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**STAFF RECOMMENDATION**

*Approval, with Conditions*

This document represents the Planning and Zoning Staff Recommendation, findings and conditions of approval for a Design Review as cited below. It contains four parts: Section 1 – Summary, Section 2 – Conditions of approval, Section 3 – Findings, Section 4 – Summary of Findings and Decision.

**SECTION 1 – SUMMARY**

**DATE:** September 24, 2019

**CASE FILE NO.:** Z0391-19-D

**STAFF CONTACT(S):** Anthony Riederer, [ariederer@clackamas.us](mailto:ariederer@clackamas.us), 503-742-4528

**LOCATION:** 22E10D 01402

**ADDRESS:** 11767 SE Highway 212  
Clackamas, OR

**APPLICANT(S):** Jessica Lucas, of CIDA Architecture, on the behalf of the owner

**OWNER(S):** Grand Design, LLC

**TOTAL AREA:** Approximately 2.62 acres

**ZONING:** LI (Light Industrial, ZDO Section 602)

**COMMUNITY PLANNING ORG:** Clackamas  
Contact: Currently Inactive

**PROPOSAL:** Design review of proposed 19,500 square foot industrial building expansion and including new loading docks and other site improvements.

**APPLICABLE APPROVAL STANDARDS:** This application is subject to Clackamas County Zoning and Development Ordinance (ZDO). Development of the subject property is subject to the provisions of ZDO Sections 1102, 602, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307 as adopted by the Board of County Commissioners. Additionally, this project will be subject to county development standards including, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.

## **BACKGROUND:**

The subject parcel is on the northern side of Oregon Highway 212 at the intersection with SE Piazza (a private street) in the Clackamas Industrial Area. The site is currently developed with a concrete tilt-up building of approximately 31,000 square feet, and previously developed under Design Review approval Z0097-12. The site is surrounded on all four sides by properties carrying the same Light Industrial zoning as the subject property. The development area has limited topography and nominal extant vegetation. The other buildings in the immediate and surrounding area are industrial architecture of varied eras typically one- and two-stories in height. These buildings are united in character through their fairly utilitarian, purpose-driven design and establish a general character for the area through their rectilinear form, basic façade design, and limited architectural articulation and ornamentation.

A pre-application conference was held on this project on April 24, 2019.

Clackamas County's GIS mapping system indicates that the project site is not subject to any additional habitat or conservation-related overlay zoning, historic property protections, or hazards related to flood or earth movement.

## **NOTICE**

Notice of this application was sent to property owners within 300 feet of the subject tract property lines, as well as the City of Happy Valley, Clackamas Fire District #1, Water and Environment Services, Clackamas River Water, CCSD #5 (Street Lighting), Clackamas County's Building, Engineering, Sustainability, and Economic Development Divisions, and the Oregon Department of Transportation.

## **PUBLIC COMMENT**

As of the drafting of this document no public comments were received related to this proposal.

