



DEPARTMENT OF ENVIRONMENTAL SERVICES  
TRANSPORTATION AND LAND USE PLANNING DIVISION  
2115 SE Morrison Street  
Portland, OR 97214 (503) 248-3043

## DECISION OF HEARINGS OFFICER

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### Summary Information:

Case File: CS 8-97

Hearings Officer: Liz Fancher

Hearing Date, Time, & Place: Wednesday, January 21, 1998; at 9:00 AM  
2115 SE Morrison Street, Room 111, Portland, OR 97214

Proposal: Application for a Community Service Conditional Use Permit to renovate and expand an existing structure for use as a Grange Hall.

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

Applicant: Lance Construction & Engineering

Owner: Sauvie Island Grange

Site Size: 3.54 acres

Present Zoning: Multiple Use Agriculture (MUA-20)  
Community Service (CS)

### Hearings Officer Decision:

Approve the proposed Community Service Conditional Use Permit to renovate and expand an existing structure for use as a Grange Hall, subject to compliance with specific conditions.

### Conditions:

1. This Community Service approval shall be specific to the use(s) described together with the limitations or conditions as determined herein. Any change of use from the use described in the land use application or modification of limitations or conditions shall be subject to approval by the approval authority and may require a public hearing.

2. As required under MCC 11.15.7010(F), the applicant/owner is to 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.
3. As an element of design review, the applicant/owner is to demonstrate compliance with the off-street parking and loading requirements of MCC 11.15.610, including the surfacing standards of MCC .6132 (A) through (D), and the design standards of .6138(D) with which the current application does not comply. Off-site parking may be pursued consistent with MCC 11.15.6112(B) and Finding 6(e) of this decision.
4. Prior to the issuance of any building permits, the applicant/owner shall obtain an access permit to Charlton Road and submit evidence demonstrating compliance with Section 02.100 of the County Street Standards, as described in the memorandum from Alan Young, Right-Of-Way Permit Supervisor, dated December 9, 1997 (Exhibit B2). The applicant owner shall also dedicate an additional 5 feet of right-of-way for Charlton Road along the entire frontage of the subject property with Charlton Road, as described in the Young memorandum (Exhibit B2).
5. 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).

### **Findings of Fact:**

**Note:** Headings for each finding are underlined. Multnomah County Code excerpts are referenced using a **bold** font. Written information provided by the applicant is *italicized*. Planning staff and Hearings Officer comments and analysis may precede or follow applicant responses or applicable criteria. The notation "HO" precedes HO comments. All findings contained in this document are, however, adopted as findings of the Hearings Officer and support the decision rendered, unless specifically rejected by the Hearings Officer.

#### 1. Project description:

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

*The site is approximately 3.79 acres and is located in a rural area on Sauvie Island. General land use in the surrounding area can be characterized as a mix of rural residential, farm or agricultural use and community service use. Two properties located contiguous to the subject property can be described as similar uses. Bailey Nursery Inc. is located contiguous and north of the subject property and is accessed via Reeder Rd. This business is a commercial wholesaler of bear root shrubs and*

*shade trees which are sold and distributed on a national scale. Sauvie Island School District No. 19 is located on the property contiguous to and southwest of the subject property and has an access to the school from Charlton Road. The southeast side of the property is bordered by Charlton Road where the existing access to the subject property is located.*

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

2. Summary of applicable Comprehensive Framework Plan policies and Zoning Ordinance requirements:

Multnomah County Code (MCC) provisions applicable to this request are found within MCC 11.15.212, Multiple Use Agriculture; MCC 11.15.700, Community Service; and MCC 11.15.610, Off-Street Parking and Loading. Applicable Comprehensive Plan policies are 13, 14, 22, 31, 37, 38, and 40.

