

OREGON DEPARTMENT OF TRANSPORTATION

SKYLINE STOCKPILE SITE

Case File No.: PA 2020-13422

Pre-Application Meeting

Responses to Comments of 23 July 2020

The Oregon Department of Transportation (ODOT) is preparing to assume ownership of NW Cornelius Pass Road between Highway's U.S. 30 and U.S 26 through a State of Oregon Legislature's mandated jurisdictional transfer from Multnomah and Washington Counties. Due to the transfers ODOT will assume ownership and resultant management and maintenance of NW Cornelius Pass Road. The expected transfer date is late 2020 or early 2021.

In order to fulfill winter weather ice and snow maintenance functions ODOT requires a strategically situated site for stockpiling/storage of winter maintenance materials.

The proposed Skyline Stockpile Site is currently owned by ODOT and is strategically located near the geographic center, and immediately accessible, to NW Cornelius Pass Road.

KEY ISSUES

- **Lot of Record:** Please see Cover Sheet, Notice of Decision. Attachment A.
- **Previous Development:** The site is vacant and has been farmed in the past with no evidence of prior physical development.

Conditional Use Permit (CUP)

Item 2: Overview of CUP requirements

- MCC 39.4230 discusses Transportation facilities, services and improvements that serve local travel needs, and which:
 - (1) OAR 660-012-0065 (o) recognizes (paraphrased) Transportation facilities that support local, rural travel needs and provision of adequate emergency access.
 - (2) Please see discussion of MCC 39.7015 AND MCC 39.7020 criteria below.

Item 3: CUP issued only for specific use or uses.

- Per MCC 39.7005(B) states that the CUP is to be issued only for specific use and any change will require a new review process.

Item 4: Demonstrate compliance with Approval Criteria listed in MCC 39.7015.

- MCC 39.7015(A1): The architectural forms and materials of the proposed Deicer/Loader Storage Building will be in keeping with the character of other working buildings in the area. The Tualatin Valley Fire Station across NW Skyline Blvd., and other close buildings, are of similar simple construction forms and materials also with large overhead doors. Additionally, buildings clad with

metal roofing and siding materials are compatible with modern day farm structures found in the area.

- MCC 39.7015(A2): Other than removal of a limited number of trees at Skyline Blvd. to allow construction of the access road the property is primarily open. The site has been farmed in the past and is devoid of other vegetation. Site grading will be limited to what is required to allow acceptable access road grades and a suitable level area for construction of the Deicer/Loader Storage Building, Open Area and Open Storage Area.
- MCC 39.7015(A)(6): Development of this project will not create hazardous conditions due to use of the site. There will be a minor increase in traffic during typical re-supply operations in summer and fall. During winter/adverse weather operations there will be a traffic increase due to ice and snow build-up maintenance operations mitigating hazardous conditions for local drivers. Please see Transportation Analysis Review Attachment G.
- MCC 39.7015(A)(3): Development of this project will not have any net effect on surrounding lands. The site will be graded such that adjacent farmed lands are not impacted. The access road and open space in front of the building will be paved with asphaltic concrete to control muddy or dusty conditions. The open pile site will be graveled but is rarely accessed during summer/fall for re-stocking limiting dust produced and only as required during inclement (snow or ice) weather conditions.
- MCC 39.7015(A)(4): Electrical power will be the only utility required for this project. Due to being a non-staffed site additional personnel support facilities will not be provided.
- MCC 39.7015(A)(5): Please see Attachment B for Department of Fish and Wildlife response indicating the site is not a big game winter habitat.
- MCC 39.7015(A)(7): Requires the development satisfies the applicable policies of the Comprehensive Plan.
- Chapter 3: Farm Land from the Multnomah County Comprehensive Plan.
 - Goal 3.2 directs that land re-designated from Agriculture land to another use should be in accord with the standards set forth by Statewide Planning Goals, OAR's and in this Plan.
 - OAR 660 033 0130 (13) (paraphrased) allows transportation facilities not otherwise allowed to be established subject to adoption of the governing body as an exception to Goal 3.
 - OAR 660 012 0065 (o) (paraphrased) allows transportation facilities other than those listed in this rule that serve local needs and shall be limited to that necessary to support rural land uses and provide adequate emergency access.
 - ORS 215.213 (r) (paraphrased) allows highway related facilities such as maintenance yards where additional property is required but not resulting in the creation of new land parcels.
 - ORS 215.283 (k) (paraphrased) allows betterment of highway related facilities such as maintenance yards on contiguous public-owned property utilized to support the operation and maintenance of public roads and highways.
 - Goal 3.3: A lot of record will be provided with this submittal.
 - Goal 3.4: Development of this project will not create hazardous conditions due to a relatively minor increase in traffic during typical re-supply operations in summer and fall. During winter/adverse weather operations there will be a traffic increase due to ice and snow build-up maintenance operations mitigating hazardous conditions for local drivers.

