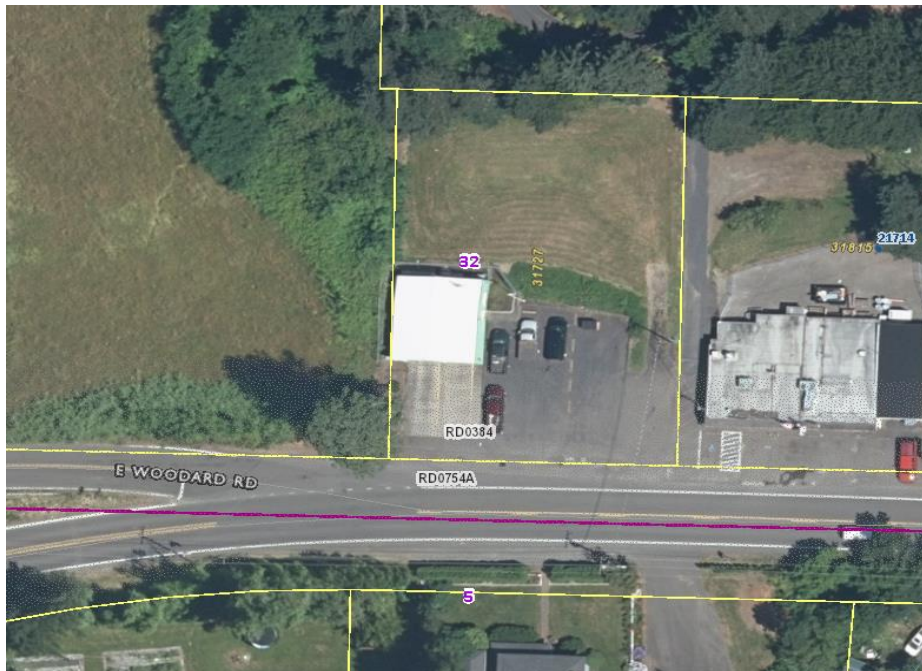


CONDITIONAL USE Request for Approval

October 12, 2024
Amended March 25, 2025

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

Location: 31727 EAST HISTORIC COLUMBIA RIVER HWY



State Identification Number:	1N4E32D -01800	R322491
Comprehensive Plan/Zoning:	Springdale Rural Center	RC
Size:	0.47 ACRES	20,473 sqft

PURPOSE

Corbett Fire District is a critical emergency response governmental entity that is upgrading and expanding firefighting capability in a regionally critical fire endangered rural/urban interface through the support of the area property owners. The fire district provides emergency medical responses to the area. The district is obliged to protect a federally established Columbia River National Scenic and Recreational Area.

Corbett Fire District 14 proposes to improve fire response through providing a second building to house fire apparatus and equipment.

**Community Service Conditional Use Permit – Fire Station
Springdale Rural Center (SRC)
General Requirements:**

MCC 39.1250 Code Compliance and Violations

FINDING

The site is in compliance with Multnomah County's development code.

MCC 39.6235 Stormwater Drainage Control

FINDING

Documentation is provided that illustrates the rate of runoff for the 10-year 24- hour storm event is no greater than that which existed prior to development at the property line.

MCC 39.6850 Dark Sky Lighting Standards

FINDING

All new lighting is designed to shine straight down onto the ground.

Springdale Rural Center (SRC):

MCC 39.4570(A) Conditional Uses - Community Service Uses...

4.C.4 – SPRINGDALE RURAL CENTER (SRC) § 39.4550

- PURPOSE. The purposes of the Springdale Rural Center base zone are to provide standards and review procedures which will encourage concentrations of rural residential development, together with small-scale low impact commercial and industrial uses that primarily serve the population of the immediate surrounding rural area and tourists traveling through the area.

CLASSIFICATION OF USE

§ 39.4570 CONDITIONAL USES.

(A) Community Service Uses pursuant to the provisions of MCC 39.7500 through 39.7810.

7.B – COMMUNITY SERVICE USES (CS)

§ 39.7500- PURPOSE. This subpart of MCC Chapter 39 provides for the review and approval of the location and development of special uses which, by reason of their public convenience, necessity, unusual character or effect on the neighborhood, may be appropriate as specified in each base zone.

§ 39.7520 USES.

(A) Except as otherwise limited in the EFU, all CFU and OR base zones, the following Community Service Uses and those of a similar nature, may be permitted in any base zone when approved at a public hearing by the approval authority. Allowed Community Service Uses in the EFU, CFU and OR base zones are limited to those uses listed in each respective base zone

(18) Fire Station

FINDING

The proposed use is a Fire Station.

