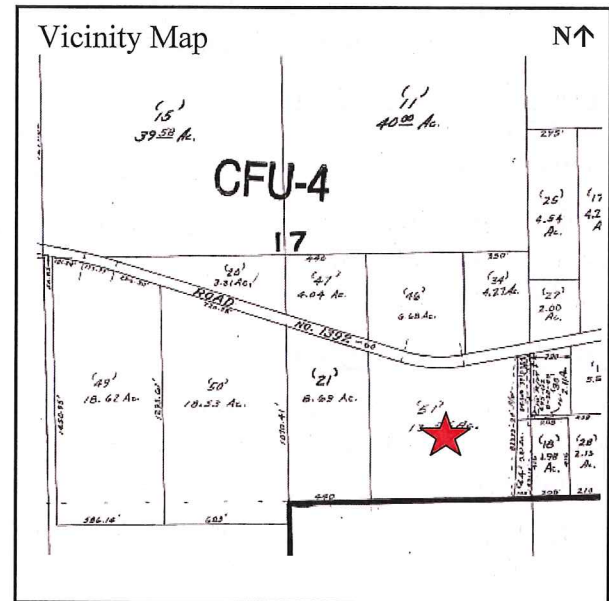


1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-2015-3956
Permit: Accessory Use Determination
Location: 43400 SE Trout Creek Road, Corbett
Tax Lot 700, Section 17D
Township 1S, Range 5E, W.M.
Tax Account #R995170510
Applicant: David McBride
Owners: David G. McBride and Holly C.
McBride, Trustees of the David G.
McBride and Holly C. McBride
Revocable Living Trusts
Base Zone: CFU-4 (Commercial Forest Use)
Overlays: n/a



Summary: The applicant is requesting approval of a second accessory building on the subject site. The proposed enclosed building will be 30 feet wide by 72 feet long (2,160 square feet). After the construction of this accessory building, there will be 3,500 square feet of accessory structures on the property. An accessory use determination is required to allow over 2,500 square feet of accessory structures on the property.

Decision: Approved with Conditions

Unless appealed, this decision is effective Friday, August 28, 2015, at 4:00 PM.

Issued by:

By:



Lisa Estrin, Planner

For: Adam Barber- Interim Planning Director

Date: Friday, August 14, 2015

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Lisa Estrin, Staff Planner at 503-988-0167 or lisa.m.estrin@multco.us.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Friday, August 28, 2015 at 4:00 pm.

Applicable Approval Criteria: Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR): MCC 35.2225(L), MCC 35.2256, MCC 35.2261, MCC 35.2250, MCC 35.2275, MCRR 4.00, MCRR 4.100, MCRR 5.00, MCRR 5.200, MCRR 5.300 and MCRR 6.00

Copies of the referenced Multnomah County Code (MCC) and Multnomah County Road Rules (MCRR) sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse> or <http://web.multco.us/transportation-planning>.

