



Planning and Zoning
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NOTICE OF LAND USE RECOMMENDATION

This document represents the Planning and Zoning Staff findings and recommended conditions of approval for a Land Use Application for a Conditional Use Permit as cited below. It contains three parts: Section 1 – Summary, Section 2 – Conditions of approval and Section 3 – Findings.

SECTION 1 – SUMMARY

DATE: March 12, 2020

HEARING DATE: May 14, 2020 (Agenda Item Time: 9:30 a.m.)

CASE FILE NO.: Z0037-20-D, Z0038-20-C

STAFF CONTACT: Clay Glasgow, (503) 742-4521, clayg@clackamas.us

LOCATION: 531315 E. Multorpor Drive; south of Highway 26, Government Camp area. T3S R8Q, Section 23AC, Tax Lots 700, 800, 900 and 1100; T3S, R8Q, Section 24A, Tax Lot 401; T3S, R8Q, TL 130.

APPLICANT(S): Blane Skowhede

OWNER(S): H Ski Corporation

TOTAL AREA: Approximately 960 acres

ZONING: MRR, Mountain Recreational Resort; TBR, Timber

COMPREHENSIVE PLAN DESIGNATION: Mountain Recreation, Forest

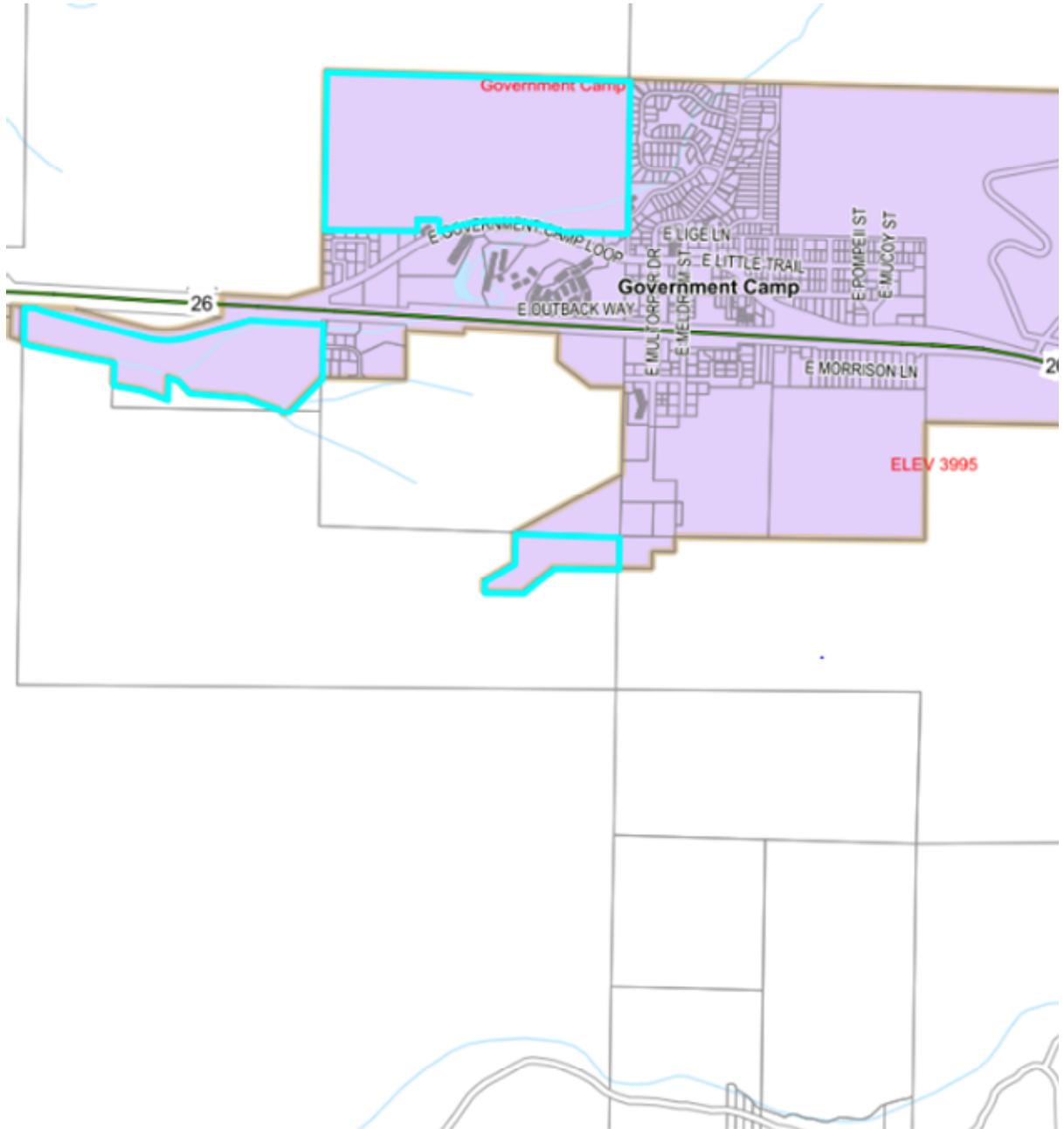
PROPOSAL: Existing recreational area: Skibowl. This proposal is to replace lift ticket building (300 sq. ft.) with a new building for ticket sales along with retail sales (800 sq. ft.). Subject property is located at 31315 E. Multorpor Drive, Government Camp. Zone designations are Mountain Recreational Resort, MRR; and Timber, TBR.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

