



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

Case File No.: DR 7-99

February 28, 2000

Proposal: An application for a Design Review (DR) permit for the new water pollution control facility (activated sludge facility) for the City of Troutdale. The use of the site for the facility was approved by the November 4, 1999 Hearings Officer Decision for CS 1-99. The Design Review application is required for all Community Service Use applications except as exempted by the Multnomah County Code. The applicant has submitted a Grading and Erosion Control permit, GEC 73-99, and that permit will be issued as a separate decision.

Location: 2685 NE Graham Road
Tax Lots 400 and 1700, Section 24, T1N, R3E, WM.
R#94324-0270 and R#94324-0250.

Applicant:	City of Troutdale James Galloway 104 SE Kibling Avenue Troutdale, OR 97060	Property Owner:	Reynolds Metals Co. Glen Gates 5100 NE Sundial Road Troutdale, OR 97060
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Zoning: Heavy Manufacturing (HM).

Planning Director's Decision:

Approved with Conditions, for the request for Design Review approval for the proposed water pollution control facility (activated sludge facility). The applicant's proposal is to meet driveway, parking lot, and landscape standards pursuant to the Hearings Officer Decision issued November 4, 1999 for CS 1-99.

APPROVAL CRITERIA: The applicable approval Criteria for this decision include the following Multnomah County Code (MCC): MCC 11.15.5005 et seq., Urban Manufacturing General Provisions (UM/GP); MCC 11.15.5305 et seq., Heavy Manufacturing (HM); MCC 11.15.6100 - .6148, Off-Street Parking and Loading (OP); and MCC 11.15.7805 - .7870, Design Review (DR).

The 12-day appeal period ends March 13, 2000.

CONDITIONS OF APPROVAL:

1. The applicant's proposed sign, illustrated in Exhibit #2, is approved through this decision. The sign shall be reviewed at the time of building permits. For any sign proposed for the site subsequent to this decision, the applicant, property owner or otherwise authorized person shall obtain a sign permit and all other permits required for the sign in accordance with the laws in effect at the time of application. The Multnomah County Code provides criteria for signs in Section .7902 to .7982.
2. The applicant site plan illustrates the twelve (12) required parking spaces for the site. In accordance with the parking standards found in Section .6142 (F) for Unspecified Uses, Staff and the applicant determined the twelve (12) required number of parking spaces for the proposed water pollution control facility. The parking spaces shall be in compliance with the MCC parking standards and thus shall be 9 feet wide and 18 feet in length. The applicant site plan illustrates compliance with the requirement. Section .6106, Continuing Obligation, requires the applicant to maintain and retain the required number of parking spaces on the site.
3. Except as otherwise specified in the above conditions, this approval is based upon the applicant's submitted written testimony, site and development plans, and substantiating documents. The applicant shall be responsible for implementing the development plan as presented and approved. The applicant shall comply with the conditions set forth in the prior related case, **CS 1-99**, and in this case, **DR 7-99**, except as may be modified by this decision. In addition, a related case, **GEC 73-99**, will also have conditions and limitations relevant to the site work for the water pollution control facility.
4. 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 the said application have been **paid in full**.
5. Design Review approval shall expire within 18 months from the date of the final Design Review approval as established pursuant to MCC 11.15.7870. The applicant, property owner, or authorized person may submit a written request to the Planning Director for a six-month extension. The Planning Director's Decision may be appealed as provided in MCC 11.15.8290.

Summary:

Applicant:

This application for design review involves the relocation and construction of the City of Troutdale Water Pollution Control Facility. The Water Pollution Control Facility is an activated sludge system that will be designed to treat an average dry season flow of 3.0 mgd of wastewater from all Troutdale residents and businesses. The facility has been sized to accommodate Troutdale's buildout population of 19,150, which is expected to be reached by the year 2014. The new facility will be located approximately 2,800 feet north of Interstate 84 along the Sandy River on Multnomah County's Tax Lots 400 and 1700, T1N, 3RE, Section 24 (see DWG 01-G-01). The proposed parcel will utilize all of Tax Lot 1700, which is located within the City of Troutdale city limits, and approximately 12 acres of the southeastern portion of Tax Lot 400, which consists of a total of 69.92 acres and is located within unincorporated Multnomah County. The new

facility will have six employees that will be at the facility from 8:00 to 4:30, Monday through Friday. On Saturday and Sunday, typically one employee works for a 2-hour period. The plant is in operation 24 hours a day, 365 days a year.

Structures/ Architecture:

Construction of new facilities will consist of a headworks/ primary influent pump station, two primary clarifiers, two aeration basins, blower building, two secondary clarifiers, UV disinfection facility and effluent pump station, gravity thickener, two digesters and a digester building, biosolids storage basin and an administration building. Exterior architectural treatment will utilize similar materials for all buildings. Exterior walls will be concrete masonry units, with varied textures and colors. The upper part of some exterior walls will be finished with an accent band of cementitious coating or an acrylic finish. Roofs will generally be pitched, hipped style with a 4:12 slope, covered with sheet metal roofing. Only the digester will have a parapet and flat roof finish with built up bituminous roofing. Exposed structural metal and miscellaneous metal will typically be painted. The location of the entrances and exits to the buildings are depicted on DWG 05-C-01, and the type of door and hardware to be utilized is also referenced and attached. The orientation of windows and doors can be found on the following architectural drawings.

Architectural drawings indicating the floor plans, sections, and elevations for the structures are provided as follows:

Facility #15 – Headworks/ Primary Influent Pump Station

Foundation Plan	DWG 15-AS-131
Ground Level Plan	DWG 15-AS-141
Roof & Elevations	DWG 15-AS-151
Building Section	DWG 15-AS-201
Building Section	DWG 15-AS-202
Section and Details	DWG 15-AS-203
Biofilter Plan and Sections	DWG 15-H-132

Facility #20 – Primary Clarifiers

Plans	DWG 20-SM-131
Plans and Sections	DWG 20-SM-132
Sections, Partial Plans & Details	DWG 20-SM-201

Facility #25 – Aeration Basins

Plans	DWG 25-SM-121
Sections, Partial Plans & Details	DWG 25-SM-201

Facility #30 – Blower Building

Foundation Plan	DWG 30-AS-131
Roof & Elevations	DWG 30-AS-141
Building Section	DWG 30-AS-201

Facility #35 – Secondary Clarifiers

Plans	DWG 35-SM-131
Sections and Details	DWG 35-SM-201
Partial Plans and Sections	DWG 35-SM-202

Facility #45 – UV Disinfection and Effluent Pump Station

Foundation Plan and Floor Plans	DWG 45-ASM-131
Roof and Elevations	DWG 45-AS-141
Sections and Details	DWG 45-ASM-201

Facility #50 – Gravity Thickener

Plans	DWG 50-SM-131
Sections and Details	DWG 50-SM-201

Facility #55 – Digester Complex

Overall Plan	DWG 55-AS-101
Control Building Foundation Plan	DWG 55-AS-131
Control Building Ground Level Plan	DWG 55-AS-141
Control Building Section and Details	DWG 55-AS-201
Sections	DWG 55-S-202
Sections	DWG 55-S-203
Building Elevations	DWG 55-A-301

Facility #60 – Biosolids Storage Basin

Plan	DWG 60-C-131
Details	DWG 60-SM-401

Facility #70 – Administration Building

Floor Plan	DWG 70-A-131
Building Elevations and Sections	DWG 70-A-301

Staff:

Introduction:

The Design Review process is a detailed review of the applicant's proposal on the subject properties for compliance with parking and landscape provisions found in Off-Street Parking and Loading (OP) in MCC 11.15.6100. Section .7010 (F) requires Design Review applications for Community Service and Conditional Use applications.

