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**STAFF RECOMMENDATION**

*Approval, with Conditions*

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

**SECTION 1 – SUMMARY**

**DATE:** March 12, 2020

**CASE FILE NO.:** Z0492-19-D

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

**LOCATION:** 12E29DD 00100 and 00190

**ADDRESS:** No Address Assigned (Northwest Corner of SE 82<sup>nd</sup> and SE Glencoe)

**APPLICANT(S):** Maggie Xu of Trojan Storage

**OWNER(S):** Glencoe Investments

**TOTAL AREA:** Approximately 3.2 acres

**ZONING:** CC (Corridor Commercial, ZDO Section 510)

**COMMUNITY PLANNING ORG:** Southgate CPO

**PROPOSAL:** Construction of three new self-storage buildings totaling approximately 129,100 square feet, along with a leasing center and caretakers residences. Proposed project also includes revisions to site access, circulation, parking, landscaping, and other redevelopment as required by the Clackamas County Zoning and Development Ordinance.

**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, 510, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 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 site is located on the west side of SE 82<sup>nd</sup> Avenue, at the intersection of SE 82<sup>nd</sup> and Glencoe Street. It is abutted on the north, east, and south by by commercially zoned and developed properties. Abutting to the west are properties with zoned for high density residential development. The properties along SE 82<sup>nd</sup> have an emerging character emphasizing durable human-scale materials, architectural detailing and articulation, and building presence along the 82<sup>nd</sup> Avenue frontage.

The applicant is proposing construction of three buildings totaling approximately 129,100 square feet. The proposed use is a self-storage facility and related accessory uses such as caretaker's quarters and a leasing management office. Proposed project also includes revisions to site access, circulation, parking, landscaping, and other redevelopment as required by the Clackamas County Zoning and Development Ordinance.

A pre-application conference was held on this project on July 3, 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 WES CCSD#1, Clackamas River Water, Clackamas County's Building, Engineering, Sustainability, and Economic Development Divisions, and the Oregon Department of Transportation.

## **PUBLIC COMMENT**

As of the time this staff recommendation was released, no public comments had been received relating to this proposal.

## **AGENCY COMMENT**

### **Engineering Division Facts and Findings**

1. The applicant has proposed construction of four self-storage buildings totalling approximately 129,100 square feet. The facilities will include a leasing office and a duplex. The site is located on the west side of SE 82<sup>nd</sup> Avenue and the north side of SE Glencoe Road, directly south of an existing commercial shopping center that includes a Goodwill store. The proposed development is subject to the provisions of *Clackamas County Zoning and Development Ordinance (ZDO)* section 1007 pertaining to roads and connectivity, section 1015 pertaining to parking and loading, and Water Environment Services requirements, and Oregon Department of Transportation (ODOT) requirements pertaining to surface water management. Additionally, the applicant is subject to other *ZDO* requirements, the *Clackamas County Comprehensive Plan* and the *Clackamas County Roadway Standards*.
2. SE 82<sup>nd</sup> Avenue is a classified as a principal arterial roadway and is under the jurisdiction of the ODOT. SE Glencoe Road is classified as a local road. Clackamas County has adopted roadway standards that pertain to the structural section, construction characteristics, minimum required right-of-way widths and access standards for arterial and local roads.

3. The project site is part of the Clackamas Regional Center Area Design Plan (CRC), as shown on Comprehensive Plan Map X-CRC-1. Consistent with *ZDO* Section 1007.02, the applicant is required to improve the roadway frontage of the project site to current standards. Development of the project site will require construction of the streets that abut site consistent with the street standards adopted in the Clackamas Regional Center Area Design Plan.
4. The CRC calls for a 5-lane road section for the portion of SE 82<sup>nd</sup> Avenue along the project site frontage, as provided in Comprehensive Plan Figure X-CRC-2. In coordination with ODOT, the county has determined that a 102-foot wide right-of-way is required to provide a road improvement consistent with the CRC cross section for SE 82<sup>nd</sup> Avenue. The applicant will be required to dedicate approximately 21 feet of right-of-way along the entire SE 82<sup>nd</sup> Avenue frontage to provide a minimum 51-foot one half right-of-way width.
5. Glencoe Road currently has an existing right of way width of 60-feet. This is consistent with the commercial local roadway cross section. No right of way dedication will be required on Glencoe Road.
6. Consistent with *ZDO* Sections 1007.01 and 1007.02, the applicant is required to improve the roadway frontage of the project site to current standards, including, but not necessarily limited to, up to a one-half street improvement. The Clackamas Regional Center Plan Area calls for a 74-foot curb to curb width on SE 82<sup>nd</sup> Avenue, per Figure X-CRC-2. The half street improvement will include a 37-foot paved width, providing half of a center turn lane, two 12-foot travel lanes, and an 8-foot wide bike lane. In addition, a 6-inch curb, 5.5-foot landscape strip with street trees, and an 8-foot wide sidewalk will be required.
7. The CRC Plan illustrates an alignment of an east-west road connection from Highway 213, approximately mid-way between Otty Road and Glencoe Road, to a future SE 80<sup>th</sup> Avenue extension, as shown on Comprehensive Plan Map X-CRC-4. Consistent with *ZDO* Sections 1007.01 through 1007.03, approval of this design review request and any associated improvements shall not preclude the constructing of the future streets. In order to accommodate the future east-west connection, the development shall demonstrate a roadway with a minimum 24-ft width and a raised 5-ft sidewalk on one side may be constructed from the shared access easement along the north property line at Highway 213 to the developments western property line. The applicant will be required to provide necessary easements to allow for the future construction of the east-west roadway.
8. As provided by Section 220.4 of the Clackamas County Roadway Standards, access to arterial roadways is restricted when a property has frontage on a lower classification roadway. Access is proposed from SE Glencoe Road. A secondary, gated emergency/waste pick-up entrance is also proposed on the SE Glencoe Road frontage.
9. Per *Clackamas County Roadway Standards* chapter 3, the applicant will be required to provide adequate parking and on-site circulation for all vehicles anticipated to use the on-site parking and maneuvering areas. Clackamas standard drawing P100 provides dimensional standards for parking and drive aisles. The minimum drive aisle width allowed without 90-degree parking is 18-ft for two-way traffic and 12-ft for one-way traffic. Based on the minimum required dimensions, the center aisle between Buildings C and D may need to be designated one-way traffic, or re-configured to provide a minimum 18-ft aisle width in addition to the designated loading spaces. The applicant will be required demonstrate turning movements for large vehicles such as garbage truck and emergency service vehicles. Vehicle parking spaces and bicycle parking spaces will be required to meet minimum *ZDO* section 1015 and Clackamas Roadway Standards dimensional requirements.