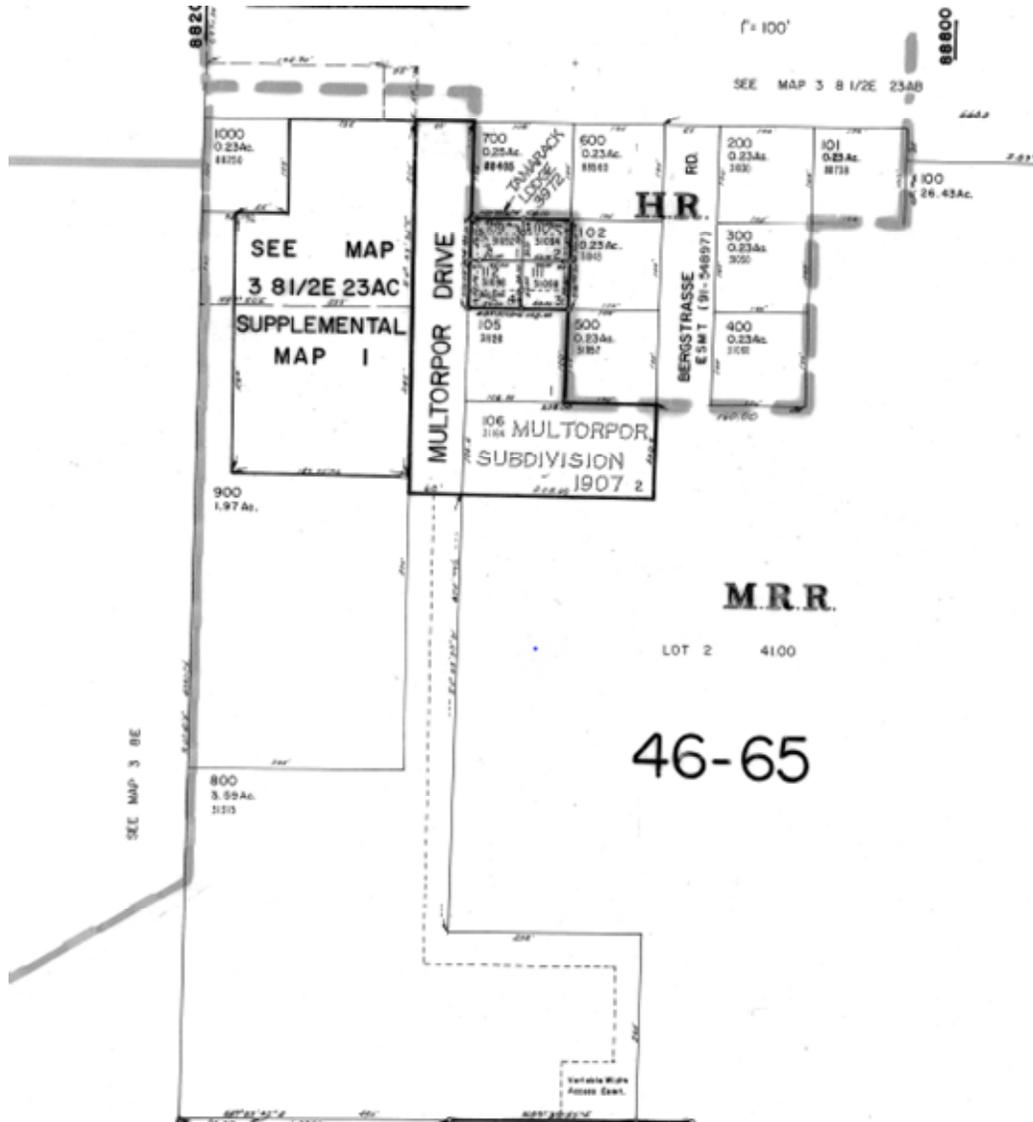
OPPORTUNITY TO REVIEW THE RECORD: A copy of the Planning and Zoning Staff recommendation and all evidence submitted with this application is available for inspection, at no cost, at the Planning and Zoning during normal business hours (Monday – Thursday 9:00 a.m. – 4:00 p.m.). Copies of all documents may be purchased at the rate of \$1.00 for the first page and 10 cents for each additional page. The Planning and Zoning recommendation contains the findings and conclusion upon which the recommendation is based along with any recommended conditions of approval.