3. History of land use actions relating to the subject property:

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

4. Characteristics of adjoining properties:

As illustrated on the County zoning map attached as Exhibit B4, the subject property lies within a pocket of Multiple Use Agriculture (MUA-20) zoned properties. This pocket is surrounded by Exclusive Farm Use (EFU) zoned ground, which is the predominant County zone classification on

Sauvie Island. The Sauvie Island School and Community Church are established community service uses in the area, residing west and north of the applicant's site respectively. Single family residences exist to the east, and south across Charleton Road. The Pacific Coast Nursery lies immediately to the northeast. Multiple Use Agriculture zoned parcels within the vicinity of the applicant's site generally range between .5 and 10 acres in size.

5. Summary of correspondence received from service entities, adjoining property owners, or other interested parties:

- a. Written information received pertaining to public and/or private services essential to or affected by the subject application are summarized in the table below, and are included in the case file as Exhibits A8 through A12.

Service	Respondent	Comments
Police	Multnomah County Sheriff's Department	The level of police service available to serve the proposed project is adequate.
Fire	Multnomah County Rural Fire District #30	There is adequate water pressure and flow for fire fighting purposes by way of a water tender.
School	Sauvie Island School District #19	There will be no impact on School District Services or operation of the educational program. The School District wishes to continue the practice of having access to a small garage on district property. This will require the use of an easement located at the west boundary of the Grange property.
Sewer	Sanitarian, Portland Bureau of Buildings	Per Land Feasibility Study #229-91, dated October 14, 1991, the site is suitable for a septic tank and drainfield, but an authorization notice is needed for change in use.
Water	Applicant	Water service is to be provided by an existing, on-site private well, the well report for which was submitted with the application.

- b. No comments were received from adjacent property owners or other interested parties regarding the application.

6. Compliance with Multiple Use Agriculture Zone District Requirements:

- a. A public meeting hall is recognized under Comprehensive Framework Plan (CFP) Policy 31 as being a Community Service Use, and as such may be allowed as a conditional use within the Multiple Use Agriculture zone district per MCC 11.15.2122, .2126, .2132, .2132(A). CFP Policy 31 is described in detail in Finding 7(g)(iv).

HO: The proposed grange meeting hall complies with the purpose of the MUA District to allow appropriate Conditional Uses, when those uses are shown to be compatible with the natural resource base, the character of the area and the applicable County policies. The subject property is currently used as a meeting hall for the fire district. This approval will allow a modest expansion and upgrading of that existing use and facility. The use will occur in an area that is already developed with a number of community service uses, including a public school, thereby minimizing its impact on area agricultural activities.

## **MCC 11.15.212 - Multiple Use Agriculture**

### **11.15.2122 - Purposes**

**The purposes of the Multiple Use Agriculture District are to conserve those agricultural lands not suited to full-time commercial farming for diversified or part-time agriculture uses; to encourage the use of non-agricultural lands for other purposes, such as forestry, outdoor recreation, open space, low density residential development and appropriate Conditional Uses, when these uses are shown to be compatible with the natural resource base, the character of the area and the applicable County policies.**

\* \* \*

### **11.15.2126 - Uses**

**No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .2128 through .2136.**

\* \* \*

### **11.15.2132 - Conditional Uses**

**The following uses may be permitted when found by the approval authority to satisfy the applicable ordinance standards:**

**(A) Community Service Uses pursuant to the provisions of MCC .7005 through .7041;**

- b. The subject parcel, as presently configured, is a lot of record pursuant to MCC 11.15.2142, and therefore may be occupied by any permitted or approved uses when such uses are found to be in compliance with the other requirements of this district.

### **11.15.2142 - Lot of Record**

**(A) For the purposes of this district, 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 October 6, 1977, and which, when established, satisfied all applicable laws.**

**(B) A Lot of Record which has less than the area or front lot line minimums required may be occupied by any permitted or approved use when in compliance with the other requirements of this district.**

- c. Proposed site improvements, as identified on the applicant's site plan (Exhibit A15), can meet applicable dimensional requirements under MCC 11.15.2138.