- Goal 3.16: While this project is technically not a “business” the architectural forms and materials of the proposed Deicer/Loader Storage Building will be in keeping with the character of other working buildings in the area. The Tualatin Valley Fire Station across NW Skyline Blvd., and other close buildings, are of similar simple construction forms and materials also with large overhead doors. Additionally, buildings clad with metal roofing and siding materials are compatible with modern day farm structures found in the area.

MCC 39.7015(A)(8): The functional use of this site is provision of a staging area for materials in support of removal of ice and snow build-up from local rural roadways during inclement and adverse weather conditions. The Deicer/Loader Storage Building and stockpile areas are sized according to need of materials and equipment.

Item 5. EFU Zone Specific Criteria. Demonstrate compliance with Approval Criteria listed in MCC 39.7020.

- MCC 39.7020(A): Two additional sites were investigated prior to selection of the Skyline Blvd. site. The first is “Krueger Quarry” a site also owned by ODOT. Krueger Quarry is located on Rock Creek Road approximately one mile east of Cornelius Pass Road. Access to the site is steep and will prevent appropriate access road grades for ODOT and Fire Department vehicles. Additionally Rock Creek Road is a residential access road and is sub-standard for the intended use. A railroad crossing would be required to be improved. The second additional site considered is also a property owned by ODOT. It is located near the junction of Hwy 30 and Cornelius Pass Road. The site is currently utilized for storage of winter operations materials and is too small, in land area, to support additional facilities/stockpiles that will occur due to jurisdictional transfer. Additionally the site is not well located in relationship to materials needs and is outside the service area for the assigned maintenance crew.
- MCC 39.7020(B): Siting of the Skyline Stockpile Site will not impact nor interfere with area farming practices and is not within a forested area. The primary purpose of the Skyline Stockpile Site is storage of winter weather ice and snow maintenance materials. There will be very limited ODOT related traffic during typical farming seasons and no adverse impacts on local traffic. ODOT traffic will increase during winter storm events when the site will be accessed for the purpose of keeping Cornelius Pass Road safely open for local traffic.
- MCC 39.7020(C): The site chosen for the Skyline Stockpile Site is an optimum location for winter maintenance operations for NW Cornelius Pass. The location is strategically located near the geographic center, and immediately accessible, to NW Cornelius Pass Road allowing rapid access during winter storm events. The site is also within the ODOT crew service area.

Item 6. Design Review: Address the Design Review Standards found in MCC 39.8000 THROUGH 39.8050.

- Per MCC 39.7025 application must address Design Review standards found in MCC 39.8000 through MCC 39.8050.
 - MCC 39.8000: Description of purpose of Design Review and project details.
 - MCC 39.8005: Description of Elements of Design to include in the Design Review Plans.
 - MCC 39.8010: Discussion stating no permits shall be issued nor commencement of work prior to final design review approval.
 - MCC 39.8015: Discusses exceptions to these provision of exceptions to regulations. Exclusions do not apply to this project.