10. Per *Clackamas County Roadway Standards Clackamas County Roadway Standards* chapter 3 and ZDO Sections 1007.01 through 1007.03, the applicant shall meet the access and driveway requirements for the site. The proposed site driveway is located toward the east property line approximately 50 feet west of the proposed SE 82<sup>nd</sup> Avenue right of way. There is a secondary access proposed for emergency and waste management vehicles approximately 300 west of the main access drive. The proposed access locations meet the minimum required spacing for a local road. Due to the intersection of Highway 213 and Glencoe Road being identified as an ODOT STIP project, it is recommended that the access drive be shifted farther to the west to allow a greater distance from the intersection.

The minimum commercial driveway width is 28-ft. The minimum driveway throat length is 20-ft. Based on the low traffic volumes anticipated to use the site, the east-west access drive closest to the driveway approaches will be allowed. The parking at the main entrance, however, shall meet the requirements for the minimum driveway throat length in order to prevent conflicts between vehicles maneuvering for parking and vehicles entering or exiting the site.

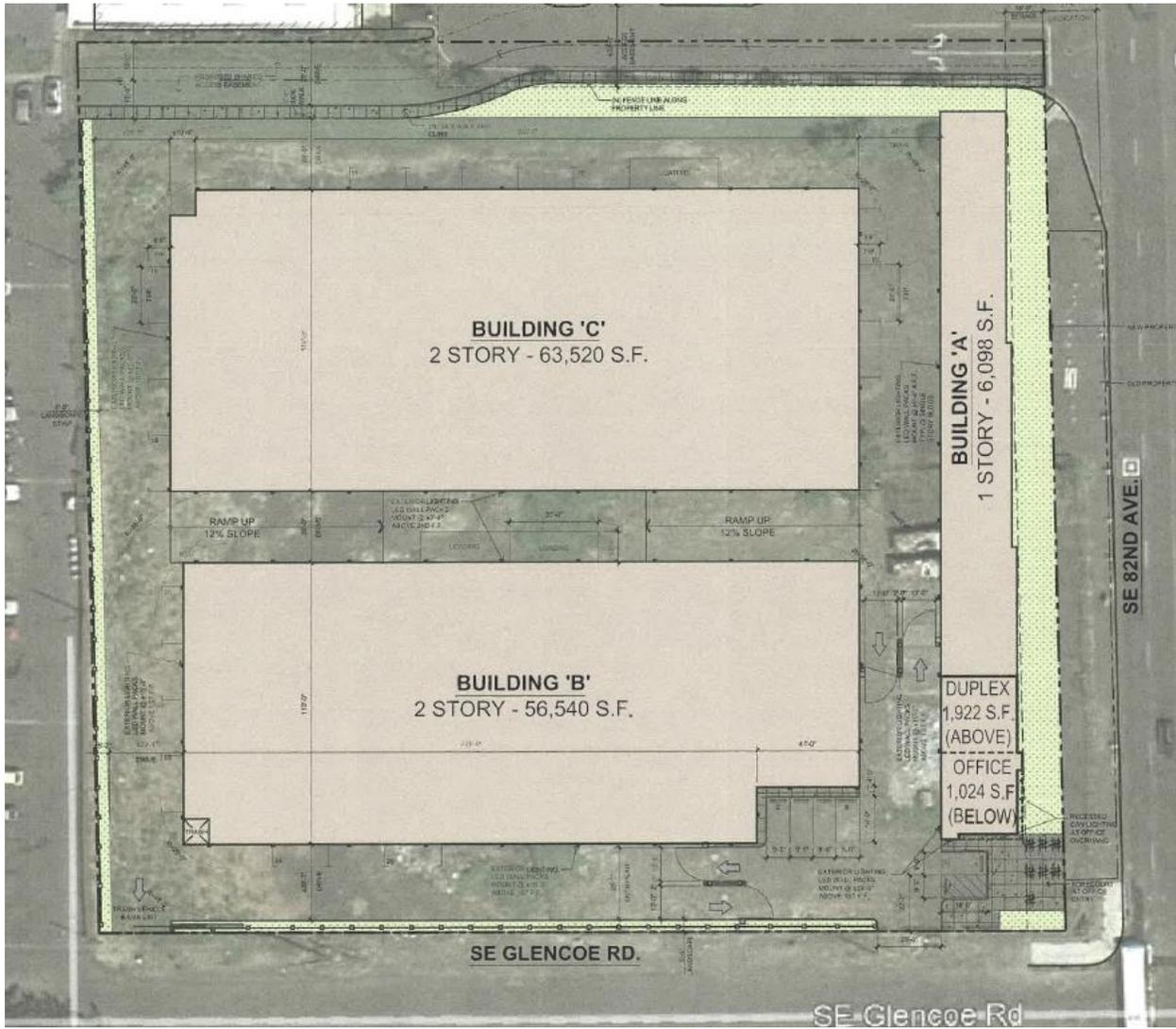
11. Per Clackamas Roadway Standards Section 240, developments are required to be served by driveways that provide adequate intersection sight distance. It appears sight distance can be provided at the proposed driveway.
12. ZDO Subsection 1007.09 requires that an adequate transportation system is in place concurrent with development. The traffic impact study by Lancaster Engineering, dated October 16, 2019 indicates that the intersections within the influence area of the proposed development will operate within county and ODOT standards.
13. ODOT has a 2021-2024 State Transportation Improvement Program (STIP) safety project planned at the intersection of SE 82<sup>nd</sup> Avenue and Glencoe Road. The ODOT project will provide enhanced pedestrian crossing at the intersection. When plans for the development are submitted to ODOT for review, ODOT will ensure that the development improvements will not preclude this future project.