**Site Aerial Image**

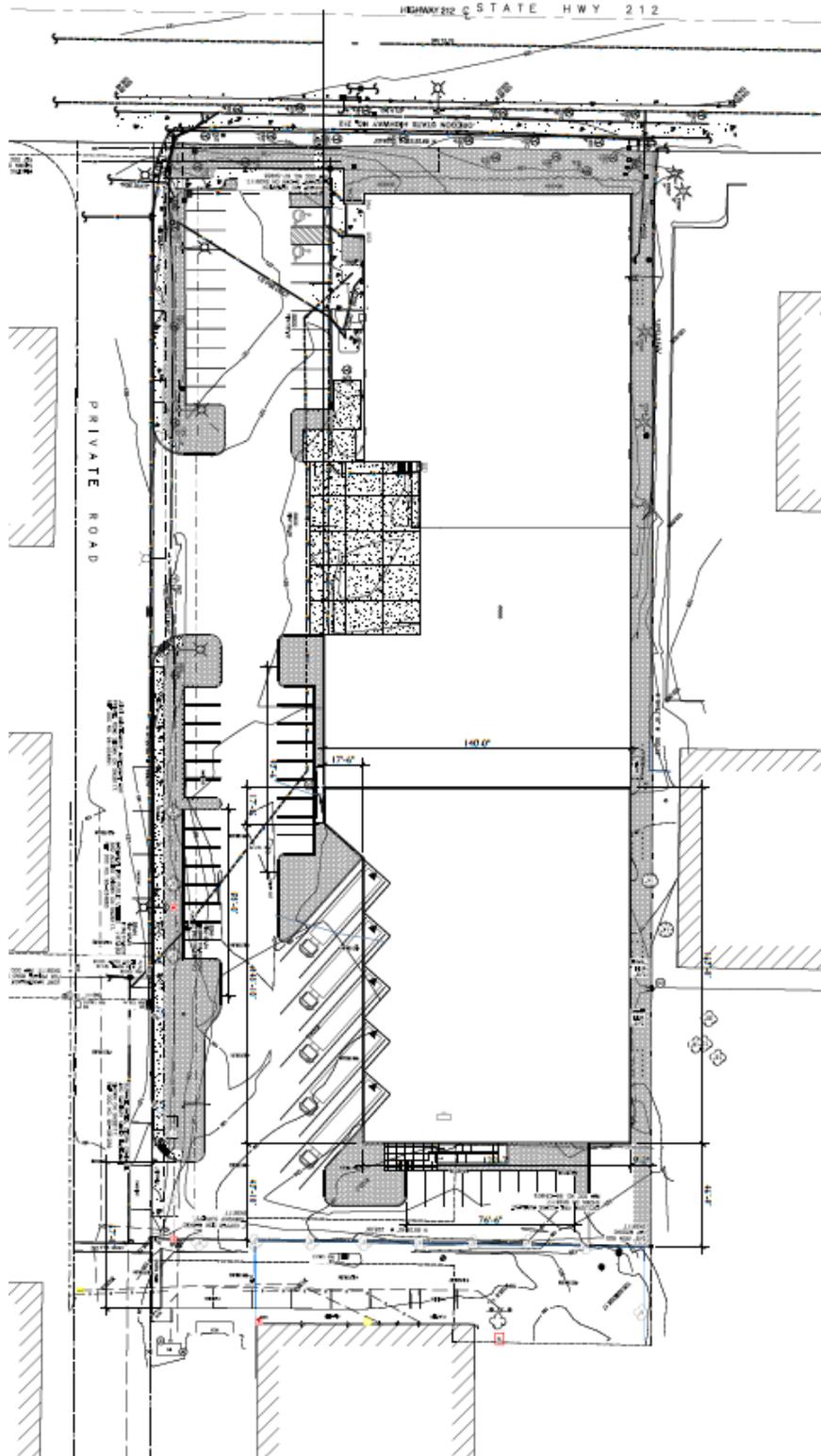


Site Aerial – Perspective

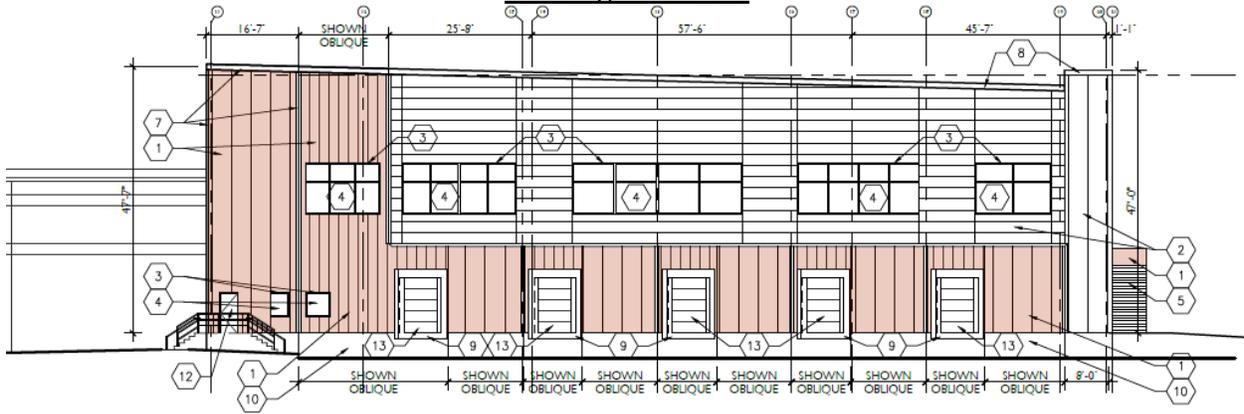


Project site, looking roughly to the NW

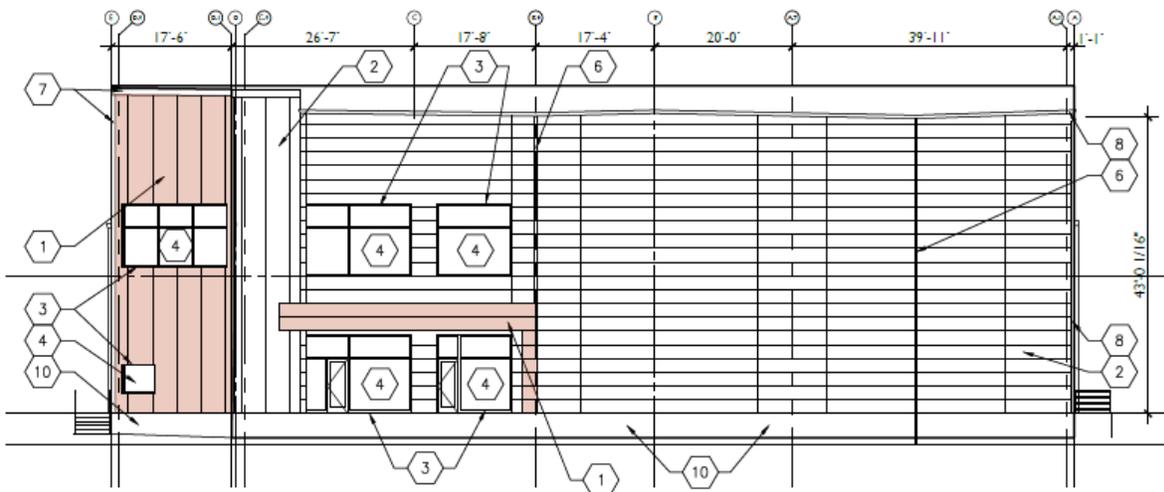
# Site Plan



## Building Elevations



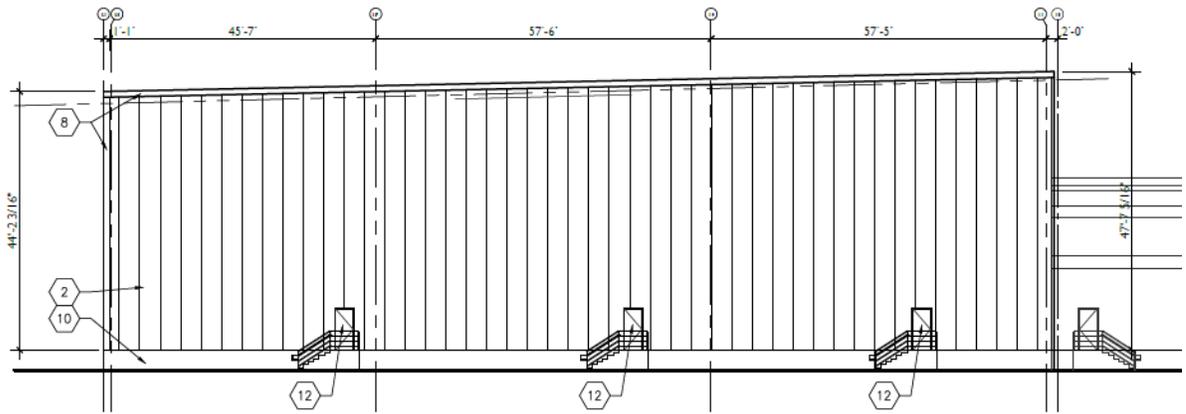
East Elevation



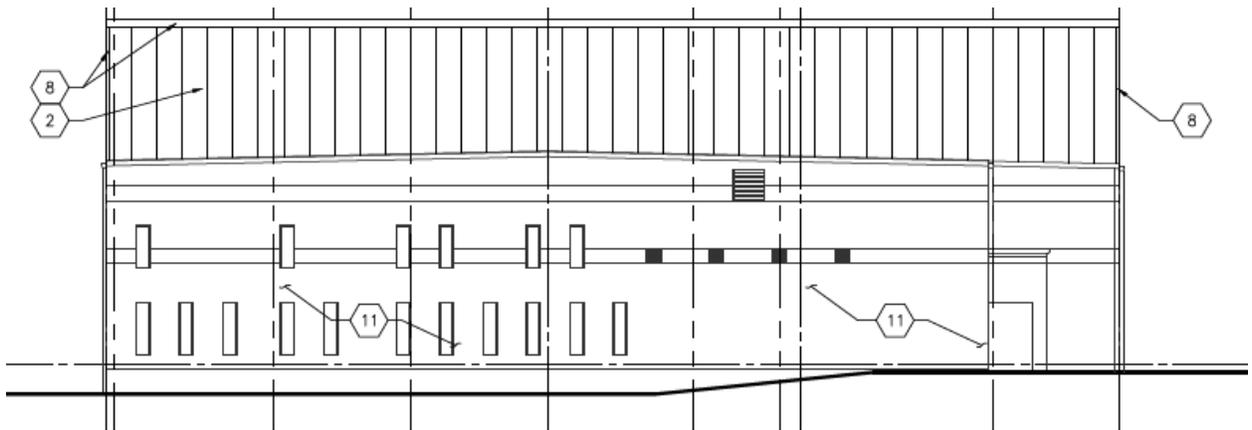
North Elevation

### KEYNOTES

- ① KINGSPAN IMP KS MICRO STRIATED SERIES  
FINISH: KINGSPAN COLONIAL RED
- ② KINGSPAN IMP 300 SERIES STRIATED  
FINISH: KINGSPAN RAWHIDE
- ③ ALUMINUM STOREFRONT FRAMES  
FINISH: ANODIZED DARK BRONZE
- ④ GLAZING SOLARBAN 60 (2) + OPTIGRAY  
FINISH: SOLAR CONTROL LOW E-GLASS
