



## **PROPOSAL**

Corbett Fire District is a critical emergency response governmental entity that is upgrading and expanding firefighting capability in a regionally critical rural/urban interface through the support of the area property owners. The district is also obliged to protect a federally established national scenic and recreational area. Improvements include a new building and site upgrades.



## **Multnomah County Development Code – Chapter 38 – Columbia Gorge National Scenic Area**

### ***General Provisions: MCC 38.0015 Definitions, Parcel***

**FINDING:** The applicant has provided evidence that the parcel is a lot of record.

### **Gorge General Rural Center (GGRC)**

**FINDING:** Fire Station is listed as a conditional use. MCC 38.2430 (A) Conditional Uses – Fire Station.

#### **MCC 38.2460 Dimensional Requirements**

*(C) The minimum lot size for a conditional use permitted pursuant to MCC 38.2430, shall be based upon:*

- (1) The site size needs of the proposed use;*
- (2) The nature of the proposed use in relation to the impacts on nearby properties; and*
- (3) Consideration of the purposes of this district.*

**FINDING:** The site includes a fully developed part (app, 60%) and the remainder has been farmed and disturbed including the location of the established rainage field. The fire district proposes to add a new building atop the existing impervious surface, minor site work, and minor utility work including a training tower in the southern part of the site.

*(E) Minimum Yard Dimensions –*

*Front: 30 Feet*  
*Side: 10 feet*  
*Street Side: 30 feet*  
*Rear: 30 feet*

*Maximum Structure Height – 35 feet*

*Minimum Front Lot Line Length – 50 feet*

**FINDING:** The existing structures or lot are not proposed for change. The existing lot's frontage is 199.93 lineal feet; side yard is 379.95 feet, and rear yard is 228.63 and structures do not exceed 24 feet.

*(G) Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.*

**FINDING:** The fire district is constructing a fire training tower that will be 38 feet high. The tower is critical to the ability to train volunteers in the technics of fire suppression and skills required to protect the lives and safety of the fire fighters. The tower is setback by over 100 feet from the scenic highway. The tower is set on a 18 foot by 23 foot concrete pad that totals 414 square feet smaller than the 600 foot triggers in the development code.

#### **MCC 38.2485 Off-Street Parking and Loading**

*Off-street parking and loading shall be provided as required by MCC 38.4100 through 38.4215.*

**FINDING:** The applicant responds to MCC 38.4100 through 38.4215 with the goal to provide adequate formal parking for the negligible typical demand and sufficient multiple use to park all vehicles on paved surfaces during the training, mustering, or community events.

### **CONDITIONAL USE**

#### **MCC 38.7300 Review and Conditional Uses**

**§ 38.7300- REVIEW AND CONDITIONAL USES**

**(A) Agriculture**

- (1) The use is compatible with agricultural uses and would not force a change in or significantly increase the cost of accepted agricultural practices on nearby lands devoted to agricultural use; and*
- (2) The use will be sited to minimize the loss of land suitable for the production of crops or livestock.*

**FINDING:** The site is dedicated to use as a fire station that provides fire suppression and emergency response services to the surrounding agricultural community. The station is critical to provide public safety services to surrounding farm lands. The use does not physically impact agricultural activities.

**(B) Forestry**

- (1) The owners of land designated GGF or GGA within 500 feet of the perimeter of the subject parcel have been notified of the land use application and have been given at least 10 days to comment prior to a final decision;*
- (2) The use will not interfere seriously with accepted forest or agricultural practices on nearby lands devoted to resource use;*
- (3) The use will be sited in such a way as to minimize the loss of forest or agricultural land and to minimize the chance of interference with accepted forest or agricultural practices on nearby lands; and*
- (4) The use will not significantly increase fire hazard, fire suppression costs or risks to fire suppression personnel and will comply with MCC 38.7305.*

**FINDING:** The site is dedicated to use as a fire station that provides fire suppression and emergency response services to the surrounding forest lands. The station is critical to provide public safety services to surrounding forest lands. The use does not physically impact forest operations.

**(C) Residential**

- (1) The proposed use would be compatible with the surrounding area. Review of compatibility shall include impacts associated with the visual character of the area, traffic generation, effects of noise, dust and odors.*
- (2) The proposed use will not require public services other than those existing or approved for the area.*
- (3) If the subject parcel is located within 500 feet of lands designated GGA or GGF, new buildings associated with the proposed use shall comply with MCC 38.0060.*
- (4) If the subject parcel is located within 500 feet of lands designated GGF, new buildings associated with the proposed use shall comply with MCC 38.7305.*

**FINDING:** The site is dedicated to use as a fire station that provides fire suppression and emergency response services to residential uses and dwellings in the area.. The station is critical to provide public safety services to surrounding residents and their homes. The use does not physically impact residential uses.