### **Sustainability Division Facts and Findings**

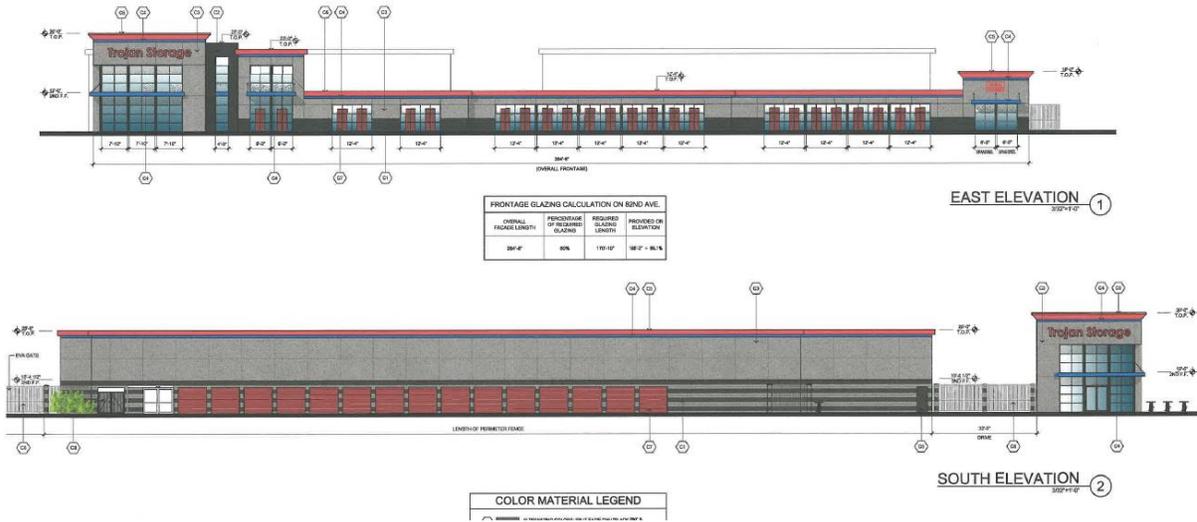
The applicant has indicated that the trash and recycling collection area will be located in the southwest corner of Building B. Garbage and recycling is to be rolled out for pick up. The area trash and recycling containers' staging area for pick up is unclear. The dimensions of the internal enclosure space, in addition to the containers that are to be used for collection, are not made clear.



# Site Plan



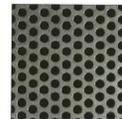
## Building Elevations



CMU  
ORCO BLOCK -SPLIT FACE  
COLOR: BLACK 250



CMU  
ORCO BLOCK -SPLIT FACE  
COLOR: COOL GRAY



PERFORATED METAL  
16 GAUGE BY McNICHOLS



STUCCO PAINT  
DUNN EDWARDS  
COLOR: DEC790  
"ICE GRAY"



PAINT  
DUNN EDWARDS  
COLOR: DEA136  
"BEAUTIFUL BLUE"



PAINT  
DUNN EDWARDS  
COLOR: DEA108  
"POWER RED"



PAINT  
DUNN EDWARDS  
COLOR: DE6377  
"BOAT ANCHOR"



ROLL-UP DOOR  
JANUS INTERNATIONAL  
COLOR: PATRIOT RED



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

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

### **A. General Conditions:**

1. Recommended approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on November 12, 2019, with additional information submitted on December 9, 2019, along with the revised drawings submitted in late February and early March. 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.
2. 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).
3. 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.
4. 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.
5. 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.
6. 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.