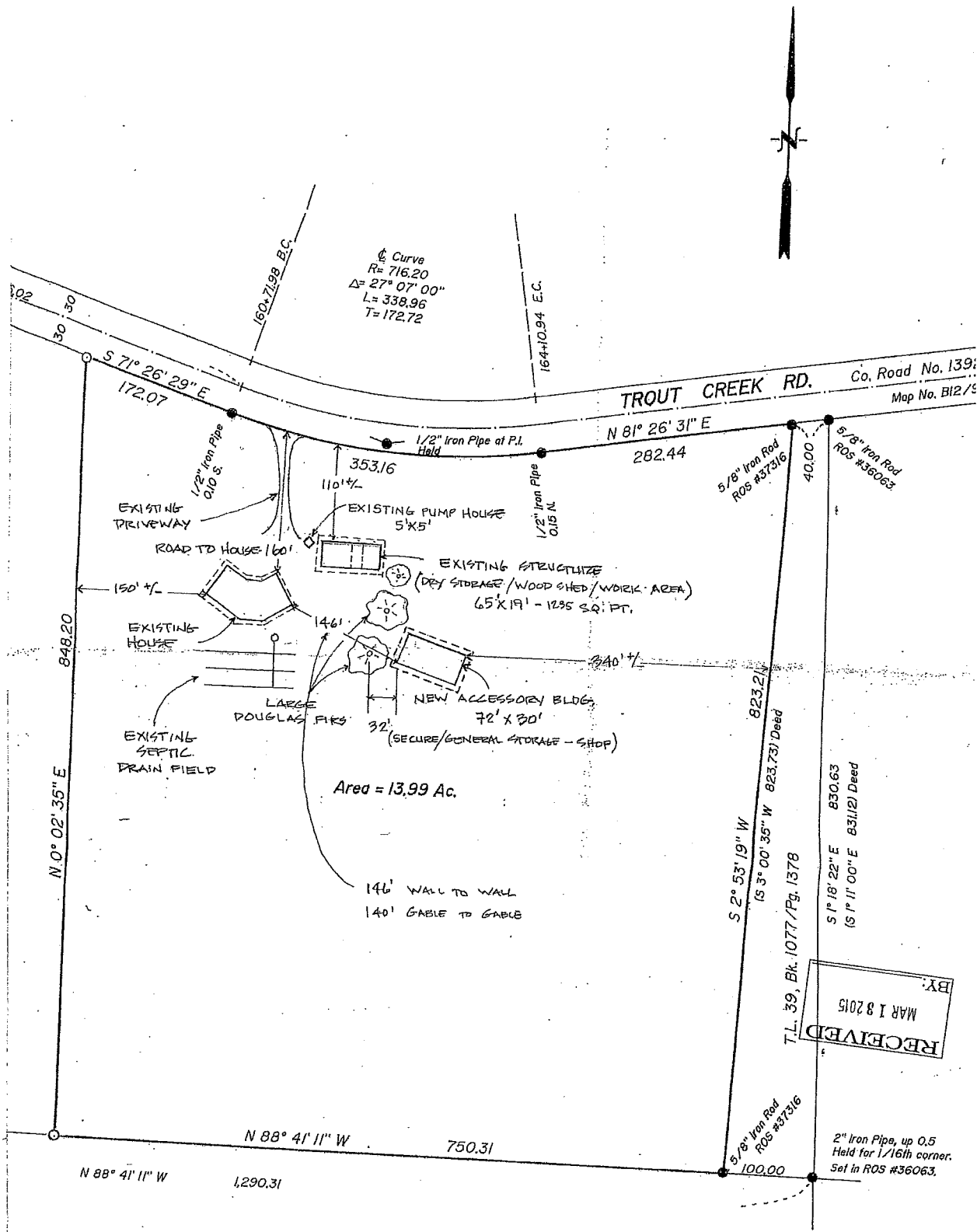
Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. Pursuant to MCC 37.0690(B), this Type II land use approval to construct an accessory building shall expire as follows:
 - a. When construction has not commenced within two years of the date of the final decision, or
 - b. When the structure has not been completed within two years of the date of commencement of construction.

As used in a., commencement of construction shall mean actual construction of the foundation or frame of the approved structure. As used in b., completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 37.0660]
3. The applicant or the applicant's representative shall obtain and final all necessary building permits for the construction of the project. [MCC 33.2061(C)]
4. The applicant shall construct the building with a fire retardant metal roof.
5. All chimneys on the structure shall be equipped with a spark arrestor
6. The applicant shall provide a slope survey of the portion of the site where the accessory structure is proposed and modify the primary fire safety zone around the proposed structure consistent with the actual slopes and the requirements of MCC 35.2256(D). The applicant shall provide a 30-foot



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 LAND SURVEYOR
John S. Reynolds
 OREGON
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Beulah Younkin Assoc. Char.
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primary fire safety zone if slopes are less than 10-percent and an 80-foot primary fire safety zone if slopes are between 10- and 20-percent.

7. The applicant shall modify the secondary fire safety zone to extend 100-feet from the edge of the modified primary fire safety zone [MCC 35.2256(D)].
8. The applicant shall establish and maintain primary and secondary fire safety zones around the accessory building consistent with the dimensional requirements of MCC 35.2256(D) and the slopes around the structure.
9. The accessory building and/or property shall not be used for any commercial or industrial purposes without prior approval of the applicable land use permits (Home Occupation Permit). The use of the accessory building and/or property by a business prior to obtaining land use approval is a violation of this permit and MCC 36.3420 Uses.
10. At no time shall the property owners allow the use of the accessory building as a dwelling unless authorized by Multnomah County Land Use Planning. [MCC 36.3420 Uses.]