### 11.15.2138 - Dimensional Requirements

(A) Except as provided in MCC .2140, .2142, .2144 and .7629, the minimum lot size shall be 20 acres.

\* \* \*

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by ordinance.

- d. MCC 11.15.2146 establishes that off-street parking and loading areas are to be provided, subject to the requirements of MCC .6100 through .6148. The applicant's site plan illustrates off-street parking and loading improvements, however, such improvements do not meet the requirements of Multnomah County Code, in that they fail to demonstrate compliance with the surfacing standards of MCC .6132 (A) through (D), or the design standards of .6138(D). These requirements can be addressed with a condition of approval included herein.

HO: The applicant's site plan attached with the conditional use/community service application is not approved by issuance of this decision. The applicant will be required to demonstrate compliance with the County's parking standards or obtain an exception to those standards as a part of the design review process. The applicant's site plan does show, however, that compliance with the mandatory parking standards for the requested use is possible on the subject property.

### 11.15.2146 - Off-Street Parking and Loading

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

\* \* \*

### 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.

(2) Large parking fields for intermittent uses such as amusement parks, race tracks, stadiums, and the like may be surfaced with gravel or grass and spaces may be unmarked if the parking of vehicles is supervised.

**(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.**

**(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.**

**(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.**

\* \* \*

**11.15.6138 Design Standards: Setbacks**

\* \* \*

**(E) 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.**

- e. In a letter dated January 9, 1998 (Exhibit A18), the Sauvie Island School District indicated that they are prepared to share the use of their existing parking facilities with the Sauvie Island Grange. The use of off-site stalls to meet on-site parking requirements may or may not be authorized by the Planning Director pursuant to the provisions of MCC 11.15.6112(B) at a later time.

To guide the applicant in preparing the necessary information, the following items are essential to demonstrate compliance with MCC 11.15.6112(B).

- Illustrative information must be provided identifying all off-site parking areas to be utilized.
- Provisions must be made to ensure safe and convenient pedestrian movement between off-site parking areas and the Grange’s meeting hall.
- A contract, lease, deed, or other similar instrument must be executed between the Grange and the Sauvie Island School District guaranteeing the use of off-site stalls during hours in which the proposed grange hall is to be occupied. The term of such a contract must be for the life of the grange hall use. If such a contract term cannot be achieved, than a contingency must be prepared for on-site parking, in the event that off-site stalls are no longer available.

The use of off-site stalls will not relieve the applicant/owner from the requirement to pave any and all on-site parking, drive, and loading areas as described within finding 6(d).

### 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.**

**(B) Exception – The Planning Director may authorize the location of required parking spaces other than on the site of the primary use, upon a written finding by the Director that:**

- (1) Parking use of the alternate site is permitted by this Ordinance;**
- (2) The alternate site is within 350 feet of the use;**
- (3) There is a safe and convenient route for pedestrians between the parking area and the use;**
- (4) Location of required parking other than on the site of the use will facilitate satisfaction of one or more purposes or standards or requirements of this Chapter; and**
- (5) There is assurance in the form of a deed, lease, contract or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.**

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

#### 7. Compliance with Community Service Approval Criteria:

(Note: Approval criteria for Community Service uses are listed under MCC 11.15.7015, and are evaluated individually with the following sub-findings.)

a. **MCC .7015(A), The proposal is consistent with the character of the area.**

Applicant's response same as Finding 1.

