

Department of Community Services
Transportation Division
<https://multco.us/transportation-planning>



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MEMORANDUM

TO: Tracy Brown, Applicant
Scott Johnson, Owner, Applicant

CC Rick Buen, Engineer, Multnomah County Transportation

FROM: Arini Farrell, AICP, Transportation Planner (email: row.permits@multco.us)

DATE: December 20, 2023

ADDRESS: 6928 SE 282ND AVE GRESHAM, OR 97080 (R994191280)

SUBJECT: New Telecommunications Installation Center

Multnomah County Transportation Planning and Development has reviewed the above referenced application and provides the following comments.

The comments provided in this memorandum are based on the project description provided in the submitted documents. While every effort has been made to identify all related standards and issues, additional issues may arise and other standards not listed may become applicable as more information becomes available.

County Transportation Standards:

- Road Rules (MCRR): <https://www.multco.us/file/70143/download>
- Design & Construction Manual (DCM): <https://multco.us/file/16499/download>

PROPOSAL Applicant is proposing to move a new telecommunications business on 6928 SE 282nd Ave. No changes to the structure are being proposed with this project.

APPLICABLE STANDARDS The subject property is located on a unique lot which has frontages on Multnomah County Rural Arterial Roads, SE 282nd Ave and SE Orient Dr. Additionally, the northern side of the property has frontage onto a Rural Collector Facilities, SE Powell Valley Rd. The existing property has multiple access points to the property.

ACCESS TO COUNTY ROADS (MCRR 4.000)

A driveway/access permit is required for access to county facility and must meet County standards. Based on existing county records, the property does not have a driveway permit for its access points, a driveway permit is required for the main access onto the site.

NUMBER OF ACCESSES (MCRR 4.200)

*MCRR 4.200 Number of Accesses Allowed: Reducing the number of existing and proposed access points on Arterials and Collectors and improving traffic flow and safety on all County roads will be the primary consideration when reviewing access proposals for approval. **One driveway access per property is the standard for approval pursuant to the Multnomah County Code. Double frontage lots will be limited to access from the lower classification street.** Shared access may be required in situations where spacing standards cannot be met or where there is a benefit to the transportation system. If more than one access is desired, a land use application must be submitted in compliance with applicable Multnomah County Codes.*

The subject property has frontages on three County Facilities and access to the site can be made from all three. In order to meet county standards, the property **must close the access from SE 282nd Ave and SE Orient Dr.** The existing driveway from SE Powell Valley Rd may be maintained as the main access for the site. Applicant to confirm width of the existing driveway.



EXISTING NON CONFORMING ACCESS (MCRR 4.700)

The property owner may demonstrate the accesses points as an existing non-conforming so long as they follow the MCRR section below:

- A. *Access locations that were previously approved through a prior land use decision but for which there is no record of an access permit having been granted by the County, are accepted as Existing Non-Conforming Accesses (ENCA). An ENCA is treated as any other accepted non-conforming use and may be subject to waiver of right if the non-conforming use is disrupted for a period of two (2) years or longer.*
- B. *It is the burden of the applicant to show prior land use approval for the ENCA, including the final approved decision of the requisite land use jurisdiction; the following must be met for a valid ENCA:*
 - 1. *Does not qualify for any alteration, replacement or expansion of the existing conditions.*

2. *Must be reviewed and approved for potential stormwater impacts.*

3. *Must be reviewed and approved by the local fire district.*

C. *An ENCA must obtain an access permit once it is determined to meet these provisions.*