APPLICABLE APPROVAL CRITERIA: This staff report will address applicable criteria for both conditional use, and design review to include Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 317, 406, 1002, 1005, 1006, 1007, 1010, 1015, 1021, 1203, and the Comprehensive Plan.

Vicinity Map



Assessor's Map



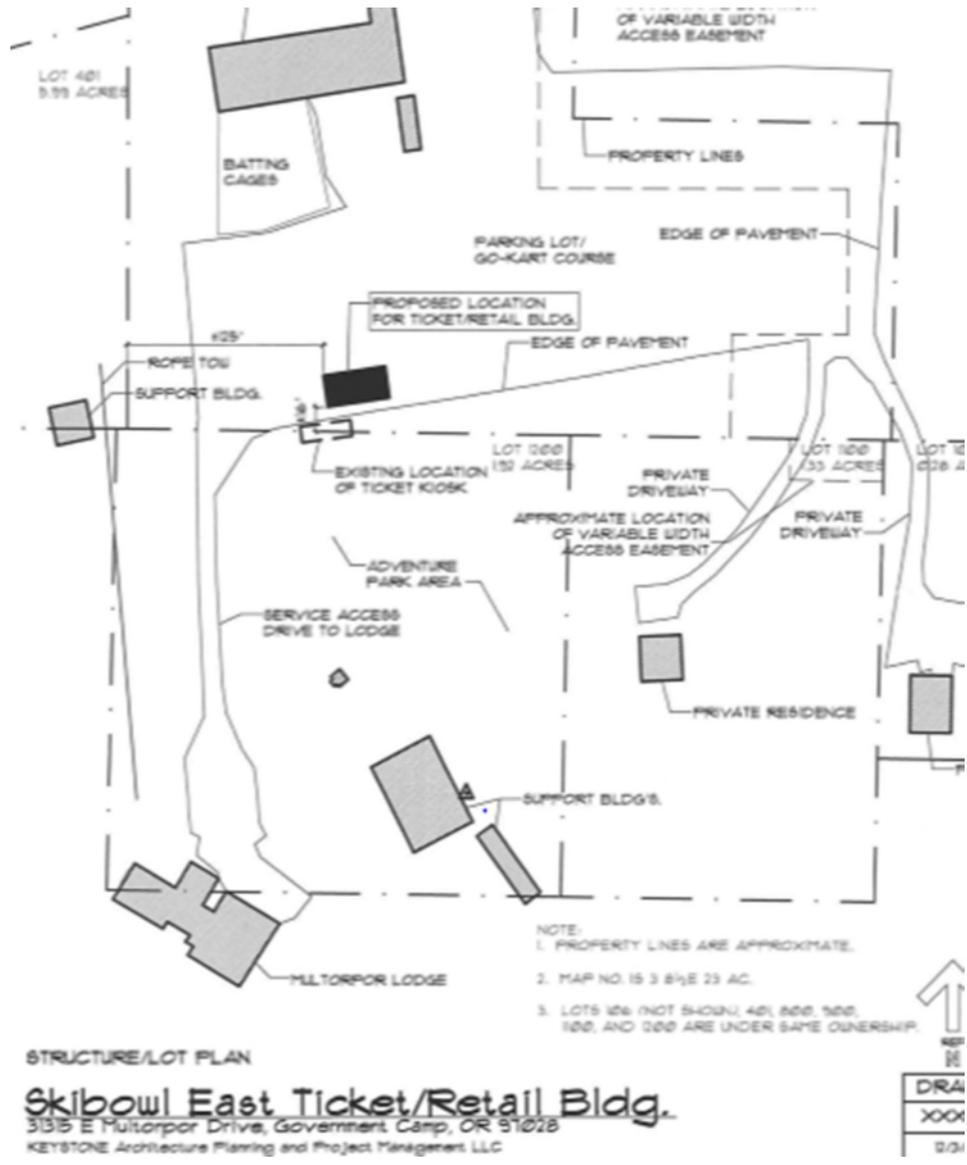
Aerial Photograph

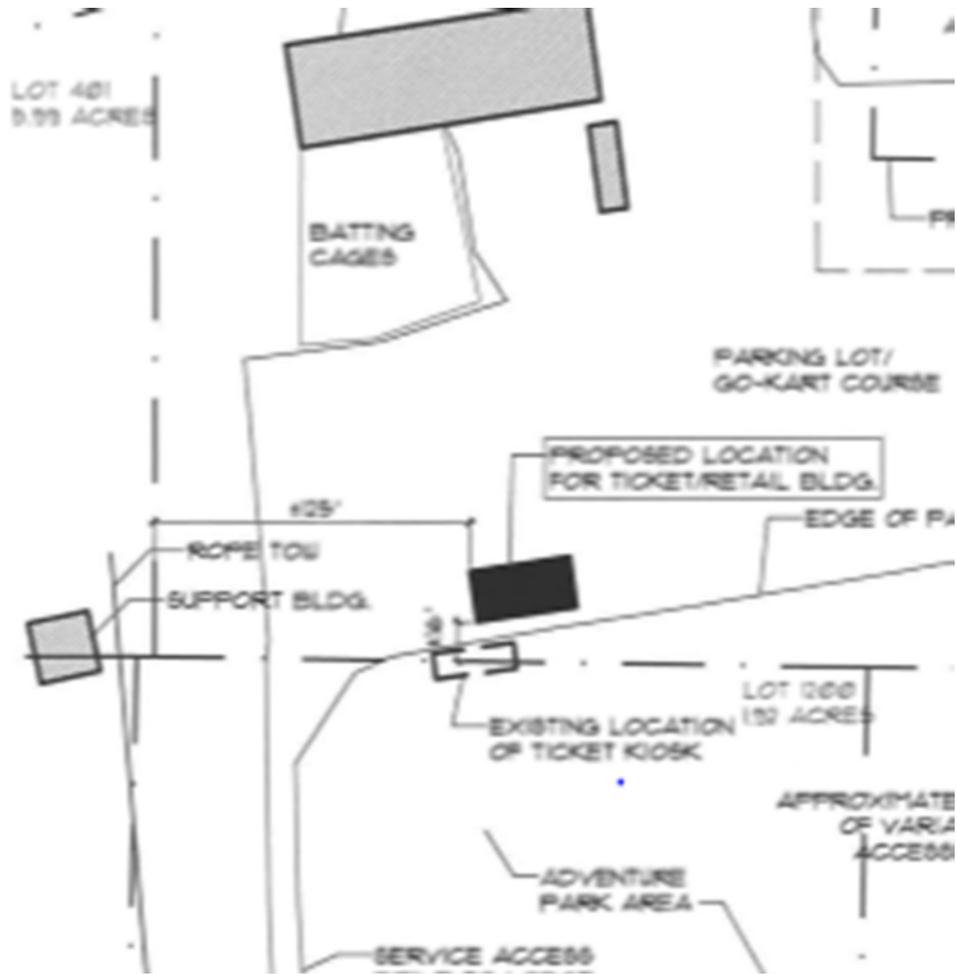


South of Highway 26



Site Plans





RECOMMENDATION:

Approval, with conditions.

SECTION 2 – RECOMMENDED CONDITIONS OF APPROVAL

The Clackamas County Land Use and Zoning staff recommends approval of this application for Conditional Use and Design Review, subject to the following conditions:

I. General Conditions:

- 1) This land use permit is based on the submitted written narrative and plan(s) dated January 28, 2020, and deemed complete February 5, 2020. 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 this document(s) and the limitation of approval described herein.
- 2) **Prior to the issuance of building permits**, the applicant shall submit a statement of use to Wendi Coryell in the Clackamas County Engineering Division. Wendi Coryell may be contacted at (503) 742-4657 or wendicor@co.clackamas.or.us. The statement of use is used to calculate the Transportation System Development charge.
- 3) If approved, the conditional use 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. 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 conditional use, or if no major development permits are required to complete the development contemplated by the approved conditional use, “implemented” means all other necessary County development permits (e.g. grading permit, building permit for an accessory structure) shall be obtained and maintained. A “major development permit” is:
