

HEARING CONTINUANCE MEMO

Land Use Planning Division



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Date: Tuesday, July 22, 2025

To: Hearings Officer

CC: Peter Finley Fry
Dave Flood
Ty K. Wyman
Alexandra Howard

RE: Staff Report Revisions for Hearing Continuance

Based on the new information provided by the Applicant, Staff would like to revise the following findings. New proposed language is Underlined and language proposed for removal is ~~Strikethrough~~. The revised “**Staff:**” finding should read as follows:

Under Section 6.3 for subsection (F) on Page 12.

Staff: The applicant has provided a Septic Review Certification, Stormwater Drainage Control Certificate, and a Water Service Certification. The on-site sewage disposal was reviewed Lindsey Reschke, Multnomah County Sanitarian. The Sanitarian stated, “Proposed 24’ x 54’ building poses no concern to septic...” (Exhibit A.13). The storm water/drainage control was reviewed and certified by Evan Eykelbosch, PE. The report recommends that, “~~runoff...be conveyed into a stormwater lift station, where it will be routed into a bioswale for treatment and then into a below grade detention pipe. Discharge from the pipe will be routed into the public catch basin. The site improvements are limited to Basin A. However, existing runoff from Basin B will also be collected, treated, and detained (Exhibit A.7)[stormwater] will be collected within a series of area drains and downspouts. The runoff will be conveyed into a system of stormwater pipes, which will be routed into a public catch basin located along the East Historic Columbia River Highway” (Exhibit I.1 and I.2).~~ This system will ensure that the rate of runoff from the subject property during a 10-year/24-hour storm event is no greater than that before the development. Condition of approval requires the applicant construct and maintain the proposed stormwater drainage control system for the life of the Fire Station as described. Lastly, the Water Service Certification indicates that the property is served from an 8-inch line from Corbett Water District (Exhibit A.9). *As conditioned, criteria can be met.*

Under Section 6.5 for subsection (B) on Page 14.

Staff: The applicant has provided a Stormwater Drainage Control Certificate as discussed in Section 6.3. The design is certified by Evan Eykelbosch, an Oregon Registered Professional Engineer (Exhibit I.1 and I.2)(~~Exhibit A.7~~). A condition of approval requires the applicant construct and maintain the proposed stormwater drainage control system for the life of the Fire Station as described. *As conditioned, criterion can be met.*

Under Section 7.2 for subsection (E)(2) on Page 17.

Staff: The applicant has provided a Stormwater Drainage Control Certificate and Plans describing and showing how disposal of surface water will occur on the property. The storm water/drainage control was reviewed and certified by Evan Eykelbosch, PE. The report recommends that, “~~runoff...be conveyed into a stormwater lift station, where it will be routed into a bioswale for treatment and then into a below-grade detention pipe. Discharge from the pipe will be routed into the public catch basin. The site improvements are limited to Basin A. However, existing runoff from Basin B will also be collected, treated, and detained (Exhibit A.7).~~ The utilization of a bioswale is a type of dry well that will allow for ground water recharge and reduce peak stream flows[stormwater] will be collected within a series of area drains and downspouts. The runoff will be conveyed into a system of stormwater pipes, which will be routed into a public catch basin located along the East Historic Columbia River Highway” (Exhibit I.1 and I.2). This design recognizes that the subject property is in an area with a high-water table where utilizing a drywell or swale would be impractical. Therefore, the applicant is utilizing other best practices by removing impervious areas and conveying stormwater to existing systems that will maintain current conditions for groundwater recharge and peak stream flows. Condition of approval requires the applicant construct and maintain the proposed stormwater drainage control system for the life of the Fire Station as described. As conditioned, criterion can be met.

Under Section 8.8 for subsection (D) on Page 24.