MCC 39.4575(C), (D), (F), and (I) Dimensional Requirements and Standards

§ 39.4575 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS.

(C) Minimum Yard Dimensions – Feet

Front 30 Side 10 Street Side 30 Rear 30.

FINDING

The front lot dimension is 120'. The side lot dimensions are both 170'. The rear lot dimension is 120'. The yard dimensions comply with the minimum requirements.

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.

FINDING

The site fronts a state highway with adequate width and improved.

(F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the contiguous ownership.

FINDING

The County Sanitarium has permitted the sewage disposal for the site. Documentation is provided that illustrates that the rate of runoff for the 10-year 24- hour storm event is no greater than that which existed prior to development at the property line.

(I) All exterior lighting shall comply with MCC 39.6850.

FINDING

All new lighting is designed to shine straight down onto the ground.

MCC 39.4585 Lot Sizes for Conditional Uses

§ 39.4585 LOT SIZES FOR CONDITIONAL USES. *The minimum lot size for a Conditional Use permitted pursuant to MCC 39.4570, except subsection (C) thereof, shall be based upon: (A) The site size needs of the proposed use; (B) The nature of the proposed use in relation to its impact on nearby properties; and (C) Consideration of the purposes of this base zone.*

FINDING

The lot is .47 acres in size in a rectangular shape that provides direct access for all equipment onto the state highway for rapid emergency response. The site' size allows for mitigation of storm water impacts and required parking and loading activities as illustrated by the site plan.

MCC 39.4590 Off-Street Parking and Loading

§ 39.4590 OFF-STREET PARKING AND LOADING. *Off-street parking and loading shall be provided as required by MCC 39.6500 through 39.6600 except as identified below for Review Uses and Conditional Uses.*

FINDING

The site plan illustrates all parking spaces to be located on previous gravel surface and/or existing cement or asphalt surfaces. The use is not commercial or industrial.

Community Service Uses (CS):

MCC 39.7505 General Provisions

MCC 39.7515(A)-(H) Approval Criteria

§ 39.7515 APPROVAL CRITERIA. *In approving a Community Service use, the approval authority shall find that the proposal meets the following approval criteria, except for transmission towers, which shall meet the approval criteria of MCC 39.7550 through 39.7575, wireless communications facilities, subject to the provisions of MCC 39.7705, and except for regional sanitary landfills, which shall comply with MCC 39.7600 through 39.7625.*

(A) Is consistent with the character of the area;

FINDING

The fire station is an essential function of the community's emergency response to fire and medical emergencies. The fire station focuses the community's response and provides a central location for emergency response equipment for fires and medical emergencies. The improvements are financed by a bond supported by community members to maintain the safety and character of the rural area. The fire station also protects the environmental condition and natural habitat through fire prevention both active and community lead programs.

(B) Will not adversely affect natural resources;

FINDING

The fire station is located on a state highway in an "exception area" where the land has been dedicated to non farm and/or forest uses. The fire station protects the natural resources and habitat through fire prevention both active and community lead programs.

(C) The use will not:

(1) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; nor

FINDING

The fire station is dedicated to supporting surrounding farm and forest practices through the suppression of fire that destroys farm and forests.

(2) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use

FINDING

The fire station's mission to suppress fire decreases the cost of farm practices by preventing the destruction of farms and alleviates the need for each farm to be a fully equipped fire station.

(D) Will not require public services other than those existing or programmed for the area;

FINDING

The conditional use approval allows the community to meet the demand for the required public service – fire suppression and emergency medical response.

(E) Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;

FINDING

The site is not located in a big game winter habitat.

(F) Will not create hazardous conditions;

FINDING

The fire station's purpose is to address hazardous conditions.

(G) Will satisfy the applicable policies of the Comprehensive Plan;

Comprehensive Plan Policies: Policy 5.14, 11.12, 11.13, and 11.17

(H) Will satisfy such other applicable approval criteria as are stated in this Section.

FINDING

The applicant has responded to all identified approval criteria.

(I) In the West of Sandy River Rural Planning Area, the use is limited in type and scale to primarily serve the needs of the rural area.

FINDING

The fire station is one of three fire stations utilized by the Corbett Fire District to serve the Corbett rural community and provide support to governmental partners in protecting the National Scenic area and surrounding federal land. The station also provides emergency medial response to the community.