 - a. A building permit for a new primary structure that was part of the conditional use approval; or
 - b. A permit issued by the County Engineering Division for parking lot or road improvements required by the conditional use approval.
- 4) This Conditional Use 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.
- 5) The approval of the application granted by this decision concerns only the applicable criteria 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.

II. Planning and Zoning Conditions: Clay Glasgow, (503) 742-4520, clayg@clackamas.us

- 1) Development of the subject property is subject to the provisions of ZDO Sec.1203 and those other relevant codes and ordinances adopted by the Board of County Commissioners pursuant to subsec. 1001.03 of the ZDO, including, but not limited to, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.
- 2) Development shall be planned, designed, constructed, and maintained to avoid substantial probability of:
 - a. Accelerated erosion;
 - b. Pollution, contamination, or siltation of lakes, rivers, and streams;
 - c. Damage to vegetation; and,
 - d. Injury to wildlife and fish habitats; and
 - e. Minimize the removal of trees and other native vegetation that stabilize hillsides; retain moisture; reduce erosion, siltation, and nutrient runoff; and preserve the natural scenic character.
- 4) Outdoor lighting beyond that approved is not permitted.
- 5) All signs shall be in compliance with ZDO Section 1010.

III. Building Code Division Conditions: Richard Carlson, (503) 742-4769, richardcar@co.clackamas.or.us

- 1) All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes.
- 2) All necessary development permits (septic, building, electrical, grading, driveway, etc.) for this facility and associated buildings shall be submitted and receive final approval and inspections before use begins within four years of the final decision.