Staff: The applicant has provided a Stormwater Drainage Control Certificate and Plans describing and showing how disposal of surface water will occur on the property. The storm water/drainage control was reviewed and certified by Evan Eykelbosch, PE. The report recommends that, “~~runoff...be conveyed into a stormwater lift station, where it will be routed into a bioswale for treatment and then into a below-grade detention pipe. Discharge from the pipe will be routed into the public catch basin. The site improvements are limited to Basin A. However, existing runoff from Basin B will also be collected, treated, and detained (Exhibit A.7)~~[stormwater] will be collected within a series of area drains and downspouts. The runoff will be conveyed into a system of stormwater pipes, which will be routed into a public catch basin located along the East Historic Columbia River Highway” (Exhibit I.1 and I.2). The civil plans show that the parking area will be graded and drained using a gentle slope (Exhibit A.16). Together, the report and design provide for the disposal of all surface water on the lot; however, Condition of approval requires the applicant construct and maintain the proposed stormwater drainage control system for the life of the Fire Station as described. *As conditioned, criterion can be met.*

Under Section 10.4 for subsection (A)(6) on Page 31.

Staff: As discussed previously in Section 8.8. the applicant has provided a Stormwater Drainage Control Certificate and Plans describing and showing surface drainage and stormwater systems ~~(Exhibit A.7)(Exhibit I.1 and I.2)~~. The civil plans show that the parking area will be graded and drained using a gentle slope (Exhibit A.16). The design will not adversely affect neighboring properties or streets. ~~and t~~The systems will ensure that surface runoff volume after development is no greater than before development is provided on the lot. Condition of approval requires the applicant construct and maintain the proposed stormwater drainage control system for the life of the Fire Station as described. *As conditioned, criterion can be met.*

Under Section 12.0 for Comprehensive Plan Policy 5.14 on Page 38.

Staff: As previously discussed, the applicant has provided a Stormwater Drainage Control Certificate and Plans describing and showing how stormwater drainage will be managed for the development on the property. The storm water/drainage control was reviewed and certified by Evan Eykelbosch, PE. The report recommends that, “~~runoff...be conveyed into a stormwater lift station, where it will be routed into a bioswale for treatment and then into a below-grade detention pipe. Discharge from the pipe will be routed into the public catch basin. The site improvements are limited to Basin A.~~

~~However, existing runoff from Basin B will also be collected, treated, and detained (Exhibit A.7). The utilization of a bioswale will improve water quality of adjacent streams and waterways; thereby resulting in improving watershed health~~[stormwater] will be collected within a series of area drains and downspouts. The runoff will be conveyed into a system of stormwater pipes, which will be routed into a public catch basin located along the East Historic Columbia River Highway” (Exhibit I.1 and I.2). This design recognizes that the subject property is in an area with a high-water table where utilizing a drywell or swale would be impractical. Therefore, the applicant is utilizing other best practices by removing impervious areas and conveying stormwater to existing systems that will maintain current conditions that have existed on the site since the 1960s. Condition of approval requires the applicant construct and maintain the proposed stormwater drainage control system for the life of the Fire Station as described. *As conditioned, criterion can be met.*

If the Hearings Officer finds the proposed application is approvable, staff recommends the following Conditions of Approval the following Conditions will need to be modified as follows:

- 5.b. Construct the storm water drainage control system described and shown in Exhibit ~~A.7~~I.1 and I.2. [MCC 39.4575(F), MCC 39.4590(B), MCC 39.5750(E)(2), MCC 39.6570(D), MCC 39.8040(A)(6)]
- 6.b. Maintain the stormwater drainage control system for the life of the Fire Station use in compliance with Exhibit ~~A.7~~I.1 and I.2. [MCC 39.4575(F), MCC 39.4590(B), MCC 39.5750(E)(2), MCC 39.6570(D), MCC 39.8040(A)(6)]

Please do not hesitate to contact me at rithy.khut@multco.us or (503) 988-0176, if you have any questions.

cc: File

Peter Finley Fry (via email at peter@finleyfry.com)

Dave Flood (via email at dflood@corbettfire.com)

Ty K. Wyman (via email at twyman@dunncarney.com)

Alexandra Howard (via email at alexandra.howard@multco.us)