MCC 39.7525(A), (D), (E) & (G) Restrictions

A building or use approved under MCC 39.7520 through 39.7650 shall meet the following requirements:

(A) Minimum yards in EFU, CFU (Note – not applicable to CFU-1 through CFU-5), MUA20, RR, BRC, OCI, OR and PH-RC, UF-20, LR10, UF-20, MUF, SRC, and RC base zones: (1) Front yards shall be 30 feet. (2) Side yards for one-story buildings shall be 20 feet; for two-story buildings, 25 feet. (3) Rear yards shall be as required in the base zone.

FINDING

The front yard shall be approx. 37'-6". The side yard for the new proposed one story building shall be approx. 33'-1". The rear yard shall be approx. 77'-11". The yard dimensions meet the minimum standards.

(D) Off-street parking and loading shall be provided as required in MCC 39.6500 through 39.6600.

FINDING

There are three off-street parking spaces provided. Two are standard 9'x18', 90 degree parking stalls. One is a 9'x18' ADA accessible parking space with an adjacent 8' aisle.

The parking stalls are setback from the street lot line, in line with or behind the face of the new building. There is safe pedestrian access from the building entries/exits to the stalls.

(E) Signs for Community Service Uses pursuant to the provisions of MCC 39.6700 through 39.6820.

FINDING

The fire station will have a Corbett Fire logo sign on the building, and the fire truck number on the garage door. The logo will be approx. 3'-9" square, installed flat on the building façade, matching the existing Fire Station sign. The numbers on the garage door will be painted approx. 2' tall.

(G) Other minimum yards, restrictions or limitations of use or development not required under this subsection shall be as provided in the base zone.

FINDING

The site plan illustrates compliances to the requirements of the RC base zone.

Off-Street Parking and Loading: MCC 39.6500 through MCC 39.6595 § 39.6570 IMPROVEMENTS.

(A) Surfacing (B) Curbs and Bumper Rails (C) Marking (D) Drainage (E) Covered Walkways

FINDING

There are three off-street parking spaces provided. Two are standard 9'x18', 90 degree parking stalls. One is a 9'x18' ADA accessible parking space with an adjacent 8' aisle. The parking stalls are setback from the street lot line, in line with or behind the face of the new building. There is safe pedestrian access from the building entries/exits to the stalls.

§ 39.6575 SIGNS

FINDING

All signs proposed are required for directional assistance or emergency response.

§ 39.6580 DESIGN STANDARDS: SETBACKS

FINDING

To meet the off-street parking setback requirements of the RC Zone, the proposal shall include 10' deep landscaping along the street lot line where parking is proposed.

In the RC zone, off-street parking for development on a parcel less than 1 acre shall provide a minimum of 10-foot landscaped front yard or street side setback. All other minimum yard dimensions for parking shall be as required in this Subpart.

§ 39.6585 LANDSCAPE AND SCREENING REQUIREMENTS.

FINDING

Landscaping and screening requirements are not applicable because the parking on this site is NOT within the scope of design standards stated in MCC 39.6555. The proposal is for a non-residential use and the parcel does NOT contain a single-family dwelling. However, MCC 39.8045 is required because the conditional use triggers Design Review. See section MCC 39.8045 Required Minimum Standards below.

§ 39.6590 MINIMUM REQUIRED OFFSTREET PARKING SPACES

FINDING

The fire station is an Unspecified Use and parking requirements are at the discretion of the Planning Director. The application proposes three off-street parking spaces. Two are standard 9'x18', 90 degree parking stalls. One is a 9'x18' ADA accessible parking space with an adjacent 8' aisle. The parking stalls are setback from the street lot line, in line with or behind the face of the new building. There is safe pedestrian access from the building entries/exits to the stalls.

§ 39.6595 MINIMUM REQUIRED OFFSTREET LOADING SPACES.

FINDING

The emergency response facility conducts loading/unloading activities throughout the site as demanded by the facility's function and does not utilize a single loading dock or space.

Lot of Record Verification

MCC 39.3005 Lot of Record - Generally

MCC 39.3110 Lot of Record - Lot of Record - ...Springdale Rural Center (SRC)

FINDING

The application has attached a separate narrative addressing lot confirmation.