**(D) Commercial**

- (1) The proposal is limited to 5,000 square feet of floor area per building or use. This size limitation does not apply for a building or use authorized through the Special Uses in Historic Buildings provisions of 38.7380; and*
- (2) The proposed use would be compatible with the surrounding areas including review for impacts associated with the visual character of the area, traffic generation and the effects of noise, dust and odors.*

**FINDING:** The site is dedicated to use as a fire station that provides fire suppression and emergency response services to commercial uses and structures. The station is critical to provide public safety services to commercial structures and occupants.. The use does not physically impact commercial uses.

**(E) Non-Recreation Uses in GG– PR**

*(1) The proposed use will not interfere with existing or approved public recreation uses on the subject property or adjacent lands. Mitigation measures to comply with this criterion may include onsite buffers, seasonal or temporary closures during peak recreation use periods, etc.*

*(2) The proposed use will not permanently commit the majority of the site to a nonrecreational use. Careful siting and design of structure and other improvements may be utilized to comply with this criterion.*

**FINDING:** No existing or approved commercial recreation uses exist on the subject property or adjacent lands.

**(F) Non-Recreation Uses in GG– CR**

*(1) The proposed use will not interfere with existing or approved commercial recreation uses on the subject property or adjacent lands. Mitigation measures to comply with this criterion may include onsite buffers, seasonal or temporary closures during peak recreation use periods, etc.*

**FINDING:** No existing or approved commercial recreation uses exist on the subject property or adjacent lands.

**Off-Street Parking and Loading:  
MCC 38.4100 through MCC 38.4215**

**FINDING:**

The parking area is paved and directly accessible to the entranceways.

Fire Stations are an unspecified use. The Corbett Main Station intends to provide sufficient dedicated parking for actual demand. The Main Station has 5 dedicated spaces with an accessible space. The station typically is occupied by (on average) one or two individuals. The maximum occupancy during normal period would be nine when maintenance is performed on the fire equipment.

The station is used once a month on Monday evening for “drill night” for an assembly of Corbett Fire. Fire volunteers from Aims and Springdale will park at their station and drive fire equipment to the assembly. The site contains large paved maneuvering areas that are used for temporary parking.

The Board meeting of 12 to 15 people occurs once a month. The fire district provides space for occasional community meetings. Several community events are held each year such as a “pancake breakfast”. The site has large maneuvering, paved areas that provide flexible parking to meet demand. The formal parking adjacent to the office’s front entrance is fully improved to code standards.

**NATIONAL SCENIC AREA (NSA) SITE REVIEW**

**Site Review Criteria:**

**MCC 38.7035 GMA Scenic Review Criteria**

**FINDING:**

The site is an emergency response facility fundamental and critical for the protection of the Columbia Gorge natural areas. Recent history has documented the severe danger of

fire and health emergencies in this urban/rural interface. An interface made significantly more dangerous by the active promotion of the national scenic area and the very public invitation. The station attempts to mitigate the station's functional appearance. The fire district does argue that the site's functional use dramatically outweighs any aesthetic considerations.

The Corbett Fire station is located in a "commercial center" of the Corbett Community. On the western edge exists the Corbett School – a sprawling rural campus of one story buildings with play fields and school amenities. Across the street is the offices of Cascade Utilities that provide communication services of the area. The area between the school and the fire station that is on the eastern edge of the commercial area includes the Corbett Water District, United States Post Office, a market, and several small local businesses. All the structures are oriented to the scenic highway and are one story with several including small second story areas. The Corbett Historic Society is constructed a single story log cabin like structure across the street from the fire station. The size and scale of the existing and proposed additions are the same size and scale of surrounding commercial and public service buildings. The fire station site is about the same size as the historic society site across the street and slightly larger than the other properties except the school district and the Cascade Utility campus which are far larger.

The proposed development is not expected to change the view of the fire station to the traveling public. The station is only viewed from the Columbia River National Scenic Highway and can not be seen from any other public location. The proposed building is to be located behind the existing buildings and will not be visible from the scenic highway.

The applicant does propose to upgrade the siding on the fire district's office building to a neutral wood appearance and color. The garage structures are cased in a non reflective finish.