### **B. Planning and Zoning Conditions:**

1. 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).
2. Prior to issuance of certificate of occupancy the landscaping installation, lighting, and irrigation system shall be inspected to ensure compliance with submitted drawings and the standards of ZDO 1009.
3. Prior to the issuance of building permits, the applicant shall submit a final proposed signage plan demonstrating compliance with the dimensional standards of ZDO 1010.

**C. Building Code Division Conditions:**

1. 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.
2. All applicable development permits (grading and erosion control, etc.) shall be obtained prior to any construction.

**D. Clackamas County Engineering Conditions**

1. All frontage improvements in, or adjacent to Clackamas County right-of-way, or on site, shall be in compliance with *Clackamas County Roadway Standards*.
2. The applicant shall obtain a Development Permit from Clackamas County Department of Transportation and Development prior to the initiation of any construction activities associated with the project.
3. The applicant shall dedicate approximately 21 feet of right-of-way along the entire SE 82<sup>nd</sup> Avenue site frontage and verify by a professional survey that a 51-foot wide, one-half right-of-way width exists.
4. The applicant shall design and construct improvements along the entire site frontage of SE 82<sup>nd</sup> Avenue to arterial roadway standards, consistent with Standard Drawing C140 and Figure X-CRC-2 of the Comprehensive Plan, and ODOT standards. These improvements shall consist of the following:
  - a. Up to a one minimum 37-foot wide, one half street improvement, as measured from the right-of-way centerline. The structural section shall comply with Standard Drawing C100 for an arterial roadway.
  - b. Standard curb, or curb and gutter if curblane slope is less than one percent.
  - c. Dual Curb ramps shall be constructed at the SE Glencoe Road intersection, designed per ODOT Standard Drawings. The curb radius shall be 25 feet. All curb ramps shall be designed with curb and gutter. The existing curb ramp at the south side of the Goodwill entrance, shall be upgraded as necessary and designed per ODOT Standard Drawings.
  - d. An 8-foot wide unobstructed sidewalk, consistent with Comprehensive Plan Figure X-CRC-2 shall be constructed along the entire site frontage. Where there is an active bus stop, sidewalk shall comply with ZDO Section 1007.04.H.2.

- e. A minimum 5.5-foot wide landscape strip shall be provided between the sidewalk and curb. Street trees shall be provided within the landscape strip along the entire site frontage at 25-40-foot spacing, based on tree species.
  - f. Drainage facilities in conformance with Water Environment Services requirements and *Clackamas County Roadway Standards* Chapter 4.
5. The applicant shall design and construct improvements along the entire site frontage of SE Glencoe Road to local commercial roadway standards, consistent with Standard Drawing C110. These improvements shall consist of the following:
- a. Up to a minimum 16-foot wide one half street improvement, as measured from the right-of-way centerline. The structural section shall comply with Standard Drawing C100 for a commercial local roadway.
  - b. Standard curb, or curb and gutter if curb line slope is less than one percent.
  - c. A 6-foot wide unobstructed sidewalk.
  - d. A minimum 5-foot wide landscape strip shall be provided between the sidewalk and curb. Street trees shall be provided within the landscape strip along the entire site frontage at 25-40-foot spacing, based on tree species.
  - e. Minimum 28-foot wide concrete driveway approaches, per Standard Drawing D600. The driveway approach shall intersect the road at an 80-90 degree angle, per Roadway Standards Section 250.8.2.
  - f. The applicant shall provide and maintain adequate sight lines for minimum intersection sight distance of 280 feet at the driveway intersection with SE Glencoe Road
  - g. Drainage facilities in conformance with Water Environment Services requirements and *Clackamas County Roadway Standards* Chapter 4. Maintenance provisions for water quality facilities, such as planters or swales within and serving the public right-of-way, shall be addressed through a maintenance agreement.
6. The applicant shall dedicate a public access easement for the future construction of an east-west aligned street between a future SE 80<sup>th</sup> Avenue extension and SE 82<sup>nd</sup> Avenue. The easement shall meet the dimensional requirements for a minimum 24-ft wide paved surface and a minimum 5-ft wide curb-tight sidewalk. The existing shared access easement between the applicant's property and the Goodwill site may be included as a part of the required easement for the future roadway connection.
7. The applicant shall design and construct on-site parking and maneuvering areas as follows:
- d. The applicant shall provide adequate on site circulation for the parking and maneuvering of all vehicles anticipated to use the site, including, but not limited to:
    - i) A minimum of 24-feet of back up maneuvering room for all 90-degree parking spaces;
    - ii) Minimum aisle widths as illustrated in Clackamas County's standard drawing P100;
    - iii) The paths traced by the extremities of trucks and emergency vehicles shall be demonstrated to ensure adequate turning radii are provided for large vehicles anticipated to use the site;
    - iv) A minimum driveway length of 20-feet from the back of the public sidewalk to be nearest parking stall.