IV. Engineering Division Conditions: Kenneth Kent, (503) 742-4673, Kenken@co.clackamas.or.us

No comments received from Engineering Division. This proposal involves simple replacement of ticket sales booth along with addition of minor retail component. No

driveway, onsite circulation or parking will be impacted. Written approval from the Hoodland Fire District #74 will be required, otherwise no conditions from this Agency.

SECTION 3 – FINDINGS

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 317, 406, 1002, 1005, 1006, 1007, 1010, 1015, 1021, 1203, and the Comprehensive Plan. Clackamas County Planning and Zoning Staff reviewed these Sections of the ZDO in conjunction with this proposal (both conditional use and design review) and makes the following findings and conclusions:

BACKGROUND INFORMATION, SITE AND AREA DESCRIPTION AND SERVICES

1. **Background:**

A. **Prior Land Use Actions:**

1. PCU-34-67, recreational use
2. Z0250-95-C, conditional use for tower/bungee jump
3. Z1577-97-C, community sports facility
4. various minor actions

B. **Applicant's proposal:** “replace ticket building with a new building for ticket and retail sales. Location of proposed building is near south edge of Skibowl East.” Staff notes that it is the addition of a new use (retail sales) requiring this proposal to go through the conditional use process. Existing building is approximately 300 sq. ft. Replacement building shown as approximately 800 sq. ft.

2. **Site Description:** This is Skibowl/Multorpor recreational area, a long established ski area and summer recreational facility. The site is comprised of several tax lots, totaling some 1,000 acres south of and fronting on Highway 26 in Government Camp. Most of the buildings and support uses are on private property in the MRR Zone, with the ski runs proper on Forest Service lands.
3. **Natural Features:** This current proposal to replace the lift-ticket sales building with a larger combined use building is in that part of the site fully developed with buildings, parking, etc. There are no natural features here, per se'. The larger site and area present a variety of natural resources including slopes, forested areas, the Multorpor bog/meadow complex adjacent to the west (identified Goal 5 Resource), etc. Again, that area proposed for development here is outside of and not impacting any identified natural resource.
4. **Man Made Features:** fully developed ski area/summer recreational facility; many buildings and other use areas.

5. **Surrounding Conditions:** this is the southern portion of the Government Camp community. North of Highway 26 is a mixed-use residential/commercial area. Government Camp is surrounded by lands administered by the Mt. Hood National Forest.

6. **Service Providers:**
 - A. **Surface Water:** The property is not located within a public or private surface water management district. Surface water management is administered by DTD, Engineering Division.
 - B. **Water:** Government Camp Water
 - C. **Sewer:** Government Camp Sanitary
 - D. **Fire Protection:** Hoodland Fire District #74

7. **Responses Requested:**
 - A. Government Camp CPO
 - B. Department of Transportation and Development (DTD), Building Division
 - C. Department of Transportation and Development (DTD), Traffic Engineering (TE)
 - D. Department of Transportation and Development (DTD), Sustainability
 - E. Government Camp Sanitary
 - F. Government Camp Water
 - G. Property Owners within 750 feet
 - H. Hoodland Fire District, #74

8. **Exhibits:** See attached Exhibit List

PART 1. SUBMITTAL REQUIREMENTS

1. Subsection 1203.02 of the Zoning and Development Ordinance list the information that must be included in a complete application for a conditional use permit.

This application includes a completed land use application form, site plan (see above), application fee and completed supplemental application addressing the criteria in Section 1203 of the ZDO. The application also includes a description of the proposed use, vicinity map and Preliminary Statement of Feasibility for storm water management signed and dated January 7, 2020. All the submittal requirements under Subsection 1203.02 are included in the application. The application was submitted on January 28, 2020 and deemed complete on February 5, 2020 (Exhibit 1).

The submittal requirements of Section 1203.02 are met.

PART 2. CONDITIONAL USE PERMIT

1. Subsection 1203.01 of the Zoning and Development Ordinance lists six (6) criteria that must be satisfied in order to approve this Conditional Use.

A. **Section 1203.01(A)**: *The use is listed as a Conditional Use in the underlying zoning district.*

1. The northern portion of the property, where the buildings/support facilities are located and this proposal is planned is zoned MRR, Mountain Recreational Resort. Section 317 of the ZDO deals with land uses in the MRR zoning district. At table 317-1, Recreational Uses, including ski areas, is listed as a conditional use. This proposal involves a use associated with a ski area. Staff is able to find that the proposal is listed as a conditional use in the MRR Zone. Based on lack of previous land use actions (no original conditional use to work from) a simple modification is not available, hence this application for conditional use.

This criterion is met.