Staff: Given that the scale of the proposed use is consistent with what currently exists on similarly zoned properties in the surrounding area, that an established history of community service use exists on the subject property and, that community service uses reside immediately north and west of the site, staff recognizes this request as being consistent with the character of the area.

b. **MCC .7015(B), The proposal will not adversely affect natural resources.**

*Storm water runoff and on site sewage disposal will not adversely affect the natural resources in the area. The Multnomah channel of the Willamette River is south of the subject site, approximately 0.4 miles and the Gilbert River is approximately 0.4 miles to the east. The site has an existing on site sewage disposal system which was permitted and approved by the City of Portland in 1991, permit number 012603. An authorization notice has been submitted to the City of Portland to review the existing system for the change of use to a Grange Hall. The lot is large, approximately 3.79 acres, any upgrades to the existing septic system can be accommodated. An*



*existing on site well was drilled in 1991. Required Department of Environmental Quality separation distances from the sewage disposal system from open waterways and the well have been met at the site. The topography at the site is relatively flat near Charlton Road then slopes downward towards the northwest to a swale or low area located in the northwest end of the property. The swale is located on the property and does not flow off of the property, reference attached site plan. The swale collects surface water runoff from Sauvie Island School, the subject property and a residential home located northwest of and contiguous to the site. Surface water that is collected in the swale percolates through the soil. Roof runoff from the building will be collected into a City of Portland, Plumbing Division, approved absorption trench as shown on the site plan.*

Staff: This application will have a negligible impact on existing natural resources.

**c. MCC .7015(C), The proposal will not conflict with farm or forest uses in the area.**

*The subject property is located in multiple use agricultural area, however, the community service use should not conflict with farm use in the area. The building is separated from Bailey Nursery stock by over 300 ft. A grove of trees also separates the two properties. The effect of chemical spraying should be minimized. In addition, the use of chemical spraying in close proximity to the site should be limited due to Sauvie Island School and the residential homes located in the area. Travel distance from the site to Reeder Road is less than 0.2 miles, to Sauvie Island Road, approximately 0.5 miles and to U.S. Highway 30, approximately 2.7 miles. As a result of the intermittent use and hours of use of the building and most of the travel time being accomplished on secondary roads and highways, traffic congestion should be minimized.*

Staff: No recognizable off-site impacts to farm or forest uses can be identified as a result of this application.

**d. MCC .7015(D), The proposal will not require public services other than those existing or programmed for the area.**

*The existing building has water, on site sewer, electric, gas, telephone and access. The State of Oregon water well report indicates that the property has a very high capacity well. The well was tested over a two hour period and produced a flow rate of 90 gallons per minute, which is exceptional. Access is from a public road. An existing 20 ft wide gravel driveway will be widened to 25 ft. to serve the property. Emergency service access to the site is adequate. Travel distances from the site to secondary roads and highways are relatively short (Ref. (C) above). The existing water service, and utilities are adequate to serve the intended use. There is adequate soils and area on the site to accommodate expansion of the existing septic system. Distance to transit facilities, located near the Sauvie Island Road Bridge is approximately 2.3 miles.*

Staff: As described in Exhibits A10 through A12, existing fire, school, and police services can accommodate this proposal. As discussed in Exhibit B2, an additional five (5) feet of right-of-way is needed along Charlton Road, to bring the roadway in compliance with State and County standards. This deficiency can be addressed by a right-of-way dedication by the applicant, and is discussed in more detail with a subsequent finding.

HO: The applicant has raised no objection to imposition of the requirement that additional right-of-way be dedicated as a condition of approval of this application.

- e. **MCC .7015(E), The proposal will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable.**

*The subject property is located outside a big game winter habitat area.*

- f. **MCC .7015(F), The proposal will not create hazardous conditions.**

*The change in use of the subject property will not create hazardous conditions. Traffic flow will increase during the Grange Hall use, however, as a result of the intermittent use and hours of use, traffic congestion and safety should pose no hazards. Generally, the meeting hall will be used on the weekends or on weekday evenings. Sauvie Island School business hours occur approximately from 8:00 a.m. to 5:00 p.m.*

Staff: If off-site parking is to be pursued as described under finding 6(e), than measures must be taken to safely move pedestrians from the parking areas to the proposed Grange Hall. No other hazardous conditions exist as a result of this application.

HO: Design review approval will be required to assure that the site is redeveloped in a manner which will not create hazardous conditions.