- e. All curbs shall typically be type "C", or curb and gutter if curb line slope is less than one percent, if they carry, direct or channel surface water. Alternative curbs will be considered when it is determined by the Clackamas County Department of Transportation and Development that type "C" curbs or curb and gutter are not appropriate. Extruded curbs for carrying, directing or channeling surface water, or used as a vehicle wheel stop, shall not be allowed.
  - f. Where the on-site ADA walkway intersects the public sidewalk, there shall be a minimum 5x5 foot wide landing.
  - g. Parking spaces shall meet minimum *ZDO* section 1015 and Roadway Standards, Standard Drawing P100 dimensional requirements. The plans shall list the number of parking spaces required and the number of parking spaces provided. The applicant shall label all compact, carpool, disabled, and loading berth spaces on the plans.
8. All traffic control devices on private property, located where private driveways intersect County facilities shall be installed and maintained by the applicant, and shall meet standards set forth in the *Manual on Uniform Traffic Control Devices* and relevant Oregon supplements.
  9. A Fire Access and water supply plan shall be provided for subdivisions, commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location if applicable, building square footage and type of construction. The applicant shall provide fire flow tests per NFPA 291 and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority.
  10. Following completion of site construction activities of subdivisions, buildings over 1000 square feet or when required by Clackamas Fire District #1, the applicant shall provide as-built Fire Access and Water Supply pdf plans to the local Fire District and the County. The pdf plans shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location if applicable, building square footage and type of construction. The plans shall include any supporting details of the access, circulation, water vaults, fire lines, valves, FDC, backflow devices, etc.
  11. Prior to certificate of occupancy, the applicant shall provide an Engineer's cost estimate to Clackamas County Engineering for any unfinished improvements required by conditions of approval. The estimate shall be submitted for review and approval of quantities of asphalt concrete, aggregates, curbs, sidewalks and any other required improvements and associated construction costs.
  12. Prior to the issuance of a building permit, the applicant shall submit to Clackamas County Engineering Office:
    - d. Written approval from the Clackamas Fire District #1 for the planned access, circulation, fire lanes and water source supply. The approval shall be in the form of site and utility plans stamped and signed by the Fire Marshal.
    - e. Written approval from ODOT in the form of a permit for all work within the SE 82<sup>nd</sup> Avenue right-of-way.
    - f. Written approval from Clackamas River Water District for adequate water supply source to serve the development. The approval shall be in the form of utility plans stamped and signed by the Water District representative.
    - g. Written approval from Water Environment Services for surface water management facilities, surface water detention facilities, and erosion control measures.

- h. A set of street and site improvement construction plans, including a striping and signing plan, for review, in conformance with *Clackamas County Roadway Standards* Section 140, to Clackamas County's Engineering Office and obtain written approval, in the form of a Development Permit.

**E. Clackamas River Water Conditions:**

Clackamas River Water Requirements:

1. This development will be required to construct approximately 445-linear feet of waterline from the existing 10-in main located in SE 82nd Ave to the southwest property corner to provide adequate fireflow protection. Hydraulic modeling is attached, see figures 1 and 2 for maximum available flow.
2. Fire hydrants will be located on this new waterline to meet Clackamas County Fire District #1 standards.
3. The cost of the mainline required to serve the development shall be borne entirely by the Applicant.
4. The Developer shall pay for the abandonment of services no longer necessary to serve the property.
5. A backflow assembly will be required behind the domestic meters located on SE 82nd Ave and
6. SE Glencoe Rd to conform with Clackamas River Water Ordinance No. 1-2015, which requires existing services that are categorized by the Oregon Health Authority as a "Non Health Hazard (Pollution)" water use to upgrade their private system with a minimum of a double check behind the meter any time a Clackamas County building permit is pulled for any improvement to the property. Supporting documents are attached.
7. The average system pressure range at the hydrant located near the southwest property corner is approximately 68-73psi.
8. District approval is required for all professionally engineered waterline plans.
9. The Developer will be required to pay a time and materials deposit to the District for a Plan Check and Inspection fee prior to review any construction plans. Any unused portion will be reimbursed or if any monies are due the developer will be billed.
10. Upon construction plan review there may be additional requirements as set forth by the Water District.

Service Connection and System Development Charges:

1. Per Section 8 of the CRW's Rules and Regulations the following will be required when the Clackamas County Development Permit is issued for the parcel or per ZDO1006.05.F:
  - a. "Each dwelling or building will be provided with its own water service connection and meter ..." This means that each building will have its own domestic connection from the new waterline within the SE Glencoe Rd if existing service connections cannot be utilized.
2. The System Development Charges (SDC) is based on meter size.
  - a. The current System Development Charges (SDC) will be collected when a lot has been issued a Building Permit from Clackamas County and a CRW Water Service Application has been requested by the owner/builder.
  - b. The System Development Charges (SDC) is based on the domestic average and peak demands for your facilities. SDC credit will be given for the existing domestic meter(s) if a larger meter is needed.

Clackamas County Development Permit:

1. It will be the developer's responsibility to acquire any necessary easements for water facilities that shall be provided and designated on the final plat, as deemed necessary by the Water

- District. These easements must have functional access to public right of way and be properly recorded.
2. Fire and domestic water services as approved with this land use application, are intended specifically for the lot and are not intended to serve additional parcels or structures which may be created in the future. In the event that the parcels and/or lots are further divided to create additional parcels or lots, the owner is required to provide separate fire and domestic water services per CRW's "Rules and Regulations".
  3. Future fire related improvements will require review and approval of Clackamas County Fire District #1 to ensure proper fire coverage and fire service connection installation in accordance with applicable regulations along with the appropriate backflow prevention assembly and flow detector.