B. **Section 1203.01(B)**: *The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.*

1. **Size**: Total use area is approximately 1,000 acres in size and is not a limiting factor for this proposal.
2. **Shape**: The subject property, composed of several tax lots, is irregular in shape though of sufficient width and depth.
3. **Topography**: The northern portion of the site fronting on Highway 26 contains the existing support facilities and is on relatively gentle slope. This is where the replacement building is planned. Moving south slope increases rapidly to as required for a ski area. Topography is not a limiting factor.
4. **Location**: south of Highway 26, at Government Camp.
5. **Improvements**: The site is occupied by Skibowl/Multorpor.
6. **Natural Features**: This current proposal to replace the lift-ticket sales building with a larger combined use building is in that part of the site fully developed with buildings, parking, etc. This is already hard-surfaced. There are no natural features here, per se'. The larger site and area present a variety of natural resources including slopes, forested areas, the Multorpor bog/meadow complex adjacent to the west (identified Goal 5 Resource), etc. Again, that area proposed for development is in that area already used for the recreational facility and is outside of and not impacting any identified natural resource.

7. **Floodplain:** According to the FEMA Floodplain maps, the subject property is not located within or near a designated floodplain.

Summary: The physical characteristics of the site are suitable to accommodate the proposed use. **This criterion is met.**

- C. **Section 1203.01(C):** *The proposed development is consistent with Subsection 1007.09 and safety of the transportation system is adequate to serve the proposed development. .*

1. **Subsection 1007.09:** Transportation Facilities Concurrency

1. *“The purpose of Subsection 1007.09 is to ensure that transportation infrastructure is provided concurrent with the new development it is required to serve or, within a reasonable period of time following the approval of new development. Subsection 1007.09 shall apply to the following development applications: design review, subdivisions, partitions, and conditional uses. Approval of a development shall be granted only if the capacity of transportation facilities is adequate or will be made adequate in a timely manner.”*
2. **Safety:** Developments shall comply with the intersection sight distance and roadside clear zone standards of the Clackamas County Roadway Standards. In addition:
 - a. No planting, signing, or fencing shall be permitted which restricts motorists’ vision; and
 - b. Curbside parking may be restricted along streets with visibility problems for motorists, pedestrians, and/or bicyclists as deemed appropriate by the Department of Transportation and Development.
2. **Summary:** This proposal does not envision any increase or other change to existing vehicular traffic. No new driveways or other access points are included as part of the current proposal. This criterion is satisfied.

- D. **Section 1203.01(D):** *“The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses allowed in the underlying zoning district.”*

1. The recreational facility has been operating here for several decades. More recent times have seen increase in uses meant to expand warm weather opportunities. Staff is unaware of any adverse issues relating to how the use interacts with surrounding properties. No complaints have been filed. The current request involves the minor change of replacing the lift-ticket booth with a somewhat larger building which also includes a retail sales component.

2. This criterion does not require this use to not have any impacts, but instead the impacts must not substantially limit, impair or preclude the use of adjacent properties for the allowed primary uses. The building to be replaced is within the MRR Zone (the larger ski area includes much property in the TBR Zone.) Primary uses allowed in this district are listed in Section 317 and include such uses as recreational facilities. The subject property itself has historically been occupied by such. The facility has co-existed with area uses for many years without any apparent major conflicts.
3. The submitted application addresses this criterion.
4. The potential impacts on the adjacent uses is discussed further in “1203.01(F)”. Applicant provides response to this criterion, essentially to show their proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding property for the primary uses allowed in the underlying zoning district.
 - a. Noise: Any noise generated by proposed activities will be similar to that occurring presently.
 - b. Dust: The applicant is not planning on any particularly dust producing activities on site except during actual construction.
 - c. Lighting: applicant provides general information on lighting. No additional lighting is proposed.
 - d. Traffic: The subject property has direct access from Highway 26. No new roads or access points are proposed.
5. Summary: Based on the above analysis Planning and Zoning Staff does not believe the dust, noise, lighting or traffic impacts resulting from the existing or proposed use substantially limit, impair or preclude the use of surrounding properties for the primary allowed uses in the MRR Zone.

This criterion is met.

E. **Section 1203.01(E)**: *The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use.*

1. The applicant addresses a variety of Plan Sections/policies. Generally speaking, staff concurs with the applicability and analysis of those policies.

The portion of the subject property involved here is designated Mountain Recreation on the Comprehensive Plan map. The remainder is designated Forest.

Comprehensive Plan policies applicable to this application include the following:

- A. Chapter 4, Forest: *protect, maintain, conserve open space, environmentally sensitive areas, etc.; and, maintain and improve the quality of air, water and land resources; and, conserve and protect Forest lands.*

Applicant responds here. Generally speaking staff concurs.

- C. Chapter 3, Natural Resources and Energy: *maintain and improve quality of rivers and streams; and, minimize erosion and hazards; and, maintain and improve water quality.*

Applicant provides discussion on these points, see submitted application. Staff adds – the Multorpor Bog, a large, upland wet meadow, is an identified Goal 5 Resource with attendant protections thereof. This proposal involves replacement of a small building with a slightly larger building in a developed area well outside the Bog or any buffers. The site is within summer/winter range of deer. This proposal involves replacement of a minor structure within the developed ski area. No further impacts to wildlife.

