

# NOTICE OF DECISION



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## Application for Design Review and Planning Director Decision

**Case File:** T2-2025-0054

**Applicant:** Sean Barnett

**Proposal:** Request for a Design Review (DR) and Planning Director Decision to construct a new satellite fire station.

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**Location:** 18575 NW Gillihan Road, Portland, OR 97231

**Property ID #** R324899

**Map, Tax lot:** 2N1W-01100

**Alt. Acct. #** R971100010

**Base Zone:** Exclusive Farm Use (EFU)

**Overlays:** N/A

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**Decision:** Approved with Conditions

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Wednesday, March 18, 2026 at 4:00 pm.**

**Opportunity to Review the Record:** The complete case file and all evidence associated with this application is available for review by contacting [LUP-comments@multco.us](mailto:LUP-comments@multco.us). Paper copies of all documents are available at the rate of \$0.71/page.

**Opportunity to Appeal:** The appeal form is available at [www.multco.us/landuse/application-materials-and-forms](http://www.multco.us/landuse/application-materials-and-forms). Email the completed appeal form to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us). An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted

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**Issued by:**

A handwritten signature in black ink, appearing to read "Izzie Liu".

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Izze Liu, Planner

**For:** Megan Gibb,  
Planning Director

**Date:** March 4, 2026

## Vicinity Map

N↑



### Applicable Approval Criteria:

<u>General Provisions:</u>	MCC 39.1250 Code Compliance and Applications MCC 39.2000 Definitions
<u>Lot of Record:</u>	MCC 39.3005 Lot of Record – Generally MCC 39.3070 Lot of Record – Exclusive Farm Use
<u>Exclusive Farm Use Zone:</u>	MCC 39.4220(V) Allowed Use – Fire Service Facilities providing primarily rural fire protection, MCC 39.4245 (C), (D), (F), and (H) Dimensional Requirements and Standards, MCC 39.6500-39.6600 Off-Street Parking, MCC 39.7525(A) Minimum Yards, MCC 39.6745 Signs
<u>Design Review:</u>	MCC 39.8010 Design Review Plan Approval Required, MCC 39.8020(C) Application of Regulations, MCC 39.8025 Design Review Plan Contents, MCC 39.8030 Final Design Review Plan, MCC 39.8040 Design Review Criteria, MCC 39.8045 Required Minimum Standards

Copies of the referenced Multnomah County Code sections are available by visiting <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** or by contacting our office at (503) 988-3043.

### Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:
  - a. Within two (2) years of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
    - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
    - ii. For purposes of 1.a, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2025-0054 referenced in the subject line.
  - b. Within four (4) years of the date of commencement of construction when the structure has not been completed. [MCC 39.1185(B)]
    - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
    - ii. For purposes of 1.b, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to [LUP-submittals@multco.us](mailto:LUP-submittals@multco.us) with the case no. T2-2025-0054 referenced in the subject line. [MCC 39.1185]

**Note:** The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]
3. Submit a request for a Zoning Plan Review for Phase Two of this project and include a completed Septic Review Certification.
4. **Prior to submitting Building Plans for Zoning Review**, the property owner(s) or their representatives shall:
  - a. Obtain an Erosion and Sediment Control permit pursuant to MCC 39.6225.
5. **Prior to and during construction**, the property owner(s) or their representatives shall:
  - a. Implement the Erosion and Sediment Control permit by installing and maintaining the required best management practices contained in T1-2025-0058.
  - b. Construct the storm water drainage control system described in Exhibit A.8.
  - c. Prior to development, all work areas shall be flagged, fenced, or otherwise marked to reduce potential damage to habitat outside of the work area. The work area shall remain marked through all phases of development.
  - d. Any trees or vegetation identified for retention on Exhibit A.3 & A.6 shall be protected during construction with temporary fencing placed at the dripline. [MCC 39.7740(B)(11)]

- e. Site construction shall conform to the approved right-of-way access and turnaround standards (Permit #ROW-GEN-2026-0002). [MCC 39.7740(B)(10)]
  - f. The access drive and parking area shall be surfaced and maintained with a durable, dustless surface consistent with MCC 39.7740(B)(10).
  - g. Any nuisance and invasive non-native plants, as defined in MCC 39.5520 shall be removed within the mitigation area prior to planting. [MCC 39.7740(B)(11)]
6. **Prior to issuance of the Certification of Occupancy**, the property owner(s) or their representatives shall:
- a. Implement landscaping as shown on Exhibit A.6 using specified native evergreen species or County-approved equivalents [MCC 39.7740(B)(11)].
  - b. Implement the stormwater drainage control improvements consistent with the certified design described in Exhibit A.3 & A.8 and the requirements of MCC 39.6235.
  - c. Pave and strip the parking area as shown in Exhibit A.3.
7. **As an on-going condition**, the property owner(s) shall:
- a. Maintain all landscaping and screening vegetation as shown in Exhibit A.6. Any screening vegetation that dies within five years of installation shall be replaced in kind. [MCC 39.7740(B)(11)]