- ⑤ LONGBOARD ALUMINUM SIDING  
FINISH: DARK ANTIQUE OAK
- ⑥ DOWNSPOUT  
FINISH: KINGSPAN RAWHIDE
- ⑦ BREAK METAL FLASHING  
FINISH: KINGSPAN COLONIAL RED
- ⑧ BREAK METAL FLASHING  
FINISH: KINGSPAN RAWHIDE
- ⑨ LOADING DOCK SEALS  
FINISH: BLACK
- ⑩ CONCRETE  
FINISH: NO FINISH
- ⑪ EXISTING BUILDING  
FINISH: NO CHANGE
- ⑫ EXTERIOR DOOR  
DOOR FINISH: BLACK | FRAME FINISH: BLACK
- ⑬ EXTERIOR DOCK DOOR  
DOOR FINISH: WHITE



West Elevation



South Elevation

**KEYNOTES**

- 1 KINGSpan IMP KS MICRO STRIATED SERIES  
FINISH: KINGSpan COLONIAL RED
- 2 KINGSpan IMP 300 SERIES STRIATED  
FINISH: KINGSpan RAWHIDE
- 3 ALUMINUM STOREFRONT FRAMES  
FINISH: ANODIZED DARK BRONZE
- 4 GLAZING SOLARBAN 60 (2) + OPTIGRAY  
FINISH: SOLAR CONTROL LOW E-GLASS
- 5 LONGBOARD ALUMINUM SIDING  
FINISH: DARK ANTIQUE OAK
- 6 DOWNSPOUT  
FINISH: KINGSpan RAWHIDE
- 7 BREAK METAL FLASHING  
FINISH: KINGSpan COLONIAL RED
- 8 BREAK METAL FLASHING  
FINISH: KINGSpan RAWHIDE
- 9 LOADING DOCK SEALS  
FINISH: BLACK
- 10 CONCRETE  
FINISH: NO FINISH
- 11 EXISTING BUILDING  
FINISH: NO CHANGE
- 12 EXTERIOR DOOR  
DOOR FINISH: BLACK | FRAME FINISH: BLACK
- 13 EXTERIOR DOCK DOOR  
DOOR FINISH: WHITE

## Building Materials



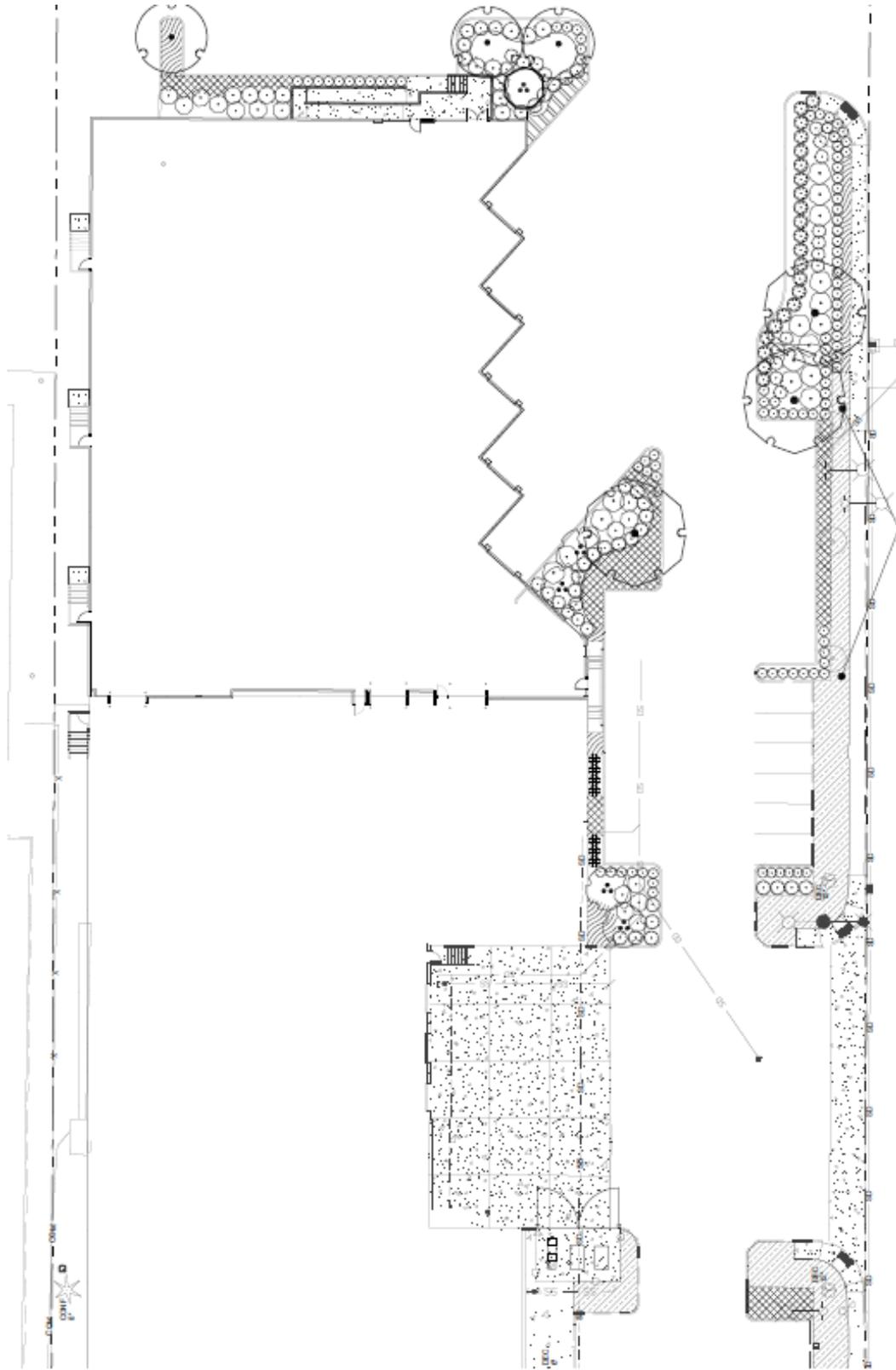
**SOLARBAN® 60 (2) ACUTY™ + ACUTY™ Glass Insulating Glass Unit** S-58 8/18

U-T	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Winter)		SHGC	LSG
			Air	Argon		
73%	11%	12%	0.29	0.24	0.41	1.78

**OPTIGRASS™ Glass - Glass Below if Insulating Glass Unit**

Glass	U-T	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Winter)		SHGC	LSG
				Air	Argon		
Optigrass™	62%	8%	10%	1.02	N/A	0.84	0.98
SOLARBAN® 60 (2)	57%	8%	9%	0.29	0.24	0.35	1.43
SOLARBAN® 67 (2)	20%	10%	10%	0.28	0.24	0.32	1.19
SOLARBAN® 70 (1)	42%	9%	11%	0.28	0.24	0.29	1.55
SOLARBAN® 90 (2)	36%	12%	11%	0.29	0.24	0.27	1.33
SURIGA™ 400 (1)	54%	9%	12%	0.32	0.28	0.46	1.17

**Landscape Plan**



## Landscape Plan Key

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AR	3	ACER RUBRUM 'FRANKSFRED'™	RED SUNSET MAPLE	1.5" CAL.	
	CX	3	CORNUS X TUTTIGAN	STELLAR PINK DOGWOOD	1.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AC	4	ACER CIRCINATUM	VINE MAPLE	8" GAL.	
	BG	7	BUXUS SEMPERVIRENS 'GRAHAM BLANDY'	GRAHAM BLANDY ENGLISH BOXWOOD	1 GAL.	
	CA	23	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	1 GAL.	
	CP	1	CORYLOPSIS PALCIFLORA	WINTER HAZEL	8" GAL.	
	ES	33	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	1 GAL.	
	HA	12	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	1 GAL.	
	LP	33	LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL.	
	RE	13	RHAPHIOLEPS INDICA 'COMOR'	ELEANOR TABOR INDIAN HAWTHORN	1 GAL.	
	RN	15	RHODODENDRON X 'TAURUS'	TAURUS RHODODENDRON	1 GAL.	
	RC	22	ROSA X MEIPOTAL PYRAMI CAREFREE DELIGHT™ ROSE	CAREFREE DELIGHT ROSE	1 GAL.	
	SH	17	SALIX INTEGRIS 'HAKURA NISHEKI'	NISHEKI WILLOW	1 GAL.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	PH	63	PENNISETUM ALOPECUROIDES 'HAMELIN'	HAMELIN DWARF FOUNTAIN GRASS	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FC	175	FRAGARIA CHILODENSIS	BEACH STRAWBERRY	4" POT	18" o.c.
	MN	28	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	24" o.c.
	TC	26	TEUCORIUM CHAMAEDRYS	GERMANDER	1 GAL.	24" o.c.