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building permits signed off, the applicant shall call the Staff Planner, Lisa Estrin, at (503) 988-0167, or email lisa.m.estrin@multco.us for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Gresham. Three (3) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee of \$81.00 will be collected. In addition, an erosion control inspection fee of \$82.00 may be required.

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.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.00 Project Description:

Staff: The applicant is proposing to construct a second accessory building on the subject site. The proposed 30-foot wide by 72-foot long (2,160 square foot) enclosed accessory building will be used for secure storage and the repair of personal vehicles. The proposed building in combination with the existing 1,235 square foot accessory building exceeds the maximum 2,500 square foot square feet of accessory building footprint allowed as an outright permitted use [MCC 35.2220(L)]. Therefore this application is subject to planning director review pursuant to MCC 35.2225(T).

2.00 Commercial Forest Use CFU-4 :

2.01 § 35.2225 REVIEW USES.

The following uses may be permitted when found by the approval authority to satisfy the applicable standards of this Chapter:

(L) Structures or uses customarily accessory or incidental to any use permitted or approved in this district, which do not meet the “accessory structures” standard in MCC 35.2220 Allowed Uses.

MCC 35.2220 Allowed Uses.

(T) Accessory Structures:

(1) Structures or uses listed below when customarily accessory or incidental to any use permitted or approved in this district:

- (a) Garages or carports;**
- (b) Pump houses;**
- (c) Garden sheds;**
- (d) Workshops;**
- (e) Storage sheds;**
- (f) Greenhouses;**
- (g) Woodsheds;**
- (h) Shelter for pets, horses or livestock and associated buildings such as: manure storage, feed storage, tack storage, and indoor exercise area;**
- (i) Swimming pools, pool houses, hot tubs, saunas, and changing rooms;**
- (j) Sport courts;**
- (k) Gazebos, pergolas, and detached decks;**
- (l) Fences, gates, or gate support structures; and**
- (m) Similar structures.**

(2) If the accessory structure is a building, then to be an “allowed use” the footprint of the building in combination with the footprint of all other accessory buildings on the property shall not exceed 2500 square feet.

(3) If the accessory structure has a bathroom or kitchen facilities, then prior to

issuance of the building permit the property owner shall record a deed restriction with County Records that states that the owner understands and agrees that the structure cannot be occupied as a dwelling.

§ 35.0005 DEFINITIONS

As used in this Chapter, unless the context requires otherwise, the following words and their derivations shall have the meanings provided below.

Accessory Building - A subordinate building, the use of which is clearly incidental to that of the main building on the same lot.

Accessory Use – A lawful use that is customarily subordinate and incidental to a primary use on a lot.

Staff: The subject property is currently developed with a single-family residence and a 19- by 65-foot (1,235 square foot) accessory structure. Roughly 70-percent of the existing accessory structure is unenclosed and used for storage of firewood and other items. The remaining 30-percent of the structure is enclosed and used for secure storage of tools and other items. The proposed accessory building will be used for secure storage of general shop tools and materials, and provide a work area for storage and repair of personal vehicles. The uses proposed for the building are typically found to be accessory, but the combined size of the existing and proposed accessory structures on the subject property (more than 2,500 square feet of combined building footprint) requires the accessory use determination.

The proposed accessory structure is customary in the area. Large accessory structures exist on other properties in the surrounding area, based on aerial photos and assessor records for the area.

Address	Zoning	Site Size	Largest Acc. Buildings
42700 SE Trout Creek Road	CFU-4	37.99 ac	6,105 sq. ft.
42441 SE Trout Creek Road	CFU-4	26.61 ac	3,585 sq. ft
43712 SE Trout Creek Road	CFU-4	2.63 ac	3,200 sq. ft.
44101 SE Trout Creek Road	CFU-4	6.94 ac	2,250

Based on above discussions and the conditions of approval, staff finds the proposed building will be accessory to the existing single-family dwelling.

2.02 § 35.2250 BUILDING HEIGHT REQUIREMENTS

(A) Maximum structure height – 35 feet.

(B) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirements.