- g. **MCC .7015(G), The proposal will satisfy the applicable policies of the Comprehensive Plan.**

**(i) Policy 13: Air, Water And Noise Quality**

**Multnomah County, recognizing that the health, safety, welfare, and quality of life of its citizens may be adversely affected by air, water and noise pollution, supports efforts to improve air and water quality and to reduce noise levels. Therefore, it is Multnomah County's policy to:**

- A. Cooperate with private citizens, businesses, utilities and public agencies to maintain and improve the quality of air and water, and to reduce noise pollution in Multnomah County.**
- B. Support and participate in the implementation of state and regional plans and programs to reduce pollution levels.**
- C. Maintain healthful air quality levels in the regional airshed; to maintain healthful ground and surface water resources; and to prevent or reduce excessive sound levels while balancing social and economic needs in Multnomah County.**
- D. Discourage the development of noise-sensitive uses in areas of high noise impact.**

**Furthermore, it is the county's policy to require, prior to approval of a legislative or quasi-judicial action, a statement from the appropriate agency that all standards can be met with respect to air quality, water quality, and noise levels. If the proposal is a noise sensitive use and is located in a noise impacted area, or if the proposed use is a noise generator, the following shall be incorporated into the site plan:**

- 1. Building placement on the site in an area having minimal noise level disruptions,**
- 2. Landscaping or other techniques to lessen noise generation to levels compatible with surrounding land uses.**
- 3. Insulation or other construction techniques to lower interior noise levels in noise-impacted areas.**

Staff: This application has a negligible impact on air and water quality and noise levels.

HO: The County is the appropriate agency to render the determination required by this Plan policy. The Hearings Officer accepts staff's statement as a statement of compliance with this plan policy. The proposed use is not a noise sensitive use located in a noise-impacted area nor is it a noise generator.

**(ii) Policy 14: Developmental Limitations**

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

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

*The subject property does not have many development limitations, and limitations which are present can be mitigated with design and construction techniques. The property has already been developed. The following addresses the limitation characteristics of Policy 14:*

- A. The average slope of the property is less than 20%.*
- B. Severe soil erosion potential does not exist. The surface of the property, except for driving surfaces, is covered with foliage, either grass, shrubs or trees. The new addition is sited in a flat graveled area such that erosion will be minimal or non-existent.*
- C. The property is not located within the 100 year flood plain.*
- D. A high seasonal water table within 0-24 inches of the surface for 3*

*or more weeks of the year does not exist. From the water well report, on October 5, 1991, the static water level in the well was 29 ft.*

*E. Fragipan does not exist within 30 inches from the surface of the property.*

*F. The property has a gentle slope and is not prone to slumping, earth slides or movements.*

Staff: We concur. No Policy 14 development limitations appear to exist on-site.

**(iii) Policy 22: Energy Conservation**

**The county's policy is to promote the conservation of energy and to use energy resources in a more efficient manner. In addition, it is the policy of Multnomah County to reduce dependency on non-renewable energy resources and to support greater utilization of renewable energy resources. The county shall require a finding prior to the approval of legislative or quasi-judicial action that the following factors have been considered:**

- A. The development of energy-efficient land uses and practices;**
- B. Increased density and intensity of development in urban areas, especially in proximity to transit corridors and employment, commercial and recreational centers;**
- C. An energy-efficient transportation system linked with increased mass transit, pedestrian and bicycle facilities;**
- D. Street layouts, lotting patterns and designs that utilize natural environmental and climactic conditions to advantage.**
- E. Finally, the county will allow greater flexibility in the development and use of renewable energy resources.**

Staff: Policy 22 is most applicable to larger scale, urban developments and, therefore, is not entirely applicable to the subject request. However, the applicant's proposal does not pose a conflict with any of the factors of this policy.

HO: The Hearings Officer has considered all of the above factors prior to rendering this approval.