The zoning district, Heavy Manufacturing (HM), provides for a Conditional Use application for a Community Service approval under Section .5330 (A). The Section refers to the criteria of Section .7005 through Section .7030, the Community Service criteria. The Community Service section lists “waste collection, transfer, processing, or recovery facility” as a use in Section .7020(A)(22).

The applicant received approval with conditions for a Community Service Use, CS 1-99, on November 4, 1999 under the Hearings Officer's Decision for the proposed water pollution control facility.

Zoning:

The applications for the water pollution control facility for the City of Troutdale – PA 22-99, CS 1-99, DR 7-99, and GEC 73-99 – have been submitted by the City of Troutdale Staff. The applications cite two parcels as part of the subject site location. One of the subject parcels (Tax Lot 1700) is within the City of Troutdale's city limits. The other subject parcel (Tax Lot 400) is within Multnomah County's jurisdiction and is zoned Heavy Manufacturing (HM). A site map is attached to illustrate the subject parcels.

DR 7-99

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Staff Planner: Tricia R. Sears

Decision Mailed: February 28, 2000

Phone: (503) 248-3043

General Comments:

The applicant narrative from CS 1-99 stated, "There will be five new buildings at the facility: headworks/ primary influent pump station, blower building, UV light disinfection and effluent pump station, digester building, and administration building." The applicant site plan shows that buildings may be constructed on the site in the future; those structures were not part of the approval for CS 1-99. Hence, those will be reviewed through the appropriate process at the time of application. The applicant site plan, "WCPF Overall Site Plan," is attached as Exhibit #1A (DWG 05-C-01). The plan illustrates existing facilities, new facilities, and future facilities (see site plan legend). This plan is part of the "80% Design Review Contract Documents for the construction of the Troutdale Water Pollution Control Facility, City of Troutdale, Oregon, Volume 5 of 5, Drawings," a book of site plans and drawings for the water pollution control facility. The book, due to the volume of it, is not attached to this decision document. It is referenced as Exhibit #1.

The applicant has provided a site plan that illustrates the twelve (12) parking spaces for the site. Also, the "Location and Grading Plan" illustrates the location of the flag pole to be installed near the administration building on the site. The applicant has provided a site plan that illustrates the location and type of erosion control measures to be installed on the subject parcel to show compliance with Best Management Practices. See the submitted plan entitled, "WPCF Erosion Control Plan." The plan is not attached to the decision (because of its size); the plan is listed as Exhibit #3.

The applicant's illustration for the proposed sign at the entrance of the property is attached as Exhibit #2.

The application for Design Review, DR 5-99, was submitted on November 24, 1999 and deemed incomplete on December 16, 1999. The application was deemed complete on February 17, 2000. Staff visited the site on October 11, 1999 during the review of CS 1-99. The applicant has provided detailed narrative and site plan materials.

Exhibits:

- 1) "80% Design Review Contract Documents for the construction of the Troutdale Water Pollution Control Facility, City of Troutdale, Oregon, Volume 5 of 5, Drawings". Not attached.
- 1A) "WCPF Overall Site Plan" (DWG 05-C-01), part of Exhibit #1. Attached.
- 2) "Facility Entrance Marker" (sign for the water pollution control facility). Attached.
- 3) "Location and Grading Plan". Not attached.

Multnomah County Code

Urban Manufacturing General Provisions (UM/GP)

11.15.5005 Area Affected

MCC .5005 through .5065 shall apply to those lands designated LM, GM and HM on the Multnomah County Zoning Map.

Staff: Of the two subject parcels for the application for the water pollution control facility, Tax Lots 400 and 1700, one parcel is located within the city limits of the City of Troutdale (Tax Lot 1700) and one parcel is located within the jurisdiction of unincorporated Multnomah County (Tax Lot 400). Tax Lot 400 is zoned Heavy Manufacturing (HM) according to the maps on file at Multnomah County's Land Use Planning offices.

11.15.5010 Purposes

The purposes of the Urban Manufacturing Districts are to provide for the designation of suitable lands for industrial use, economic growth and development; to assure the stability and functional aspects of existing and planned industrial areas and of employment opportunities by protecting potential industrial lands from encroachment by non-industrial or incompatible uses; to accommodate a diversified economy and a complementary blend of uses; to provide for industrial land use classification by types of uses in relation to similar and associated activities and off-site effects; to reinforce community identity; to establish standards and requirements necessary to the realization of the Comprehensive Plan policies while affording maximum opportunities for the location and development of industrial uses; to encourage the conservation of energy resources and to establish approval criteria and development standards for the location of supportive uses and services consistent with the Comprehensive Plan.

11.15.5015 Lot of Record

(A) For the purposes of these districts, a Lot of Record is a parcel of land for which a deed or other instrument dividing land was recorded with the Department of Administrative Services, or was in recordable form prior to July 26, 1979.

(B) 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 the minimum lot or yard requirements or result in a lot with less than the area or width requirements of the district.

Applicant: Narrative from CS 1-99. The parcel (Tax Lot 400, Section 24, T1N, R3E) that is the subject of this land use action is a lot of record for land use (MCC 11.15.5015) purposes. The subject parcel was a portion of Tax Lot 40, Section 23, T1N, R3E prior to July 26th, 1979. Tax Lot 400 was administratively created in 1994 out of Tax Lot 40 to comply with State guidance prohibiting one tax lot from spanning two or more sections. Documentation of this action is provided in the attached record from Multnomah County Assessment and Taxation, Division Section (See Appendix A).

Staff: Narrative from CS 1-99. Response to (A) and (B). The applicant has provided the above mentioned document, describing the change of Tax Lot 40 that resulted in the creation of Tax Lot 400, in Appendix A. The applicant has provided additional documentation from the Multnomah County Assessment and Taxation Division (A & T) with a fax submittal to Staff on August 26, 1999. The August 26, 1999 fax submittal is located in case file CS 1-99. The documents illustrate the creation of Tax Lot 400 was for administrative purposes. The paperwork from Assessment and Taxation states, "This correction is a result of new, more

accurate maps generated by the Dept. of Revenue, State of Oregon for the Multnomah County Division of Assessment & Taxation." In addition, an alteration to the tax lot was made "Due to State of Oregon Claim, in and to the bed of the Sandy River lying below the high water line." The existing deed was retained.

The subject parcel meets the Lot of Record standards and thus the application meets the criterion.