**Note:** Land Use Planning must sign off on the building plans before you can go to the Building Department. When ready to submit Building Plans for Zoning Review, complete the following steps:

- 8. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to submitting Building Plans for Zoning Review...” Be ready to demonstrate compliance with the conditions.
- 9. You will need to provide a copy of your Transportation Planning Review (TPR) sign-off with your building plans. If you have not yet received sign-off, visit the following webpage for instructions on how to request a review of your plans: <https://www.multco.us/planreview>. Failure to obtain TPR sign-off of your plans will result in delaying your zoning review. You will need to provide a copy of your Oregon Department of Transportation (ODOT) permit or other authorization with your building plans. If you have not yet received sign-off, visit the following webpage for instructions on how to request a review of your plans: <https://www.oregon.gov/odot/Engineering/Pages/Access-Management.aspx>. Failure to obtain a permit or other authorization will result in delaying your zoning review.
- 10. Contact the City of Portland Permitting & Development: On-site Sanitation at 503-823-6892 or e-mail [septic@portlandoregon.gov](mailto:septic@portlandoregon.gov) for information on completing the Septic Permit or Evaluation process for the proposed development. All existing and/or proposed septic system components (including septic tank and drainfield) must be accurately shown on the site plan.
- 11. Visit <https://www.multco.us/landuse/submitted-building-plan> for instructions regarding the submission of your building plans for zoning review and review of conditions of approval. Please ensure that any items required under, “When submitting Building Plans for Zoning Review...” are ready for review. Land Use Planning collects additional fees at the time of zoning review.

Once you have obtained an approved zoning review, application for building permits may be made with the City of Portland.

**Notice to Mortgagee, Lien Holder, Vendor, or Seller:**  
 ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

## Findings of Fact

**FINDINGS:** Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

### 1.0 Project Description:

**Staff:** The applicant, Sauvie Island Fire District, through its representative Polymath Studio Architecture, requests approval to construct a new satellite fire station on the property at 18575 NW Gillihan Road. The proposal includes a two-phase development plan. Phase One includes a 3,870-square-foot building, parking lot and above ground water-storage tank. The proposed building includes equipment bays, a storage room, and a restroom. Phase Two includes the interior plumbing fixtures and the septic system.

### 2.0 Property Description & History:

**Staff:** This application is for 18575 NW Gillihan Road, Portland. The subject property is located on the west side of NW Gillihan Road in unincorporated west Multnomah County outside of Metro’s Urban Growth Boundary (UGB). The subject property is zoned Exclusive Farm Use (EFU) and has no (0) overlay zones.

According to County Assessor records and recent aerial imagery, the property is 843.45 acres and currently houses agriculture fields and agriculture buildings. The proposed development will occupy less than one (1) acre of the property directly adjacent to NW Gillihan Road. The development area will contain a 3,870-square-foot building, associated parking lot, and landscape improvements. An existing access driveway extends from NW Gillihan Road and will be improved with gravel for access. The facility will be periodically accessed for vehicle and equipment maintenance and on-site training.

A pre-filing meeting (PF-2024-0032) for the proposed project was held on August 8, 2024, with County staff and the applicant team. The meeting addressed zoning, ground disturbance, and access considerations for the site. A summary of that meeting is included in the application package as Exhibit B.5.

### 3.0 Public Comment:

**Staff:** Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.3). Staff did not receive public comments during the 14-day comment period.

### 4.0 Code Compliance and Applications Criteria:

#### 4.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

**Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.**

**(A) A permit or other approval, including building permit applications, may be authorized if:**

\* \* \*

**Staff:** For purposes of the current application, there are no known open compliance cases associated with the subject property, and there is no evidence in the record of any specific instances of noncompliance on the subject property. *This criterion is met.*

**5.0 Lot of Record Criteria:**

**5.1 MCC 39.3005 Lot of Record - Generally**

- (A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.
- (B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

\* \* \*

**5.2 MCC 39.3070 Lot of Record – Exclusive Farm Use Zone (EFU)**

- (A) In addition to the standards in MCC 39.3005, for the purposes of the EFU district a Lot of Record is either:

\* \* \*

**Staff:** The subject property was verified as a legal lot of record under land use case no. T2-2014-3499. The subject property remains in the same configuration, therefore, is still recognized as a legal lot. *Criteria are met.*

**6.0 Exclusive Farm Use (EFU) Criteria:**

**6.1 MCC 39.4220 Allowed Uses**

The following uses and their accessory uses are allowed, subject to all applicable supplementary regulations contained in MCC Chapter 39.