## **SECTION 2 – CONDITIONS OF APPROVAL**

The Clackamas County Planning and Zoning staff approves this design review application subject to the following conditions:

### **1) General Conditions:**

- A. Approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on August 27<sup>th</sup>, 2019. No work shall occur under this permit other than which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these document(s) and the limitation of any approval resulting from the recommendation described herein.
- B. The applicant is advised that they may take part in a Post Land Use Transition meeting. County staff would like to offer you an opportunity to meet and discuss this decision and the conditions of approval necessary to finalize the project. The purpose of the meeting is to ensure you understand all the conditions and to identify other permits necessary to complete the project. If you like to take advantage of this meeting please contact Wendi Coryell, 503-742-4657 or at [wendicor@clackamas.us](mailto:wendicor@clackamas.us).
- C. Prior to the SUBMISSION of building permits, the applicant shall submit a statement of use form to Wendi Coryell. She can be contacted at 503-742-4657 or [wendicor@clackamas.us](mailto:wendicor@clackamas.us) . The statement of use is used to calculate the applicable System Development Charges. These SDC's are included in the final calculation of the building permit fees for new development projects.
- D. The decision is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision (ZDO 1102.05). During this four year period, the approval shall be implemented, or the approval will become void. "Implemented" means all major development permits shall be obtained and maintained for the approved design review project. A "major development permit" is:
  - a. A building permit for the structure or
  - b. A permit issued by the County Engineering Division for frontage improvements required by this approval.
- E. This Design Review approval is granted subject to the above and below stated conditions. Failure to comply with any of the conditions of approval constitutes a violation of this permit and may be cause for revocation of this approval.
- F. The approval of the application granted by this decision concerns only the applicable standards for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

### **2) Planning and Zoning Conditions:**

- A. Prior to issuance of building permit, the applicant shall submit a site drawing demonstrating a landscape irrigation system which meets the standards of ZDO 1009.10(M). This may take the

form of either an automatic irrigation system or demonstration that each unit has a hose bib for irrigation of the landscape areas near their unit.

- B. Prior to issuance of certificate of occupancy, applicant shall submit a signed maintenance contract guaranteeing the landscape materials for one year from the date of installations or provide a performance surety pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs for the one-year period, per ZDO 1009.10(F).
- C. Prior to issuance of certificate of occupancy the landscaping installation and irrigation system shall be inspected to ensure compliance with submitted drawings and the standards of ZDO 1009.

3) **Building Code Division Conditions:**

- A. All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes. All required building permits shall be obtained and received before final occupancy approval.
- B. All applicable development permits (grading and erosion control, etc.) shall be obtained prior to any construction.

4) **Clackamas County Engineering Conditions**

- 5) At the time of this staff recommendation comments/conditions had not been received from Clackamas County Engineering. The final land use decision will reflect any feedback received from this partner agency.

6) **Clackamas County Sustainability Conditions:**

- A. Prior to issuance of building permits, the applicant shall provide additional information and drawings to Clackamas County Sustainability staff demonstrating compliance with ZDO 1009.04 and 1021.

7) **Water Environment Service Conditions:**

- A. At the time of this staff recommendation comments/conditions had not been received from Water Environment Services. The final land use decision will reflect any feedback received from this partner agency.

8) **Clackamas Fire District #1:**

- A. At the time of this staff recommendation comments/conditions had not been received from Clackamas Fire District #1. The final land use decision will reflect any feedback received from this partner agency.

9) **Clackamas River Water Conditions:**

- A. At the time of this staff recommendation comments/conditions had not been received from Clackamas River Water. The final land use decision will reflect any feedback received from this partner agency.

## **SECTION 3 – DESIGN REVIEW FINDINGS**

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This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 1102, 602, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307. The Clackamas County Planning and Zoning Staff has reviewed these Sections of the ZDO and design guidelines in conjunction with this proposal and make the following findings and conclusions:

### **1. Section 1102 – Design Review**

#### *Subsection 1102.01 Applicability*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines development types for which design review is required. ZDO Subsection 1102.01(A) states that design review is required for, “...Development, redevelopment, expansions, and improvements in commercial and industrial zoning districts ...” The proposed development is located in the Light Industrial district, and thus design review is required for the project.

#### *Subsection 1102.02 Applicability*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines the submittal requirements necessary for design review. The applicant submitted a set of information consistent with the submittal requirements of the Zoning and Development ordinance which county staff deemed complete on September 9, 2019. The standard is met.

#### *Subsection 1102.03 Approval Criteria*

**Finding:** Clackamas County’s Zoning and Development Ordinance determines that projects which require design review are subject to the standards of the underlying zoning district as well as to Section 1000 “Development Standards”. The analysis of the proposal, per those sections of the Clackamas County ZDO, follow in subsequent sections.

### **2. Section 602 – Light Industrial (LI) district**

#### *Subsection 602.03 Uses Permitted*

Clackamas County’s ZDO determines uses that are permitted primary, permitted accessory, conditionally permitted, or not allowed in each zoning district.

**Finding:** The proposed development is located in the Light Industrial district. The applicant’s submitted materials indicate that the proposed use for this site is food processing which is listed in Table 602-1 as a permitted primary use in the Light Industrial district. The proposed development meets the standard.