**F. Water Environment Services Conditions:**  
**The following General Conditions shall apply:**

1. The proposed development is located within the service area of Water Environment Services (WES) and shall be subject to WES Rules and Regulations, and Standards ("WES RR&S"), in accordance with the following adopted ordinances:
  - a. Water Environment Services Rules and Regulations, July 2018, Ordinance No. 03-2018
  - b. Sanitary Sewer Standards, Clackamas County Service District No. 1, July 1, 2013.
  - c. Stormwater Standards, Clackamas County Service District No. 1, July 1, 2013.
2. The applicant shall procure the necessary plan approvals, and permits in accordance with WES RR&S for sanitary sewer services and surface water management, including erosion control requirements.
3. Prior to plan approval, all submittals shall be reviewed for compliance with WES RR&S and Conditions of Approval. All sanitary and stormwater management plans and reports, which are submitted for review and approval, shall be stamped and signed by a civil engineer licensed by the State of Oregon. The project construction, specifications, and testing must be completed under the direction of the project engineer.
4. The applicant shall include the following materials with their plan review submittal to WES:
  - a. Two (2) sets of complete civil construction plans for all sanitary and stormwater improvements
  - b. Two (2) copies of the final storm report, including infiltration testing
  - c. Two (2) copies of the geotechnical report, including infiltration testing
  - d. One (1) Non-residential Questionnaire (available on WES website)
  - e. \$800 minimum sanitary and stormwater management plan review fees
  - f. Erosion control permit application (available on WES website) and \$460 permit fee
5. The sanitary and storm systems shall be complete in all respects prior to Certificate of Occupancy. WES shall inspect and approve the construction of the sanitary and storm systems in accordance with the approved plans. No connections shall be made to the sanitary or storm systems prior to system acceptance by WES.
6. Any requests to modify current WES Design Standards shall be made in accordance with Sanitary Standards, Section 1.7 or Stormwater Standards, Section 1.6. The applicant shall provide all necessary information to evaluate the request, as determined by WES.
7. The proposed development shall be subject to applicable fees and charges, in accordance with WES RR&S. All fees and charges shall be paid prior to issuance of building permits, and are subject to change without notice to the applicant. All costs associated with the design,

construction and testing of the sanitary sewer and storm system shall be provided by and at the sole expense of the applicant.

**For Sanitary Sewer, the following conditions shall apply:**

8. All building(s) with sewer drains within the boundaries of the proposed development shall be connected to the Public Sanitary Sewers System. Prior to occupancy, a gravity sanitary sewer service connection shall be provided to the development.
9. The sanitary sewer service connection lateral shall be constructed with a clean out at the front edge of the Public Utility Easement (PUE)/Right-Of-Way, or the property line.
10. Sanitary mainline UP7.4 transects the property and includes a 15' sanitary sewer easement (Doc No. 1973-07093). No development shall encumber the use or access to this easement by WES. The applicant's sanitary sewer plan shall show the location of the mainline and easement, or propose an adequate plan, as determined by WES, to abandon the line.
  - a. If abandoned, the applicant shall submit plans to cut, plug, and grout the line at manhole UP7-6. WES will process a quit claim for the easement.
11. Any existing service laterals shall be used where feasible, as determined by WES.
  - a. If an alternative or modification to the existing connection is proposed, the applicant shall provide justification for the modification to WES for review and approval, including any necessary plans and/or profiles as determined by WES. A tap-in fee shall apply for any new tap to the mainline.
12. With the first plan submittal, the applicant shall include a WES Non-Residential Questionnaire (NRQ) with an estimate of the development's discharge load and volume to the public sanitary sewer system.

**For Surface Water, the following conditions shall apply:**

13. **Surface Water Management Plan:** All development that creates or modifies 5,000 square feet or more of impervious surface area shall be subject to WES RR&S. A Surface Water Management Plan and Storm Report (SWM Plan), Geotechnical Report and downstream conveyance report shall demonstrate how the development will conform to WES RR&S. The plans and reports shall be prepared by a licensed engineer and submitted to WES for review and approval.
  - a. Note: The applicant's preliminary SWM Plan does not address water quality. Water quality treatment per WES Standards shall be provided prior to discharge into any drywell facility.
14. The SWM Plan shall provide a design to mitigate the stormwater runoff from all proposed onsite permeable and impervious surface areas, all water entering the property from off-site, and any road frontage improvements.
15. The SWM Plan shall conform to the following general stormwater standards, as well as all other applicable stormwater requirements in accordance with WES RR&S:
  - a. **Water Quality Standard** - Water quality facilities shall be designed to capture and treat the first 1-inch of stormwater runoff from a 24-hour storm event using either vegetation (Appendix H) or a Basic Treatment proprietary device (Appendix F).
  - b. **Infiltration Standard** - The first ½ inch of runoff in a 24-hour period must be captured and retained onsite through an approved infiltration system.

