

**MULTNOMAH COUNTY, OREGON
HEARINGS OFFICER DECISION**

Case File: CS 7-97

Proposal: An application for a Community Service Permit to establish a permanent location for a mobile pilot water treatment plant trailer.

Location: 6704 SE Cottrell Road
Tax Lot 30, Section 22, T1S, R4E, W.M. (R99422-0300)

Owner/Applicant: City of Portland Bureau of Water Works
1120 SW Fifth Avenue
Portland, OR, 97204

Site Size: 17.98 acres

Comprehensive Plan: Commercial Forest Land

Present Zoning: Commercial Forest Use (CFU)
Community Service (CS)

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MULTNOMAH COUNTY
PLANNING SECTION

HEARING OFFICER DECISION

Approve, subject to compliance with specific conditions, the proposed Community Service Permit to establish a permanent location for a mobile pilot water treatment plant trailer.

CONDITIONS

1. Obtain Design Review approval of all proposed site improvements including, but not limited to, grading, clearing, landscaping, fencing, and exterior structural design. Site work shall not proceed until required Design Review approvals are obtained. Specific design features represented in this application shall be reflected in plans submitted for design review.
2. Consistent with what is represented in this application and what is reflected on an approved design review plan, vegetation within primary and secondary fire breaks is to be removed, as necessary, to meet the clearance requirements of MCC 11.15.2074(A)(5)(C).
3. Approval of this use shall expire two years from the date a decision on this application is finalized, if substantial construction or development has not taken place pursuant to MCC 11.15.7010(C). Given the limited amount of improvements associated with this request, substantial construction shall be interpreted as being completion of all required conditions of approval.

HEARING AND TESTIMONY

- A. Hearings Officer Deniece Won conducted a duly noticed public hearing on December 17, 1997.
- B. Derek Tokos, County Planner, summarized the staff report.
- C. Becky Fowler and C. P. Hilbrick, representing the Portland Water Bureau testified in favor of the application and supporting the staff report and recommendation.

Exhibit List:

Application Information:

<u>Label</u>	<u>Pages</u>	<u>Description</u>
A1	1	General Land Use Application Form
A2	8	Responses to Approval Criteria
A3	1	Assessment and taxation Information
A4	2	Property Deed
A5	1	Certification of Water Service
A6	1	Certification of Private On-Site Sewage Disposal
A7	1	Fire District Review Form
A8	1	School District Review Form
A9	1	Police Services Review Form
A10	1	Letter from Oregon Department of Transportation

- A11 1 Notarized Deed Restriction Regarding Farm and Forestry Practices
- A12 1 11" x 17" Copy of County Tax Map with Property Highlighted
- A13 1 8½" x 11" Site Plan
- A14 1 11" x 17" Supplemental Plan Including Utilities, Topography, and Vegetation
- A15 1 8½" x 11" Map Illustrating Area Zoning Designations
- A16 1 8½" x 11" Map Illustrating Structures Within Vicinity of the Site
- A17 4 Photographs of Trailer and Typical Vegetation to be Removed

Notification Information:

- B1 1 "Application Complete" Letter
- B2 16 Notice of Public Hearing
- B3 1 Affidavit of Posting

Other Information:

- C 16 Staff Report

Documents Submitted at Hearing:

- D1 17 Oversized, mounted Site Plan including primary and Secondary Fire Zones

FINDINGS AND CONCLUSIONS

The Hearings Officer adopts and incorporates herein the findings and conclusions in the Multnomah County staff report dated December 8, 1997.

Dated this 31st day of December, 1997



Deniece B. Won
Hearings Officer