Staff: The proposed building will be 18 feet tall at its highest point (Exhibit A.3). *Criterion met.*

2.03 § 35.2256 FOREST PRACTICES SETBACKS AND FIRE SAFETY ZONES

The Forest Practice Setbacks and applicability of the Fire Safety Zones is based upon existing conditions, deviations are allowed through the exception process and the nature and location of the proposed use. The following requirements apply to all structures as specified:

Use	Forest Practice Setbacks			Fire Safety Zones
Description of use and location	Nonconforming Setbacks	Front Property Line Adjacent to County Maintained Road (feet)	All Other Setbacks (feet)	Fire Safety Zone Requirements (FSZ)
Accessory structures within 100 feet of the dwelling	N/A	30	30	Primary required
Accessory structures located more than 100 feet from the dwelling	N/A	30	130	Primary & Secondary required

Staff: The subject property is approximately 13.99 acres. The proposed accessory structure is proposed to be located 118 feet from Trout Creek Road. All other setbacks exceed 250 feet. The Forest Practice Setbacks have been met. The proposed accessory structure will be located more than 100 feet from the existing dwelling. Therefore Primary and Secondary Fire Safety Zones are required. The findings for the primary and secondary fire safety zone are addressed below. *Criterion met.*

2.04 (D) Fire Safety Zones on the Subject Tract

(1) Primary Fire Safety Zone

(a) A primary fire safety zone is a fire break extending a minimum of 30 feet in all directions around a dwelling or structure. Trees within this safety zone shall be spaced with greater than 15 feet between the crowns. The trees shall also be pruned to remove low branches within 8 feet of the ground as the maturity of the tree and accepted silviculture practices may allow. All other vegetation should be kept less than 2 feet in height.

(b) On lands with 10 percent or greater slope the primary fire safety zone shall be extended down the slope from a dwelling or structure as follows:

Percent Slope	Distance In Feet
Less than 10	No additional required
Less than 20	50 additional
Less than 25	75 additional

Less than 40	100 additional
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Staff: The applicant states that the slopes on the site vary from 0- to 9-percent. [Exhibit A.2]. However the area of the site where the accessory building is proposed is mapped as 10-25-percent slope in the Multnomah County GIS maps. [Exhibit B.3]. A condition of approval has been adopted requiring the applicant to resolve this conflict by providing a slope survey of the portion of the site where the accessory structure is proposed. If slopes are less than 10-percent the applicant must provide a 30-foot primary fire safety zone and an 80-foot primary fire safety zone if slopes are between 10- and 20-percent. *As conditioned, criteria met.*

(c) The building site must have a slope less than 40 percent.

Staff: Slopes on the site do not exceed 25-percent. *Criterion met.*

2.05 (2) Secondary Fire Safety Zone

A secondary fire safety zone is a fire break extending a minimum of 100 feet in all directions around the primary safety zone. The goal of this safety zone is to reduce fuels so that the overall intensity of any wildfire is lessened. Vegetation should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent the spread of fire up into the crowns of the larger trees. Assistance with planning forestry practices which meet these objectives may be obtained from the State of Oregon Department of Forestry or the local Rural Fire Protection District. The secondary fire safety zone required for any dwelling or structure may be reduced under the provisions of 35.2310.

Staff: The applicant's plans show a 100-foot secondary fire safety zone around the proposed 50-foot primary fire safety zone and proposed accessory structure. [Exhibit A.10]. As discussed above, the applicant needs to modify the location of the primary fire safety zone based on the site slopes. Modification of the primary fire safety zone will require modification of the secondary fire safety zone, which extends 100 feet from the primary fire safety zone. A condition of approval is warranted to that effect. *As conditioned, criteria met.*

2.06 (3) No requirement in (1) or (2) above may restrict or contradict a forest management plan approved by the State of Oregon Department of Forestry pursuant to the State Forest Practice Rules; and

Staff: The site is not subject to a forest management plan. *Criterion met.*

(4) Required Primary and Secondary Fire Safety Zones shall be established within the subject tract as required by Table 1 above.

Staff: A condition of approval has been included with this decision to require the applicant establish the Primary and Secondary Fire Safety Zones shown in Exhibit A.10. *As conditioned, criterion met.*

(5) Required Primary and Secondary Fire Safety Zones shall be maintained by the property owner in compliance with the above criteria listed under (1) and (2).

Staff: A condition of approval has been included with this decision to require the applicant maintain the Primary and Secondary Fire Safety Zones shown in Exhibit A.10. *As conditioned, criteria met.*

2.07 § 35.2261 DEVELOPMENT STANDARDS FOR DWELLINGS AND STRUCTURES

All dwellings and structures shall comply with the approval criteria in (B) through (E) below except as provided in (A):

(A) For the uses listed in this subsection, the applicable development standards are limited as follows:

(1) Expansion of existing dwelling.

(a) Expansion of 400 square feet or less additional ground coverage to an existing dwelling: Not subject to development standards of MCC 35.2261;

(b) Expansion of more than 400 square feet additional ground coverage to an existing dwelling: Shall meet the development standards of MCC 35.2261(C);

Staff: The applicant is not proposing expansion of an existing dwelling. Therefore this criterion is not applicable.

2.08 (2) Replacement or restoration of a dwelling.

(a) Replacement or restoration of a dwelling that is within the same footprint of the original dwelling and includes less than 400 square feet of additional ground coverage: Not subject to development standards of MCC 35.2261;

(b) Replacement or restoration of a dwelling that is within the same footprint of the original dwelling with more than 400 square feet of additional ground coverage: Shall meet the development standards of MCC 35.2261(C);

(c) Replacement or restoration of a dwelling that is not located within the footprint of the original dwelling but it is located where at least a portion of the replacement dwelling is within 100 feet of the original dwelling: Shall meet the development standards of MCC 35.2261(C) and the applicable driveway/road requirements of 35.2261(E);

Staff: The applicant is not proposing replacement or restoration of a dwelling. Therefore this criterion is not applicable.

2.09 (3) Accessory buildings.

(a) Accessory buildings within 100 feet of the existing dwelling: Shall meet the development standards of MCC 35.2261(C);

Staff: The proposed accessory building will be located more than 100 feet from the existing dwelling. Therefore this criterion is not applicable.

2.10 (b) Accessory buildings located farther than 100 feet from the existing dwelling: Shall meet the development standards of MCC 35.2261(B)&(C);

Staff: The proposed accessory building will be located more than 100 feet from the existing dwelling. The development standards of MCC 35.2261(B)&(C) are addressed below.

2.11 (4) Temporary dwellings.

(a) A temporary health hardship mobile home located within 100 feet of the existing dwelling: Not subject to development standards of MCC 35.2261;

(b) A temporary health hardship mobile home located farther than 100 feet from the existing dwelling: Shall meet the development standards of MCC 35.2261(B)&(C);

(c) A temporary mobile home used during construction or reconstruction of a dwelling located within 100 feet of the dwelling under construction: Not subject to development standards of MCC 35.2261;

(d) A temporary mobile home used during construction or reconstruction of a dwelling located farther than 100 feet of the dwelling under construction: Shall

meet the development standards of MCC 35.2261(B)&(C);

Staff: The applicant is not proposing a temporary dwelling. Therefore this criterion is not applicable.

- 2.12 (B) New dwellings shall meet the following standards in (1) and (3) or (2) and (3); restored or replacement dwellings greater than 100-feet from an existing dwelling, and accessory buildings (or similar structures) greater than 100-feet from the existing dwelling shall meet the following standards in (1) and (3) or (2) and (3):**

(1) The structure shall satisfy the following requirements:

- (a) To meet the Forest Practices Setback, the structure shall be located a minimum of 30-feet from a front property line adjacent to a county maintained road and 130-feet from all other property lines;**
- (b) The structure shall be located in a cleared area of at least 10,000 square feet that meets the tree spacing standards of a primary fire safety zone;**
- (c) The entirety of the development site is less than 30,000 square feet in total cleared area, not including the driveway;**
- (d) The structure is sited within 300-feet of frontage on a public road and the driveway from the public road to the structure is a maximum of 500-feet in length;**
- (e) The local Fire Protection District verifies that their fire apparatus are able to reach the structure using the proposed driveway; or**

Staff: The application complies with the standards in MCC 35.2261(B)(2) and (3). Therefore, pursuant to MCC 35.2261(B), this criterion is not applicable.

