affect the water quality in adjacent streams, ponds, lakes or alter the drainage on adjoining lands.**

- **There is an adequate energy supply to handle the needs of the proposal and the development level projected by the plan; and**
- **Communications facilities are available.**

Furthermore, the County's policy is to continue cooperation with DEQ, for the development and implementation of a groundwater quality plan to meet the needs of the county.

In Accordance with prior approvals of the subject facility, findings of fact and conclusions of engineering and planning staff, and hearings officers reports the applicant's site has been found capable of providing a Department of Environmental Quality (DEQ) approved subsurface sewage disposal system. The existing private well has provided an adequate water system. The development of the City of Troutdale's water reservoir offers a reliable alternative, should the private well fail.

All indications are that since 1976, no adverse effect to the water quality in adjacent streams, ponds, lakes, or drainage ways on adjoining lands has been noted.

Portland General Electric provides electrical service and General Telephone provides telephone service to the site.

Staff: The requirements of this plan policy have been addressed as conditioned herein. The new structure is to be placed over an existing drainfield used by the staff/guest house to the north. Sewage from the house is to be re-routed and connected to an existing drainfield to the south, as illustrated on the site plan. In a May 10, 2000 letter (attached), Michael Ebling, with the City of Portland Sanitarian's Office, indicates that they cannot issue a septic permit at this time because the existing system needs to be flow tested to determine if it can accommodate additional connections.

The City of Portland Sanitarian is authorized by DEQ to permit small-scale sewage disposal systems. As noted in the Sanitarian's letter, if the flow test shows that the system is accepting a volume in excess of 2500 gallons per day than a permit application must be filed with DEQ.

This plan policy requires evidence that new development can be tied into a DEQ approved septic system. In a May 18, 2000 conversation with Mr. Ebling, staff confirmed that there exists adequate suitable land to expand the existing system, if it is established that such expansion is necessary.

Evidence provided by Ray L. Moore, P.E., demonstrates that proposed drainage improvements should adequately infiltrate, on-site, increased stormwater runoff attributed to this development. An illustration of the drainage design is attached. Drainage calculations are included as part of the permanent case file.

E. **Policy 38: Facilities**

The County's policy is to require a finding prior to approval of a legislative or quasi-judicial action that:

- **The appropriate school district has had an opportunity to review and comment on the proposal.**
- **There is adequate water pressure and flow for fire fighting purposes; and**
- **The appropriate fire district has had an opportunity to review and comment on the proposal.**
- **The proposal can receive adequate local police protection in accordance with the standards of the jurisdiction providing police protection.**

Policy 38: School, fire, and police Protection is available from:

School: Gresham

Fire: Fire District #10

Police: Multnomah County Sheriff

Staff: The City of Gresham Fire Department confirmed that existing access is adequate for emergency vehicle use and that improvements can be made to ensure that adequate flow exists for fire suppression purposes. A copy of the Fire District's response is included in the case file.

The Multnomah County Sheriff indicated that existing police service is adequate (see case file).

F. **Policy 40: Development Requirements**

The county's policy is to encourage a connected park and recreation system and to provide for small private recreation areas by requiring a finding prior to approval of legislative or quasi-judicial action that:

- **Pedestrian and bicycle path connections to parks, recreation areas and community facilities will be dedicated where appropriate and where designated in the bicycle corridor capital improvements program and map.**
- **Landscaped areas with benches will be provided in commercial, industrial and multiple family developments, where appropriate.**
- **Areas for bicycle parking facilities will be required in development proposals, where appropriate.**

Staff: This proposal does not impact any existing or planned park and recreation areas or bicycle facilities.

Conclusion

Considering the findings and other information provided herein, this application for Design Review approval to construct a new 7,500 square foot multi-purpose gymnasium building, 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 6-98

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 Monday, May 22, 2000

Notice:

The Administrative Decision detailed above will become final unless an appeal is filed within the 12-day appeal period that starts the day after the notice is mailed. If the 12th day falls on a 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 for, 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 instructions, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 1600 SE 190th Avenue, Portland, Oregon, 97233(8:00am to 4:00pm).

This decision becomes final on Monday, June 5, 2000, at 4:30pm unless appealed.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215
REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE
FORWARDED TO THE PURCHASER.**