- MCC 8020: Application of Regulations
 - (A) Design shall apply provisions of MCC 39.8000 through 39.8050 for all conditional and community service uses.
 - (B) (Paraphrased): Uses that require fewer than four new parking spaces shall only be subject to MCC 36.8040(A)(1)(C, (4) AND (7).
 - (C) Does not apply.
 - (D) (Paraphrased) Changes to previously reviewed development shall be subject to the Design Review Approval Criteria listed in MCC 39.8040 and 39.8045.
- MCC 39.8025: Design Review Plan Comments.
 - (A) The Design Review application will be filed on appropriate forms and contain elements of the project as noted.
 - (B) Plans will include or address items noted with the following exceptions/comments:
 - (7) Pedestrian Circulation: Employees will arrive on site in ODOT vehicles and will not utilize any dedicated pedestrian access or circulation paths. Once on site there is not a predicated circulation path and employees with move about as required for the task at hand.
 - (12) This facility will be a U Occupancy and per the 2019 Oregon State Structural Code is not required to be ADA accessible.
- MCC 39.8030: Site and building plans for the Skyline Stockpile Site will be modified to meet conditions of approval and required modifications following review. Final design review will conform to requirements of sections cited.
- MCC 39.8035: A performance bond, cash deposit or other surety will be provided if any feature of the approved design is not constructed.
- MCC 39.8050: Section discusses exceptions to yard, parking and landscape requirements.
 - Anticipated variances:
 - MCC 39.8025 (7) Pedestrian Circulation: Employees will arrive on site in ODOT vehicles and will not utilize any dedicated pedestrian access or circulation paths. Once on site there is not a predicated circulation path and employees with move about as required for the task at hand.
 - MCC 39.8045(C)(3)(d) This section discusses uniformly distributed landscape throughout the parking or loading area. Conformance to this section is impracticable due to limited maneuvering areas for both trucks and loaders.
- MCC 39.6590-6595 and Pre-application notes require (2) off-street parking spaces and (2) off-street loading spaces. The spaces will be provided and are illustrated on the site plan.
- Per MCC 39.8020 due to less than four parking spaces only compliance with MCC's 39-8040 (A)(1)(a), (1)(c), 4 and 7 are required. Please see discussion below.
- MCC 39.9040 Design Review Criteria
 - MCC 39.8040(A)(1)(a): The architectural forms and materials of the proposed Deicer/Loader Storage Building will be in keeping with the character of other working buildings in the area. The Tualatin Valley Fire Station across NW Skyline Blvd., and other close buildings, are of similar simple construction forms and materials also with large overhead doors. Additionally, buildings clad with metal roofing and siding materials are compatible with modern day farm structures

found in the area. The site will be graded only to the extent required to provide vehicle access, placement of the building and stockpile site.

- MCC 39.8040(A)(1)(c): The Skyline Stockpile project is comprised of a single building. The building function is utilitarian and responds to the intended use and interior requirements. The building is in keeping with other similar facilities in the area in terms of similar construction forms and materials.
- MCC 39.8040(a)(4): The site includes very limited natural landscape. Removal of trees abutting Skyline Blvd. will be minimized to provide grades for constructing the access road. Protection will be provided as required. Grading will be limited to what will be required to provide acceptable access grades and a suitable level area for construction of the Deicer/Loader Storage Building and stockpile area. The site will be graded to avoid any impacts on adjacent properties.
- MCC 39.8040(A)(7): The site will be appropriately screened to minimize visual impacts to adjacent properties as illustrated on the Landscape plan. The Deicer tanks will be fully enclosed within the building as will the loader when not in use. There will not be other equipment permanently stored on site.
- MCC 39.8045:
 - (A) NA-applies to Residential Developments.
 - (B) NA-applies to Residential Developments.
 - (C)(1) Establishes a minimum of 15% of the development area shall be landscaped and will be illustrated on the Landscape Drawings.
 - Assumption is only the actual site (Tax Lot 02 500) will be landscaped and not the access road.
 - (C)(2) Discusses landscaping of areas subject to final design review plan and not otherwise improved and will be illustrated on the landscape plan.
 - (C)(3)(a) NA-applies to a parking or loading area of more than ten spaces.
 - (C)(3)(b) Discusses 10 foot landscape separation strip when adjacent to a street and 5 foot landscape strip at other lot lines. The landscape separation strip will be illustrated on the Landscape plans.
 - (C)(3)(c) Discusses composition of landscape strip between parking and loading areas from adjacent streets.
 - (C)(3)(d) This section discusses uniformly distributed landscape throughout the parking or loading area.
 - Conformance to this section is impracticable due to limited maneuvering areas and the need for full access between the Deicer/Loader Building, Open Area (truck/loader maneuvering), and Open Pile Storage for both trucks and loaders.
 - (C)(3)(e) Discusses a parking landscape area that shall have a minimum width of 5 feet and will be illustrated on the Landscape plan.
 - (C)(4) Provisions shall be made for watering of plant materials. ODOT will continue to irrigate landscaping as required.
 - (C)(5) Directs landscaping shall be continuously maintained. ODOT will continue to maintain landscaping as required.