- 2.13 (2) The structure shall satisfy the following requirements:**

(a) It has the least impact on nearby or adjoining forest or agricultural lands and satisfies the standards in MCC 35.2256;

Staff: The proposed accessory structure will have the least impact on nearby or adjoining forest or agricultural lands. The applicant will center the structure between the east and west boundaries of the site, as far as possible from adjacent properties. The applicant located the structure in relatively close proximity to the Trout Creek Road right-of-way, the north boundary of the site, in order to maximize setbacks from the adjacent property to the south. Maximizing the distance between the building and adjacent properties will minimize its impact on adjoining forest lands.

As discussed above, the applicant will provide primary and secondary fire safety zones satisfying the standards in MCC 35.2256. *Criteria met.*

- 2.14 (b) Adverse impacts on forest operations and accepted farming practices on the tract will be minimized;**

Staff: The applicant minimized impacts on forest operations on the site by clustering the building near the existing residence and accessory structure, utilizing the existing driveway access to the site, and minimizing the amount of clearing required to construct the building. There are no existing farming practices on this forested site. *Criterion met.*

- 2.15 (c) The amount of forest land used to site the dwelling or other structure, access road, and service corridor is minimized;**

Staff: The applicant minimized the amount of forest land used to site the structure and access road. The proposed structure will utilize the existing driveway serving the site. No additional

access roads are proposed. The applicant located the structure to minimize the number of trees that will be removed. The structure is the smallest footprint necessary to serve the applicant's needs. *Criterion met.*

- 2.16 **(d) Any access road or service corridor in excess of 500 feet in length is demonstrated by the applicant to be necessary due to physical limitations unique to the property and is the minimum length required; and**

Staff: The existing driveway serving the site will also provide access to the proposed accessory structure. The existing driveway is less than 500 feet in length. *Criterion met.*

- 2.17 **(3) The risks associated with wildfire are minimized. Provisions for reducing such risk shall include:**

(a) Access roadways shall be approved, developed and maintained in accordance with the requirements of the structural fire service provider that serves the property. Where no structural fire service provider provides fire protection service, the access roadway shall meet the Oregon Fire Code requirements for fire apparatus access.

Staff: Rural Fire Protection District 14 verified that their fire apparatus are able to reach the structure using the proposed driveway. [Exhibit A.6]. *Criterion met.*

- 2.18 **(b) Access for a pumping fire truck to within 15 feet of any perennial water source of 4,000 gallons or more within 100 feet of the driveway or road on the lot. The access shall meet the fire apparatus access standards of the Oregon Fire Code with permanent signs posted along the access route to indicate the location of the emergency water source.**

Staff: There is no perennial water source on the subject property. Therefore this criterion is not applicable.

- 2.19 **(C) The dwelling or structure shall:**

(1) Comply with the standards of the applicable building code or as prescribed in ORS 446.002 through 446.200 relating to mobile homes;

Staff: A condition of approval has been included with this decision to require the applicant obtain a building permit for the proposed structure, which will ensure compliance with the applicable building code. *As conditioned, criteria met.*

- 2.20 **(2) If a mobile home, have a minimum floor area of 600 square feet and be attached to a foundation for which a building permit has been obtained;**

Staff: The proposed structure is not a mobile home. Therefore this criterion is not applicable.

- 2.21 **(3) Have a fire retardant roof; and**

Staff: The applicant proposed to construct the building with a fire retardant metal roof. [Exhibit A.2]. A condition of approval is warranted to that effect. *As conditioned, criterion met.*

- 2.22 **(4) Have a spark arrester on each chimney.**

Staff: A condition of approval has been included with this decision to require all chimneys be equipped with a spark arrester. *As conditioned, criterion met.*

- 2.23 **(D) The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20) and not from a Class 1 stream as defined in the Forest Practices Rules.**

(1) If the water supply is unavailable from public sources, or sources located entirely on the property, the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.

(2) Evidence of a domestic water supply means:

(a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or

(b) A water use permit issued by the Water Resources Department for the use described in the application; or

(c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

Staff: The domestic water supply for the subject property is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10). The existing well was reviewed as part of the dwelling approval. *Criteria met.*

2.24 § 35.2273 ACCESS

All lots and parcels in this district shall abut a public street or shall have other access deemed by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles. This access requirement does not apply to a pre-existing lot and parcel that constitutes a Lot of Record described in MCC 35.2275(C).