### **MCC 38.7045 GMA Cultural Resource Review Criteria**

#### **(A) Cultural Resource Reconnaissance Surveys**

**(1) A cultural reconnaissance survey shall be required for all proposed uses, except:**

**(c) Proposed uses that involve minor ground disturbance, as defined by depth and extent, including repair and maintenance of lawfully constructed and serviceable structures; home gardens; livestock grazing; cultivation that employs minimum tillage techniques, such as replanting pastures using a grassland drill; construction of fences; new utility poles that are installed using an auger, posthole digger, or similar implement; and placement of manufactured homes where septic systems and underground utilities are not involved. The Gorge Commission will review all land use applications and determine if proposed uses would have a minor ground disturbance.**

**(d) Proposed uses that occur on sites that have been disturbed by human activities, provided the proposed uses do not exceed depth and extent of existing ground disturbance. To qualify for this exception, a project applicant must demonstrate that land disturbing activities occurred in the project area. Land disturbing activities include grading and cultivation.**

### **FINDING:**

The proposed development is focused on the existing paved surfaces of the existing site that has been disturbed, developed, and used for over eighty years. The grassy area of



the site has also been disturbed and contains the drainage field and other utility the applicant prefers to disturb very little of this area except a small concrete pad embedded and extended from the existing pavement for a training tower. The applicant did not conduct a independent cultural resource review for these reasons.

The United States Forest Service has conducted a cultural review of the existing structures and determined that they do not have historic significance.

**§ 38.7050 SMA CULTURAL RESOURCE REVIEW CRITERIA**

**(A)** *The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the U.S. Forest Service or Planning Director does not require a cultural resource survey and no comment is received during the comment period provided in MCC 38.0530 (B).*

**FINDING:**

The applicant expects that there will be no comments regarding a need to conduct a cultural resources review and respond appropriately even comments are made during the open record.

**MCC 38.7053 GMA Water Resources Review Criteria**

***WATER RESOURCES: WETLANDS, STREAMS, PONDS, LAKES, AND RIPARIAN AREAS***

**FINDING:**

The site is not near or has a material affect on any wetlands, streams, ponds, lakes, or riparian areas.

**MCC 38.7065 GMA Wildlife Review Criteria**

***Wildlife Habitat Site Review shall be required for any project within 1,000 feet of Priority Habitat and sensitive wildlife areas and sensitive wildlife sites (i.e., sites used by sensitive wildlife species).***

**FINDING:**

The site is not within 1,000 feet of priority habitat, sensitive wildlife areas, and sensitive wildlife sites.

**MCC 38.7070 GMA Rare Plant Review Criteria**

***Rare Plant Site Review shall be required for any project within 1,000 feet of endemic plants and rare plant species.***

**FINDING:**

The site is not within 1,000 feet of endemic plants or rare plant species.

**MCC 38.7080 GMA Recreation Resource Review Criteria**

***All new developments and land uses shall be evaluated using the following standards to ensure that natural resources are protected from adverse effects. Proposed uses and development within wetlands, streams, ponds, lakes, riparian areas and their buffer zones shall be evaluated for cumulative effects to natural resources and cumulative effects that are adverse shall be prohibited. Comments from state and federal agencies shall be carefully considered.***

**GROUND DISTRIBUTANCE STANDARDS**

**MCC 39.6210 Permits Required**

**MCC 39.6220 Minimal Impact Project Permit**

**- or -**

**MCC 39.6225 Erosion and Sediment Control Permit**

**MCC 39.6235 Stormwater Drainage Control**

**FINDING:**

The applicant does not propose to disturb any significant area of dirt. Stormwater shall be constrained and managed through construction process utilizing movable organic barriers to route and treat stormwater during construction.

New stormwater will not be created. A 414 square foot concrete pad is proposed to support the training tower that is less than the 600 square foot trigger. Existing stormwater is managed through the existing drainage system..

The proposed improvement to Corbett main station enables the Corbett Fire District to continue to provide fire and emergency services to the east county area and the National Scenic area in coordination with federal and state agencies. The improvement is supported by a bond that was issued utilizing the revenue from a property tax that the community of Corbett approved within the defined district's boundary. The additional proposed building houses and protects valuable equipment necessary for fire suppression in this "urban/wild" interface. The building allows the district to maintain emergency equipment in a rapid response state. The fire trucks are expensive and complicated machinery that required indoor storage to protect them

The project:

- is necessary to comply with State and local health and safety requirements; and
- results in no greater adverse impact to the neighborhood (as compared to existing development).

Such revisions substantiate a legal position that the County may not (pursuant to ORS 215.130(5)) condition its approval of the project.