**(iv) Policy 31: Community Facilities And Uses**

**The County's policy is to:**

- A. Support the siting and development of a full range of community facilities and services by supporting the location and scaling of community facilities and uses meeting the needs of the community and reinforcing community identity.**
- B. Encourage community facilities siting and expansion at locations reinforcing orderly and timely development and efficient provision of all public services and facilities.**

- C. Encourage land use development which support the efficient use of existing and planned community facilities.
- D. Support the development of a unified approach to long range community facilities planning and capital investment programming in Multnomah County.
- E. Classify community facilities according to their function and scale of operations.

<u>Scale</u>	<u>Type Of Facilities</u>
	* * *
<b>Minor Community</b>	<b>Library</b> <b>Grade School</b> <b>Middle School</b> <b>Parks</b> <u><b>Neighborhood Meeting Rooms</b></u> <b>Residential Care Facility</b> <b>Clinics</b> <b>Convalescent Homes</b> <b>Churches</b> <b>Neighborhood Recreation Center</b>
	* * *

- F. Locate community facilities on sites with average site grades consistent with a project's scale and impacts, site slope requirements by scale are:

<u>Scale</u>	<u>Average Site Slope Standard</u>
	* * *
<b>Minor Community</b>	<b>10%</b>
	* * *

For sites with average slopes steeper than the standard the developer must be able to demonstrate that through engineering techniques all limitations to development and the provision of services can be mitigated.

- G. Support the location of community facilities on existing transportation systems with volume capacities and modal mix splits available and appropriate to serve present and future scales of operation. Vehicular access requirements by scale of facility are:

<u>Scale</u>	<u>Vehicular Access Standards</u>
	* * *
<b>Minor Community</b>	<b>Direct Access To A Collector Street And No</b>

## Routing Through Local Neighborhood Streets

\* \* \*

- H. Restrict the siting of community facilities in locations where site access would cause dangerous intersections or traffic congestion considering the following:**
- 1. Roadway capacities**
  - 2. Existing and projected traffic counts**
  - 3. Speed limits**
  - 4. Number of turning points**
- I. Support community facilities siting and development at sites of a size which can accommodate the present and future uses and is of a shape which allows for a site layout in a manner which maximizes user convenience, energy conservation, and pedestrian and bicycle access to and within the site.**
- J. Promote compatible development and minimize adverse impacts of site development on adjacent properties and the community through the application of design review standards codified in MCC 11.05.7805 - 11.05.7865.**
- K. Provide for the siting and expansion of community facilities in a manner which accords with the other applicable policies of this plan.**

*For the past 10 years, the developed property and building have been used as a fire station, providing a vital community facility. The change of use to Grange Hall will also provide a community facility which will meet the needs of the community by providing a meeting location for local residents. The County's classification of scale for lodges(intended use) and fire stations is termed as Major Community. Sawvie Island School, located adjacent to the subject property is classified as Minor Community. The property has been previously graded to provide a bench or flat area at the building site. Average site slope at the site is 10% or less. Slopes in excess of 10% have been landscaped. The existing septic system was installed on a relatively flat area of the site. The existing vehicle access to the site is from Charlton Road. The intersection of Charlton and Reeder Road, a collector street, is a short distance, less than 0.2 miles from the site. The access to Sawvie Island School is adjacent to the vehicle access to the subject site. Public Transit is relatively close, approximately 2.3 miles by road. Traffic congestion will be minimized since the intended use of the Grange Hall is intermittent and the hours of operation will generally occur during non-peak traffic flow periods.*

Staff: We concur and recognize that this proposal is consistent with items A. through K. of this Comprehensive Framework Plan policy.

