

CONDITIONAL USE Request for Approval

January 18, 2025

Applicants: Owner

MULTNOMAH COUNTY RURAL FIRE PROTECTION DISTRICT #14
PO BOX 1
Corbett, Oregon 97019

Planning Consultant:

Phone: 503-703-8033

Peter Finley Fry AICP
303 NW Uptown Terrace, 1B
Portland, Oregon 97210

peter@finleyfry.com

Location: 36930 East Historic Columbia River Highway

Tax Lots: **SID** 1N4E35BA -02201

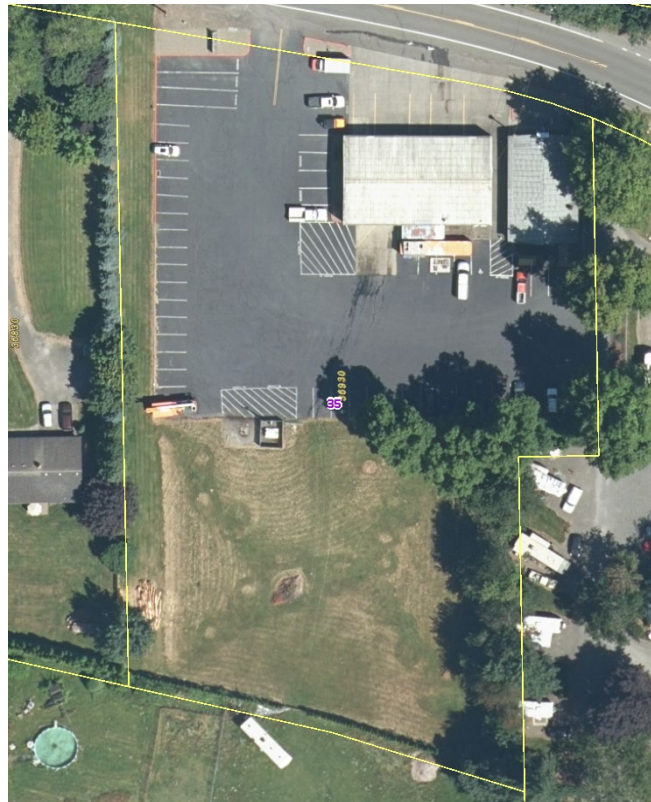
Property Tax ID: R661079

Jurisdiction: Multnomah County

Comprehensive Plan Designation/Zoning:

Columbia Gorge General Management Area Rural Commercial CGRC

Size: 2.17 acres 94,647 square feet



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(C) 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 ontop the existing impervious surface, minor site work, and mnor utility work including a training tower in the southern part of the site.

MCC 38.2460 (E) Dimensional Requirements

(E) Minimum Yard Dimensions –

<i>Front:</i>	<i>30 Feet</i>
<i>Side:</i>	<i>10 feet</i>
<i>Street Side:</i>	<i>30 feet</i>
<i>Rear:</i>	<i>30 feet</i>

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet

FINDING: The existing structures or lot ae 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.

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 negliable typical demand and sufficient multiple use to park all vehicles on paved surfaves during the training, mustering, or community events.

CONDITIONAL USE

MCC 38.7300 Review and Conditional Uses

(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:

(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:

(3) Land divisions may be allowed upon a demonstration that the proposed land division is necessary to facilitate, enhance or otherwise improve recreational uses on the site.

**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 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 clad 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 cultural resource review for these reasons.

§ 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 DISTRIBUTION 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.