- (C)(6) Cautions about height of trees planted under power lines. There are no power lines on the subject site.
- (C)(7) Definition of components of landscape that will apply to this project.

Item 7.

- MCC 39.7035 states a conditional use permit must be obtained prior to development of the proposed use.

ITEM 8

- MCC 39.5850 requires lighting be full shielded and contained within the site.
 - ODOT does not intend to provide permanent site lighting. Re-supply of sand and Deicer typically occurs during daylight hours and does not require artificial light. During night time winter operations sand trucks will be loaded utilizing vehicle headlights. Exterior lights, mounted on the building, will be utilized only when required for loading operations and will be shielded as required. Interior lights will be on motion sensors and automatically shut off when not in use.
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- MCC 39.6235 STORMWATER DRAINAGE CONTROL
 - Compliance with the provisions of MCC 39.6235 Storm Water Drainage Control is documented in Attachment C.

Significant Environmental Concern—wildlife habitat (SEC-h) Permit

Item 9

- MCC 39.5860(A) requires a SEC-h permit for this project.
 - ODOT will apply for this permit in the future.

Item 10

- Notes requirement for a Wildlife Conservation Plan.
 - A Natural Resources Assessment has been performed on the site with the conclusion that the project can meet MCC 39.5860(B) Development Standards and a Wildlife Conservation Plan is not required. Attachment D.

Item 11

- Discusses requirements of a Wildlife Conservation Plan.
 - Please see Item 10 comment.

Geologic Hazards (GH) Permit

Item 12 Geological Hazards Overlay

- Review notes requirement for a Geotechnical Engineer or Engineering Geologist to assist in preparing a GH permit.
 - A Geotechnical Engineer was engaged to analyze the site and found that development will not pose risks. A GEOLOGIC HAZARD PERMIT (GHP) Form 1: GEOTECHNICAL

RECONNAISSANCE AND STABILITY PRELIMINARY STUDY is included in the Geotechnical Report. Attachment E.

Item 13

- Notes Geologic Hazards approval criteria MCC 39.5085-39.5090.
 - Please see Item 12 comment.

Item 14

- States the subject site is located within the Tualatin River Watershed.
 - Information only no action required.

Key Issues: Additional Review

Item 15

- **Storm Water Certificate**
 - Compliance with the provisions of MCC 39.6235 Storm Water Drainage Control is documented in Attachment C.
- **Fire Service Agency Review**
 - Tualatin Valley Fire and Rescue Fire Service Agency Review Form and Site Plan is included as Attachment F.
- **Transportation Planning Review**
 - A Transportation Planning Review Form and Traffic Analysis is include as Attachment G.
- **Water Service Certification:**
 - Not Applicable as potable water will not be extended to the site.
- **Final paragraph on Geological Hazard Permit:**
 - Appropriate permits will be applied for.