\* \* \*

- (V) Fire service facilities providing primarily rural fire protection services subject to satisfying the requirements of MCC 39.6500 through 39.6600 (off-street parking), MCC 39.7525(A) (minimum yards), MCC 39.8000 through 39.8050 (design review), and MCC 39.6745 (signs).

**Staff:** The proposed facility is a satellite fire station intended to serve rural Sauvie Island. Compliance with the applicable off-street parking standards, minimum yard standards, design review standards, and sign standards are addressed in Section 7 and 8 of this report. *This criterion is met.*

**6.2 MCC 39.4245 Dimensional Requirements and Development Standards**

\* \* \*

- (C) **Minimum Yard Dimensions – Feet.**

Front	Side	Street Side	Rear
30	10	30	30

**Maximum Structure Height – 35 feet**

**Minimum Front Lot Line Length – 50 feet.**

**Staff:** The proposed satellite fire station will be located more than 30 feet from all property lines, exceeding the minimum yard requirements of the EFU zone. The building is approximately 26 feet in height and satisfies the maximum building height limitation. *These criteria are met.*

- (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.**

\* \* \*

**Staff:** The property abuts NW Gillihan Road. NW Gillihan Road has sufficient right-of-way width to serve the area. The Transportation Planning Review form does not indicate the presence of insufficient right-of-way that would increase the yard requirements (Exhibit A.10). *Criteria met.*

- (F) **On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, shall be provided on the Lot of Record.**

\* \* \*

- (2) **Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.**

\* \* \*

**Staff:** The applicant provided a Stormwater Drainage Control Certificate requiring the construction of an on-site stormwater drainage control system (Exhibit A.8). 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. The applicant also provided a Water Service Certification to confirm the water source for the use (Exhibit A.11). Phase Two includes the interior plumbing fixtures and the septic system. The applicant will be required to submit a Septic Review Certification as a condition of approval. *As conditioned, this criterion is met.*

- (H) **All exterior lighting shall comply with MCC 39.6850.**

**Staff:** The applicant provided a lighting plan (Exhibit A.7). The lights will be fully shielded with opaque materials, directed downward, and limited to the immediate development area. *This criterion is met.*

## **7.0 Rural Fire Service Facilities Criteria:**

### **7.1 MCC 39.6515 Plan Required**

**A plot plan showing the dimensions, access and circulation layout for vehicles and pedestrians, space markings, the grades, drainage, setbacks, landscaping and abutting land uses in respect to the off-street parking area and such other information as shall be required, shall be submitted in duplicate to the Planning Director with each application for approval of a building or other required permit.**

**Staff:** As demonstrated in Exhibits A.3 through A.7, the applicant has provided the required plans to confirm the dimensions, access, circulation layout, space markings, grades, drainage, setbacks, and landscaping. *This criterion is met.*

### **7.2 MCC 39.6565 Dimensional Standards**

- (A) **Parking spaces shall meet the following requirements:**

- (l) **At least 70% of the required off street parking spaces shall have a minimum width of nine feet, a minimum length of 18 feet, and a minimum vertical clearance of six feet, six inches.**

\* \* \*

**Staff:** As demonstrated on the site plan, the off street parking spaces are nine feet wide, eighteen feet long, and have a minimum vertical clearance of 6.5 feet (Exhibit A.3). One ADA accessible space is provided. *This criterion is met.*

### 7.3 MCC 39.6570 Improvements

#### (A) Surfacing

- (I) **Except as otherwise provided in this section, all areas used for parking, loading or maneuvering of vehicles, including the driveway, shall be surfaced with at least two inches of blacktop on a four inch crushed rock base or at least six inches of Portland cement, unless a design providing additional load capacity is required by the fire service provider.**

\* \* \*

**Staff:** As demonstrated on the site plan, the off-street parking lot shall be surfaced with asphalt (Exhibit A.3). The private driveway access will be compacted gravel, and the apron of the driveway connecting to the public right-of-way will be paved asphalt as required by the Transportation Planning Division. *This criterion is met.*