#### *Subsection 602.04 Dimensional Standards*

**Finding:** The table below demonstrates how the applicant’s proposal complies with the dimensional standards of the HDR district. These standards are met.

	<b>Ordinance Standard</b>	<b>Demonstrated Dimension</b>	<b>Complies With Standard</b>
<b>Minimum Lot Size</b>	1 acre	2.62 acre	Complies
<b>Minimum Front Yard Setback</b>	20 feet	20 feet	Complies
<b>Maximum Front Yard Setback</b>	Per Subsections 1005.03(E) and (H).	20 feet	Complies
<b>Minimum Rear Yard Setback</b>	0 feet	10 feet	Complies
<b>Minimum Side Yard Depth</b>	0 feet	45 feet	Complies

**3. Section 1002 – Protection of Natural Features**

Section 1002 addresses the protection of various natural features including hillsides, the excessive removal of trees prior to development, the protection of trees and wooded areas through development, river and stream corridors, the winter ranges of deer and elk populations, certain open spaces near Mount Hood, significant natural areas, and significant landforms and vegetation.

**Finding:** The site has limited mature vegetation and is not subject to any additional zoning overlays. There are no additional elements protected by Section 1002, as identified in the Clackamas County Comprehensive Plan, present on site. The standards of Section 1002, as applicable, are met.

**4. Section 1005 – Sustainable Site and Building Design**

Section 1005 addresses the development of sites and design of buildings so as to efficiently utilize land, create lively, safe, and walkable centers, support the use of non-auto modes of transportation, reduce impact of development of natural features, utilize opportunities arising from a site’s configuration, design illumination so dark skies are maintained when possible and accommodate the needs of users of developments. It applies to institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling.

*Subsection 1005.03 – General Site Design Standards* establishes standards for the sites of commercial, industrial, and multifamily developments and addresses standards for the placement and orientation of buildings, on-site pedestrian circulation, the placement and orientation of building entrances, and other use- and zone-specific standards.

**Finding:** The proposal is for a building addition to an existing food production facility, which takes significant advantage of existing walkways, on-site vehicular circulation, connections to adjoining sites, parking, loading areas and similar facilities. It is not feasible to change the orientation of the existing building though this proposed addition. The public building entrance will not change as a result of this proposed addition. The onsite circulation system, which is illuminated and constructed of hard-surfaced and well drained materials, adequately connects the public entrances of the each dwelling to adjacent sidewalks and the public way. The site has frontage on Highway 212 and Piazza (a private street). The site is not located adjacent to a major transit stop. These standards are met.

*Subsection 1005.04 – Building Design* provides standards for building facades, entrances roof design, exterior building materials, the screening of mechanical equipment, and other use- and zone-specific standards.

**Finding:** The proposed building addition has architectural relief and visual interest along its visible facades through the saw tooth design of the loading dock, contrasting building colors, and building materials that create variety and depth along the façade. No changes are proposed to the previously approved public entrance or along walkways. The design of the building is consistent with its proposed use and level of public exposure. The different uses between the ground floors (refrigerated storage) and upper level (office) is expressed through changes in fenestration and façade material. The roof, which is moderately sloped for drainage is screened with a projecting parapet line which contrasts and provides visual interest at the top of the building. The façade materials are consistent with the neighborhoods visual identity, durable, and consistent with the proposed use of the building. The applicant has expressed that owing to their striated nature and lack of visible mounting hardware, the proposed materials are consistent with the example list of materials in ZDO1005.04(E)(3). Per the above findings and the applicant’s submitted drawings, the proposed building complies with the relevant standards of section 1005.04. These standards are met.

*Subsection 1005.05 – Outdoor Lighting* provides standards to ensure that onsite lighting is compatible with the site and surrounding uses while preventing light trespass and pollution.

**Finding:** The site design provides appropriate industrial scale lighting which both enhances building appeal and provides pedestrian and vehicular safety. Per the above findings based on staff review of the applicant’s submitted drawings, the proposed addition complies with the relevant standards of section 1005.05. These standards are met.

*Subsection 1005.06 – Additional Requirements* requires projects to employ one additional design element per 20,000 square feet of site area.

**Finding:** Section 1005.06 requires applicants to employ one “Additional Requirement” for every 20,000 square feet of site area. The total site area of the project is approximately 46,600 square feet. As a result, the applicant must provide two ‘Additional Requirement’.

1. The design uses passive solar heating/cooling by locating office windows along the north and east façade of the building and using Low-E glass to reduce solar heat gain. These are strategies which meet the requirements of 1005.06(B).
2. The design uses highly reflective roof materials on new roof surfaces in compliance with 1005.06(C). This standard is met.

**5. Section 1006 – Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control.**

Section 1006 addresses the provision of appropriate infrastructure for utilities, water supply, and sewage disposal, as well as the management of surface water and site erosion.

**Finding:** No new streetlights are required to meet county requirements. The proposed building will create new site disturbance. County Planning staff has received the required preliminary statements of feasibility from Water and Environment Services and Clackamas River Water. Per the above findings and the applicant’s submitted materials, the proposed development complies with the relevant standards of Section 1006. These standards are met.

**6. Section 1007 - Roads and Connectivity**

*Subsection 1007.02 – Public and Private Roadways*

*Subsection 1007.03 – Private Roads and Access Drive*

*Subsection 1007.04 – Pedestrian and Bicycle Facilities*

A-C: General Standards, Design and Requirements

D-G: Location and Construction of Sidewalks and Pedestrian Paths  
H: Sidewalk and Pedestrian Path Width  
I-N: Accessways, Bikeways, Trails, Bike/Pedestrian Circulation

**Finding:** The proposed development will be required to comply with all applicable requirements of Clackamas County Engineering, including those identified through the ZDO and within the county's engineering standards. **With the conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

*Subsection 1007.05 – Transit Amenities*

**Finding:** Subsection 1007.05 applies to all residential, commercial, institutional, and industrial developments on existing and planned transit routes. The project is not located adjacent to any transit amenities. These standards do not apply.

*Subsection 1007.06 – Street Trees* addresses requirements for street trees within the Portland Metropolitan Urban Growth Boundary, in the Clackamas Regional Center Area, in the Business Park zoning district, and in Sunnyside Village.

**Finding:** The proposed development is within the Portland Urban Growth Boundary, which requires street trees along all streets. The site is designed with appropriate street trees along the Highway 212 frontage of the site, meeting this standard. These standards are met.

*Subsection 1007.07 – Transportation Facilities Concurrency*

**Finding:** Clackamas County's engineering division has reviewed the proposal. Their conditions of approval will ensure that the capacity of transportation facilities is adequate or will be made so in a timely manner. **The conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

**7. Section 1009 – Landscaping**

Section 1009 seeks to ensure that sites are design with appropriately selected, designed, installed, and maintained landscape materials and that landscaped areas are used for appropriate purposes.

**Finding:** The site landscaping information provided in the submitted drawings and narrative indicate that approximately 15.1% of the site is to be landscaped, which exceeds the 15% requirement of the design standards. A variety of plants of various sizes, textures, and seasonal interest are indicated, none of which are invasive or noxious species. These species are predominantly native and/or drought tolerant plants, appropriate to a industrial context. Conditions of approval will ensure compliance with the required landscaping in terms of composition of materials, installation and maintenance of landscape, and irrigation. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

**8. Section 1010 – Signs**

The provisions of Section 1010 are intended to maintain a safe and pleasing environment for the people of Clackamas County by regulating the size, height, number, location, type, structure, design, lighting, and maintenance of signs.

**Finding:** The applicant is not proposing any new signage beyond limited directional and wayfinding elements, which are exempt signage types. The standards are met.

**9. Section 1015 – Parking and Loading**

Section 1015 is designed to ensure that developments in Clackamas County provide sufficient and properly designed parking for motor vehicles and bicycles as well as appropriate off-street loading areas.

**Finding:** ZDO Table 1015-1 requires 0.3 off-street parking spaces for each 1,000 square feet of building area for Industrial uses of this nature. The proposed building has a total area of 20,768 square feet, which means that a total of 7 additional parking spots would be required. With the addition the total required parking will be 43 spaces. The site design provides 51 spaces, meeting the standard. Table 1015-2 provides requirements for bicycle parking totaling 8 parking spots for the site. The design provides 8 spots. Per ZDO Table 1015-3, 4 off-street loading zones are required for a development of this size and use. 10 are provided in the site design. The dimensions and locations of all proposed parking areas comply with the standards of ZDO Section 1015. The standards are met.

**10. Section 1021 – Refuse and Recycling Standards For Commercial, Industrial, and Multi-Family Developments**

**Finding:** The applicant has indicated that they intend to utilize the current refuse and recycling enclosure located on the south-eastern side of the building. The current enclosure is accessible from SE Piazza Avenue. The current enclosure space does not accommodate the size and number of containers required to service this site. Currently, containers utilized for refuse and recycling collection are located in the adjacent loading bay areas. **With the conditions of approval in Section 2, the above findings and the applicant’s submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

#### **SECTION 4 - SUMMARY OF FINDINGS AND RECOMMENDATION**

The Planning and Zoning Staff finds that, as conditioned herein, the proposed building meets the standards of the permitted uses in the Light Industrial district and applicable design review standards.

Based on the above analysis of the ordinance standards, staff recommends approval of this design review application for the proposed development, subject to the conditions indicated in Section 2.

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email [drenhard@clackamas.us](mailto:drenhard@clackamas.us).*

503-742-4696: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?