- D. Chapter 10, Mt Hood Community Plan: Broad policy statements including for the Government Camp area. The minor change proposed through this application is compliant with these standards.

Applicable Goal and Policies of the Comprehensive Plan are met with this proposal.
This criterion is satisfied.

- E. **Section 1203.01(F):** *The proposed use complies with any applicable requirements of the zoning district and overlay zoning district(s) in which the subject property is located, Section 800, and Section 1000.*

Section 317; Mountain Recreational Resort

Conditional Uses listed in the MRR zone include those proposed through this application. Dimensional standards such as setbacks are all met as shown.

Section 406; Timber

The bulk of the ski area proper is in the Timber Zone, TBR. This proposal does not involve any of the area zoned TBR.

1. Section 1002 Standards – Protection of Natural Resources.
 - a. Section 1002.02 – General Terrain Preparation:

The applicant briefly commented on the criteria of section 1002.

- i. Section 1002.02(A): *“All developments shall be planned, designed, constructed, and maintained with maximum regard to significant natural terrain features and topography, such as hillside areas, floodplains, and other significant land forms.”*

The applicant remains committed to developing the site in a manner sensitive to the natural setting. The replacement is shown as being near where the existing ticket sales building is, moved only slightly so as to comply with setback requirements.

This criterion is met.

- ii. Section 1002.02(B): *“Developments shall be planned, designed, constructed, and maintained to:”*
 - a. *“Avoid substantial probability of:”*
 - i. *“Accelerated erosion;”*
 - ii. *“Pollution, contamination, or siltation of lakes, rivers, and streams;”*
 - iii. *“Damage to vegetation; and,”*
 - iv. *“Injury to wildlife and fish habitats; and “*
 - v. *“Minimize the removal of trees and other native vegetation that stabilize hillsides; retain moisture; reduce erosion, siltation, and nutrient runoff; and preserve the natural scenic character.”*

Applicant provides discussion throughout submitted materials that address this criterion. The natural setting is a major part of the draw to the site. This replacement building will be in the existing developed area.

This criterion is met.

- b. Section 1002.03 – Hillsides:

“All development proposed on slopes of 20 percent or greater shall be limited to the extent that:”

- i. Section 1002.03(A): *“No partition or subdivision shall create any new lot or parcel which cannot be developed under the provisions of this section.”*

The applicant has not planned to partition or subdivision this site.

This criterion is not applicable.

- ii. Section 1002.03(B) *“Development on land over 35-percent slope—and residential development on land over 25-percent slope in the RR, MRR, and HR zoning districts—shall be subject to Planning Director review pursuant to Subsection 1305.02*

The applicant is not proposing development on land over 35-percent slope

This criterion is not applicable

- iii. Section 1002.03(C): *“Grading, stripping of vegetation, and lot coverage by structures and impervious surfaces shall be limited to no more than 30 percent of slopes 20 percent or greater. Met as shown.*
- iv. Section 1002.03(D): *“Buildings shall be clustered to reduce alteration of terrain and provide for preservation of natural features. Met as shown.*
- v. Section 1002.03(E): *Creation of building sites through mass pad grading and successive padding or terracing of building sites shall be avoided.*
- vi. Section 1002.03(F): *“Roads shall be of minimum width, with grades consistent with County specifications. One-way streets may be allowed.”*

This criterion can be met.

- c. Section 1002.05 - Trees and Wooded Areas:

- i. Section 1002.05(A): *“Existing wooded areas, significant clumps or groves of trees and vegetation, consisting of conifers, oaks and large deciduous trees, shall be incorporated in the development plan wherever feasible. The preservation of these natural features shall be balanced with the needs of the development, but shall not preclude development of the subject property.”*
- ii. Section 1002.05(B): *“Trees and wooded areas to be retained shall be protected during site preparation and construction according to County design and specifications.*

This project is to occur in an area already developed with buildings and use areas. No trees or wooded areas will be impacted.

This criterion is met.

- d. Section 1002.06 - Wildlife Habitats and Distinctive Resource Areas:

- i. Section 1002.06(A): *“Developments.....shall be designed to:*
 - a. *Protect native plant species, aquatic habitats, and endangered or otherwise important wildlife species; and”*

The applicant has proposed new development with this application on site that will be clustered to preserve the native vegetation.

This criterion can be met.

- b. *“Minimize adverse wildlife impacts in sensitive habitat areas, such as deer and elk winter range below 3,000 feet in elevation, riparian areas, and wetlands.”*

Staff finds that the site is within a “Scenic & Distinctive Resource Area”, deer and elk winter/summer range. The County reviewed wildlife issues relative to Comprehensive Plan, Chapter 3, Map III-2 and Section 1002. The proposal will have no impact on passage of deer and elk, or their access to water sources. The property is also adjacent to an identified Goal 5 Resource – Multorpor Meadow. This floating bog is outside any area of development proposed here.