11.15.5020 Access

- (A) Any lot in these districts shall have access from a public street or from a private street approved under MCC 11.45, the Land Division Chapter.**
- (B) Access shall be improved according to the provisions of the Street Standards Chapter, MCC 11.60, for public streets, or the Site Development Standards Chapter for private streets.**

Applicant: Narrative from CS 1-99. The facility will be accessed off of Graham Road, which is a City of Troutdale owned street (See Figure 6). No street improvements will be required as a result of this development as the required standards for Graham Road have been met for the proposed development. This is verified in the attached letter from Rich Faith, Community Development Director (See Appendix D). Curbs will be located along the main entrance and will extend from Graham Road to the administration building. Plant access will consist of a 20-foot wide asphalt concrete loop road, which will circle the entire facility. Maintenance vehicles will have access to each facility by paved areas from the loop road. An 8-inch thick concrete pavement section will be placed at the turnaround area to the headworks complex where trucks will load and unload a 10-yard dumpster. Impervious parking and roadways on site consist of approximately 84,000 ft², which is approximately 17% of the site.

Staff: Narrative from CS 1-99. The subject properties, Tax Lots 400 and 1700, are accessed by a public street, NE Graham Road. The street is owned by the City of Troutdale as described by the applicant. The applicant has described the improvements to be made to the subject properties to accommodate the proposed use of the site for a water pollution control facility. The applicant has provided a letter (dated September 2, 1999) from the City of Troutdale Community Development Director describing that no right-of-way dedication is required for NE Graham Road "Since the right-of-way in that location is at the required width of 60 feet." The letter is attached as Exhibit #10.

The application meets the criterion.

11.15.5035 Off-Street Parking and Loading

Off-street parking and loading shall be provided as required by MCC .6100 through .6148.

Applicant: Narrative from CS 1-99. Parking spaces shall be available for the parking of personal vehicles of employees, any city-owned vehicles needing parking, and any visitors that may occasionally visit. These parking spaces shall provide for the turning, maneuvering and parking of all vehicles on the lot and shall be located out of the public right-of-way. 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. All areas used for parking, loading and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required landscaping strips or yards to prevent unchanneled motor vehicle access or egress and will meet the landscape and screening requirements. All areas for parking and maneuvering shall be marked in accordance with the attached plan and Multnomah County Code and shall be graded and drained to provide for the disposal of all surface water on the lot. According to MCC .6142, minimum required off-street parking spaces for a storage use is one space for each 5,000 square feet of storage area for the first 20,000 square feet, plus one additional space for each additional 50,000 square feet. Taking into account all structures on the site, they account for approximately 95,000 square feet of storage area which would equate to a requirement of 6 parking spaces under the code. The parking plan for the Water Pollution Control Facility administration building will exceed this requirement and will accommodate 12 vehicles including one handicap parking stall and access for employee and visitor parking.

Staff: Narrative from CS 1-99. The applicant states that twelve (12) parking spaces, including one (1) handicapped parking stall and access, will be constructed. The applicant also states that six (6) employees work at the current site and several city-owned vehicles are stored at the facility. The parking standards of the Multnomah County Code do not specify the required number of spaces for a water pollution control facility. Under Section .6142(F), 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." Under subsection (E)(2) of Section .6142, the storage requirements list "one space for each 5,000 square feet of storage area for the first 20,000 square feet, plus one additional space for each additional 50,000 square feet". Staff noted these provisions to the City of Troutdale Staff at the Pre-Application Meeting (PA 22-99) on August 25, 1999. The site plan illustrates that twelve (12) parking spaces will be on the site for the water pollution control facility. Twelve parking spaces is an adequate number of spaces for the proposed use of the site.

The application meets the criterion of providing adequate on-site parking. As stated, additional site review will occur under the required subsequent applications.

11.15.5060 Design Review

Uses in these districts shall be subject to Design Review approval under MCC .7805 through .7865.

Staff: The applicant, as has already been stated, is required to obtain Design Review approval subsequent to completion of the Community Service, CS 1-99, application process. In addition to the Code provisions that clearly state the requirements, Condition of Approval #3 requires the applicant to submit for Design Review and Condition of Approval #1 requires the applicant to submit for a Grading and Erosion Control permit. The applicant has submitted this case, DR 7-99, to meet the requirements of the Multnomah County Code and to meet the Conditions of Approval from CS 1-99. In addition, the applicant has submitted the Grading and Erosion Control permit, GEC 73-99, for the site.

Off-Street Parking and Loading (OP)

11.15.6100 Purposes

The purposes of this subdistrict and these off-street parking and loading regulations are

to reduce traffic congestion associated with residential, commercial, manufacturing, and other land uses; to protect the character of neighborhoods; to protect the public's investment in streets and arterials and to provide standards for the development and maintenance of off-street parking and loading areas.

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.

Staff: The applicant received approval under the Hearings Officer decision for CS 1-99 issued on November 4, 1999 for the use of the site as a water pollution control facility. The applicant/ property owners are hence required to meet the parking standards of the Multnomah County Code as described herein. As described in the Staff and applicant comments under Section .7850(A)(5), Pedestrian and Vehicular Parking, the applicant will provide twelve parking spaces on subject property to accommodate the needs of the water pollution control facility. Staff and the applicant discussed and determined the required, appropriate number of parking spaces based on the use of the site as a water pollution control facility. See Section .5035 and Section .7850 (A)(5) for additional details on the applicable number of parking spaces.

The applicant proposes to construct a water pollution control facility; the proposed use is a change in use of the vacant property. The application meets the criterion.

11.15.6106 Continuing Obligation

The provision for and maintenance of off-street parking and loading facilities without charge to users shall be a continuing obligation of the property owner. No building or any other required permit for a structure or use under this or any other applicable rule, ordinance or regulation shall be issued until satisfactory evidence in the form of a site development plan, plans of existing parking and loading improvements, a deed, lease, contract or similar document is presented demonstrating that the property is and will remain available for the designated use as a parking or loading facility.

Staff: The applicant/ property owners shall maintain the required level of parking on the site. The applicant site plan illustrates a total of twelve (12) parking spaces; including one handicap accessible parking space. For additional details on the number of required parking spaces for the water pollution control facility, see the applicant and Staff comments in Section .7850(A)(5).

The application meets the criterion.

11.15.6108 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.

Staff: The applicant has submitted a detailed site plan showing the required items. A site plan was submitted on December 3, 1999 showing the required dimensions, access and circulation layout for vehicles and pedestrians, drainage mechanisms, contour lines, parking spaces, and property lines. The applicant has provided multiple site plans to illustrate compliance with the required Multnomah County Code provisions. The applicant has provided a "Planting Plan" (DWG 05-PL-01) and a "Planting List and Details" plan for the site (DWG 05-PL-401) to illustrate compliance with the landscaping requirements.

The application meets the criterion.

11.15.6110 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.**

Staff: These criteria are included for informational purpose.

11.15.6112 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.**

Staff: The applicant site plan illustrates the location of the proposed parking spaces. As described throughout this decision document, twelve (12) parking spaces are required on the site. The applicant will accommodate the required parking spaces on the site.

The application meets the criterion.

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

Staff: The applicant site can and will accommodate the required parking and maneuvering areas.

The application meets the criterion.