**(v) Policy 37: Utilities**

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

- A. The proposed use can be connected to a public sewer and water system, both of which have adequate capacity; or**

- B. The proposed use can be connected to a public water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system on the site; or**
- C. There is an adequate private water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system; or**
- D. There is an adequate private water system, and a public sewer with adequate capacity.**
- E. There is adequate capacity in the storm water system to handle the run-off; or**
- F. The water run-off can be handled on the site or adequate provisions can be made; and**
- G. The run-off from the site will not adversely affect the water quality in adjacent streams, ponds, lakes or alter the drainage on adjoining lands.**
- H. There is an adequate energy supply to handle the needs of the proposal and the development level projected by the plan; and**
- I. Communications facilities are available.**

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

*The existing building has water, sewer, electric, gas, telephone and access. An adequate private water system is present on the property and an on-site subsurface sewage disposal system exists which was approved by the City of Portland under D.E.Q. guidelines. The site is also adequate to accommodate future expansion to the existing sewer system. Storm water runoff essentially remains on the property and drains primarily to the low lying swale in the northwest section of the property. Consequently, water quality in nearby water courses will not be adversely affected. Reference attached State of Oregon Water Well Report and Multnomah County, City of Portland, Certification of Private On-Site Sewage Disposal.*

Staff: Water service is to be provided via an on-site private well, and appears adequate to serve the use as proposed (Exhibit A8). Comments from the City of Portland, Sanitarian and Land Feasibility Study #229-91 indicate that the site is suitable for a septic tank and drainfield (Exhibit A9). Evidence of an approved septic permit from the City of Portland, Sanitarian will be required prior the County issuing building permits for the requested use. Storm water impacts from the proposed development will be reviewed concurrent with design review.

**(vi) Policy 38: Facilities**

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

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

*Sauvie Island School has been notified of the proposed change of use for the property and has no objections to the proposed development. The Sauvie Island Fire District and the Multnomah County Sheriff have indicated that an adequate level of service is available to serve the proposed project. Reference attached response letters from the respective agencies.*

Staff: Exhibits A10 through A12 indicate that existing fire, school, and police services are adequate to serve the proposed use.

**(vii) Policy 40: Development Requirements**

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

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

Staff: No planned pedestrian or bicycle routes exist adjacent to the subject property. Landscaping will be reviewed concurrent with design review.

- h. 11.15.7015(H), The proposal will satisfy such other applicable approval criteria as are stated in this Section.**

Staff: Compliance with applicable approval criteria is discussed herein.

- 8. As described in the attached memorandum from Alan Young, Multnomah County Right-Of-Way Permit Supervisor (Exhibit B2), the subject application does not yet meet the direct access improvement standards of section 02.100 of the Multnomah County Rules for Street Standards (Exhibit B7). The standards of Section 02.100 can be met with a condition of approval attached herein.



**Conclusion:**

Considering the findings and other information provided herein, this request to renovate and expand an existing structure for use as a Grange Hall, as conditioned, satisfies applicable Comprehensive Framework Plan policies and Multnomah County Zoning Ordinance requirements.

**Notice of Compliance with MCC 11.15.8220(A)(11):**

This Staff Report and recommendation was available on January 14, 1997, seven days before the January 21, 1997 public hearing scheduled before a County Hearings Officer. A written decision is usually mailed to all parties and filed with the Clerk of the Board within ten days of the decision by the Hearings Officer.

**Appeal to the Board of County Commissioners:**

The Hearings Officer Decision may be appealed to the Board of County Commissioners (Board) by any person or organization who appears and testifies at the hearing, or by those who submit written testimony into the record. An appeal must be filed with the County Planning Division within ten days after the Hearings Officer decision is submitted to the Clerk of the Board. An Appeal requires a completed "Notice of Review" for and a fee of \$530.00 plus a \$3.70 - per- minute charge for a transcript of the initial hearing(s). [ref. MCC 11.15.8260(A)(1) and MCC 11.15.9020(B)] Instructions and forms are available at the County Planning Office at 2115 SE Morrison Street (in Portland) or you may call 248-3043, for additional instructions.

Dated this 28<sup>th</sup> day of January 1998.

\_\_\_\_\_  
Liz Fancher, Hearings Officer

Mailed this \_\_\_\_ day of \_\_\_\_\_, 1998.

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By: