



DEPARTMENT OF ENVIRONMENTAL SERVICES  
LAND USE PLANNING DIVISION  
2115 SE MORRISON STREET  
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## DECISION OF THE PLANNING DIRECTOR

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Significant Environmental Concern: SEC 14-98

Design Review: DR 5-98

**October 7, 1998**

**What:** The applicants received approval in August of this year to relocate Tualatin Valley Fire & Rescue Station #198 to a 3 acre site in the EFU district. The proposed site is in the vicinity of the intersection of NW Cornelius Pass Road and Skyline Blvd. The applicant has also submitted this application for development in an area designated as Significant Environmental Concern for Wildlife Habitat, and for Design Review of the proposed development.

**Where:** The subject property is located at:  
11646 NW Skyline Blvd.  
2N1W, Section 31, Tax Lots '31' and '32'.

**Property Owner:** Charlene Hopkins  
11546 NW Skyline Blvd.  
Portland, OR 97231

**Applicant:** Gary Wells  
Tualatin Valley Fire and Rescue  
20665 SW Blanton St.  
Aloha, OR 97007

**Zoning:** EFU, Exclusive Farm Use  
SECh, Significant Environmental Concern, Wildlife Habitat

**Decision:** Approve, subject to the conditions below, the Significant Environmental Concern Permit, and the Design Review Permit for the proposed utility facility fire station, based on the following findings and conclusions.

### I. CONDITIONS OF APPROVAL

1. The nuisance plants listed in the Exhibit "B1" shall not be planted on the property and shall be removed from cleared areas of the property.

2. Prior to zoning approval of a Building Permit, the applicant shall obtain a driveway access permit from Multnomah County Right of Way.
3. Prior to Building Permit approval, the applicant shall obtain a Grading and Erosion Control Permit for the proposed development.
4. Prior to Building Permit approval the applicant shall obtain a Land Feasibility Study from DEQ which approves the proposed new drainfield.
5. The final building plans shall show the location and type of all exterior lighting, and shall specify the color and finish of the building exterior. Lighting shall be directed inward and downward by use of hooded fixtures. The color of the truck bay exterior shall be slightly darker than the green surrounding landscape, and the finish shall be a non-reflective matte finish.
6. Except as otherwise specified in the above conditions, this approval is based on the applicants' submitted testimony, site plan, and findings contained in the Staff Report. The applicant shall be responsible for implementing the development plan as presented and approved.
7. The Design Review approval herein shall expire in 18 months from the date the decision becomes final, subject to the provisions of MCC 11.15.7870 Expiration of Approval.

**Note: No additional land use action and/or permit requests shall be accepted, relating to the subject application, until such time as all required fees for said application have been paid in full.**

***For questions about Conditions of Approval and Building Permit Sign-off, contact Chuck Beasley, at 248-3043.***

## **STAFF REPORT FORMAT**

This staff report addresses two requested actions, approval of an SEC permit and of an HDP permit. The Applicant's response to an approval criteria is indicated by the notation "Applicant." Planning staff comments and analysis follow the applicant's responses to the criteria. Additional planning staff comments are added where supplemental information is needed or where staff may not concur with the applicant's statements. If no staff remarks are indicated, staff concurs with the applicant. Findings are included by staff as necessary to address ordinance requirements.

## **FINDINGS:**

## **II. BACKGROUND AND DESCRIPTION OF PROPOSAL**

### **SITE AND VICINITY CHARACTERISTICS**

**Applicant, 7/10/98 submittal:****Background**

The applicant is proposing to develop Tualatin Valley Fire & Rescue Station #198 at 11646 NW Skyline Boulevard in an Exclusive Farm Use (EFU) zone. This will be a volunteer fire station used only during periods of emergency response and for limited training of volunteers. The proposed site is a replacement site for the old Station #198, located on Forest Park Road. The volunteer fire station will meet a community need by providing a necessary public service not already found in this area of Multnomah County. It will serve the rural residential and agricultural areas of western Multnomah County, as well as rural and agricultural portions of Washington County. The proposed volunteer fire station will benefit the community by providing adequate fire protection and medical emergency response in the currently undeserved area outside of the Urban Growth Boundary (UGB).

The proposed site is ideal because of its central location in the service area, relation to other stations, and location near volunteers' residences. It is also the only feasible site in the service area because it offers adequate size, shape and topography to accommodate a fire station and it is located on a major thoroughfare, a necessary characteristic to provide emergency service.

**Site Description**

The proposed site is located at 11646 NW Skyline Boulevard (2N1W31, tax lots 31 and 32), and is three acres in size. The subject lots will be consolidated for development. The site is zoned Exclusive Farm Use (EFU), however, it is not being used for farming purposes. The site is already developed with a single-family dwelling, a large metal storage building, and a gravel driveway accessing NW Skyline Boulevard, a rural collector. The subject property is less than one-quarter mile east of NW Cornelius Pass Road, a rural arterial.

The surrounding area is zoned EFU. Skyline Elementary School is approximately one-quarter mile east of the site, in the EFU zoning district. The area west of Cornelius Pass Road contains Rural Residential (RR), Multiple Use Agriculture (MUA-20) and Commercial Forest Use (CFU) zoning districts. Many of the parcels west of Cornelius Pass Road are identified on the Multnomah County Slope Hazard Map as hazard areas, which are regulated to allow minimal hillside development to control erosion. There is limited developable area west of the Cornelius Pass Road based on topographic constraints. Additionally, many of the developed sites contain steeply sloped driveways that are not adequate for providing access for emergency vehicles.

**Proposal Description**

The proposal consists of constructing an approximate 4,600 square foot truck bay and making additional minor site improvements for a volunteer fire station. The proposed truck bay will be located on the western side of the site, and will house four emergency vehicles and fire and rescue equipment. The emergency vehicles are not full-sized fire trucks, but "mini-pumpers," slightly larger than the size of a General Motors "Suburban."

The site will be accessed off NW Skyline Boulevard, a rural collector. The volunteer fire station will have two driveways; one proposed driveway on the west side of the site for emergency vehicles, and one existing driveway for general use. The existing driveway will be improved to be 20 feet in width. The proposed driveway will be 24 feet wide and will access the proposed truck bay. This driveway entrance will be approximately 90 feet west of the existing driveway that serves the house on the site. A second existing driveway entrance on the far east side of the site that provides access to the house will be removed.

The existing house on the property will be used as an assembly room for volunteers responding to emergency calls and for limited training sessions. The station will accommodate 12 volunteers and use of the site will be response driven. Emergency responses in this rural area average 80 calls per year (approximately 1.5 calls per week)<sup>1</sup>. Because the volunteer fire station will be unstaffed, no additional water or septic facilities will be required and overall traffic patterns will not be affected. The installation of any necessary advanced warning traffic control measures (signs, signals, etc.) will be placed on public streets (NW Skyline Boulevard) in accordance with the most recent Manual on Uniform Traffic Control Devices (MUTCD, US Department of Transportation). Sirens are not used at volunteer fire stations, therefore, there will be no adverse impact from noise on the surrounding neighborhood.

In addition to the truck bay, a paved parking area will be developed to accommodate the 12 volunteers. Twelve parking spaces will be located behind the existing house on the site. One van-accessible handicapped parking space will be provided that meets ADA requirements. The parking area will replace an existing metal storage building that will be removed for development of the site. The parking area for the volunteers will be accessed through the existing driveway that serves the house.

**Staff:** The information submitted by the applicant consists of plan set and a narrative and attached exhibits. The three page plan set includes a topographic survey, preliminary site plan, and preliminary landscape plan, and is identified as exhibit A1. in the Exhibits list in section VI. of this report. The narrative and exhibits are included as exhibit A2.

### III. APPLICABLE CRITERIA

1. MCC 11.15.2010(A)(2) incorporates the minimum yard dimensions applicable to Community Service Uses as the standards for utility facilities in the EFU zone. These standards are listed in MCC .7025(A).

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<sup>1</sup> Should increased development occur in the surrounding area in the future, resulting in higher emergency calls and response levels, a preliminary site analysis shows that there are no significant development constraints on the site that would limit expansion or remodeling of the fire station. If this circumstance occurred, future development could include replacement of the existing house with a firehouse that would be able to accommodate a larger volunteer crew, or part- to full-time staff. However, at this time there are no plans for uses beyond those proposed in this application.

2. MCC 11.15.6400 through 6428 contains the criteria for application of the Significant Environmental Concern (SEC) Zone. The sections which contain the majority of the criteria applicable to the request are those which contain the application requirements under MCC .6408, the general SEC criteria of MCC.6420, and the criteria for areas designated as wildlife habitat in MCC .6426. These criteria are addressed in part IV. of this report.
3. Comprehensive Framework Plan Policies: 13, 22, 37, 38, and 40, apply to all quasi-judicial decisions in the county. In addition, Policy 14 Developmental Limitations, applies to the property due to a the typical soil characteristic of a “perched” winter water table caused by the shallow fragipan.
4. MCC 11.15.7805 through .7870 contains the Design Review ordinance requirements.
5. MCC 11.15.6100 through .6148 contains the Off-Street Parking requirements.

## **IV. ANALYSIS**

### **A. Exclusive Farm Use Zone:**

MCC 11.15.2010(A)(2) lists the site planning requirements for utility facilities as:

**The facility satisfies the requirements of MCC .6100 through MCC .6148, MCC .7025(A), MCC .7805 through MCC .7870 and MCC .7942.**

**Staff:** The site planning requirements are compliance with Off- Street Parking and Loading, Signs, Yards for Community Service Uses, and Design Review. The parking and sign requirements are addressed in the Design Review portion of this decision. The minimum yard provisions of MCC .7025(A) require front and rear yards of 30 feet, and side yards of 20 feet. The site plan shown in Exhibit A1. indicates that the existing dwelling and the proposed truck bay are both over 20 feet from the side parcel lines and are greater that 30’ from the front and rear lines.

**Conclusion:** The existing and proposed structures meet the yard setback requirements as shown on the plan. Compliance with the other requirements of this section are evaluated under the Design Review decision, and approval of Design Review ensures that the standards of this section are met.

### **B. Significant Environmental Concern SEC:**

#### **11.15.6404 Uses-SEC Permit Required:**

**(A) All uses permitted under the provisions of the underlying district are permitted on lands designated SEC; provided, however, the location and**

**design of any use, or change or alteration of a use, except as provided in MCC .6406, shall be subject to an SEC permit.**

**Applicant:** The use is permitted under prescribed conditions in the underlying EFU District, and is therefore permitted on SEC designated land subject to the approval criteria.

**Staff:** The proposed utility facility fire station has been approved in a separate land use decision, PRE 2-98.

**Conclusion:** The proposed utility facility fire station has a valid land use approval and is therefore a permitted use subject to the provisions of that decision.

#### **11.15.6408 - Application for SEC Permit:**

**An application for an SEC permit for a use or for the change or alteration of an existing use on lands designated SEC, shall address the applicable criteria for approval, under MCC .6420 through .6428, and shall be filed as follows:**

**(C) An application for an SEC permit shall include the following:**

- (1) A written description of the proposed development and how it complies with the applicable approval criteria of MCC .6420 through .6426.**
- (2) A map of the property showing: (a) parcel boundaries and size, (b) location and size of existing structures, (c) topography, (d) landform changes, (e) description of existing vegetation and proposed landscaping, (f) plan of existing and proposed roads and driveways.**

**Staff:** The information submitted by the applicant is listed in part VI. Exhibits of this report.

**Conclusion:** The applicant has submitted sufficient information for staff to make an informed evaluation of the compliance of the proposed development with the applicable approval criteria.

#### **11.15.6420 Criteria for Approval of SEC Permit**

**The SEC designation shall apply to those significant natural resources, natural areas, wilderness areas, cultural areas, and wild and scenic waterways that are designated SEC on the Multnomah County sectional maps. Any proposed activity or use requiring an SEC permit shall be subject to the following:** The criteria below are the general approval criteria for all SEC areas. Specific criteria related to the designation of the property in the wildlife habitat area is addressed in the following section.

**(A) The maximum possible landscaped area, scenic and aesthetic enhancement, open space or vegetation shall be provided between any use and a river, stream, lake, or floodwater storage area.**

**Applicant:** There are no water features on or near the site.

**Staff:** Agrees.

**(B) Agricultural land and forest land shall be preserved and maintained for farm and forest use.**

**Applicant:** There are no farm or forest resources on the subject property. The three-acre site is developed with a single-family dwelling and is not currently being used for farming purposes. Therefore, the proposed use of the site as a volunteer fire station will not affect agricultural or forest resources, and will not restrict farm or forest uses on any of the surrounding EFU and CFU land. Also, the proposed rural fire station will help protect forest resources on the CFU land to the north by providing fire protection to the residences in the area and reducing the risk of a house fire or grass fire spreading to forest lands.

**Staff:** The aerial photograph submitted by the applicant shows the west and east portions of the subject property as being managed with the adjacent land to the west and east for farm use. A site visit by staff May of this year found the property continuing to be used in conjunction with adjacent land for growing hay. Observation by staff in September of this year found that the hay crop on the adjacent land and on the subject parcel had been harvested. In addition, the Soil Survey of Multnomah County rates the soils on the property as Class III. Both the existing use and soil class define the undeveloped portion of the property as farmland under statewide planning Goal 3 and in Multnomah County Framework Plan Policy 9.

The objective of this approval criterion must be interpreted as intended to cause development to occur on property in locations which maintain farm land for farm use because the SEC ordinance cannot be used to prohibit a use (see MCC .6409(E) ). Other than the currently developed areas, the subject property does not have any areas which cannot be used for farm use. The site plan requirements show that slightly over one-half of the property is needed to establish the station and accessory facilities.

**(C) A building, structure, or use shall be located on a lot in a manner which will balance functional considerations and costs with the need to preserve and protect areas of environmental significance.**

**Applicant:** The proposed truck bay will be located adjacent to existing development on the lot in order to cluster development and minimize barriers to wildlife that may use the site as a corridor. The northern portion of the site will remain undeveloped. Also, the site is classified as an Impacted Wildlife Area by the Multnomah County Comprehensive Plan and does not contain areas of environmental significance.

**Staff:** Agrees

**(D) Recreational needs shall be satisfied by public and private means in a manner consistent with the carrying capacity of the land and with minimum conflict with areas of environmental significance.**

**Applicant:** No recreational activities take place on or adjacent to the site.

**Staff:** Agrees.

**(E) The protection of the public safety and of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable.**

**Applicant:** The proposed use is consistent with this criterion based on the need for adequate fire protection for the rural community. The fire station will provide protection of the public safety and of public and private property in this currently underserved area. An identification sign and security lighting will be installed on the site for safety. All lighting will be directed inward.

**Staff:** This criterion is intended to ensure that the proposed use will incorporate any practicable measures needed to protect the public from any hazards of the use in addition to measures to protect the use itself. The potential hazards to the public in this application involve access to and from the site from Skyline Blvd. Implementation of access requirements of the Streets Standards ordinance is intended to address safety issues at points of access to property.

**(F) Significant fish and wildlife habitats shall be protected.**

**Applicant:** No significant fish or wildlife habitat is identified on or near the site. The site and surrounding areas are designated as Impacted Wildlife Area by the Multnomah County Comprehensive Plan.

**Staff:** Agrees

**(G) The natural vegetation along rivers, lakes, wetlands and streams shall be protected and enhanced to the maximum extent practicable to assure scenic quality and protection from erosion, and continuous riparian corridors.**

**Applicant:** There are no riparian corridors or open water areas on the subject property.

**Staff:** Agrees



**(H) Archaeological areas shall be preserved for their historic, scientific, and cultural value and protected from vandalism or unauthorized entry.**

**Applicant:** The site is not known to possess any archeological resources.

**Staff:** Agrees

**(I) Areas of annual flooding, floodplains, water areas, and wetlands shall be retained in their natural state to the maximum possible extent to preserve water quality and protect water retention, overflow, and natural functions.**

**Applicant:** The subject property is located outside of the 100-year floodplain (FIRM Map, Panel No. 4101790025A, 3/18/86). The site does not contain any wetlands or waterways.

**Staff:** Agrees

**(J) Areas of erosion or potential erosion shall be protected from loss by appropriate means. Appropriate means shall be based on current Best Management Practices and may include restriction on timing of soil disturbing activities.**

**Applicant:** Grading and contouring of the site will take place using established Best Management Practices. An erosion control plan will be submitted with the grading permit application.

**Staff:** The site plan indicates an amount of site disturbance needed to develop the fire station that will require a Grading and Erosion Control Permit. Compliance with these permit requirements will ensure that this criterion is met.

**(K) The quality of the air, water, and land resources and ambient noise levels in areas classified SEC shall be preserved in the development and use of such areas.**

**Applicant:** The volunteer fire station will be unstaffed and used on an emergency response basis (approximately 80 calls per year) and for limited training. Therefore, the proposal will not appreciably alter existing resources and noise levels. Sirens are not used at volunteer fire stations, therefore, there will be no adverse impact from noise on the area.

**Staff:** Air quality is not an identified issue for the proposed project on this site. Water quality and land resources are typically addressed through the stormwater and erosion control measures required under a Grading and Erosion Control or Hillside Development Permit, and by the applicant providing evidence that a septic system can be approved on the property under DEQ rules. The findings under criterion (J) above are equally applicable to the water and land quality elements of this criterion. The

applicant has been working with DEQ on the requirements for a new septic system drainfield, and DEQ staff has verbally indicated that these requirements can be met.

**(L) The design, bulk, construction materials, color and lighting of buildings, structures and signs shall be compatible with the character and visual quality of areas of significant environmental concern.**

**Applicant:** As shown on the attached site plan (Exhibit C), improvements will be a minor change visually from the existing rural residential development. The proposed volunteer fire station will use the existing house on the site as an assembly room for volunteers responding to calls and for limited training sessions. The only new structure proposed for development is an approximate 4,600 square foot truck bay to house fire and rescue emergency vehicles and equipment. It will be set back 200 feet from NW Skyline Boulevard. The metal truck bay is similar in design, height and material to the existing 2,300 square foot metal storage building that will be removed from the site for development of the parking area. The proposed truck bay is also similar in design and size to the many equipment storage buildings and barns found in this agricultural/rural residential area.

Over 30,000 square feet of landscaping (25% of the lot) will be added to the site to partially screen the proposed truck bay, driveway and parking area as viewed from the south, north and east. The proposed landscaping will reduce the overall exposure of the truck bay and minimize the visual impact of the structure on Skyline Boulevard. The proposed native landscaping will relate harmoniously with the vernacular environment and blend with existing on site landscaping to improve the overall appearance of the site.

The 12-space parking area will be located behind the house and will be landscaped to blend in with the existing landscaping on the site. Four Bigleaf Maple trees and 20 Evergreen Huckleberry shrubs will be planted along the eastern property line to buffer the parking area from the EFU property to the east. The majority of the north portion of the three-acre site will remain undeveloped. The design of the proposed volunteer fire station will be compatible with the visual quality of the area. A volunteer fire station is consistent with the character of the surrounding agricultural/rural residential area based on the need for adequate fire protection and emergency response in rural communities.

**Staff:** This approval criterion is similar to the Design Review criterion in .7850(A)(1)(a) in that it asks for finding of visual harmony or compatibility of the development with the area. The staff findings under that criterion apply here as well, and address the element of bulk. Consideration of sign features is also required to address .7850(A)(9), and the staff findings under that criterion also apply here. In addition, this criterion requires consideration of the color and construction materials of the proposed truck bay and of any signs. The plans of the building are not specific enough to make a finding of compliance in these last two areas.

The construction materials of the truck bay are described in the application as metal, however no details of the color are provided. Staff finds that compatibility with the visual quality of the area can be related to “visual subordination” concepts used in implementing the Columbia Gorge Scenic Area Act. A structure can be found to be visually subordinate and therefore compatible with the visual quality of the area when colors are slightly darker than the color of the overall surrounding landscape, and when the materials are not highly reflective. The color of the surrounding landscape is predominately green due to the expanse of the adjacent hay fields and nearby trees. Metal building exteriors are often highly reflective due to the smooth surface of the material. This reflectivity can be reduced by painting the metal with a matte or “flat” finish rather than a gloss finish.

A specific sign request has not been submitted at this time, however the applicant has provided as an example of a preferred sign type, the photographs in Exhibit A3. The sign appears to be about 8’ long and 2’ high, is within a landscaped area and is illuminated, with colors that match the color scheme of the station buildings. This type of sign should fit well with the visual quality of the area since it will not be visually dominant when using colors that match the truck bay.

**(M) An area generally recognized as fragile or endangered plant habitat or which is valued for specific vegetative features, or which has an identified need for protection of the natural vegetation, shall be retained in a natural state to the maximum extent possible.**

**Applicant:** There are no areas identified as fragile or endangered plant habitat on the site.

**Staff:** Agrees

**(N) The applicable policies of the Comprehensive Plan shall be satisfied.**

**Applicant:** As described in Section VIII of this application, the proposed use satisfies the applicable policies of the Multnomah County Comprehensive Plan.

**Staff:** The applicable comp plan policies are Comprehensive Framework Plan Policies: 13, 22, 37, 38, and 40, which apply to all quasi-judicial decisions in the county. Policy 14, Development Limitations, also applies due to the soils with a shallow fragipan on the property. These policies are shown to be satisfied by the findings and conclusions included in part C. of this report.

**Conclusions for approval criteria under .6420:** Staff finds that the applicable approval criteria above are either met or can be met by conditions of approval. The consistency with applicable comprehensive plan policies as required under (N) is demonstrated in section C. of this report. In addition, the water and habitat related landscape features and recreational and cultural resources in criteria (A), (C), (D), (F), (G), (H), (I), and (M) are not present.

(B) The subject property has been used in conjunction with farm use in the past, however, the location of the proposed development on the south half of the property goes as far toward meeting this criterion as possible given the size of the property and the purpose of the SEC ordinance.

(E) Protection of public safety associated with entrance and egress on the site is necessary, and can be ensured by imposition of a condition of approval which requires compliance with the access permit requirements.

(J) The erosion control requirement of this criterion can be met by imposition of a condition of approval which requires a Grading and Erosion Control Permit to be issued prior to zoning approval of the Building Permit.

(K) The water quality protection provision of this criterion can be met in part by the Grading and Erosion Control Permit required to meet (J), and by compliance with DEQ rules for new waste disposal systems. This latter part can be satisfied by a condition of approval which requires the applicant to demonstrate that the property is suitable for a waste disposal system through submittal of a completed LFS from DEQ.

(L) Staff concludes that the design, and bulk, of the proposed truck bay and site work are made compatible with the visual character of the area primarily through the proposed landscaping. Directing lighting inward to the property and downward by use of a hooded fixture will allow lighting needed for security while minimizing off-site impacts. The construction materials and color of the truck bay can be compatible when they achieve visual subordination with the surrounding landscape by use of slightly darker colors than the landscape and matte finish on the building metal. Installation of a low sign with colors which match or are similar to those used for the new building will be compatible with the area. Since no details are provided for lighting and the color and finish of the building, conditions of approval are necessary to ensure compliance with the standards of (L).

#### **11.15.6426 Criteria for Approval of SEC-h Permit Wildlife Habitat**

**(A) In addition to the information required by MCC .6408(C), an application for development in an area designated SEC-h shall include an area map showing all properties which are adjacent to or entirely or partially within 200 feet of the proposed development, with the following information, when such information can be gathered without trespass:**

**(1) Location of all existing forested areas (including areas cleared pursuant to an approved forest management plan) and non-forested "cleared" areas; For the purposes of this section, a forested area is defined as an area that has at least 75% crown closure, or 80 square feet of basal area per acre, of trees 11 inches DBH and larger, or an area which is being reforested**

**pursuant to Forest Practice Rules of the Oregon Department of Forestry. A non-forested "cleared" area is defined as an area which does not meet the description of a forested area and which is not being reforested pursuant to a forest management plan.**

- (2) Location of existing and proposed structures;**
- (3) Location and width of existing and proposed public roads, private access roads, driveways, and service corridors on the subject parcel and within 200 feet of the subject parcel's boundaries on all adjacent parcels;**
- (4) Existing and proposed type and location of all fencing on the subject property and on adjacent properties and on properties entirely or partially within 200 feet of the subject property;**

**Applicant:** The site and surrounding area are classified by the Multnomah County Comprehensive Plan reference map as Impacted Wildlife Area; habitat values are low. Additionally, the subject site is not recognized as having a forest management plan; therefore the location of existing forested areas and non-forested "cleared" areas is not applicable to this proposal. A preliminary site plan is attached as Exhibit C that identifies the location of existing and proposed structures, driveways and parking areas on the site. An aerial photograph is attached as Exhibit F that shows the subject site and surrounding development within 200 feet of the site.

**Staff:** Agrees.

**(B) Development Standards:**

- (1) Where a parcel contains any non-forested "cleared" areas, development shall only occur in these areas, except as necessary to provide access and to meet minimum clearance standards for fire safety.**

**Applicant:** As stated above, the subject site contains no forested areas or non-forested "cleared" areas as recognized by a forest management plan.

**Staff:** Agrees.

- (2) Development shall occur within 200 feet of a public road capable of providing reasonable practical access to the developable portion of the site.**

**Applicant:** The existing house is located approximately 110 feet from NW Skyline Boulevard, and is accessed through an existing driveway. The proposed truck bay will be 200 feet from NW Skyline Boulevard and will be accessed through a proposed 24-foot wide driveway. The proposed development will be located within 200 feet of Skyline Boulevard, a public road capable of providing reasonable access to the site.

**Staff:** Agrees

- (3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.**

**Applicant:** The existing general use driveway and proposed emergency vehicle driveway that will serve the volunteer fire station will not exceed 500 feet in length. The existing driveway is approximately 120 feet in length. The proposed emergency vehicle driveway on the east side of the site will be approximately 200 feet in length.

**Staff:** Agrees

- (4) The access road/driveway shall be located within 100 feet of the property boundary if adjacent property has an access road or driveway within 200 feet of the property boundary.**

**Applicant:** The proposed driveway is located within 100 feet of the property boundary.

**Staff:** Agrees.

- (5) The development shall be within 300 feet of the property boundary if adjacent property has structures and developed areas within 200 feet of the property boundary.**

**Applicant:** The proposed development is located within 300 feet of the property boundary.

**Staff:** Agrees

- (6) Fencing within a required setback from a public road shall meet the following criteria: (The fencing standards are located in MCC .6426(B)(6) of the ordinance.)**

**Applicant:** The proposal does not include any new fencing.

**Staff:** Agrees

- (7) The following nuisance plants shall not be planted on the subject property and shall be removed and kept removed from cleared areas of the subject property. (The nuisance plant list is located in MCC .6426(B)(7) of the ordinance.)**

**Applicant:** The proposed landscaping does not utilize any of the 62 nuisance plants identified in section 11.15.6426(B)(7) of the MCC.

**Staff:** This criterion requires removal of any of the nuisance plants listed, and maintenance of the property free of such plants. This standard can be satisfied by a condition of approval.

**Conclusions for approval criteria under .6426(A) and (B) :** All of the locational standards for areas designated as wildlife habitat are satisfied by the proposed development location, therefore the Wildlife Conservation Plan requirements of .6426 (C) do not apply. The nuisance plant standard will be satisfied when a condition of approval which requires removal and maintenance of the property free of the listed plants is met.

**C. Comprehensive Framework Plan Policies: 13, 14, 22, 37, 38, and 40.**

- (1) Policy 13, Air, Water and Noise Quality.** MULTNOMAH COUNTY, ... SUPPORTS EFFORTS TO IMPROVE AIR AND WATER QUALITY AND TO REDUCE NOISE LEVELS. ... 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.

**Applicant:** The volunteer fire station will be unstaffed and used on an emergency response basis (approximately 80 calls per year) and for limited training. Therefore, the proposal will not appreciably alter existing air, water and noise quality. Sirens are not used at volunteer fire stations, therefore, there will be no adverse impact from noise on the area.

**Staff:** The applicable element under this policy is water quality. The findings under .6420 (J) and (K) in part B. of this report address this policy.

- (2) 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.

**Applicant:** As shown in the attached Multnomah County slope hazard map (Exhibit G), the proposed site is located outside of designated slope hazard areas and is not otherwise constrained by development limitations.

**Staff:** The Soil Survey description of the Cascade soils on the site indicate soil characteristics consistent with E. and possibly D. above. A fragipan is typical at depths of greater than 19", and a December through April water table within 1.5 to 2.5 feet. The limitations of this soil type are to septic system absorption fields and shallow excavations based on Tables 16 and 17 of the Survey. Any necessary compensation for septic system drainfields will be addressed through implementation of DEQ rules. Stormwater drainage disposal and site excavation will be addressed by implementation of the Grading and Erosion Control Permit requirements.

**(3) 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 QUASIJUDICIAL 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.

**Applicant:** The new Station #198 will be located in the center of the service area for this station to reduce vehicle miles traveled to reach an emergency, therefore, promoting energy efficient land development. The proposed truck bay will be insulated and will not require air conditioning for cooling.

**Staff:** Agrees.



- (4) Policy 37, Utilities:** THE COUNTY'S POLICY IS TO REQUIRE A FINDING PRIOR TO APPROVAL OF A LEGISLATIVE OR QUASI-JUDICIAL ACTION THAT:

**Water and Disposal System**

- 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.

**Applicant:** The proposed volunteer fire station will use existing well and septic facilities already serving the site. Certification forms for on-site sewage disposal and private water storage are included in Attachment A. At the request of Staff, the site plan has been submitted to the Portland Sanitarian for further review to ensure that the location of the proposed driveway and truck bay will not interfere with the septic tank and drainfield on the site. Per discussions with Jason Abraham, Portland Sanitarian, the sanitary drainfield will be moved to the rear of the site to avoid interference. The site plan has been submitted to Jason Abraham for review and approval.

**Staff:** This policy is met on approval of a Land Feasibility Study for the new drainfield area.

**Drainage**

- 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.

**Applicant:** As described in the attached drainage analysis (Exhibit H), the water run-off can be handled on-site or adequate provisions can be made. The run-off from the site will not adversely affect the drainage on adjoining lands.

**Staff:** Based on the information submitted by the applicant, staff agrees that adequate stormwater provisions can be made to retain any increase in runoff on site. The

stormwater management system, including detention to control runoff volume, will be considered as part of the GEC permit request. Approval of the GEC permit will satisfy this requirement.

### **Energy and Communications**

- 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 THE DEPARTMENT OF ENVIRONMENTAL QUALITY, FOR THE DEVELOPMENT AND IMPLEMENTATION OF A GROUNDWATER QUALITY PLAN TO MEET THE NEEDS OF THE COUNTY.

**Applicant:** Power and telephone services are available to serve the site.

**Staff:** Agrees.

- (5) **Policy 38, Facilities:** THE COUNTY'S POLICY IS TO REQUIRE A FINDING PRIOR TO APPROVAL OF A LEGISLATIVE OR QUASI-JUDICIAL ACTION THAT:

### **School**

- A. THE APPROPRIATE SCHOOL DISTRICT HAS HAD AN OPPORTUNITY TO REVIEW AND COMMENT ON THE PROPOSAL.

### **Fire Protection**

- 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 COMMENTS ON THE PROPOSAL.

### **Police Protection**

- D. THE PROPOSAL CAN RECEIVE ADEQUATE LOCAL POLICE PROTECTION IN ACCORDANCE WITH THE STANDARDS OF THE JURISDICTION PROVIDING POLICE PROTECTION.

**Applicant:** The proposal can receive adequate local police protection. Fire suppression in rural areas is provided by tankers. A police services review form is included in Attachment A.

**Staff:** Agrees.

**(6) 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.

**Applicant:** If existing right-of-way on Skyline Boulevard is insufficient to meet the Bicycle Corridor Capital Improvements Program and Map, the applicant will, if appropriate, make the necessary dedications. The proposed volunteer fire station is not a multi-family, commercial or industrial development, therefore, landscaped areas with benches are not required or appropriate for the site. Additionally, the nature of the use is not appropriate for bicycle parking facilities. The station will be unstaffed except during periods of emergency response, when volunteers will drive to and from the site to be able to serve the area in the most expedient manner possible.

**Staff:** Agrees.

**Conclusion:** The applicable Comprehensive Framework Plan Policies addressed above relate primarily to water quality and drainage. Assurance of compliance with the policies is accomplished by imposition of conditions of approval #'s 3. and 4.

#### **D. Final Design Review**

**MCC 11.15.7850(A):** Approval of a final design review plan shall be based on the following criteria:

##### **(1) Relation of Design Review Plan Elements to Environment.**

- (a) The elements of the design review plan shall relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site.**

**Applicant:** As shown on the attached site plan (Exhibit C), improvements will be a minor change visually from the existing rural residential development. The proposed volunteer

fire station will use the existing house on the site as an assembly room for volunteers responding to calls and for limited training sessions. The only new structure proposed for development is an approximate 4,600 square foot truck bay to house fire and rescue emergency vehicles and equipment. It will be set back 200 feet from NW Skyline Boulevard. The metal truck bay is similar in design, height and material to the existing 2,300 square foot metal storage building that will be removed from the site for development of the parking area. The proposed truck bay is also similar in design and size to the many equipment storage buildings and barns found in this agricultural/rural residential area.

Over 30,000 square feet of landscaping (25% of the lot) will be added to the site to partially screen the proposed truck bay, driveway and parking area as viewed from the south, north and east. The proposed landscaping will reduce the overall exposure of the truck bay and minimize the visual impact of the structure on Skyline Boulevard. The proposed native landscaping will relate harmoniously with the vernacular environment and blend with existing on site landscaping to improve the overall appearance of the site.

The 12-space parking area will be located behind the house and will be landscaped to blend in with the existing landscaping on the site. Four Bigleaf Maple trees and 20 Evergreen Huckleberry shrubs will be planted along the eastern property line to buffer the parking area from the EFU property to the east. The majority of the north portion of the three-acre site will remain undeveloped. The site design will relate harmoniously to the rural residential/agricultural environment in the area.

**Staff:** Staff characterizes the proposed improvements as resulting in a substantial change from the existing development on the site. This is because the proposed development changes approximately half of the site as seen from Skyline Blvd. from open space to structure and developed landform with the addition of the truck bay, paving, and grading. The existing metal building which the truck bay is to replace is behind the existing house and therefore substantially less visible than the new truck bay will be. Removal of the existing pole barn therefore does not ameliorate the visual change caused by the new development.

Staff agrees that existing development in the area does include structures with similar bulk, notably the barn across Skyline Blvd. to the south. Also, the addition of trees and shrubs along the Skyline right-of-way, along the west property line, and between the truck bay and the existing dwelling will substantially soften the structural elements over time.

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

**Applicant:** The proposed truck bay will be insulated and will not require air conditioning for cooling. Sirens are not used at volunteer fire stations, therefore there will be no adverse impacts from noise. The proposed emergency vehicle driveway will be paved,

therefore there will be no dust produced from vehicles entering and exiting the site. The existing general use driveway is also paved.

**Staff:** Agrees.

**(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 proposed site design meets the above criterion. TVFR will use the existing house on the site as an assembly room for volunteers responding to emergency calls and for limited training sessions. This is efficient use of the site by utilizing an existing structure that blends in with the character of the rural residential area.

The proposed parking area for the volunteers will be located on the site in an area that is already developed with a parking and turnaround area and metal storage building. The metal storage building will be removed. Landscaping that is consistent with existing on-site landscaping will be used to screen the parking area from the adjacent property and improve the overall appearance of the site.

The only new structure proposed for development is the truck bay., which will house the emergency vehicles and equipment. The metal truck bay will be accessed through a propose 24-foot wide driveway for emergency vehicles. This driveway is separate from the existing driveway, which will serve the volunteers driving their own vehicles to the site. this will allow emergency response trucks to quickly and safely exit the site without interference from arriving vehicles.

Existing and proposed landscaping on the site (25% of the lot area), and increased setbacks, will buffer the proposed truck bay and other site improvements from surrounding development and from Skyline Boulevard. Each element of the site design will effectively, efficiently, and attractively serve its function.

**Staff:** Agrees.

**(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:** As described above, a separate driveway is proposed for the emergency vehicles to avoid unsafe interference with volunteers arriving to the site. Approximately 90 feet will separate this driveway entrance from the existing general use driveway. Security lighting will be installed on-site as appropriate and will be directed inward to avoid impacting adjacent EFU property. The volunteer fire station will use the existing house on the site to become operational. Because the station will be unstaffed and operated on a volunteer basis, it is not intended to be regularly accessible to the general public.

**Staff:** In addition to the evidence above, this criterion is addressed through the Access Permit requirements.

**(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:** One van accessible handicapped parking space will be provided that meets ADA requirements. The handicapped accessible space will be located the minimum distance possible to the existing house, which will be used by the volunteer fire fighters as a gathering area. Because the station will be unstaffed and operated on a volunteer basis, it is not intended to be regularly accessible to the general public.

**Staff:** Agrees.

**(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:** Improvements to the site will be clustered around existing development as much as possible, preserving much of the landscape and existing grade on the north portion of the site. The portion of the site to be developed has an approximate slope of 10%, therefore some site contouring is necessary for the landscape to serve its function. Some excavation and embankment is proposed to develop the truck bay. An approximate 40-foot long retaining wall averaging two feet in height will be placed along the proposed filled bank on western property line. Four deciduous trees will be removed for site grading, however, 30 new trees will be planted on site. All other existing trees will be preserved.

**Staff:** Agrees: Given the existing side slope of the site, and given the structure needs, the proposed changes to existing grade appear necessary.

**(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 pedestrian and vehicular circulation and parking is designed to maximize safety and will be harmonious with existing and proposed buildings. The site will be accessed off NW Skyline Boulevard through two separate driveways; one 24-foot wide driveway on the west side of the site for emergency trucks, and one existing driveway that presently serves the house for general use. The general use driveway will be improved to be 20 feet wide to serve the parking lot. These improvements will allow emergency

response trucks to quickly and safely exit the site without interference from arriving vehicles. Approximately 90 feet will separate these driveway entrances from one another.

The proposed 12-space parking lot will use an existing parking and turnaround area on the site. An existing metal storage building will be removed to provide room for seven of the 12 spaces. The parking area will be located behind the existing house, with convenient pedestrian access to the house, which will be used as an assembly area for the volunteer fire fighters.

The parking area will be screened from adjacent properties by existing landscaping and structures on the site, and a proposed 10-foot wide landscape buffer along the eastern property line.

**Staff:** Agrees.

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

**Applicant:** Surface drainage will not adversely affect neighboring properties or streets. See the attached drainage analysis for the development (Exhibit H). Final grading and drainage plans will be submitted with the grading and erosion control permit.

**Staff:** Stormwater runoff from the new development will be required to be detained on site as part of the Grading and Erosion Control Permit. This permit also requires protection of off-site areas. The applicant has submitted a stormwater calculation which concludes that the increase in runoff will be manageable on the property.

**(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:** Over 30,000 square feet of landscaping (25% of the lot) will be added to the site to partially screen the proposed truck bay, driveway and parking area as viewed from the south, north and east. The proposed landscaping will reduce the overall exposure of the truck bay and minimize the visual impact of the structure on Skyline Boulevard and on neighboring properties. Additionally, the proposed truck bay will be located 200 feet from Skyline Boulevard. Substantial distance will physically separate the truck bay from neighboring development to the west, and dense landscaping along the western side of the site will provide partial screening of the structure.

A 10-foot landscape buffer consisting of trees and an evergreen hedge will be planted along the eastern property line to screen the parking lot from the adjacent residential property. The parking lot will be located behind the existing house on the site and will therefore be screened from Skyline Boulevard. The proposed improvements will be

sufficiently buffered and screened and will have minimal impact on neighboring properties.

**Staff:** Agrees.

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

**Applicant:** The volunteer fire station will use the existing house on the site. Power and telephone are already installed on the site.

**Staff:** Agrees.

**(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:** One identification sign will be provided that is in conformance with the requirements of Section 11.15.7942 (Signs in the EFU Zone). A sign permit application will be submitted separately.

**Staff:** The preferred sign scheme shown in Exhibit A3. is found to be compatible with the character of the area under the SEC criterion .6420(L). A primary element of the sign which supports this finding is that the colors of the sign match the other buildings. This feature, along with the essentially ground level height of the sign, and the function of the sign as an identifier rather than to advertise, fits with the rural area.

**Conclusion:** The site plan and sign example detail how the fire station meets the Design Review criteria. The one element of the plan which could stretch the meaning of the approval criteria too far is the size (height and length) of the truck bay on a sloping site which is currently open space. However, the siting of the structure back from Skyline Blvd., the use of both trees and shrubs in the landscaping plan, and the locations of these plants, should reduce the scale of the building as they mature. In addition, choice of colors which do not highly contrast with the landscape further reduces the apparent scale of the building. Conditions of approval are needed to ensure that development impacts to the landscape are minimized (criteria (4) and (6)) and the safety objective of (2) are met.

## **11.15.7855 Required Minimum Standards**

\* \* \*

### **(C) Required Landscape Areas**

**The following landscape requirements are established for developments subject to design review plan approval:**

- (l) A minimum of 15% of the lot area shall be landscaped; provided, however,**



that computation of this minimum may include areas landscaped under subpart 3 of this subsection.

- (2) All areas subject to the final design review plan and not otherwise improved shall be landscaped.
- (3) The following landscape requirements shall apply to parking and loading areas:
  - (a) A parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.
  - (b) A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least 10 feet in width, and any other lot line by a landscaped strip at least 5 feet in width.
  - (c) A landscaped strip separating a parking or loading area from a street shall contain:
    - (i) Street trees spaces as appropriate to the species, not to exceed 50 feet apart, on the average;
    - (ii) low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and
    - (iii) vegetative ground cover.
  - (d) Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.
  - (e) A parking landscape area shall have a width of not less than 5 feet.
- (4) Provision shall be made for watering planting areas where such care is required.
- (5) Required landscaping shall be continuously maintained.
- (6) Maximum height of tree species shall be considered when planting under overhead utility lines.
- (7) *Landscaped* means the improvement of land by means such as contouring, planting, and the location of outdoor structures, furniture, walkways and similar features.

**Applicant:** A landscape plan is included with the application as Exhibit D. Over 30,000 square feet of landscaping (25% of the lot area) will be provided. Existing and proposed landscaping will consist of a mix of native trees, shrubs and groundcover that will blend in with the vernacular environment and improve the overall appearance of the site. The proposed landscaping is designed to match existing on-site landscaping and screen the truck bay and parking area from adjacent properties and from Skyline Boulevard. Over 25

square feet of landscaping is provided per parking space (1,328 square foot landscape buffer for a 12-space parking lot). The parking area is screened from NW Skyline Boulevard by the existing house on the site, and separated from the adjacent property to the east by a 10-foot wide sight-obscuring landscape buffer. Landscaping is evenly distributed throughout the southern portion of the site where the existing development and proposed improvements are located. The proposed native landscaping will require minimal maintenance after the first year.

**Staff:** Agrees. The proposed number of parking spaces is adequate under the Off-Street Parking Minimum Spaces Requirement of MCC .6142(F) by providing one space for each person using the site. Provision of all parking on-site is important to this area as no on street parking is available.

**Conclusion:** The Required Landscape Areas standards will be met when the development is constructed as proposed in Exhibit A1.

**MCC 11.15.7870 - Expiration of Approval:** (A) Design review approval shall expire in 18 months from the date of final design review approval, however upon application a six month extension may be granted by the Planning Director upon written findings that the applicable provisions of this ordinance are satisfied. The Director's Decision may be appealed as provided by MCC 11.15.8290. Failure to apply for an extension shall result in expiration of the approval.

- (a) Application shall be made on the appropriate forms and filed with the Director at least 30 days prior to the expiration date.
- (b) The Director shall issue a written decision on the application within 20 days of filing. That decision shall be based on the finding that:
  - (i) Final Design Review approval has been granted under MCC .7845 on the total project; and
  - (ii) At least ten percent of the dollar cost of the total project value has been expended for construction or development authorized under a sanitation, building or other development permit. Project value shall be as determined by MCC .9025 (A) or .9027 (A).
- (c) Notice of the Planning Director decision shall be mailed to all parties as defined in MCC .8225.
- (d) The decision of the Planning Director shall become final at the close of business on the tenth day following mailed notice unless a party files a written notice of appeal. Such notice of appeal and the decision shall be subject to the provisions of MCC .8290 and .8295.

**Staff:** All Design Review approvals are subject to the provisions of this section.

## **V. CONCLUSION**

Staff concludes that the applicant has demonstrated substantial compliance with all ordinance requirements, or that compliance can be achieved when the conditions of approval in section I. of this report are met.

## **VI. EXHIBITS**

- A1. Applicant's site plan revised 7/9/98, landscape plan revised 6/25/98.
- A2. Applicant's justification statement and supporting exhibits dated 7/10/98.
- A3. Sample station signage.
  
- B1. SEC Nuisance plants list (attached).

### **In the matter of : SEC 14-98 and DR 5-98**

Multnomah County Department of Environmental Services  
Transportation and Land Use Planning Division

By : \_\_\_\_\_  
Chuck Beasley, *Planner*

For: Kathy Busse, *Planning Director*

This decision was filed with the Director of the Department of  
Environmental Services on October 7, 1998

## **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 challenge the staff decision; and, if appealed, the County must hold a public hearing to consider the merits of the application. ORS 197.763, ORS 215.416(11)

The Administrative Decision(s) detailed above will become final unless an appeal is filed within the 10-day appeal period which starts the day after the notice is mailed. If the 10th day falls on Saturday, Sunday, or a legal holiday, the appeal period extends through the next full business-day. If an appeal is filed, a public hearing will be scheduled before a County Hearings Officer pursuant to Multnomah County Code section 11.15.8290 and in compliance with ORS 197.763. To file, complete an Appeal of Administrative Decision form , and

submit to the County Planning Division Office, together with a \$100.00 fee and supplemental written materials (as needed) stating the specific grounds, approval criteria, or standards on which the appeal is based. To review the application file(s), obtain appeal forms, or other instruction, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 2115 SE Morrison Street, Portland, Oregon, 97214 [hours: 8:30 a.m. – 4:30 p.m.; M—F].

**The appeal period ends October 19, 1998 at 4:30 p.m.**