11.15.6116 Change of Use

- (A) Any alteration of the use of any land or structure under which an increase in the number of parking or loading spaces is required by this Section shall be unlawful unless the additional spaces are provided.**
- (B) In case of enlargement or change of use, the number of parking or loading spaces required shall be based on the total area involved in the enlargement or change in use.**

Staff: The applicant is required to install the appropriate number of required parking spaces for the use of the site as a water pollution control facility. See also the Conditions of Approval for this case.

The application meets the criterion.

11.15.6126 Design Standards: Scope

- (A) The design standards of this section shall apply to all parking, loading, and maneuvering areas except those serving a single or two-family residential dwelling or mobile home on an individual lot.**
- (B) All parking and loading areas shall provide for the turning, maneuvering and parking of all vehicles on the lot. After July 26, 1979 it shall be unlawful to locate or construct any parking or loading space so that use of the space requires a vehicle to back into the right-of-way of a public street.**

Staff: The applicant is required to comply with the parking standards as described by the Multnomah County Code and included herein the decision for DR 7-99. This criterion is included for informational purposes.

11.15.6130 Dimensional Standards

- (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.**

Applicant: The handicap parking space will be in conformance with the State of Oregon Specialty Code, Chapter 11 Accessibility. The remaining eleven off-street parking

spaces have a minimum width of nine feet, minimum length of 18 feet, and no restrictions on the vertical clearance.

Staff: The applicant site plan, the "Location and Grading Plan", illustrates the location of the twelve parking spaces on the site. The scale on the site plan is listed on the plan. The dimensions of the parking spaces meet the required standards. The City of Troutdale Building Department will review the plans for compliance with the Specialty Code and the Uniform Building Code.

All twelve (12) parking spaces meet the required dimensions. Thus, the application meets the criterion.

(B) Aisle width shall be not less than:

- (1) 25 feet for 90° parking,**
- (2) 20 feet for less than 90° parking, and**

Applicant: The width of the aisle between parking spaces meets the required 25 feet for 90 degree angle parking [from applicant response for Section .7850(A)(5)].

Staff: The applicant's proposed aisle width between the parking spaces meets the Code requirement.

The application meets the criterion.

(C) Loading spaces shall meet the following requirements:

(1) District	Minimum Width	Minimum Depth
LM, GM, HM	12 Feet	60 Feet
GC, EC, SC	12 Feet	35 Feet
All Others	12 Feet	25 Feet

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

Staff: The applicant shall comply with the parking standards described herein.

11.15.6132 Improvements

(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.**

Staff: The applicant site plans show that all areas used for parking and driveway are covered with concrete or asphalt. The parking area contains 12 parking spaces, including one handicap accessible space. The subject property is accessed via Graham Road. The applicant plan shows that curbs will be installed. Exhibit #3 is

the site plan submitted by the applicant that provides an illustration of much of the information regarding parking, loading, and maneuvering of vehicles on the site. The plan is quite large and is not attached to this decision document. While the applicant did not submit documentation as to the capability of the surface material to carry a wheel base load of 4,000 pounds, Staff finds the surface material in place at the site will be surface material "providing a durable and dustless surface" and it is sufficient for the activity approved for the site. See also the applicant narrative under MCC 11.15.5035 (as written for CS 1-99) in this decision document. The applicant describes the surface materials to be used for parking, loading and maneuvering areas on the site.

The application meets the criterion for having a durable surface for the parking area, loading area, and for the vehicle maneuvering area at the site.

(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.**

Applicant: All areas used for parking and maneuvering of vehicles are physically separated from Public Street and from adjoining property by landscaped area.

Staff: The applicant site plan illustrates the six (6) foot high fence that surrounds the property. The fence acts to "physically separate" the site from the adjoining property and the street. The fence and the proposed vegetation screen the site from Graham Road. Much of the proposed vegetation is coniferous and will thus provide year-round foliage to obscure the site. In addition, Graham Road curves at this location so that only the driveway entrance to the site fronts the road. The site plan illustrates this circumstance, see Exhibit #1A.

The application meets the criterion.

- (C) Marking – All areas for the parking and maneuvering of vehicles shall be marked in accordance with the approved plan required under MCC .6108, and such marking shall be continually maintained.**

Staff: The applicant's site plan, the "Location and Grading Plan" states the parking spaces will be marked as required and will be maintained as required. The site plan illustrates the location of the parking spaces.

The application meets the criterion.

- (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 submitted a Grading and Erosion Control permit, GEC 73-99, with the County. That application is currently under review and a decision will be issued separately from this case, DR 7-99. The applicant's site plan, the "Location and Grading Plan" serves as a site plan for both cases. It is referenced in this decision as Exhibit #3; however, due to the size of the plan it is not attached to this decision document. The plan contains contour lines to illustrate topography of the site. In addition, the applicant has provided other site plans and detailed calculations to substantiate the criteria that the surface water will be retained on the site. This information is located in the case file for GEC 73-99.

The application meets the criterion.

11.15.6134 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: The applicant's narrative regarding lighting standards is located under the provisions of MCC 11.15.7830 (E)(11) within this report. Staff comments are also found in that section. Please see Section .7830 (E)(11) for additional details regarding compliance with lighting standards.

11.15.6136 Signs

Signs, pursuant to the provisions of 11.15.7964.

Staff: The applicant proposes to have one freestanding sign on the site. Exhibit #2, attached to this decision, is an illustration of the proposed 10-foot x 5-foot sign to be placed at the entrance of the site. The applicant also proposes to install a flag pole near the administration building on the site. Staff has established Condition of Approval #1 requiring the applicant to obtain a sign permit for any additional signs proposed at the site in the future.

The application meets the criterion.

11.15.6138 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.

Applicant: (Attached via note on the "Planting Plan" submitted by the applicant in the "80% Contract Documents for the construction of the Troutdale Water Pollution Control Facility, City of Troutdale, Oregon, Volume 5 of 5, Drawings".) Request of the Hearings Officer that we have a 20' landscape setback from lot line adjacent to street. We only have 10'. Conflict to add other landscape around parking area in .6138.

Staff: The applicant driveway connects directly to Graham Road, a public street under the City of Troutdale's jurisdiction. The driveway is within twenty (20) feet of the west property line. The subject properties are zoned Heavy Manufacturing (HM). Under the

provisions of MCC 11.15.5335, Dimensional Standards, "The lot size for a use permitted or authorized in this district shall be adequate to fulfill the applicable minimum yard, setback, lot coverage, design review and other requirements of the district. The HM zone does not have set, standard front, rear, and side yard setbacks. The applicant has provided landscaping in the area abutting the west property line, between the north and south driveway for the site (DWG 05-PL-01). The Hearings Officer stated, in her November 4, 1999 decision, that "The 20 feet buffer required in .5140(A)(3) applies along the south side of the property where it is adjacent to Graham Road." The applicant "Planting Plan" (DWG 05-PL-01) illustrates a planting area of approximately 10 feet wide from the south property line to the portion of the east and west driveway for the site. This planting area was illustrated in the plans submitted by the City of Troutdale for CS 1-99. The plans have not been altered since the submittal of the CS case, except for the type and location of stormwater drainage mechanisms on the site. The stormwater drainage mechanisms are reviewed in the Grading and Erosion Control permit, GEC 73-99. Graham Road curves at the point the road meets the subject properties. Therefore, as illustrated on the site plan, it is just that curved portion of the road that abuts the site. Access to the subject properties is taken through this intersection of the driveway with Graham Road. The property doesn't really "front" Graham Road. The applicant will plant Douglas fir, Western red cedar, cypress, Australian black pine, and Scotch pine in the landscape area along the south property line. The applicant's proposed vegetative buffer is composed of coniferous vegetation that will provide year round foliage and hence provide year-round screening of the site.

Staff finds the applicant's proposed landscape area along the south property line, as illustrated in DWG 05-PL-01, fulfills the buffer requirements and the intent of the Hearings Officer's Decision [findings for Section .5140(A)(3)] issued November 4, 1999. Therefore, Staff finds the application meets the criterion.

- (D) 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 stated previously, Section .5335 of the Heavy Manufacturing zone provides that yard setbacks in the HM zone "shall be adequate to fulfill the applicable minimum yard, setback,..." for a use permitted or authorized in the district. The applicant's proposal for the water pollution control facility, meets this criterion as no required yard is applicable to the subject properties.

The application meets the criterion.

11.15.6140 Landscape and Screening Requirements

- (A) The landscaped areas requirements of MCC .7855(C)(3) to (7) shall apply to all parking, loading or maneuvering areas which are within the scope of design standards stated in MCC .6126(A).**

Staff: The applicant site plans illustrate the location of the trees, shrubs and other vegetation on the site. Staff site visited the site in October 11, 1999 for the Community Service Use application, CS 1-99. Site photos are contained in the case file for CS 1-99.

Staff has not installed additional landscape requirements beyond those established under this Design Review application. Staff has addressed the applicant's concern regarding the Hearings Officer's findings under MCC 11.15.5140 (A)(3) from CS 1-99 above in the Staff comments for Section .6138 (A). The applicant does not have additional requirements for landscaping.

The application meets the criterion.

11.15.6142 Minimum Required Off-Street Parking Spaces

(F) 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 applicant site plans illustrate the location of the twelve (12) parking spaces that Staff and the applicant determined would be sufficient for the purposes of the water pollution control facility. Please see Staff and applicant comments under Section .7850(A)(5) for additional details on the required parking on the site.

The application meets the criterion.

Design Review (DR)

11.15.7805 Purposes

MCC .7805 through .7865 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.

Staff: As has already been established, the applicant/ property owners are required to submit the Design Review application pursuant to Condition of Approvals under the Hearings Officer decision issued November 4, 1999 for CS 1-99.

11.15.7810 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.

Staff: The required items have been illustrated on the applicant's submitted site plans. The applicant has provided a large plan entitled, "Location and Grading Plan" and a book of plans entitled "80% Design Review Contract Documents for the construction of the Troutdale Water Pollution Control Facility, City of Troutdale, Oregon, Volume 5 of 5, Drawings". These materials are in the case files for DR 7-99 and GEC 73-99. These documents are referenced in the decision document but are not attached to this document due to the size and volume of the submitted materials. The submitted materials provide a comprehensive amount of information

on the proposal.

The application meets the criterion.

11.15.7830 Design Review Plan Contents and Procedure

Note: The criteria of Section .7830 (F) are included here and are required under Section .7840(A) of the Final Design Review Plan criteria.

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

Staff: The applicant has provided the following information and *thus meets the criterion of subsection (F)*.

(1) Access to site from adjacent rights-of-way, streets, and arterials;

Staff: Access to the property from the public road, Graham Road, is provided with a driveway that loops through the site of the water pollution control facility.

(2) Parking and circulation areas;

Staff: Parking is provided by twelve (12) parking spaces on the site. Please see the applicant and Staff comments under Section .7850(A)(5).

(3) Location and design of buildings and signs;

Staff: The location and design of the headworks/ primary influent pump station, two primary clarifiers, two aeration basins, blower building, two secondary clarifiers, UV disinfection facility and effluent pump station, gravity thickener, two digesters and a digester building, and biosolids storage basin, and an administration building, are shown on the plan. The buildings will be concrete masonry with varied colors and textures. The location of the entrance sign for the facility is located on the "Location and Grading Plan" (dated December 3, 1999).

(4) Orientation of windows and doors;

Staff: The applicant has provided plans, including elevation drawings, to illustrate the location of the windows and doors for the buildings on the site.

(5) Entrances and exits;

Staff: Entrances and exits of the building are shown on the elevation drawings and on the architectural/ structural building plans located in the book entitled "80% Design Review Contract Documents for the construction of the Troutdale Water Pollution Control Facility, City of Troutdale, Oregon, Volume 5 of 5, Drawings".

(7) Pedestrian circulation;

Staff: There is a concrete sidewalk at the facility that runs around the site to each of the buildings and structures.

(9) Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;

Staff: The applicant site plan illustrates the loading areas. The utilities will be underground. The applicant, Christa Morrow for the City of Troutdale, stated in a phone conversation with Staff on February 24, 2000, that the trash disposal facilities are inside the headworks building. Also, the applicant stated that the mail for the water pollution control facility is delivered to the City of Troutdale's City Hall offices so there is no mail box or mail delivery to the site.

(10) Areas to be landscaped;

Staff: The landscape plan is entitled the "Planting Plan" and it shows how the water pollution control facility site will be vegetated. A copy of the plan is located in the case file for DR 7-99.

(11) Exterior lighting;

Applicant: Minimal exterior lighting has been utilized on site. Exterior lighting that is provided will 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. Much of the outside light is provided by lighting apparatus' that area attached to the structures. The following plans detail the exterior lighting location and type of lighting to be utilized on site:

Headworks Lower and Ground Level Facility Plan DWG 15-E-135
Primary Clarifiers Process and Facility Plans & Details DWG 20-E-131
Aeration Basins Process and Facility Plan DWG 25-E-131
Blower Building Process and Facility Plans DWG 30-E-131
Secondary Clarifiers Process and Facility Plans & Details DWG 35-E-131
UV Disinfection and Effluent Process and Facility Plans DWG 45-E-131
Digester Complex Control Building & Ground Level Facility Plan DWG 55-E-135
Digester Complex Rood Process and Facility Plan DWG 55-E-152
Administration Building Lighting and Control Room Plan DWG 70-E-135
Luminaire and Handhole Schedule DWG 95-E-14

Staff: See the applicant narrative above; the applicant's above description and the submitted site plan information provide a lot of detail about the lighting of the site.

(12) Special provisions for handicapped persons; and

Staff: The water pollution control facility will have one handicap accessible parking space as shown on the site plan entitled "Location and Grading Plan".

(13) Other site elements and spaces which will assist in the evaluation of site development.

Staff: No additional comments.