Staff: The subject property abuts Trout Creek Road, a public street. *Criterion met.*

2.25 § 35.2275 LOT OF RECORD

(A) In addition to the *Lot of Record* definition standards in MCC 35.0005, for the purposes of this district a Lot of Record is either:

(1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990, or

Staff: The County previously determined that the subject property is a Lot of Record in land use case PRE 11-90, April 1990. [Exhibit B.2]. *Criterion met.*

3.00 Transportation Standards

3.01 MCRR 4.000 Access to County Roads

MCRR 4.100 Required Information: Applicants for a new or reconfigured access onto a road under County Jurisdiction may be required to provide all of the following:

A. Site Plan;

B. Traffic Study-completed by a registered traffic engineer;

C. Access Analysis-completed by a registered traffic engineer;

D. Sight Distance Certification from a registered traffic engineer; and

E. Other site-specific information requested by the County Engineer

Staff: The subject property has existing accesses to a County road. No new access is proposed

with this application. *This criterion is not applicable.*

3.02 MCRR 5.000 Transportation Impact

MCRR 5.100 To determine if a Transportation Impact is caused by a proposed development, the County Engineer will determine the number of new trips generated by a site by one of the following methods:

A. Calculations from the most recent edition of the Institute of Transportation Engineers' Trip Generation (ITE); or

B. A site development transportation impact study conducted by a professional engineer registered in the State of Oregon and accepted by the County.

MCRR 5.200 The County Engineer will use the information obtained pursuant to subsection 5.100 and/or the frontage length of the subject property to determine the pro-rata share of the requirements set forth in Section 6.000.

MCRR 5.300 Except where special circumstances require the County Engineer to make an alternate determination, any new construction or alteration which will increase the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10 trips in the peak hour shall be found to have a *Transportation Impact*. A minimum increase of 10 new trips per day is required to find a transportation impact.

Staff: The Multnomah County Road Rules defines a Transportation Impact as the affect of any new construction or alteration which will increase the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10 trips in the peak hour [MCRR 3.000]. A minimum increase of 10 new trips per day is required to find a transportation impact.

The proposed accessory structure will not generate any new vehicle trips. Therefore the proposed development will not cause a transportation impact.

3.03 MCRR 6.000 Improvement Requirements

MCRR 6.100 Site Development: The owner of the site or the applicant for a proposed development, which is found to cause a Transportation Impact will be responsible for improvements to the right-of-way as follows:

Staff: The proposed accessory structure will not generate any additional traffic. *This criterion is not applicable.*

4.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Accessory Use Determination and Forest Development Standards to establish an accessory building in the Commercial Forest Use - 4 zone. This approval is subject to the conditions of approval established in this report.

5.00 Exhibits

'A' Applicant's Exhibits

'B' Staff Exhibits

'C' Procedural Exhibits

All exhibits are available for review in Case File T2-2015-3956 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	General Application Form	3/13/2015

A.2	3	Application Narrative	3/13/2015
A.3	1	"McBride Accessory Use Determination Letter"	3/13/2015
A.4	1	Certification of On-Site Sewage Disposal for Dwelling and Accessory Structures	3/13/2015
A.5	1	Storm Water Certificate dated March 8, 2014	3/13/15
A.6	2	Fire Service Agency Review Form dated March 9, 2014	3/13/15
A.7	4	Building Plans dated February 2, 2015 a. Main Floor Shearwall Plan: Sheet S1 b. Foundation Shearwall Plan: Sheet S2 c. (1) Shear Transfer At Roof, (2) Shear Transfer At Roof, (3) Detail At Strapped Wall, (4) Detail At Garage Wall: Sheet S3 d. (1) Section At Steel Frame, (2) Frame Section Detail, (3) Seam Section At Frame, (4) Column Rafter Detail, (5) Frame Column Base Detail, (6) Beam Pocket Detail: Sheet S4	
A.8	1	Record of Survey dated July 5, 1989	3/13/15
A.9	3	Warranty Deed Dated July 18, 2006	3/13/15
A.10	1	Primary and Secondary Fire Safety Zone Map	3/13/15
'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Information for 1S5E17D - 00700	3/13/15
B.2	3	Land use case PRE 11-90	4/23/90
B.3	1	Multnomah County GIS slope map	n/a
'C'	#	Administration & Procedures	Date
		Application Complete	4/12/15
C.1	3	Opportunity to Comment	4/23/15
C.2	13	Administrative Decision	8/14/15