- c. **Detention/Flow Control Standard** – On-site detention facilities shall be designed to reduce the 2-year post-developed runoff rate to ½ of the 2-year pre-developed discharge rate.
  - d. The **conveyance system** shall be sized for a minimum 25-year design storm.
- 16. The SWM Plan shall identify an acceptable point of discharge to safely convey stormwater runoff from the entire boundary of the development, or the applicant shall propose a plan to provide an acceptable point of discharge, including necessary easements.
- 17. Grading plans shall clearly identify an overflow pathway system by which the storm/surface water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons in the event of any stormwater facility failure or bypass (Section 1.2)
- 18. **Infiltration Testing:** The storm report shall verify the feasibility of all proposed infiltration systems and provide infiltration test results that correspond to the location and depth of each infiltration facility, in accordance with Appendix E.
  - a. The submitted geotech report indicates only a single infiltration test was performed on site. Infiltration testing shall be required at the location of each proposed drywell facility.
  - b. Infiltration facilities shall provide a 3-foot minimum vertical separation from the maximum seasonal groundwater elevation to the bottom elevation of the infiltration facility. (Appendix H)
  - c. Note: The geotech report recommends a safety factor of 3 be applied, however the storm report indicates a safety factor of 2 was used.
- 19. A Downstream Conveyance Analysis shall be included in the SWM Plan. WES may modify this condition if requirements for 25-year onsite retention and emergency overflow can be met.
  - a. ODOT must approve any Downstream Analysis for proposal to discharge into 82<sup>nd</sup> Ave.
- 20. If infiltration is not feasible the design engineer shall submit a modification request in accordance with Stormwater Standards Section 1.6 with an equivalent alternative design which can accomplish the same design intent as provided in these standards.
- 21. Any storm facilities located within County ROW will be maintained by WES. These facilities shall be designed to only receive runoff from the ROW and shall provide adequate maintenance access and functionality, as determined by WES. A maintenance agreement with WES shall not be required for these facilities.
- 22. The property owners shall be responsible to perpetually inspect and maintain all stormwater management systems, in accordance with WES Rules, Section 12.10. A WES ‘Private Storm Drainage Facilities Maintenance Plan’ (available on website) shall be submitted to WES prior to final plan approval.

**For Erosion Control, the following shall apply:**

- 23. All construction sites, regardless of size, shall implement proper erosion prevention and sediment control measures for any development activities that accelerate erosion, including construction, grading, filling, excavating, and clearing.
- 24. Any development activity that results in over 800 sq ft of soil disturbance shall obtain a WES Erosion Prevention and Sediment Control (EPSC) Permit before the start of any grading or construction activities. The applicant shall submit an EPSC Permit application and erosion control site plans, and pay applicable permit fees (\$460 + \$80/acre over 1 acre).

- a. For sites that are 1 acre to less than 5 acres of disturbance, an Oregon DEQ 1200-CN Construction Stormwater (Erosion Control) Permit will be issued by WES along with the WES EPSC permit.

**For Water Quality Vegetated Buffers, the following shall apply:**

25. All new development shall meet WES Rules to preserve and maintain an undisturbed vegetated buffer to protect all water quality resource areas. The applicant shall coordinate with County Planning staff on any buffer requirements that may apply.

**The following WES Fees and Charges shall apply:**

26. Sanitary Sewer Plan Review fees shall apply. A \$400.00 minimum shall be due with the first plan submittal.
27. Surface Water Plan Review fees shall apply. The total fee is equal to 4% of the construction cost for all stormwater management related facilities. A \$400.00 minimum shall be due with the first plan submittal.
28. An Erosion Prevention and Sediment Control (EPSC) permit fee shall apply. A \$540.00 permit fee shall be due with the first plan submittal.
29. Surface Water System Development Charges shall apply for any additional impervious surface area, in accordance with the prevailing rates in effect on the date of building permit application submittal. The current rate is \$211 per ESU (Equivalent Service Unit). Each ESU is equal to 2,500 sf of new impervious surface area. Rates typically increase on July 1.
  - a. A credit of 23 ESU's will apply based on previously paid SDC's.
  - b. An estimate of the additional Equivalent Service Units (ESUs) will be determined after the stormwater management plan is reviewed.
30. Sanitary Sewer System Development Charges shall apply in accordance with the prevailing rates in effect on the date of building permit application submittal. An estimate of the Equivalent Dwelling Units (EDUs) will be determined after the civil site plan is reviewed.
  - a. The current sanitary SDC rate is **\$7,850.00 per EDU**. Rates typically increase on July 1.
  - b. A credit of 8.7 EDU's will apply based on previously paid sanitary SDC's (File #'s 16302, 2659, 1938).
  - c. Assignment of Equivalent Dwelling Units is in accordance with Table VII, Class 29 (1 EDU per office unit and 1 EDU per dwelling unit).

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

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This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 1102, 510, 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 Corridor Commercial 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 December 10, 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 510 – Corridor Commercial (CC) district**

*Subsection 510.03 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 Corridor Commercial district. The applicant’s submitted materials indicate that the proposed use for this site is a “Mini-Storage/Self-Storage Facility”, which is listed in Table 510-1 as a permitted primary use in the Corridor Commercial district. The proposed development meets the standard.