11.15.7840 Final Design Review Plan

Following receipt by the applicant of the summary findings and conclusions under MCC .7835, the applicant may submit a revised preliminary design review plan or shall file with the Planning Director a final design review plan, which shall contain the following, drawn to scale:

- (A) Site Development and Landscape Plans, indicating the locations and specifications of the items described in MCC .7830(F) and (G), as appropriate;**

Staff: The applicant has identified the size and the species of the existing and proposed vegetation on the site. The applicant's submitted information addresses MCC .7830 (F) above and (G) above.

The application meets the criterion.

- (B) Architectural drawings, indicating floor plans, sections, and elevations; and**

Staff: The applicant has submitted elevation drawings and floor plans of the for the water pollution control facility structures on the subject properties. For additional description of the buildings, see the applicant narrative under the "Summary" section of this decision document. The applicant's architectural drawings, elevations, floor plans and so forth are in a book entitled, "80% Design Review Contract Documents for the construction of the Troutdale Water Pollution Control Facility, City of Troutdale, Oregon, Volume 5 of 5, Drawings" located in the case file for DR 7-99.

The application meets the criterion.

11.15.7850 Design Review Criteria

Note: The applicant submitted a narrative response to the preliminary site development plan criteria in the Design Review section, as required under .7830(F). Staff has utilized these answers for the evaluation of the application under the Design Review criteria.

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

- (I) 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.**

Applicant: The elements of this design review plan relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site. The new facility will be located on approximately 12 acres of undeveloped grazing land currently located in unincorporated Multnomah County. The subject parcel is zoned Heavy Manufacturing and fits into the current uses and zoning of surrounding properties, which are all zoned for General to Light Industrial with many industries such as Hawkeye Construction, Reynolds Metals, and the Troutdale Airport. The site contains no

existing buildings or structures. No designated private or shared outdoor recreation spaces or outdoor play areas will be provided as this is an industrial area. Much of the site would be retained as landscaping (approximately 63%) to maintain as much of the natural setting as possible within the area of the Sandy River.

Staff: The applicant will maintain the landscaping as illustrated on the site plan submitted November 24, 1999. As noted, the Staff site visit on October 11, 1999. The site is currently a vacant parcel in the industrially zoned area of unincorporated Multnomah County and abuts industrially zoned land within the city limits of the City of Troutdale. The design of the proposed water treatment facility is "harmonious" in the way it relates to existing structures in the surrounding industrial area. In addition, the buildings proposed by the applicant might be screened, to some extent, by the berm the applicant proposes to construct. As illustrated on the sheet entitled, "Location and Grading Plan" (DWG 05-CG-01) (date stamped 12/3/99), the berm will be along the south side of the property (Tax Lot 400 and Tax Lot 1700) and the berm will encircle the sludge storage area.

The application meets this criterion for establishing harmonious relationships to the natural environment and existing structures.

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

Applicant: The elements of the design review plan promote energy conservation and provide protection from adverse climatic conditions, noise, and air pollution. The proposed water pollution control facility is being developed with the intent of utilizing energy-efficient land use practices such as: minimal outdoor lighting, recycling of various materials (glass, fiber, plastic, oil, biosolids, etc...), approximately 90% less of the ultraviolet bulbs will be utilized in the new facility than are currently utilized at our existing facility, methane gas produced during the treatment process will be reused as the energy source for the digesters, and the newer equipment that will be installed will be much more energy efficient than the current equipment being utilized at the current facility. The facility will be situated between the limits of the 100-year and 500 year floods, and is protected from flooding and adverse climatic conditions by a dike. Additionally, pumps and other equipment will be located inside the various buildings on site to protect equipment from adverse climatic conditions. The City will meet all standards of the County, State, and other agencies with respect to noise and air pollution. The proposed facility generates very minimal amounts of noise and the buildings are placed on the site in an area that has very minimal noise level disruptions. The facility's generator and any other noise producing equipment will be placed inside buildings that are insulated to lower interior noise levels and minimize any outside noise. An extensive odor control system (biofilter) will be put in place to maintain the air quality of the area.

Staff: The applicant has provided many detailed site plans and narrative to describe and illustrate the water pollution control facilities. No quantifiable information has been submitted in terms of noise quality measurements.

However, the site is within an industrially zoned area and berms will act as a visual and a noise buffer for a portion of the site (see DWG 05-CG-01). Air pollution will not result from the operational activities of the water pollution control facility. The applicant has described above how the facility will minimize energy use (and hence promote energy efficiency) and how adverse climatic conditions will be avoided on the site.

The application meets the criterion; Staff does not anticipate "adverse climatic conditions, noise or air pollution" from the water pollution control facility.

- (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.**

Applicant: Each element of the design review plan effectively, efficiently, and attractively serves its function. The water pollution control facility is a community facility operated for the benefit of the public. The site layout and size has been effectively designed to accommodate future expansion in this industrial area of Troutdale. Approximately 20% of the site will contain structures, approximately 17% of the site will be dedicated to impervious parking and roadways, and the remaining 63% of the site is devoted to landscaping to retain the natural setting of the area.

Staff: The elements of the design review plan submitted by the applicant are as friendly and human scale as can be expected for a water pollution control facility. The tallest building proposed for the site is the digester complex (DWG 55-A-301). The height limit of the HM zone is 60 feet. Most of the structures are one to two stories in height. The building materials are concrete masonry materials "with varied textures and colors". The applicant proposes to install one sign on the site at the entrance to the site facility from NE Graham Road. The sign is five (5) feet high measured from finished grade and is ten (10) feet wide with a concrete footing. The sign is illustrated on the page entitled "Facility Entrance Marker" and is shown in Exhibit #2. The site will include parking spaces for visitors to the facility. The parking spaces are adjacent to the administration building (see DWG 05-CG-01).

The application meets the criterion. The applicant has proposed a functional, attractive, and efficient design for the water pollution control facility and the site.

- (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.**

Applicant: The design review plan has been designed to provide a safe environment, while offering appropriate opportunities for privacy and transitions from public to private spaces. The perimeter of the site will be secured with a 6-foot high chain link fence topped with three strands of barbed wire. The facility will be accessed off of Graham Road by a private 20-foot wide asphalt concrete road. The main entrance will have a 6-foot high chain link double swing locking gate which will be opened and closed manually by the staff. Excess excavated

material will be used to create berms along the south property line to provide additional screening of the plant from those driving on Graham Road. Trees will also be located along a portion of the south berm and along the west property line to provide additional screening of the plant from Graham Road. The existing flood control dike located along the east property line will provide screening of the property from the Sandy River.

Staff: Staff visited the site on October 11, 1999 while reviewing case file CS 1-99. The applicant site plan (DWG 05-C-01), attached as Exhibit #1A, does not show the fence. However, Exhibit#3, the "Location and Grading Plan" shows the location of the six-foot high fence that surrounds the subject parcels. This plan is too large to attach to the decision document and thus it is located in the case file for DR 7-99 and for GEC 73-99. The vegetation, berms, and the fence provide "appropriate transitions" for public and private areas on the site. The water pollution control facility site provides the public with a signed entrance, a parking lot near the entrance, and an administration building adjacent to the parking lot. The site is unlikely to draw many visitors other than people with business to attend to at the facility. As described and illustrated on the submitted plans, the site is designed efficiently for a visitor's use. The use of fences and berms will provide visual screening and privacy for the facility.