#### (B) Curbs and Bumper Rails

- (I) **All areas used for parking, loading, and maneuvering of vehicles shall be physically separated from public streets or adjoining property by required landscaped strips or yards or in those cases where no landscaped area is required, by curbs, bumper rails or other permanent barrier against unchanneled motor vehicle access or egress.**

\* \* \*

**Staff:** As demonstrated on the site plan, the off-street parking lot shall be physically separated from the public street to the east (NW Gillihan Road) via a landscaped strip with existing trees (Exhibit A.3). *This criterion is met.*

- (C) **Marking - All areas for the parking and maneuvering of vehicles shall be marked in accordance with the approved plan required under MCC 39.6515, and such marking shall be continually maintained. Except for development within the RC, BRC, SRC, PH-RC, OR, or OCI zones, a graveled parking area with fewer than four required parking spaces is exempt from this requirement.**

**Staff:** The development does not have a gravel parking lot, and the off-street parking provided has greater than four required parking spaces. Therefore, and as depicted on the site plan, the off-street parking spaces will be marked. *This criterion is met.*

- (D) **Drainage - All areas for the parking and maneuvering of vehicles shall be graded and drained to provide for the disposal of all surface water on the lot.**

**Staff:** The site plan includes a grading and erosion and control plan (Exhibit A.3). This plan demonstrates how the site will be graded for the development and where the surface water of the lot will runoff. *This criterion is met.*

### 7.4 MCC 39.6585 Landscape and Screening Requirements

- (A) **The landscaped areas requirements of MCC 39.8045 (C) (3) to (7) shall apply to all parking, loading or maneuvering areas which are within the scope of design standards stated in MCC 39.6555 (A).**

**Staff:** Compliance with the applicable landscaping standards are addressed in Section 8 of this report. *This criterion is met.*

### 7.5 MCC 39.6590 Minimum Required Off-street Parking Spaces

\* \* \*

- (F) **Unspecified Uses. Any use not specifically listed above shall have the off-street parking space requirements of the listed use or uses deemed most nearly equivalent by the Planning Director.**

**Staff:** The ‘Service and Repair Shop’ is the most similar listed use to a satellite fire station. Therefore, a 3,870-square-foot building, requires six parking spaces. As demonstrated on the site plan, seven parking spaces will be on site (Exhibit A.3). *This criterion is met.*

### 7.6 MCC 39.7525 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.**

**Staff:** The proposed satellite fire station will be located more than 30 feet from all property lines (Exhibit A.3).

## 8.0 Design Review Criteria:

### 8.1 MCC 39.8020 Application of Regulations

\* \* \*

- (C) **All other uses are subject to all of the Design Review Approval Criteria listed in MCC 39.8040 and 39.8045.**

### 8.2 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.**

**Staff:** The proposed building is designed with a large polycarbonate clerestory window on both the north and south side of the building to provide an abundant source of natural light, reducing demand for

electrical lighting. Rainwater runoff from the building will be routed to a storage tank for non-potable water needs on site. In addition, the building will be sited to preserve vegetation for visual screening. *This criterion is met.*

- (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.**

**Applicant:** The proposed project includes high-degrees of visibility and will be lit at night.

**Staff:** Staff concurs that the design contributes to a safe environment via downward facing exterior lighting and clear lines of sight to the north, west, and south. The landscape buffer to the east creates an appropriate privacy transition from the public right-of-way on NW Gillihan Road. *This criterion is met.*

- (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.**

**Applicant:** The proposed project will be built in accordance with all applicable ADA standards.

**Staff:** As demonstrated on the site plan, an ADA accessible parking space and adjacent aisle are provided in the off-street parking area (Exhibit A.3). *This criterion is met.*

- (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.**

**Applicant:** All efforts have been made to minimize the amount of regrading necessary on the site. There are no significant trees particularly close to the proposed development. Development will be approximately 60' away from a row of trees that border NW Gillihan Road.

**Staff:** The proposal limits disturbance to the development area, and the site plan identifies measures for protecting existing trees during construction. The grading is confined to the minimum necessary to establish access and equipment pads, consistent with the intent of MCC 39.8040(A)(4) to maintain existing topography and natural character. *This criterion is met.*

- (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.**

**Applicant:** Site access and parking lot layout have been designed to maximize safety and convenience, not only for visitors to the site, but also the fire apparatus equipment housed on site. The parking area is consistent in scale with the other existing development on the site.

**Staff:** Staff concurs that the parking lot and vehicular access have been designed to maximize pedestrian safety and vehicular circulation by locating the parking spaces to the west of the fire station equipment bay and garage access. This keeps pedestrian vehicles and individuals away from where fire station vehicles enter and exit the building. Additionally, distinguishing the pedestrian pathways from the parking lot surfacing via heavy concrete paving that contrasts with the asphalt paving clearly marks where pedestrians are safe to travel and keeps them away from vehicular traffic. *This criterion is met.*

- (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.**

**Applicant:** Stormwater is proposed to be managed on site. See Site Plan(s).

**Staff:** As depicted in Exhibit A.8 (Stormwater Drainage Certificate), the property has sufficient capacity for the additional runoff generated from the impervious surface of the new development. *This criterion is met.*

- (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.**

**Applicant:** Required landscaping areas will be used to buffer the proposed project from neighboring properties.

**Staff:** Staff concurs that the proposal provides effective buffering and screening consistent with MCC 39.8040(A)(7). The muted color palette of the prefabricated fire station building blend with the surrounding trees and vegetation, while the structure's minimum 30-foot setback from all property lines and the preservation of existing vegetation further reduce visual prominence. The building form, materials, and muted color palette reflect the character of accessory agricultural or rural structures typically found in the EFU zone. The combination of setbacks, vegetation, and design treatments ensures the facility will be visually subordinate and well-integrated with its surroundings. *This criterion is met.*

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

**Applicant:** The only above-ground utility planned for the project will be a power line coming off of NW Gillihan Road. This is not expected to adversely impact the site or neighboring properties.

**Staff:** Staff concurs that the planned overhead distribution line will not adversely impact the site or neighboring properties. *This criterion is 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.**

**Applicant:** The proposed wall-mounted building sign is not oriented towards the right of way. It's scale and shape are complementary to the south facade of the proposed building.

**Staff:** The applicant has requested a sign permit under case no. T1-2025-0070. *This criterion is met.*

### 8.3 MCC 39.8045 Required Minimum Standards

\* \* \*

#### (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:**
  - (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.**

**Staff:** The proposal satisfies the intent of MCC 39.8045 through the landscaping, preservation, and revegetation measures described in Exhibit A.3 (sheet C051) and A.6 (Landscape Plan). The development area is approximately 29,000-square-feet. Existing vegetation lining the perimeter of NW Gillihan Road will be preserved in place. New vegetative ground cover will be added along the private access driveway as well as three oak trees on the eastern side of the fire station structure. Together the groundcover and trees meet the 15% minimum landscaped area requirement.

The site includes fewer than ten parking spaces and is therefore exempt from the internal parking lot landscaping standards of MCC 39.8045(C)(3)(a). The twenty-foot-wide landscape buffer along the eastern perimeter of the fire station with the preservation of existing vegetation along NW Gillihan Road provide effective screening and visual separation from adjacent properties, consistent with MCC 39.8045(C)(3)(b).

The applicant's plans specify native, drought-tolerant plant species that do not require permanent irrigation, satisfying subsections (4) and (5) related to maintenance and watering. *These criteria are met.*

## **9.0 Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Design Review and Planning Director Decision to establish a satellite fire station in the Exclusive Farm Use (EFU) zone. This approval is subject to the conditions of approval established in this report.

## 10.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

Exhibits with an ‘\*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to [LUP-comments@multco.us](mailto:LUP-comments@multco.us).

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	10/15/2025
A.2	11	Narrative	10/15/2025
A.3	8	Site Plan	10/15/2025
A.4	2	Floor Plan	10/15/2025
A.5	1	Elevation Drawings	10/15/2025
A.6	1	Landscape Plan	10/15/2025
A.7	1	Lighting Plan	10/15/2025
A.8	29	Stormwater Drainage Control Certificate	10/15/2025
A.9	2	Fire Service Agency Review	10/15/2025
A.10	3	Transportation Planning Review	10/15/2025
A.11	1	Water Service Certification	10/15/2025
A.12	8	Deed Records	10/15/2025
<b>‘B’</b>	<b>#</b>	<b>Staff Exhibits</b>	<b>Date</b>
B.1	3	Assessment and Taxation Property Information for 2N1W-01100 (Alt Acct# R971100010/ Property ID# R324899)	12/24/2025
B.2	1	Current Tax Map for 2N1W-01100	12/24/2025
B.3	8	Pre-File Meeting Notes (PF-2024-0032)	8/8/2024
<b>‘C’</b>	<b>#</b>	<b>Administration &amp; Procedures</b>	<b>Date</b>
C.1	1	Complete Letter	11/14/2025
C.2	14	Opportunity to Comment	12/23/2025
C.3	15	Decision	03/04/2026