*Subsection 510.04 Dimensional Standards*

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

	<b>Ordinance Standard</b>	<b>Demonstrated Dimension</b>	<b>Complies With Standard</b>
<b>Minimum Lot Size</b>	None	0.75 acre	Complies
<b>Maximum Front Setback</b>	20 feet	15 feet	Complies
<b>Minimum Front Yard Setback</b>	15 feet	15 feet	Complies, per 1005.03(E)(1)
<b>Minimum Rear Yard Setback</b>	15 feet, per footnote 12	32 feet	Complies
<b>Minimum Side Yard Setback</b>	15 feet, per footnote 16	20 feet	Complies
<b>Maximum Building Floor Space per Use</b>	None		Not Applicable

### **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 been previously developed and historically used as a display lot for vehicles and other merchandise. There is virtually no natural vegetation and any cultivated vegetation planted to support the previous use has not been well maintained. There are no significant slopes on the site. 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 the new construction of a self-storage facility with new accessory office and caretaker spaces. The site design includes new vehicular and pedestrian circulation, landscaping, and other site elements. The proposal is for a three buildings set within the site and clustered for the shared use of driveway and parking space. The project is designed on a previously developed site allowing for the reuse and maintenance of sidewalks and new development along a busy commercial corridor. The site design shows a 25 foot by 30 foot concrete walkway/plaza connecting the site to the corner of SE 82<sup>nd</sup> and SE Glencoe. The site design shows one of the buildings set at a yard depth of 15 feet from the front property line along SE 82<sup>nd</sup>, satisfying the front yard requirements of 1005.03(E). The parking lot is not greater than three acres in size. The building is located along a major transit street and is located within 20 feet of that street. The standards of Section 1005.03, 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 building is designed with articulation of the façade through fenestration, change in materials and color, and modulation of plane. Human scale and proportion is used in the placement of materials with smaller scale materials and additional and texture closer to the ground plane. Additionally, the primary public entrance (to the leasing office) has a 4 foot projecting canopy for weather protection. Additional building height at the corner of SE 82<sup>nd</sup> and Glencoe gives additional prominence to the public entrance and a design feature marking the intersection of the two public streets. The design uses colors that are appropriate to the commercial context. The design of the building is consistent with its proposed use and level of public exposure. The façade materials are

consistent with the commercial identity of the corridor and its emerging character which puts emphasis on durable materials such as brick and cultured stone, transparency into occupied spaces facing the public way, and proximity to the street, and consistent with the proposed use of the building. 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 appropriately scaled lighting, including specialty landscape 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 applicant must provide one “Additional Requirement”.

1. The site includes a number of passive heating/cooling techniques to satisfy the additional requirement of 1005.06(B).
2. The site includes an outdoor seating area/entrance plaza at the corner of SE 82<sup>nd</sup> and SE Glencoe, including pedestrian-friendly elements to satisfy the additional requirement of 1005.06(N).
3. The site includes only the minimum parking required to satisfy the additional requirement of 1005.06(R).
4. The site includes building at the minimum front yard depth for more than 75% of the frontage along SE 82<sup>nd</sup> to satisfy the additional requirement of 1005.06(V).
5. The building is located at the minimum side yard setback to satisfy the additional requirement of 1005.06(X).

This standard is met.

*Subsection 1005.9 – Regional Center Design Standards* implement the additional design standards of the Clackamas Regional Center Area as defined on Comprehensive Plan Map X-CRC-1.

**Finding:** Pedestrian access is provided to the building via a public plaza from SE 82<sup>nd</sup> Ave. The design is providing additional pedestrian amenities in the form of this plaza and enhanced landscaping and lighting along the 82<sup>nd</sup> Avenue street frontage. The standards are 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. County Planning staff has received the required preliminary statements of feasibility from Water 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 can be 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 local transit provider, Tri-Met, was invited to comment at both the pre-application conference and through the land use application. No input was received from the agency. The standard is met.

*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. Street trees are provided in the landscape plan around the perimeter of the site. These standards are met.

*Subsection 1007.07 – Transportation Facilities Concurrency*

***Finding:*** Clackamas County's engineering division and the Oregon Department of Transportation have 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 and Oregon Department of Transportation in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards can be 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 proposed site design is 10.7% landscaped area, and will exceed the 10% requirement of the design standard in the CC zone. 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 commercial context and the local habitat/conditions. Conditions of approval will ensure compliance with the required landscaping in terms of composition of materials, installation and maintenance of landscape, and irrigation as well as buffering between the commercial use and adjacent residential uses. **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:*** Although there are some signs indicated on the façade drawings, no dimensioning or material information is provided and thus they will not be reviewed as part of this Design Review decision. Any future proposed signage on the site will need to comply with the standards of Section 1010. **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.**

**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 0.2 off-street parking spaces per 1,000 square feet of building area. As such 26 parking stalls are required on site. The submitted site plan provides 26 parking stalls, satisfying this requirement. Table 1015-2 provides requirements for 1 bicycle parking per 10,000 square feet of building area, totaling 13 parking spots for the site. The design provides 14 spots, within 50 feet of a public entrance. Per ZDO Table 1015-3, three off-street loading zones are required for a development of this size and use, and the proposed site design proposes 6. 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 the trash and recycling collection area will be located in the southwest corner of Building B. Garbage and recycling is to be rolled out for pick up. The area trash and recycling containers' staging area for pick up is unclear. The dimensions of the internal enclosure space, in addition to the containers that are to be used for collection, are not made clear. **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 and site design meets the standards of the permitted uses in the Corridor Commercial 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 proposed conditions indicated in Section 2.

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