The application meets the criterion.

- (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.**

Applicant: The design review plan provides, where appropriate, for the special needs of handicapped persons. The parking plan for the facility will accommodate one handicap parking stall and a wheelchair ramp next to this stall to provide access for the handicapped to the administrative building. Access to other buildings on site will be handicap accessible from the asphalt concrete loop road that circles throughout the site and paved walkways extending from the loop road to the structures on site.

Staff: The applicant has described the one handicap accessible parking space that will be on the site of the water pollution control facility. As illustrated by the attached site plan in Exhibit #1A, the parking space is located quite close to the entrance to the administrative building. Staff anticipates the applicant has and will comply with the provisions of the Americans with Disabilities Act (ADA) and the Uniform Building Code (UBC) standards for the water pollution control facility. The application will be reviewed under the ADA and UBC codes during the building permit plans review process.

The application meets the criterion.

- (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.**

Applicant: The landscape and existing grade will be preserved to the maximum practical degree. The site currently consists of undeveloped grazing land with a mostly flat to gently sloping terrain. The site will be preserved in its flat to gently sloping terrain and approximately 63% of the site will be retained as landscaping. The final grading of the site is depicted on DWG 05-CG-01, The Location and Grading Plan. No impacts to wetlands or natural resource areas will occur. A minimum 20-foot undisturbed buffer will be maintained around the identified wetlands. No existing trees will need to be removed to construct the facility, as most of the site is currently grassland with very minimal trees or shrubs. The eastern property line of the site is well over 100 feet away from the top of the Sandy River bank and is protected from the Sandy River by a flood control dike. Erosion control and protection measures will be installed to protect the wetlands and to maintain water quality.

Staff: The majority of the site is undeveloped grazing land as described by the applicant. The applicant site plan illustrates the location of some of the trees and shrubs on the site. The site plan illustrates the location of the wetlands on the site. As stated, the applicant will maintain a 20-foot buffer from the wetlands on the site. Also, the applicant states that the eastern part of the site is over 100 feet from the Sandy River bank. The applicant has submitted a Grading and Erosion Control permit, GEC 73-99, and proposes to install erosion control measures on the site. The "Location and Grading Plan" is referenced as Exhibit #3 but is not attached to this decision document. The applicant has provided detailed plans regarding erosion control measures, topography, and stormwater run-off in the GEC permit application materials.

The application meets the criterion.

- (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.**

Applicant: 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, have been designed to maximize safety and convenience and are harmonious with proposed and neighboring buildings and structures. There will be one site access point to the facility which is off Graham Road. The interior circulation pattern consists of a 20-foot wide asphalt concrete loop road that extends from the main access drive off of Graham Road and circles through the entire facility. Traffic directions will be plainly marked. Maintenance and service vehicles will have access to each facility by paved areas from the loop road for loading and deliveries, maintenance activities, trash disposal, mail delivery and other service needs. As this site is located in the Heavy Manufacturing district and is a water pollution control facility, the site will not attract much pedestrian traffic, but each structure has a pedestrian access point or walkway for people to utilize as access to these facilities. All areas used for parking, loading and maneuvering of vehicles have been physically separated from public streets or adjoining property

by required landscaping strips or yards to prevent unchanneled motor vehicle access or egress.

Off-street parking spaces shall be available for the parking of personal vehicles of employees, any city-owned vehicles needing parking, and any visitors that may occasionally visit the facility. The water pollution control facility's parking lot will be located to the west of the Administration Building and will have a total of 12 parking spaces with one of these spaces designated for handicap parking. (See DWG X). The handicap parking space will be in conformance with the State of Oregon Structural Specialty Code, Chapter 11 Accessibility. The remaining eleven off-street parking spaces are shown to have a minimum width of nine feet, a minimum length of 18 feet, and no restriction on the vertical clearance. The width of the aisle between parking spaces meets the required 25 feet for 90-degree angle parking. A loading area is provided toward the eastside of the site at the headworks/ primary influent pump station which has a minimum width of 12 feet and minimum depth of 60 feet and no restriction on the vertical clearance. A detail of this loading area is provided on DWG 05-CG-401. 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. All areas for the parking and maneuvering of vehicles shall be marked in accordance with attached DWG X. 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. The parking standards of MCC do not specify the required number of parking spaces for a treatment plant. Therefore, we utilized the storage requirements listed under subsection (E)(2) of Section .6142 which requires that one space be provided for each 5,000 square feet of storage area for the first 20,000 square feet, plus one additional space for every 50,000 square feet. Taking into account all structures on site, they account for approximately 95,000 square feet of storage area which equates to a requirement of 6 spaces under this requirement and will accommodate 12 vehicles including one handicap parking stall and access for visitor and employee parking.

Staff: The submitted site plan information illustrates what the applicant has described above. The "Location and Grading Plan" is Exhibit #3 but is not attached to the decision; it shows the access to the site from Graham Road. Exhibit #1A also shows the entrance to the subject properties. The "Location and Grading Plan" illustrates the location of: the twelve on-site parking spaces, the 20-foot wide asphalt concrete loop road, the landscape areas, the cut and fill areas, the excavation and backfill areas, the fill area for the berm, the paved surface areas, the fences on the property (existing and proposed), and the location of all the structures proposed with CS 1-99.

Staff and the applicant discussed the number of parking spaces required for a water pollution control facility at the August 25, 1999 Pre-Application Meeting. The Multnomah County Code does not include a parking provision specific to the number of parking spaces for a water pollution control facility. As noted in the Pre-Application Meeting Notes from PA 22-99, under the provisions of Section .6142 (F) Unspecified Uses, the Planning Director can establish an appropriate number of parking spaces. Staff and the applicant discussed the requirement and the applicant agreed that the storage requirements of Section .6142 (E)(2) would be appropriate for the site in terms of the required number of parking spaces. As the

applicant stated, Section .6142 requires one parking space per 5,000 square feet of storage for the first 20,000 square feet, plus one additional space for every 50,000 square feet. With a proposed total of 95,000 square feet, the applicant would have to provide six (6) parking spaces to meet the requirement. The applicant will provide twelve (12) as shown on the site plan and in accordance with the dimensional standards of the Off-Street Parking and Loading (OP) provisions of the Multnomah County Code.

The application meets the criterion.

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

Applicant: The surface drainage system has been designed so as to not adversely affect neighboring properties or streets. Stormwater drainage will be primarily directed off the paved roadway surfaces to on-site swales for treatment and then to drywells. A geotechnical investigation and report was conducted for this site. From this report, it was determined that the soils are suitable for stormwater disposal through the use of drywells. All surface water drainage will be handled on-site so as to not affect neighboring properties and streets. The areas where sludge or grit/ screenings could be spilled on the roadway while loading and unloading trucks will be designed to have stormwater collection drains which will route the drainage back to the primary influent pump station wet well for treatment in the water pollution control facility prior to discharge into the Sandy River to maintain water quality. The volume of stormwater runoff that can be expected in these areas has been calculated during the 25-year and 100-year storm events and is 38,800 gallons per day and 46,500 gallons per day, respectively. The treatment facility has been designed to adequately handle the stormwater runoff that will be routed to the primary influent pump station. The existing outfall will be utilized and the water will be treated to acceptable state discharge limits prior to discharging to the Sandy River to maintain water quality.

Staff: The applicant has submitted a Grading and Erosion Control permit, GEC 73-99; the decision on that case will be issued separately from this case, DR 7-99. Application materials for both DR 7-99 and GEC 73-99 provide details on the methods the applicant will use to retain run-off on the site. The applicant has worked with CH2MHill and a Multnomah County engineer to ensure the appropriate stormwater drainage devices are installed on the site and that run-off is retained on the site. In addition, the Sandy River Drainage District reviewed the proposal for compliance with required standards. Please see the case file materials for GEC 73-99 for additional details on the surface drainage systems.

The application meets the criterion.

(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.

Applicant: 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 have been designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties. Excess excavated material will be used to create berms along the south property line to provide screening from all structures and loading and parking areas. Trees will be located along the south berm and long the west property line to also provide screening. Additionally, the east property line of the site is screened from the Sandy River by the existing flood control dike.

Staff: The applicant narrative states that areas, structures, and facilities on the site as required by the criterion, have been appropriately located, screened, and landscaped on the site. The applicant landscape plan is not attached to this decision document. The berms will provide screening of the site's facilities from the adjoining properties. As stated by the applicant earlier, the site will be used primarily by the City of Troutdale with a pedestrian and vehicular traffic flow of "destination traffic". In other words, the water pollution control facility is the type of facility that has a specific use and, as such, it is unlikely that many visitors will visit the site other than those conducting business at the site. In addition, the site will be completely fenced with a six-foot high fence with three strands of barbed wire and the 20-foot wide asphalt concrete loop will have gates on the portion of the road that runs north from the entrance to the site. The site is zoned Heavy Manufacturing. The trees that the applicant will plant are of a coniferous variety that will provide additional year-round screening of the site. The applicant site plan illustrates the location of the fence, the vegetation, and the driveway. The application meets the criterion of minimizing the adverse impacts of the site to neighboring properties by installing the appropriate screening and landscaping.

The application meets the criterion.

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

Applicant: All utility installations will be below ground so as to minimize adverse impacts on the site and neighboring properties.

Staff: The applicant's utility installations for the water pollution control facility will be located underground according to the applicant. Underground utilities are not visible above the ground, thus, the applicant will minimize adverse impacts on the site and neighboring properties.

The application meets the criterion.

(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.

Applicant: The location and texture of the exterior sign, graphics or other informational or directional features are compatible with the other elements of the design review and the surrounding properties. One exterior free-standing sign will be located at the main entrance to the facility as shown on drawing DWG 05-C-01. The sign will be located outside of the Right-of-Way as required by MCC .7932 (4). The sign will be constructed of precast concrete with a sign face of

approximately 50 square feet, which is well below the approximate 225 square feet that would be allowed under MCC .7932 (A)(1). The height of the sign will be approximately 5 feet. A detail of the sign is attached on sheet S1.

Staff: The applicant states that one sign will be placed at the entrance to the subject property. The site is accessed via Graham Road, a public road under the jurisdiction of the City of Troutdale. The applicant has provided an illustration of the proposed sign and that drawing is attached as Exhibit #2. Should the applicant propose additional signs for the site in the future, the applicant shall submit a sign permit and that sign shall be reviewed by Multnomah County's Land Use Planning office under the sign code provisions.

The application meets the criterion.

11.15.7855 Required Minimum Standards

(C) Required Landscape Areas

Applicant: Approximately 63% of the site will be landscaped. To meet the requirements of MCC .7855(C)(3)(a), the City would need to provide a minimum of 300 square feet of landscape areas around the 12 parking space area. The City exceeds this requirement and has provided well over 300 square feet of landscaping around the direct vicinity of the parking area. The entire site includes approximately 300,000 square feet of landscaping. The size, species, and approximate location of plant materials to be retained or placed on site are shown on DWG 05-PL-01 and DWG 05-PL-401. Proposed site contouring is shown on the provided Location and Grading Plan, DWG 05-CG-01.

The parking and loading area is separated from the lot line to the west by a minimum 10-foot wide landscaping strip. The parking and loading area is also separated from any other lot lines by well over the minimum required 5 foot landscaping strip. The landscaping strip at the southwest corner of the property line that separates the parking and loading areas from the street contains the three spaces on the average of less than 20 feet apart, low shrubs that area spaced 5 feet on center and vegetative ground cover. The landscaping in the parking area is located in a defined landscape area that is uniformly distributed around the parking area and has a width of at least 10 feet. Along the south side of the property, a minimum 20-foot wide landscape buffer will be provided. Irrigation will be provided for the grass and trees located at the interior of the facility. The landscaping will be continuously maintained by city personnel.

Staff: The applicant's proposal for a water pollution control facility includes 95,000 square feet of "storage area" [applicant narrative from MCC 11.15.7850(5)] on the site. Landscaping and paved surfaces will be included on the site in accordance with the criteria and as shown on the applicant's submitted materials. The site changes are shown on the "Landscape and Grading Plan" (the plan is too large to attach to this decision document). The applicant refers to landscape drawings identified as DWG 05-PL-01 and DWG 05-PL-401; these are not attached to the decision.

The application meets the criterion.

CONCLUSIONS:

- A. The applicant has carried the burden necessary for granting approval for the Design Review application, **DR 7-99**, to construct the buildings, parking and landscaping for the water pollution control facility on the subject site as described herein.
- B. Conditions of Approval are necessary to insure compliance with applicable Code provisions and Comprehensive Plan Policies and are enclosed within this document.
- C. The proposal as conditioned, satisfies Design Review approval criteria as detailed in the findings section above.

NOTICE: This decision was mailed February 28, 2000 in the manner required by ORS 197.763. Opportunity to appeal this decision and have the application considered at a public hearing will be provided until the close of business on March 13, 2000.

IN THE MATTER OF DR 7-99:

Signed: Tricia R. Sears, *Land Use Planner*
For: Kathy Busse, *Planning Director*

NOTICE:

State law requires a 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 appeal the decision and, if appealed, the County must hold a public hearing to consider the merits of the application. A person who is mailed written notice of the decision cannot appeal the decision directly to the Land Use Board of Appeals under ORS 197.830. [ORS 197.763, ORS 215.416 (11).]

The Decision of the Planning Director detailed above will not become final until the 12-day appeal period for filing an appeal has expired. The 12-day appeal period 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. Any person who is adversely affected or aggrieved by the decision, or who is entitled to written notice as described above, may appeal this decision. To file an appeal, complete an Appeal of Administrative Decision form and submit it to the Multnomah County Land Use Planning Office, along 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. 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 review the application file(s), obtain appeal forms, or other instructions, call Multnomah County Land Use Planning at (503) 988-3043, or visit our offices at 1600 SE 190th Avenue, Portland, Oregon, 97233 [office hours: 8:00 a.m. - 4:30 p.m.; M-F].

Notice to Mortgagee, Lien Holder, Vendor or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.