The standards of Section 1002 can be met as discussed and conditioned.

- e. **Section 1005, Sustainable Site and Building Design:**

Section 1005.04, Building Design:

Section 1005.04(E)(3), Requirements for exterior building materials: *“Walls shall be surfaced with brick, tile, masonry, stucco, stone or synthetic equivalent, pre-cast masonry, gypsum reinforced fiber concrete, wood lap siding, architecturally treated concrete, glass, wood, or a combination of these or other high-image materials.”*

Applicant addresses Section 1005 through the submitted materials, including building elevations. Based on information in the application, and as limited by the minor scope of project, staff is able to find this proposal meets applicable standards of this subsection.

Section 1005.05, Outdoor Lighting:

Section 1005.05(A), Outdoor lighting devices:

Applicant addresses this directly. Lighting will remain as existing.

Section 1005.13, Government Camp Standards:

This subsection includes specific building design standards required, in this case for development in the MRR Zone. Primary and accessory structures shall use wood, stone, stone veneer, or stucco for exterior construction. Stucco and textured concrete may be used as secondary materials. Stucco must be acrylic-based and combined with heavy timber, wood, or stone cladding. A rock, rock veneer, or textured concrete base shall be provided around building exteriors visible from roadways. No exposed plywood, particle board, plain concrete, cinder block, or grooved T1-11 is permitted

Applicant provides extensive response to Section 1005, including for those standards specific to Government Camp. This is a minor accessory structure, replacing the existing ticket booth. It will employ wood siding, with roofing material of standing seam metal – consistent with other buildings on site and with standards of Section 1005.13.

Applicable standards of Section 1005 are met with this proposal.

f. Section 1006, Water Supply, Sanitary Sewer, Surface Water; and Utilities Concurrency:

Of the ZDO sets forth the standards, requirements and considerations that pertain to utility lines and facilities.

i. Section 1006.05 – Water Supply Standards Outside The Portland Metropolitan Urban Growth Boundary And Mount Hood Urban Area:

“The provisions of this section apply outside the Portland Metropolitan Urban Growth Boundary and the Mount Hood urban area.”

The proposal does not involve need for new/additional water supply (Government Camp Water.)

This criterion is met.

ii. Section 1006.07 - Subsurface Sewage Disposal Standards:

All development proposing subsurface sewage disposal shall receive approval for the system from the Clackamas County Water Environment Services, Soils Section prior to submittal of a land use application to the County for development.

The subject property is located in a public sanitary sewer district. No additional need will result from this proposal.

This criterion can be met.

iii. Section 1006.08 - Surface Water Management Standards:

All developments shall provide for positive drainage and adequate conveyance of storm and surface water. Approval of a development shall be granted only if the applicant provides a preliminary statement of feasibility from the surface water management regulatory authority.

The Department of Transportation and Development is the surface water authority for the proposed project. The applicant will be required to address storm drainage as part of the Development permit, addressing stormwater on the site from impervious surfaces, including roofs, paved and gravel roadways, consistent with the Clackamas County Roadway Standards. The location proposed for the new building is already impervious surface. No additional run-off will result. The submitted application includes a Preliminary Statement of Feasibility for surface water treatment from the DTD, Engineering Division dated January 7, 2020.

The standards of Section 1006 are met.

f. Section 1007, Roads and Connectivity:

The project site has frontage on a roadway under the jurisdiction ODOT. No comments have been received from that Agency as of this staff report. This proposal does not involve any change to access, traffic count or other matters that might be of concern to ODOT.

g. Section 1007.03 – General Provisions:

- a. *The location, alignment, design, grade, width, and capacity of all roads shall be planned, coordinated, and controlled by the Department of Transportation and Development and shall conform to Section 1007, Chapters 5 and 10 of the Comprehensive Plan, and the Clackamas County Roadway Standards. Where conflicts occur between Section 1007, the Comprehensive Plan, and the Clackamas County Roadway Standards, the Comprehensive Plan shall control.*

Highway 26 is classified as a principle arterial and is under the jurisdiction of the Oregon Department of Transportation (ODOT). No changes to access or circulation are proposed here.

This criterion can be met with conditions.

h.. Section 1010 Standards, Signs:

Signage on the replacement building will comply with the standards of this Section.

i. Section 1015.04 Automobile Parking Area Standards:

No changes to parking or loading are proposed through this application.

- j. **Section 1021 Standards, Refuse and Recycling Standards for Commercial, Industrial, and Multifamily Developments:** outlines the standards for refuse and recycling for commercial developments. No changes are proposed or necessary through this application.

This criterion is satisfied.