Significant Environmental Concern for Streams (SEC-s)

MCC 39.5510 Uses; SEC Permit Required

MCC 39.5520 Application for SEC Permit

MCC 39.5750 Criteria for Approval of SEC-s Permit

§ 39.5750- CRITERIA FOR APPROVAL OF SEC-S PERMIT –STREAMS

(D) For the protected stream resources, the applicant shall demonstrate that the proposal:

(1) Will enhance the fish and wildlife resources, shoreline anchoring, flood storage, water quality and visual amenities characteristic of the stream in its pre-development state, as documented in a Mitigation Plan.

FINDING

This property does not materially affect the stream that defines the SEC zone. The site is over 100'feet from the armored stream as in crossing under the scenic highway. The site does not abut the stream. The area between the armored stream and site has been developed for over one hundred years. The area is fully paved with a large commercial

structure and the state highway that are extremely active uses functioning between the stream and site. The stream at the closest point is in a steep ditch with pavement surrounding the “top of back” as it crossing under the state highway with drainpipes from other properties draining visibility into the stream. The site is separated from the stream by two lots. The stream runs through property the applicant does not own, and the applicant cannot trespass into the stream area.

Design Review

MCC 39.8010 Design Review Plan Approval Required

§ 39.8010 DESIGN REVIEW PLAN APPROVAL REQUIRED. No building, grading, parking, land use, sign or other required permit shall be issued for a use subject to this section, nor shall such a use be commenced, enlarged, altered or changed until a final design review plan is approved by the Planning Director, under this Code.

MCC 39.8040 Design Review Criteria

(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.

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

(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.

FINDING

The design preserves the majority of the natural slope and landscape of the site. The simple building form is energy-efficient, and human scale. Weather protection is provided at the pedestrian entries. Development includes a new building for parking fire equipment and a new flagpole, fence/gate, retaining walls, gas storage tank, generator, and storm water drainage control system

(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.

FINDING

The new fire station building offers a safe environment for pedestrians and fire-fighting equipment. The building is simple and secure.

(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.

FINDING

Accessible parking is provided, and the building is entirely step-free.

(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.

FINDING

The new development occurs on a small portion of the site. The majority of the site's landscape and grade is preserved. Existing trees are preserved and protected by distance from the new building.

(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.

FINDING

There are three firetruck bays on this site. Each needs free and clear, direct access to the street, physically and visually. Since the emergency vehicles' access to the street is priority, there are no proposed new curbs. This is also harmonious with the neighboring streetscape. The site is not designed to be entered on foot, but there are safe pedestrian routes on the site.

(6) Drainage - Surface drainage and stormwater systems shall be designed so as not to adversely affect neighboring properties or streets. Systems that insure that surface runoff volume after development is no greater than before development shall be provided on the lot.

FINDING

New stormwater will not be created. Existing storm water is managed through the existing drainage system that outfalls into a public drainage system. Drainage does not impact adjacent properties or public right of ways.

The proposed improvement to Springdale 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.

(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.

FINDING

The parking and equipment on site is not so great as to negatively impact the site and/or the surrounding areas.

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

FINDING

This design requirement shall be met.

(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.

(B) Guidelines designed to assist applicants in developing design review plans may be adopted by the Planning Commission. (Ord. 1309, Amended, 08/18/2022)

FINDING

This design requirement shall be met.

MCC 39.8045 Required Minimum Standards

A) Private and Shared Outdoor Recreation Areas in Residential Developments:

(B) Storage

(C) Required Landscape Areas The following landscape requirements are established for developments subject to design review plan approval:

(1) A minimum of 15% of the development 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:

1. Street trees spaces as appropriate to the species, not to exceed 50 feet apart, on the average;

2. Low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and

3. 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.

FINDING

The site is 20,400 sf and requires a minimum of 3,060 sf (15%) to be landscaped. The minimum requirement is met and exceeded with 9,262 sf (45%) of landscaping proposed. This calculation includes the entire site of which 30% is a mowed lawn with trees.

Peter Finley Fry
Springdale Fire Station
31727 E Hist Columbia River Hwy

October 12, 2024
March 25, 2025

The landscaping directly attributable to the development around the building and parking areas also exceed 15% if the rear lawn area is excluded from the site area.

It is vital to maintain sightlines to/from the street for the emergency vehicles and it is for this reason that no landscaping is proposed at the street lot line. In lieu of landscaping at the street, the development is preserving the existing landscaped area to the north and protecting the existing mature trees.

Ground Disturbance Standards

MCC 39.6210 Permits Required

MCC 39.6225 Erosion and Sediment Control Permit

MCC 39.6235 Stormwater Drainage Control

FINDING

These permits will be acquired as required.